### Staff Report

<table>
<thead>
<tr>
<th><strong>Agent</strong></th>
<th>Consensus Planning</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Applicant</strong></td>
<td>Silverleaf Ventures</td>
</tr>
<tr>
<td><strong>Request</strong></td>
<td>Amended Site Development Plan for Subdivision</td>
</tr>
<tr>
<td><strong>Legal Description</strong></td>
<td>Tracts 1-4, 5A, 5B, and 6 of North Andalucia at La Luz,</td>
</tr>
<tr>
<td><strong>Location</strong></td>
<td>SE corner of Coors Blvd. NW and Montaño Rd. NW</td>
</tr>
<tr>
<td><strong>Size</strong></td>
<td>Approximately 70 acres. zoned SU-1 for C-2 (23.3 acres max), O-1 (11.7 acres max), PRD (20 DU/AC) and O-1 with Bank including drive up services</td>
</tr>
<tr>
<td><strong>Existing Zoning</strong></td>
<td></td>
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<tr>
<td><strong>Proposed Zoning</strong></td>
<td>No Change</td>
</tr>
</tbody>
</table>

### Staff Recommendation

**APPROVAL of Project # 1003859**  
Case # 17EPC-40052 based on the Findings and subject to the Conditions of Approval included within this report

Michael Vos, AICP – Planner

### Summary of Analysis

This request is to amend the existing Site Development Plan for Subdivision (SPS) Design Standards to remove a restriction on sign letter height. The entire area covered by the SPS is 70 acres. The proposed change will affect building-mounted signs and is proposed to accommodate the signage for the new Sprouts grocery store that is under construction. A limitation of 6 percent façade area for building-mounted signs will remain, thus ensuring proportionality of signage to building size while allowing customers better visibility of signs within the shopping center from adjacent roadways.

The request further policies in the Comprehensive Plan, West Side Strategic Plan and Coors Corridor Plan and is consistent with and still more restrictive than the Zoning Code requirements for the site’s underlying zones.

The La Luz Landowners Association and the Taylor Ranch NA were notified of the request.

Staff has not received any comments as of this writing.

Staff recommends approval subject to the findings and conditions in the staff report.
AGIS Imagery 2016
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I. INTRODUCTION

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

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<th>Site</th>
<th>Zoning</th>
<th>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</th>
<th>Land Use</th>
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</thead>
<tbody>
<tr>
<td>North</td>
<td>SU-1 for C-2 and O-1 uses and PRD(20DU/A)</td>
<td>Area of Change, WSSP, Coors Corridor Plan</td>
<td>Vacant</td>
</tr>
<tr>
<td>North</td>
<td>C-2, SU-1 PRD 5-10 DU/A ( across Montano )</td>
<td>Area of Change, Area of Consistency, WSSP, Coors Corridor Plan</td>
<td>Commercial, Single Family</td>
</tr>
<tr>
<td>North</td>
<td>SU-1 for Private Open Space and School Recreational Fields</td>
<td>Area of Change, Area of Consistency, WSSP, Coors Corridor Plan</td>
<td>Institutional</td>
</tr>
<tr>
<td>South</td>
<td>SU-1 for Major Public Open Space, SU-1 for Public Utility Facility, SU-1 for School and Related Facilities and</td>
<td>Area of Change, Area of Consistency, WSSP, Coors Corridor Plan</td>
<td>Public Open Space, Institutional</td>
</tr>
<tr>
<td>East</td>
<td>R-T, R-2, C-2, SU-1 for O-1 uses ( across Coors)</td>
<td>Area of Change, Area of Consistency, WSSP, Coors Corridor Plan</td>
<td>Commercial, Single Family and Multi Family residential</td>
</tr>
</tbody>
</table>

B. Proposal

This request is to amend the existing Site Development Plan for Subdivision (SPS) Design Standards to remove a restriction on sign letter height. The entire area covered by the SPS is 70 acres. The proposed change will affect building-mounted signs and is proposed to accommodate the signage for the new Sprouts grocery store that is under construction. A limitation of 6 percent façade area for building-mounted signs will remain, thus ensuring proportionality of signage to building size while allowing customers better visibility of signs within the shopping center from adjacent roadways.

C. EPC Role

The site is zoned SU-1 for C-2 (23.3 acres max), O-1 (11.7 acres max), PRD (20 DU/AC) and O-1 with Bank including drive up services. EPC was the approval body for the original SPS that created the design standards being amended, so the EPC is the appropriate body to hear this request.

The amendment to the SPS is the appropriate action because the restriction was imposed by the SPS, not the original, underlying zoning.
D. History/Background

The approximately 70 acres covered by the approved SPS are part of a larger 230 acre site that was annexed into the city between 1985 and 2001. The EPC approved an SPS for the entire 230 acres in 2001. The EPC also approved a zone change for the entire 230 acres that established the existing zoning on the site. Subsequently, in 2003 the SPS was amended to replat tract 1 into 5 separate tracts and again in 2005 to divide the site into Andalucía at La Luz and North Andalucía at La Luz. The 2005 amendment was appealed and was remanded back to the EPC by the Land Use Hearing Officer in order to allow the EPC to create a more thorough record and make findings regarding traffic and proposed streets. The EPC heard the case in 2005. The applicant indicates in their letter that signage was a point of discussion during the original approval process. In response, it appears the applicant self-imposed the current limitation, as there were no findings or conditions of approval regarding the size of signs on that previous approval.

Subsequent revisions added a round-a-bout at Learning Road and Antequera Road and removed the tracts belonging to Bosque School.

E. Context

The area has developed with a mix of high density residential, institutional, commercial and service uses. The subject site is adjacent to Coors Boulevard, a Major Transit Corridor and Principal Arterial street.

The City of Albuquerque Open Space division maintains a trailhead and parking area for access into the Rio Grande Bosque to the northeast of the site.

Bosque School, a private 6-12 grade school in located to the south of the site.

Users within the approved SPS area include a large multifamily complex, a credit union and a grocery store currently under construction. The grocery store and its location set back away from the adjacent major streets is the driving force behind the requested change.

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 and Montano Road as Principal Arterials.

The LRRS designates Learning Road, Antequera Road and Mirandela road as Major Local streets.

G. Comprehensive Plan Corridor Designation

Coors Boulevard and Montano Road are designated as Major Transit Corridors.
H. Trails/Bikeways

Montano Road, Mirandela Road, and Antequera Road all contain bike lanes, Learning Road contains a bike path and there is a multi-use trail within the Rio Grande Bosque.

I. Transit

Refer to Transit Agency 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 SU-1 for C-2 and O-1 uses and PRD, with zoning specified for each tract and the number of acres of each zone allowed.

The zoning allows for the permissive and conditional uses of the C-2 and O-1 zones.

The zoning code currently treats signage as a use within zone districts with standards on size and location depending on the specific zoning. Signage is currently allowed for each building on the site as long as it complies with the restrictions set forth in the design standards of the SPS, which is more restrictive than either the requirements of the C-2 or O-1 zones.

The C-2 zone, which allows for the grocery store use on the subject site, does not include a restriction on letter height and allows for up to 20 percent of the façade area if the sign is not wholly visible from an abutting collector street, arterial street, or freeway. Up to 30 percent would be allowed if the sign is wholly visible from an abutting arterial or freeway. If a site also includes free-standing signs, which this site does, the allowed percentage is half of the above referenced amounts. Coors and Montano are both arterial roadways, and the shopping center has free-standing signs, so under straight zoning regulations the site could potentially have between 10 and 15 percent façade area dedicated to signage.

The O-1 zone is more restrictive and allows up to 15 percent if there is not also a free-standing sign on a site or 7.5 percent if there is a free standing sign.

The request to remove the letter height restriction and keep the 6 percent façade size limitation is consistent with, and still more restrictive than, the smallest 7.5 percent allowance for signage from any of the underlying referenced zones.
B. Definitions

Site Development Plan
(1) An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies:
   (a) For Subdivision. The site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area ratio. (See also MASTER DEVELOPMENT PLAN.)
   (b) For Building Permits. 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 Area of Change by the Comprehensive Plan. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities. Applicable policies include:

Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

**Removal of the restriction on sign letter height and relying only on the existing 6 percent of the façade area allowance for building-mounted signs will allow for more appropriately scaled signs based on the size and design of the buildings on the site while maintaining an appropriately low total amount of signage that protects the cohesiveness of the neighborhood, thus furthering Policy 4.1.2 Identity and Design.**

Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

**The request furthers Policy 5.6.2 because it allows more flexibility in development of the subject site, which is located in an Area of Change.**

D. West Side Strategic Plan (WSSP) (Rank 2)

The West Side Strategic Plan (WSSP) was first adopted in 1997 and recently amended in 2002. The WSSP area is bounded by the Sandoval County line on the north, the Rio Puerco Escarpment on the west, a line south of Gun Club Road (the Atrisco Grant line) on the south, and the Rio Grande on the east for areas north of Central, and Coors
Boulevard on the east for areas south of Central. It encompasses over 96,000 acres of land, or approximately 150 square miles. Specific boundaries are shown on the Plan Boundary map on p.2 in the WSSP.

The WSSP identifies thirteen communities in established areas of the West Side that are partially developed and describes how community concepts can be applied. A Community is comprised of a Neighborhood Center(s) and Community Center(s), and the Plan outlines uses that should occur within the centers, as well as uses that should occur in areas adjacent to the centers. The WSSP emphasizes throughout its text the concept of commercial development in cluster configurations in contrast to the traditionally evolved strip commercial development.

The subject site is located in the Taylor Ranch Community. The Taylor Ranch Community is located entirely below, or east of, the Volcanic Escarpment, and extends to Paseo del Norte on the north, to the river on the east, and to the general vicinity of Western Trails on the south. According to the WSSP, a Community Activity Center for the Taylor Ranch community is designated at the intersection of Coors Boulevard and Montano. The location of the Community Activity Center will allow the area to serve residents throughout the northwest mesa. Uses suitable for a Community Activity Center include retail, service commercial, and office, public and quasi-public uses (library, police, fire, etc.) entertainment (restaurants, theaters, etc.)

The West Side Strategic Plan does not address signage restrictions generally or within the Taylor Ranch Community policies. The request will facilitate appropriate development of the Community Activity Center, so the request is consistent with the West Side Strategic Plan.

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 and regulations apply:

Issue 4: visual impressions and urban design overlay zone; d. signage; policy 1: Signs should complement the appearance and function of the roadway and the corridor while protecting the unique views beyond the corridor.

The Coors Corridor Plan is concerned about views and obstructions of those views, so certain limitations are placed on the height and area of freestanding signs throughout the corridor, as well as on certain sign features. The plan does not address letter height for building-mounted signs. The proposal to delete the letter height restriction and rely on the six percent façade area limitation should still complement the appearance and
function of the roadway and corridor by allowing building-mounted signs to correspond to the size of the buildings they are on and allow for improved viewing from appropriate locations. The request is consistent with Signage Policy 1.

III. SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDMENT

A. Request

The applicant proposes to remove the restriction on letter height for building-mounted signs. This restriction appears to have been included by the applicant as part of the original 2005 approval of the SPS, and there are no specific findings or conditions of the 2005 EPC approval of the SPS addressing a particular reason for this restriction.

The applicant proposes to delete the second half of the design standard for size of building-mounted signs on Sheet 3 so that it simply reads “Building-mounted signs shall not exceed 6 percent of the façade.”

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

The existing design standard was self-imposed and is much more restrictive than signage requirements of the underlying referenced zones. The proposal to delete the letter height but leave the overall six percent of the façade size restriction is consistent with and still slightly more restrictive than those requirements of the underlying zoning regulations. The request would allow for more appropriately scaled signage based on the size of the building, which could improve appearance of design while also being more productive in the purpose of guiding customers to the appropriate locations within the site. Keeping the façade area limitation will ensure that the signs are still minimal in their impact to the neighbors and the site’s location near the Bosque.

IV. AGENCY & NEIGHBORHOOD CONCERNS

A. Reviewing Agencies

Please see Agency Comments below for all reviewer comments. No comments were directed toward the specific request to amend the size of signage, but several were informational requests to the applicant to work with the appropriate agencies during existing and future site development.

B. Neighborhood/Public

The La Luz Landowners Association and the Taylor Ranch Neighborhood Association were notified of the request. A facilitated meeting was not requested nor held.
Staff has only been copied on one response from the applicant to an interested neighbor asking for information about the request, but no specific comments have been received.

V. CONCLUSION

The applicant proposes to remove the restriction on letter height for building-mounted signs, while keeping a six percent limitation on signs to building facade area.

The request will provide for more appropriately scaled signage that could improve overall appearance of building design and will allow for slightly larger signs for larger buildings that are set back from the adjacent roadways, thus improving visibility and usefulness of the signage to guide customers to locations within the subject site.

The request is consistent with the underlying referenced zoning, as well as policies of the Comprehensive Plan, West Side Strategic Plan, and Coors Corridor Plan regarding identity and design, Areas of Change, and signage where applicable.

Staff recommends approval of the request based on the findings and subject to the conditions found in this staff report.
FINDINGS, Amended Site Development Plan for Subdivision

Project # 1003859, Case # 17EPC-40052

1. This is a request for an amendment to the Site Development Plan for Subdivision for Tracts 1-4, 5A, 5B, and 6 of North Andalucía at La Luz, located on the SE corner of Coors Blvd. NW and Montano Rd. NW, between Learning Rd. NW and Montano Blvd. NW and containing approximately 70 acres.

2. The applicant proposes to amend the Site Development Plan for Subdivision (SPS) to remove the restriction on sign letter height for building-mounted signs while leaving an existing 6 percent limitation on area of building facade.

3. The approximately 70 acres covered by the approved SPS is part of a larger 230 acre site that was annexed into the city between 1985 and 2001. The EPC approved an SPS for the entire 230 acres in 2001. The EPC also approved a zone change for the entire 230 acres that established the existing zoning on the site. That SPS was amended in 2003 to replat tract 1 into 5 separate tracts and in 2005 to divide the site into Andalucía at La Luz and North Andalucía at La Luz. The 2005 amendment was appealed and was remanded back to the EPC by the Land Use Hearing officer in order to allow the EPC to create a more thorough record and make findings regarding traffic and proposed streets.

4. The signage restriction was self-imposed through the SPS and no findings or conditions of the 2005 approval of the SPS were specific to the limitations on signage.

5. Development on the site is subject to the requirements of the Site Development Plan for Subdivision.

6. The requested amendment would result in a signage requirement that is consistent with and still more restrictive than any of the underlying referenced zones. By removing the letter height restriction and relying on the 6 percent façade area limitation, signs may be more appropriately scaled to the size and design of buildings and will be more visible and useful to customers of the shopping center.

7. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Coors Corridor Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

8. The site is within an area of change designated by the Comprehensive Plan:

   Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

   Removal of the restriction on sign letter height and relying only on the existing 6 percent of the façade area allowance for building-mounted signs will allow for more appropriately scaled signs based on the size and design of the buildings on the site while

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maintaining an appropriately low total amount of signage that protects the cohesiveness of the neighborhood, thus furthering Policy 4.1.2 Identity and Design.

Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The request further Policy 5.6.2 because it allows more flexibility in development of the subject site, which is located in an Area of Change.

9. The site is within the West Side Strategic Plan and within a Community Activity Center:

The West Side Strategic Plan does not address signage restrictions generally or within the Taylor Ranch Community policies. The request will facilitate appropriate development of the Community Activity Center, so the request is consistent with the West Side Strategic Plan.

10. The subject site lies within the boundaries of the Coors Corridor Sector Development Plan:

The Coors Corridor Plan is concerned about views and obstructions of those views, so certain limitations are placed on the height and area of freestanding signs throughout the corridor, as well as on certain sign features. The plan does not address letter height for building-mounted signs. The proposal to delete the letter height restriction and rely on the six percent façade area limitation should still complement the appearance and function of the roadway and corridor by allowing building-mounted signs to correspond to the size of the buildings they are on and allow for improved viewing from appropriate locations. The request is consistent with Signage Policy 1.

11. The La Luz Landowners Association and the Taylor Ranch Neighborhood Association were notified of the request, as well as property owners within 100 feet of the subject site. No facilitated meeting was requested nor held. No comments regarding the signage request have been received.

RECOMMENDATION

APPROVAL of 17EPC-40052, a request for Site Development Plan for Subdivision amendment, for Tracts 1-4, 5A, 5B, and 6 of North Andalucía at La Luz, located on the SE corner of Coors Blvd. NW and Montano Rd. NW, between Learning Rd. NW and Montano Blvd. NW and containing approximately 70 acres, based on the preceding Findings and subject to the following Condition of Approval.

CONDITION OF APPROVAL, Amended Site Development Plan for Subdivision

Project # 1003859 Case # 17EPC-40052

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.

Michael Vos, AICP
Planner

Notice of Decision cc list:
Consensus Planning
Silverleaf Ventures
AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Long Range Planning
No comment

Metropolitan Redevelopment Agency

CITY ENGINEER

Transportation Development
17EPC–40052 Site Development Plan for Subdivision Amendment

- No objection to the request.

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).

Hydrology Development

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning
No comment

Traffic Engineering Operations

WATER UTILITY AUTHORITY

Utility Services
1. 17EPC-40046 Site Development Plan for Subdivision Amendment
   Identification: UPC – 101206220010931201 & 101206215006131202
   a. No adverse comment to the proposed amendment.
   b. Through coordination with the Water Utility Authority the following has been established as requirements before service can be made available to the site:
      i. A Water Utility Authority Mini Work Order is required to install public and private valves on the proposed fire lines for the site.
      1. From the Conceptual Utility Plan supplied by Bohannan Huston a public and private valve is required on the ten inch and eight inch fire line from Mirandela St. NW.
      2. There appears to be several water line connections in the Conceptual Utility Plan that are not clearly identified. If there exist additional fire lines a private and public valve is required.
      3. Please note that a Cross Connections inspection is required for all services prior to meter release.
      4. All onsite hydrants are to be considered private and painted safety orange.
ii. Please coordinate with the Utility Development section of the Water Utility Authority for the execution of the Mini Work Order.

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

#1003859 No Comment

FIREF DEPARTMENT/Planning

TRANSIT DEPARTMENT

Corridor – Coors Blvd Major Transit Corridor

Comments: while this SPS amendment is directed specifically towards signage, ABQ RIDE wishes to make some observations. [1] The SPS, on page 1, says that coordination with this Department will be “initiated at the Site Plan for Building Permit”. The applicant should be aware that they are currently entitled to employ the on-site parking transit reductions found at §14.16.3.1.E.6 of the Zoning Code and if adopted the IDO would allow the following reduction: “The minimum number of off-street parking spaces required for the new development or redevelopment may be reduced by 30 percent if the proposed development or redevelopment is located within ¼ mile of any transit stop or transit station with a peak service frequency of 15 minutes or better.” We believe Rapid Ride 790 meets this standard. [2] Page 3-3 of the SPS submittal contains (and has always contained) language related to Transportation Demand Management. This concept is revisited in the draft IDO as “Travel Demand Management Policy 6.1.3”. And regardless of the regulation, the intent of the multi-modal travel management is a worthy one. In that regard, and at the time of Site Plan for Building Permit submission, this Department will likely ask for an 8 foot x 20 foot easement at back-of-sidewalk on the Montano side for a future transit shelter, and would ask the developer to consider setting aside 24 parking spaces for car-pooling and park-and-ride use.

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

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

NMDOT

NMDOT currently has two active access permits in place for Silverleaf Ventures for the two access points for this development.
Please provide revised design plans for review and our records if plans dated 05-24-06 have since been revised.

PUBLIC SERVICE COMPANY OF NEW MEXICO

Conditions for Approval for Project #1003859 Site Development Plan for Subdivision Amendment (North Andalucia at La Luz at SW corner of Coors NW and Montano NW- Silverleaf Ventures) 17EPC-40046

1. Existing underground distribution lines are located along the eastern roadway perimeter of the subject property. It is the applicant’s obligation to abide by any conditions or terms of those easements.

2. It is necessary for the developer to contact PNM’s New Service Delivery Department to coordinate electric service regarding this project. Contact:

Andrew Gurule
PNM Service Center
4201 Edith Boulevard NE
Albuquerque, NM 87107
Phone: (505) 241-0589

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

View through the subject site looking towards the north.
View looking across the subject site to the northwest.

View across the subject site looking to the northeast toward the Sandias.
View looking east through the subject site.

View through the subject site looking towards the southeast.
View looking across the northern portion of the subject site to the northeast.

View across the southerly portion of the subject site that is developed with apartments.
HISTORY
Date: May 20, 2005

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1003859
04EPC-01845 EPC Site Development Plan-
Subdivision

LEGAL DESCRIPTION: for all or a portion of
Tract(s) A & 6B, Lands of Ray Graham III,
Ovenwest Corp., zoned SU-1, O-1, C-2 and
PRD, located on COORS BLVD. NW, between
MONTANO ROAD NW and LEARNING
ROAD NW, containing approximately 70 acre(s).
(E-12) Juanita Garcia, Staff Planner

On May 19, 2005 the Environmental Planning Commission voted to approve Project 1003859/#04EPC-
01845, a Site Development Plan for Subdivision, based on the following Findings and subject to the
following Conditions:

FINDINGS:

1. This is a request for a site development plan for subdivision for Tracts 6B & A, Lands of Ray
Graham III, Ovenwest Corp., and COA. The site is located on Coors Blvd, south of Montano,
zoned SU-1 C-2 Use (23.3 Acres Max), O-1 Uses (11.7 acres max) and PRD (20 DU/Acre) and
contains approximately 70 acres.

2. The site was originally part of a larger site development plan (Project 1000965) known as
Andalucia, but the applicant has requested to be separated from that larger site development plan
to create a new site development plan (Project 1003859). A new name has been provided for the
subject site, which will be identified as “North Andalucia at La Luz.”

3. The applicant is proposing to re-plat the two separate tracts into nine new tracts and no zone map
amendments are proposed with this request. The applicant is proposing design guidelines within
the site development plan for subdivision that will help guide for consistency and a quality that is
complementary of the subject site area.

4. The applicant’s submittal demonstrates that future Tracts 6B-1 and 6B-2 will contain C-2 uses;
Tracts 6B-3 and 6B-5 will contain O-1 uses and Tracts 6B-4, 6B-6, 6B-7, 6B-8 and 6B-9 will
contain PRD uses. Based on the information that has been provided on the submittal, it appears that the applicant will have 22.51 acres of C-2 uses, 5.05 acres of O-1 uses and 34.98 acres of PRD uses.

5. This case was heard by EPC at the January 20, 2005 all day EPC hearing and was approved with findings and conditions but was appealed by the La Luz Landowners Association and was heard by the Land Use Hearing Officer (LUHO) who recommended that this application be remanded back to EPC to allow for a more “a more thorough record and make findings regarding the proposed streets and traffic flows and patterns.” The recommendation was approved by City Council; therefore, this case has been remanded back to the EPC.

6. Since the January 20, 2005 EPC hearing, comments made by the Department of Municipal Development (DMD) have been separated from the consolidated comments provided by the Traffic Engineer. While the DMD recommended a deferral, the negotiations regarding traffic mitigation measures are more appropriately performed prior to Development Review Board (DRB) sign-off of the Site Development Plan for Subdivision.

7. The subject site is located in the area designated Established Urban and Developing Urban by the Comprehensive Plan. The submittal meets the goals of these areas by creating 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 area and life styles, while creating a visually pleasing built environment. The submittal furthers the policies of the Comprehensive Plan as follows:

a. The location, intensity and design of this development respects existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural or recreational concern (Policy 5d, Comprehensive Plan). The proposed plan will not have deleterious impacts on surrounding uses, established neighborhoods, or community amenities.

b. This request proposes to locate employment and service uses to complement residential areas and to site the development in a way that minimizes adverse effects of noise, lighting pollution, and traffic on residential environments (Policy 51, Comprehensive Plan).

c. This request constitutes new growth that will be accommodated through development in an area where vacant land is contiguous to existing or programmed facilities and services and where the integrity of existing neighborhoods can be ensured. (Policy 5e, Comprehensive Plan). This request represents new commercial development and is located in an existing commercially zoned areas (Policy 5j, Comprehensive Plan).

d. The subject site is adjacent to arterial streets and is planned to minimize harmful effects of traffic, livability and safety of established residential neighborhoods (Policy 5k, Comprehensive Plan).
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e. The site plan represents a quality and innovative design which is appropriate to the plan area (Policy 5, Comprehensive Plan).

f. This request represents redevelopment and rehabilitation of an older neighborhood in the Established Area (Policy 5o, Comprehensive Plan).

8. This request is within a Community Activity Center as designated by the Centers and Corridors section of the Albuquerque/Bernalillo County Comprehensive Plan. The submittal furthers the Policies of the Community Activity Center designation as follows:

a. The request helps to shape an urban form in a sustainable development pattern that helps to promote transit and pedestrian access both to and within the center, and maximizes cost-effectiveness of City services (Comprehensive Plan, Policy II. B. 7. a).

b. This request will assist in the development of a Community Activity Center as defined by the Comprehensive Plan by providing the primary focus for the entire community sub-area with a higher concentration and greater variety of commercial and entertainment uses in conjunction with community-wide services, employment, and the most intense land uses within the community sub-area.

c. This request will also assist in the development of a Community Activity Center as defined by the Comprehensive Plan by allowing the location of land uses typical of a low-rise office, educational facilities, medium density residential, senior housing and other similar uses.

d. This request meets the policies of the Comprehensive Plan by providing moderate floor area ratios and urban land uses and pedestrian connections between buildings and sidewalks, buildings separating off-street parking from streets and public plaza and open space (Comprehensive Plan, Activity Center Goal, Policy A, Community Activity Centers).

e. The subject site contains high-density residential property. The Comprehensive Plan is furthered in that the most intense activity centers uses are proposed to be located away from any nearby low-density residential development and is buffered from those residential uses by a transition area of less intensive development (Policy II. B. 7. f).

9. Transportation:

a. A Traffic Impact Study (TIS) was completed by the applicant in October of 2004 and has been reviewed by the Planning Department (Transportation Development) and the Department of Municipal Development (DMD). The study was conducted in accordance with the scoping letter and procedures cited in the City’s Development Process Manual.

b. In addition, in March of 2005, a Supplemental Traffic Analysis was provided by the applicant to support the access approved at the intersection of Street B and Montano Road.

c. Coors Boulevard is a limited access, principal arterial with proposed bicycle lanes as designated on the Long Range Roadway System and Long Range Bikeways System.
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d. The City Engineer may require up to six (6) additional feet of right-of-way on Coors Boulevard to accommodate the designated bicycle lane.

e. The ultimate cross-section for Coors Boulevard adjacent to the proposed site includes 4 northbound travel lanes consistent with the Coors Corridor Plan (see figure 6).

f. Consistent with the Coors Corridor Plan intersection access policy (see policy 5), access approximately midway between Montano Road and Dellyne Avenue at Street "B" is right-in, right-out only.

g. Exceptions to the access policy to allow for the proposed left-in access from southbound Coors Boulevard to Street "B" will require the approval of the Metropolitan Transportation Board (MTB) of the Mid-Region Council of Governments. The City Of Albuquerque has indicated that it will support this request to the Council of Governments based upon the TIS and demonstration that the addition of this left-in access will have beneficial impacts to the Coors/Dellyne/Learning Road intersection.

h. Montano Road is a limited access, minor arterial with a proposed grade separation at Winterhaven Road as designated on the Long Range Roadway System and on the Coors Corridor Plan. However, no grade separated intersection has been planned, designed or programmed as of this date.

i. In the future, if a grade separation is constructed, north-south traffic at Winterhaven will be able to pass under Montano, but no connection will be allowed between Montano and Winterhaven Road. However, in the interim, the City Engineer and the Director of the Department of Municipal Development have allowed for a right-in, right-out and left in at the intersection of Street B and Montano Road.

j. Learning Road will serve as both a public and private road. The areas designated as public or private are identified on the site development plan and the subdivision plat. The portion of Learning Road east of the existing City right-of-way is designated to remain a private road, which will provide access to Bosque School and the City Lift Station Access Road only.

k. In order to minimize adverse impacts to the Learning Road/La Luz Connector Road intersection and the Coors/Learning Road intersection, Bosque School has agreed to open access from the school to Street B during the morning and afternoon peaks and during special events.

10. The subject site will be subject to and will need to comply with the Impact Fees Ordinance sand the Impact Fees Regulations that are currently in process of being finalized.

11. The proposed request meets the Transportation and Transit provision of the Albuquerque/Bernalillo County Comprehensive Plan with a goal to “provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while
providing sufficient roadway capacity to meet mobility and access needs.” The submittal furthers the Policies of the Transportation and Transit provision as follows:

a. The subject site has been reviewed for street design, transit service and development form consistent with Transportation Corridors and Activity Center policies established in the Comprehensive Plan.

b. The site is adjacent to Coors Blvd and Montano Road, both designated as Enhanced Transit Corridors as identified in the Comprehensive Plan’s Activity Centers and Transportation Corridors Map.

c. The subject site will contain some access control along Coors Blvd and Montano Road.

d. Enhanced Transit Corridors are to operate at a Level of Service (LOS) of “D” or better. The City may allow for lower LOS at an intersection by substituting transit improvements which facilitate transit vehicles bypassing congestion at the intersection for auto improvements; or may be allowed to substitute transit improvements, employee travel demand strategies, and mixed use developments which lower overall trip generation in place of auto based improvements in order to mitigate traffic impacts of a development. The Design Guidelines for the subject site includes a Transportation Demand Management (TDM) plan that will encourage alternative modes of transportation in place of auto based improvements in order to mitigate traffic impacts of this development.

e. All intersections near the subject site have transit emergency vehicle signal preemption, the capability of a selected lane for transit and will contain right turn lanes along Coors Blvd.

f. The subject site will contain pedestrian circulation that will maximize pedestrian connections to transit stops and between developments.

g. The subject site will contain public sidewalks adjacent to the site between 6-8 feet in width.

h. Dedicated Bicycle lanes are dedicated along Coors Blvd and Montano Road.

i. The submittal includes a network of internal bike lanes that will provide connections from the site to adjacent facilities on Coors and Montano.

12. The subject site is within the Taylor Ranch Community as identified in the West Side Strategic Plan and is within the community’s Community Activity Center. The proposed development will include retail, office and multi-family residential uses that are appropriate for the Taylor Ranch Community Center (Policy 3.16, WSSP) and will respect the existing neighborhood values as required in Policy 5d, Established Urban, Comprehensive Plan. In addition, the site is an appropriate location for continued growth due to its contiguous location to the rest of the City and efficient location for receiving City services. (Policy 3.12, WSSP)

13. A remaining intact portion of the “Montano Pueblo” lies within the northern boundary of this site. Two smaller archeological sites are also identified with the site. The affected sites will need to comply with all the goals and policies under Issue 2, Policy 6, Archeological Sites, of the Coors Corridor Plan, which states, “development within an identified archeological site shall obtain
clearance and guidance from the State Historic Preservation Office before actual development begins.”

14. The applicant has obtained clearance from the State Historic Preservation Office with the preferred method of mitigation to contain the burial sites in place and fill the sites with sterile soil to create a sloped surface. The approved mitigation plan also included a commitment to redesign the parking area and leave a portion of the Montano Pueblo site undeveloped, provide for a “protective covenant”, and provide materials for public interpretation such as information signs. At this point, the applicant is not proposing any development in the area that contains the “Montano Pueblo” therefore; this issue can be finalized at a later date.

15. If transportation mitigation is required along Montano Road, adjacent to the subject site, and it is determined there may be encroachment in the archeological site, then further review and approval from the State Historic Preservation Officer may be required.

16. The subject site contains an area of habitat for the Tawny Bellied Rat. An agreement was reached between the applicant, the City Of Albuquerque Open Space Division and the abutting Bosque School to relocate the Tawny Bellied Rat to suitable sites.

17. During the review and approval of this application in January of 2005 a preliminary Air Quality Impact Analysis(AQIA) was not required. However, policy has changed within the Planning Department that now requires a preliminary AQIA. The applicant has submitted a preliminary AQIA and has been reviewed and approved by the Environmental Health Department in accordance with Section 14-16-3-14 of the Comprehensive City Zoning Code.

18. The submitted site plan meets the applicable general policies, site planning and architecture policies, view preservation policies, and signage policies contained in the Coors Corridor Plan.

19. The site plan contains the information required by the Comprehensive City Zoning Code. It presents the site, the proposed uses, pedestrian and vehicular ingress and egress, internal circulation requirements and the maximum building heights allowed, and the nonresidential uses’ maximum floor area ratio.

20. There have been two facilitated meetings between the applicant and the affected neighborhood associations and one non-facilitated meeting to discuss the issues related to the subject request and in accordance with the Land Use Hearing Officer’s (LUHO) recommendation. As an agreement during these meetings, the applicant will not allow for any drive-through restaurants or gas stations on the subject site.

21. The applicant intends to assess the “grove of cottonwood trees” on the subject site by an arborist to determine the health of the trees.

22. Based on the review of the traffic studies and related testimony the EPC recognizes that significant long-range traffic solutions in the Coors and Montano area require a major redesign and reconstruction of the Coors/Montano intersection. Consequently, the EPC urges that the City
Council place the redesign/reconstruction of the Coors/Montano intersection on the TCIP or CIP as quickly as possible.

CONDITIONS:

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

2. The Site Development Plan for Subdivision shall be amended to include a note that states: Fast Food Restaurants with drive-up windows and gas stations shall not be permitted.

3. If transportation mitigation requires an encroachment of the existing archeological site adjacent to Montano Road, further review and approval will be required from the State Historic Preservation Officer.

4. In order to minimize adverse impacts to the Learning Road/La Luz Connector Road intersection and the Coors/Learning Road intersection, Bosque School has agreed to open access from the school to Street B during the morning and afternoon peaks and during special events. A gate and appropriate signage shall be provided along Learning Road by the developer of the commercial tract in conjunction with Phase One.

5. The applicant must comply with the following conditions of approval as specified by the City Engineer, the Department of Municipal Development, The Public Works Department and the NM Department of Transportation:
   a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
   b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
   c. Completion of the required TIS mitigation measures (when determined), per Transportation Development Staff. Transportation mitigation measures may be accomplished through a combination of Transportation Impact Fees, the Impact Fees Regulations and the TIS recommendations.
d. Street B shall intersect with Coors Blvd. at no less than an 80 degree skew. Every effort should be made to provide a connection at 90 degrees.

e. Dedicated right turn deceleration lanes will be required at site drives per DPM and/or TIS requirements. Left turn lanes required at site drives where permitted and as approved.

f. Existing Learning Rd. will need to intersect with New Street/Winterhaven Rd. at no less than an 80 degree skew. Every effort should be made to provide a connection at 90 degrees.

g. Roundabouts will need to meet design requirements of Publications FHWA-RD-00-067 and AASHTO.

h. Medians within 100’ calming area (Street A) will need to be designed to accommodate left turning vehicles. Will also need to meet AASHTO and DPM criteria (site distance). Provide detail for this area.

i. Provide detail and location of bump outs.

j. Provide cross sections for Streets A, B and New Street/Winterhaven Rd.

k. 10’ radius curb returns may not be allowed in high volume traffic areas or in truck circulation areas (includes emergency vehicles and solid waste).

l. Site plan shall comply and be designed per DPM Standards.

m. Platting must be a concurrent DRB action.

n. Dedication of an additional 6 feet of right-of-way along Coors Boulevard, as required by the City Engineer, to provide for on-street bicycle lanes as designated on the Long Range Bikeways System.

o. Construction of the northbound bicycle lane along Coors Boulevard, adjacent to the subject property, as designated on the Long Range Bikeways System.

p. Dedication of additional rights-of-way, as necessary, and construction of the fourth northbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan (see figure 6).

q. Approval of the proposed left-in access from southbound Coors Boulevard to Street "B" by the Metropolitan Transportation Board (MTB) of the Mid-Region Council of Governments.

r. Access at Montano and Winterhaven will be restricted to right turn in/right turn out and left in as approved by the Director of Municipal Development. Must be accompanied by a written agreement between the applicant and the City Of Albuquerque.

s. A notation shall be added on the submittal that reads, “When the future grade separation is constructed access will no longer be allowed to Montano Road from Winterhaven consistent with the Long Range Roadway System.”

t. Access coordination is required with NMDOT.
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6. The existing median on Learning Road just east of Coors Boulevard is well landscaped with native plants. The proposed development will require modification to the intersection of Learning Road and the La Luz access road including the median. The applicant has agreed to rebuild the median and re-vegetate it to the pre-modification level of landscaping.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JUNE 3, 2005 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC's RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC's DECISION.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC.

Sincerely,

[Signature]
Richard Dineen
Planning Director
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MAY 20, 2005
PROJECT #1003859
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RD//ac

cc: Consensus Planning, Inc., 924 Park Ave SW 87102
Rae Perls, La Luz Landowners Assoc., 15 Tennis Ct NW 87120
Bruce Masson, La Luz Landowners Assoc., 13 Arco NW 87120
Don MacCormack, Taylor Ranch NA, 5300 Hattiesburg NW 87120
Ceil VanBerkel, Taylor Ranch NA, 5716 Morgan Ln NW 87120
Lynn Perls, 18 Bern NW 87120
Lois S. Sloan, 21 Tennis Ct NW 87120
Gail Brownfield, 9 Arco NW 87120
Jo Allen, 1 Tumbleweed NW 87120
Andrew Wooden, 8 Arco NW 87120
Dana Asbury, 1509 Stanford Dr NE 87106
Frank W. Ilke, 5 Tennis Ct NW 87120
Joanne G. Kimmey, 6 Link NW 87120
Bennett King, 10 Arco NW 87120
Robert Peters, 10 Tumbleweed NW 87120
ZONING

Please refer to the Comprehensive Zoning Code Section 14-16-2-15 for specifics of the O-1 Office and Institutional Zone, Section 14-16-2-17 for specifics of the C-2 Community Commercial Zone, and Section 14-16-2-22 for specifics of the SU-1 Special Use Zone and Planned Residential Developments (PRD).
City of Albuquerque

DEVELOPMENT/PLAN REVIEW APPLICATION
Updated 4/16/15

SUBDIVISION

S Z ZONING & PLANNING

______ Annexation
______ Zone Map Amendment (Establish or Change Zoning, Includes Zoning within Sector Development Plans)
______ Adoption of Plan or Plan or similar
______ Tax Amendment to Adopted Plans or Plan(s), Zoning Code, or Subd. Regulations
______ Street Name Change (Local & Collector)

SITE DEVELOPMENT PLAN

A. for Subdivision Amendment
B. for Building Permit
C. Administrative Amendment (AA)
D. Administrative Approval (DRT, URT, etc.)
E. IP Master Development Plan
F. Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

G. Storm Drainage Cost Allocation Plan

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 900 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: 764-9801
ADDRESS: 312 E. Eighth St. NW
CITY: Albuquerque STATE: NM ZIP: 87102 E-MAIL: cpc@consensusplanning.com

APPLICANT: Silvadeus Ventures, LLC PHONE:
ADDRESS: 521 Menaul Blvd. NE
CITY: Albuquerque STATE: NM ZIP: 87110 E-MAIL:
Proprietary Interest in site: Owner
List all owners:

DESCRIPTION OF REQUEST: Amendment to the approved Site Plan for Subdivision for Tract 1 and 2 of North Andalucia

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. Tracts 1 and 2 Block: N/A Unit: N/A
Subdiv/Addr/TBKA: North Andalucia at La Luz
Existing Zoning: "A" or "C" (2.5 acres or less) "D" (1-10 acres) "F" (20 acres and
Proposed zoning: N/A MRGCD Map No
Zone Atlas page(s): E-12-Z UPC Code: 101208220109313201 and 101208215069131202

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj, App, DBR, AX, Z., V., S., etc.): 1003869
04PC01846, 08PC04058, 11PC040074

CASE INFORMATION:
Within city limits? ___ Yes ___ No
Within 1000FT of a landfill? ___ No
No. of existing lots: 2 No. of proposed lots: 2 Total site area (acres): 22.51
LOCATION OF PROPERTY BY STREETS: On or Near: Located on the southeast corner of Corpia Blvd. NW and Mantaro Road NW
Between: __________ and __________
Check if project was previously reviewed by Sketch Plan Review Team (SRT) ___ Pre-application Review Team (PRT) ___ Review Date: ___

SIGNATURE:

(Print Name) James K. Strozier DATE 9/29/2017
Applicant: ___ Agent: ___

FOR OFFICIAL USE ONLY

Application case numbers 1003869
Action S.F. Fees
APP $25.00
ADJ $75.00
CME $50.00
Total $380.00

Hearing date: November 9, 2017
Project #: 1003869
Staff signature & Date 9-28-17
FORM P(1): SITE DEVELOPMENT PLAN REVIEW – EPC PUBLIC HEARING

☐ SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"

☐ IP MASTER DEVELOPMENT PLAN (EPC11)
- 5 acres or more and zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Scaled Site Development Plan and related drawings (folded to fit into an 8.5" x 14" pocket) 15 copies.
- For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
- Site Development Plans and related drawings reduced to 8.5" x 11" (1 copy)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Neighborhood Coordination inquiry response, notification letter, certified mail receipts
- Completed Site Development 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 (EPC17) Maximum Size: 14" x 17"

☐ SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC18) Maximum Size: 24" x 36"
- 5 acres or more and zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Scaled Site Development Plan and related drawings (folded to fit into an 8.5" x 14" pocket) 15 copies.
- Site Development Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" x 14" pocket) 15 copies
- Site Development Plans and related drawings reduced to 8.5" x 11" (1 copy)
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Neighborhood Coordination inquiry response, notification 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 waiver requests of a wireless regulation requirement, the following materials are required in addition to those listed above:
- Colocation evidence as described in Zoning Code §14-18-3-17(C)(2)
- Notarized statement declaring number of antennas accommodated, refer to §14-18-3-17(D)(1)(d)(ii)
- Letter of intent regarding shared use, refer to §14-18-3-17(A)(13)(e)
- Affidavit explaining factual basis of engineering requirements, refer to §14-18-3-17(D)(1)(d)(ii)
- Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower §14-19-3-17(D)(1)(d)(v)
- Registered engineer or architect's stamp on the Site Development Plans. Refer to §14-18-3-17(D)(1)(d)(iv)
- Office of Neighborhood Coordination inquiry response based on 0.5 mile radius, notification letter, certified mail receipts
- Map showing 100 foot buffer (excluding ROW) around the site, list of property owners, certified mail receipts

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 Development Plan (folded to fit into an 8.5" x 14" pocket) 15 copies
- DRB signed Site Development Plan being amended (folded to fit into an 8.5" x 14" pocket) 15 copies
- DRB signed Site Development Plan for Subdivision, if applicable when amending SDP for Building Permit
- Site plans and related drawings reduced to 8.5" x 11" (1 copy)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Neighborhood Coordination inquiry response, notification letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Development Plan for Building Permit Checklist (not required for SPS amendment)
- Traffic Impact Study (TIS) form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

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

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

[Signature]
Applicant signature / date

[Signature]
Planner signature / date

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

Application case number:
EPC: 48062

Project #: 1003689

Form/Revised August 2017
9-28-17
CITY OF ALBUQUERQUE
TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Consensus Planning, Inc. DATE OF REQUEST: 09/26/17 ZONE ATLAS PAGE(S): E-12-Z

CURRENT:
ZONING SU-1 for C-2, C-1, and PRD
PARCEL SIZE (AC/SQ. FT.) 22,511.3 ac.

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

LEGAL DESCRIPTION:
LOT OR TRACT # Tract 1 & 2 BLOCK #__________
SUBDIVISION NAME North Andalucia Acres

SITE DEVELOPMENT PLAN:
SUBDIVISION* [ ] AMENDMENT [ ] to Site Plan for Subdivision
BUILDING PERMIT [ ] ACCESS PERMIT [ ]
BUILDING PURPOSES [ ] OTHER [ ]
*includes platting actions

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

GENERAL DESCRIPTION OF ACTION:
# OF UNITS: N/A
BUILDING SIZE: N/A (sq. ft.)

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

APPLICANT OR REPRESENTATIVE: Em Healyman DATE 9/27/17

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

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

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

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

Notes: TIS Has Been done by Terry Brown Montano Shoppes/Andalucia

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 09-27-17

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 -SUBMITTED __/______
-FINALIZED __/______ TRAFFIC ENGINEER DATE

Revised January 20, 2011
June 14, 2017

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

RE: Amendment to the Site Development Plan Subdivision, Tracts 1 and 2, Andalucia North

Dear Madame Chair,

The purpose of this letter is to authorize Consensus Planning, Inc. to act as agent for the property owner, Silverleaf Ventures, LLC for all matters regarding a request for an Amendment to the approved Site Development Plan for Subdivision for Tracts 1 and 2, Andalucia North.

Thank you for your consideration.

Sincerely,

[Signature]

Peggy Daskalos
Managing Partner
Silverleaf Ventures, LLC
September 27, 2017

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

Re: Amendment to Site Plan for Subdivision for North Andalucia

Dear Madame Chair:

The purpose of this letter is to request an amendment to the approved Site Plan for Subdivision for North Andalucia Tracts 1 and 2, located on the east side of Coors Boulevard, south of Montano Road. The purpose of this amendment is to remove language from the Design Standards restricting the letter height of building mounted signs.

The site is currently zoned SU-1 for C-2, O-1, and PRD and is approximately 22 acres and is part of the larger 230 acre Andalucia property. The property has a long history of zoning and site plan approvals. A brief summary is as follows:

1985 (AX-85-1): Annexation and establishment of mixed use zoning for a portion of this property, by request of the City.


2001 (00EPC-01743): Annexation and establishment of zoning for 85 acres and a Site Plan for Subdivision for 229 acres.

2003 (02EPC01796 and 02EPC01771) The EPC approved a Zone Map Amendment to allow for density transfers for the various tracts covered by the Site Plan for Subdivision and Tract 1 to be replatted into five separate tracts.

2005 (1003859 and 04EPC-01845): The Site Plan for Building Permit for North Andalucia was approved by the Environmental Planning Commission with Findings and Conditions, the subject of this request.

2007 (1003859): The Site Plan for Subdivision was amended to revise the intersection of Learning Road and Antequera Road into a round-a-bout.
2008 (1003859 and 08EPC-40055): The Site Plan for Subdivision was amended to remove Tracts 7, 8, & 9 from the Site Plan and consolidate them into the Bosque School Site Development Plan.

2012 (1003859 and 11EPC-40074): The Site Plan for Subdivision was amended to subdivide Tract 5 into two tracts on behalf of US NM Federal Credit Union and to amend the zoning to allow a Bank with Drive-Up Service window.

Since the Site Development Plan's original approval in 2006, the plan has been refined through several administrative amendments. These amendments have primarily focused on relocating the anchor tenant from the west side of the center to east. The commercial portion of the property is currently under construction, and the anchor tenant is a new Sprouts grocery store.

Sprouts construction 9-26-2017

At the time of this approval, the EPC was very concerned with signage in general, and building mounted signage in particular. In working with Planning and Zoning Staff, it has become apparent that while the percentage limitation is effective for both small and large retailer's due to its proportionality, the size limitation on individual letters has been problematic. For larger buildings, 2-foot letters are not proportionally correct and is in many ways counterproductive. Inadequate signage does not serve the purpose of letting customers know where a business is located often resulting in confusion and out of direction travel. The proposed amendment would allow appropriate signage.

The applicant is proposing a minor amendment to the Design Standards on the approved Site Plan for Subdivision (Sheet 3, Signage) to remove the letter size restriction. The applicant is requesting the amendment to accommodate the Sprouts building-mounted signs. The primary sign is approximately 7'-3" in height consisting of a large "S" and two lines of text. The two secondary signs are approximately 42" in height consisting of two lines of text. The Sprouts sign is located approximately 535 feet from Coors Boulevard. The distance from Coors and the drop in grade create a need for a larger more readable sign.
Sprouts façade from Coors

Proposed Primary Sprouts Sign

Proposed Secondary Sprouts Signs

Proposed Sprouts Signage
The proposed amendment is minor and consistent with the intended limitation on building mounted signage to 6-percent of the building façade. The proposed sign for the Sprouts market is proportionally correct to the size of the building as evidenced by the building elevation above. To put this in context with the typical C-2 building mounted sign regulations which range between 20 and 30 percent of the building façade. In this case, the C-2 signage allowance would be 30 percent of the façade since the sign is visible from an Arterial roadway. This information is provided to demonstrate that the existing reduction to 6 percent is more than adequate to restrict the building mounted signage and the additional letter height restriction is not needed. The proposed sign does not project above the building façade and is the typical sign and logo for Sprouts. The Sprouts is approved and currently under construction. Sprouts is the anchor tenant and crucial to the marketing of the development.

Thank you for your consideration of this request.

Sincerely,

[Signature]

James K. Strozier, AICP
Principal
NOTIFICATION & NEIGHBORHOOD INFORMATION
Dear Erin,

Good morning. See list of affected associations and positions below and attached related to your upcoming EPC submittal. Please also review the attached instructions sheet as we have added some updated information. Thank you.

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<tr>
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<td>Wofley</td>
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<td>Holvath</td>
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<tr>
<td>Westside Coalition</td>
<td>Harry</td>
<td>Hendiksen</td>
<td>10060 Rio Del Sol</td>
<td>Albuquerque</td>
<td>NM</td>
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<td>Womali</td>
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<td>5059331619</td>
<td><a href="mailto:jhjorrie@comcast.net">jhjorrie@comcast.net</a></td>
</tr>
</tbody>
</table>

Respectfully,

Vicente M. Quevedo, MCRP
Neighborhood Liaison, Office of Neighborhood Coordination
City of Albuquerque - City Council
505/768-3332
cabq.gov/neighborhoods

FOLLOW US

Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster@cabq.gov@mailgin.org | On Behalf Of webmaster@cabq.gov
Sent: Tuesday, September 26, 2017 7:22 AM
To: Office of Neighborhood Coordination <oca@cabq.gov>
Subject: Notification Inquiry Sheet Submission

Notification Inquiry For:
Environmental Planning Commission Submittal
If you selected "Other" in the question above, please describe what you are seeking a Notification Inquiry for below:

Erie Gasaway
Contact Name
Erie Gasaway
Company Name
Consensus Planning Inc
Address
502 Eighth St. NW
City
Albuquerque
State
NM
ZIP
87102
Telephone Number
5057649801
Email Address
gasaway@consensusplanning.com
Anticipated Date of Public Hearing (if applicable): November 9, 2017

Describe the legal description of the subject site for this project:
Erie I & Erie 2, Plat of North Andalucia at La Luz

Located on:(physical address, street name or other identifying mark):
Southeast corner of Coors Boulevard and Montano Road
This site is located on the following zone atlas page: E-12
<table>
<thead>
<tr>
<th>Neighborhood Associations</th>
<th>First Name</th>
<th>Last Name</th>
<th>Address Line 1</th>
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<td><a href="mailto:secretary@trna.org">secretary@trna.org</a></td>
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<td>5059331919</td>
<td><a href="mailto:tfworrall@comcast.net">tfworrall@comcast.net</a></td>
</tr>
</tbody>
</table>
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 Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660.
   A facilitated meeting request must be received by ADR by: October 9, 2017.
6. ***NEW*** Public Hearing Information - Hearing Date, Start Time and Location.

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 Email" outlining any affected Neighborhood and/or Homeowner Associations.
   *Note: If your ONC Correspondence 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) 768-3334 or ONC@cabq.gov.

Thank you for your cooperation on this matter.
September 28, 2017

Jolene Wolff
7216 Carson Trail NW
Albuquerque, NM 87120

Rene Horvath
5515 Palomino Dr. NW
Albuquerque, NM 87120

Re: Amendment to Site Plan for Subdivision for North Andalucia

Dear Ms. Wolff and Ms. Horvath:

The purpose of this letter is to inform you and the Taylor Ranch Neighborhood Association that Consensus Planning has submitted a request for an amendment to the Site Plan for Subdivision concerning building mounted signs on behalf of Silverleaf Ventures, LLC. This request will be heard by the Environmental Planning Commission (EPC) on Thursday, November 9, 2017 at Plaza del Sol located at 600 Second Street NW. The hearing begins at 8:30 a.m.

The current zoning on the approximately 22.5 acre property is SU-1 for C-2 uses (23.3 acres max), O-1 uses (11.7 acres max), and PRD (20 du/ac.). The applicant’s request is to propose a minor amendment to the Design Standards on the approved Site Plan for Subdivision, Sheet 3. The purpose of this amendment is to remove language from the Design Standards restricting the letter height of building mounted signs while maintaining the limitation of 6% of the façade area.

Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at stripelett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4680. A facilitated meeting request must be received by ADR by: October 9, 2017.

Please do not hesitate to contact me at 764-9801 with any questions you may have regarding this request.

Sincerely,

James K. Strozier, AICP
Principal

Att: Copy of the Zone Atlas Page E-12-Z
Site Plan for Subdivision with proposed amendment, Sheet 3.
September 28, 2017

Jonathan Abdalla  
6 Tumbleweed NW  
Albuquerque, NM 87120

Britt Quisenberry  
1A Loop One NW  
Albuquerque, NM 87120

Re: Amendment to Site Plan for Subdivision for North Andalucia

Dear Mr. Abdalla and Ms. Quisenberry:

The purpose of this letter is to inform you and the La Luz Landowners Association that Consensus Planning has submitted a request for an amendment to the Site Plan for Subdivision concerning building mounted signs on behalf of Silverleaf Ventures, LLC. This request will be heard by the Environmental Planning Commission (EPC) on Thursday, November 9, 2017 at Plaza del Sol located at 600 Second Street NW. The hearing begins at 8:30 a.m.

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Please do not hesitate to contact me at 764-9801 with any questions you may have regarding this request.

Sincerely,

James K. Strozier, AICP  
Principal

PRINCIPALS
Jane K. Smith, AICP  
Christopher E. Green, PLA  
ASLA, LEED, AP  
Jacqueline Fishman, AICP

Att: Copy of the Zone Atlas Page E-12-Z  
Site Plan for Subdivision with proposed amendment, Sheet 3.
September 28, 2017

Gerald Worrall
1039 Pinataubo Pl. NW
Albuquerque, NM 87120

Harry Hendriksen,
10592 Rio Del Sole Ct. NW
Albuquerque, NM 87114

Re: Amendment to Site Plan for Subdivision for North Andalucia

Dear Mr. Worrall and Mr. Hendriksen:

The purpose of this letter is to inform you and the Westside Coalition that Consensus Planning has submitted a request for an amendment to the Site Plan for Subdivision concerning building mounted signs on behalf of Silverleaf Ventures, LLC. This request will be heard by the Environmental Planning Commission (EPC) on Thursday, November 9, 2017 at Plaza del Sol located at 600 Second Street NW. The hearing begins at 8:30 a.m.

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Please do not hesitate to contact me at 764-9801 with any questions you may have regarding this request.

Sincerely,

James K. Strozier, AICP
Principal

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Copy of the Zone Atlas Page E-12-Z
Site Plan for Subdivision with proposed amendment, Sheet 3.
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<td>09/27/2017</td>
<td>Jonathan Abdalla</td>
<td>8 Tumbleweed NW</td>
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</tr>
</tbody>
</table>
North Andalucia Tracts 1 & 2 - Property Owner 100' Buffer Map
Prepared by Consensus Planning, Inc.

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

This map is a user generated static output from www.cabq.gov/gis and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES.
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<td>5601 Taylor Ranch Dr NW</td>
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<td>300 Benton Rd</td>
<td>Bossier City LA 71111</td>
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<td>DEERFIELD IL 60015</td>
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<td>ALBUQUERQUE, NM 87199</td>
<td>DEERFIELD IL 60015-6002</td>
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From: Michael J. Vos  
Sent: Wednesday, October 25, 2017 8:31 AM  
To: Erin Ganaway  
Subject: RE: Coors and Montano Buffer Notice  
Attachments: Property Owner Notices 10.24.17.pdf

Michael,

Attached is a buffer map and property owner list for the additional notifications. I removed the property owners that were notified with our submittal. If you need me to bring in a hard copy or have any questions please let me know.

Erin

From: Michael J. Vos  
Sent: Tuesday, October 24, 2017 3:12 PM  
To: Erin Ganaway  
Subject: Coors and Montano Buffer Notice Importance: High

Hi Erin,

I was just going through additional review for Project 1003859, amending the sign height limits on the site plan for subdivision and realized that the buffer notice that was previously mailed at the time of submittal is inadequate for the request. The buffer appears to only be around half of the site that the SPS actually applies to, so even though the signage affected may be regarding the Sprouts that is under construction, the design standard applies to the whole of the subdivision.

Attached is what was sent when this property went forward with the proposed amendment for the drive-thru (maybe not initially but at some point in the process to include the whole area), and the notice should essentially be the same. I’m not sure if any names have changed from then, so you may want to confirm the owners that fall within the 100-foot buffer, but any that did not receive the letter you sent at the application deadline should be sent one now.

The code specifies that such letters shall be mailed no less than 15 days before a hearing, so please send these by tomorrow and provide me with copies of the applicable map, receipts, etc. and there will not be a need to defer the application.

Thanks,

Michael J. Vos, AICP  
Planner – Development Facilitator  
Urban Design & Development Division  
City of Albuquerque Planning Department  
Office 505.924.3955  
Cell 505.263.5519  
mvos@cabq.gov
Notices sent out via First Class Mail on 10.25.17. See attached scans of envelopes. Property Owners notified on 9.26.17 have been removed from this list.

ALVERSON DALE H
5324 APOLLO DR NW
ALBUQUERQUE NM 87120-5710

APODACCA ROBERT J
5328 APOLLO DR NW
ALBUQUERQUE NM 87120-5710

BLEA WALTER A & FLORA
5308 APOLLO DR NW
ALBUQUERQUE NM 87120

BROUGHTON RANDALL J
5224 APOLLO DR NW
ALBUQUERQUE NM 87120

CARLSON DENNIS L & SANDRA M
5232 APOLLO DR NW
ALBUQUERQUE NM 87120

CORDOVA LOUIE
PO BOX 67941
ALBUQUERQUE NM 87193

DADIAN PATRICIA A TRUSTEE RVT
5332 APOLLO DR NW
ALBUQUERQUE NM 87120-5710

GARCIA ERIC & JARAMILLO DENISE
5228 APOLLO DR NW
ALBUQUERQUE NM 87120-5708

GARCIA JOHN & ROSE MARIE
5304 APOLLO DR NW
ALBUQUERQUE NM 87120

GIL VIRGILIO S
6506 CALLE REDONDA NW
ALBUQUERQUE NM 87120-2728

GUZMAN DAVID L & MARIA E
5300 APOLLO DR NW
ALBUQUERQUE NM 87120-5710

KARA AZIM HAJI SIDDIK TRUSTEE KARA RVT
5336 APOLLO DR NW
ALBUQUERQUE NM 87120

PRESBYTERIAN HEALTHCARE SERVICES
PO BOX 26666
ALBUQUERQUE NM 87103

RAMOS CHARLES L
1024 BADGER CT
SANTA ROSA CA 95409

RAVER JOHN R
5220 APOLLO DR NW
ALBUQUERQUE NM 87120

SAAVEDRA HENRY & CHARISSA
5316 APOLLO DR NW
ALBUQUERQUE NM 87120

SALAZAR ANGIE R
5320 APOLLO DR NW
ALBUQUERQUE NM 87120

SANDOVAL-DOUGLAS SHANNON
9180 COORS BLVD NW #1910
ALBUQUERQUE NM 87120-3112

US NEW MEXICO FEDERAL CREDIT UNION
3939 OSUNA RD NE
ALBUQUERQUE NM 87109
Ann,

No problem, this request is for an amendment to the sign regulations for building mounted signs. Currently the requirements address both a limitation on the percentage of the façade to 6 percent and also restricts letter heights to 2 feet. We have proposed to eliminate the letter size restriction and only have the restriction regarding the percentage of the façade. This allows the signage to be appropriately scaled for the size of the building or façade. In this case, the Sprouts building is fairly large and 2 foot letters would look out of place and difficult to read. Also, to put the percentage restriction into context with other commercial properties, the allowable percentage for building mounted signs visible to an arterial street (Coors) is 30 percent.

Please let me know if you have any additional questions or need any additional information.

I am copying the City Case Planner – Michael Vos on this email along with Erin Ganaway from my office.

Jim Strozier

Good Day Jim,
I noticed another sign on the property about an EPC Hearing on #1003859. I am unable to find information on the City’s website for the latest request.  
What’s proposed this time ?
Thank you for your time.
Best,
Ann Prinz
4611 Mijas Dr. NW
352-0625
SITE PLAN REDUCTIONS
North Andalucia at La Cuz
Prepared for: Silver Leaf Ventures, LLC