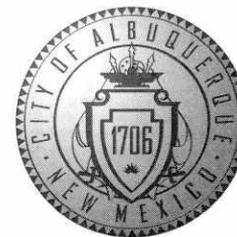


# CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT**  
**URBAN DESIGN & DEVELOPMENT DIVISION**  
600 2nd Street NW, 3rd Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3860 Fax (505) 924-3339

## OFFICIAL NOTIFICATION OF DECISION

November 13, 2017

Silverleaf Ventures, LLC  
5321 Menaul Blvd. NE  
ABQ, NM 87110

**Project# 1003859**  
17EPC-40052 Site Development Plan for Subdivision Amendment

### **LEGAL DESCRIPTION:**

The above actions for all or a portion of Tracts 1-4, 5A, 5B, and 6 of North Andalucia at La Luz, 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, located on the SE corner of Coors Blvd. NW and Montañó Rd. NW, between Learning Rd. NW and Montano Blvd. NW containing approximately 70 acres. (E-12)  
Staff Planner: Michael Vos

PO Box 1293

On November 9, 2017 the Environmental Planning Commission (EPC) voted to APPROVE Project 1003859/17EPC-40052, a Site Development Plan for Subdivision Amendment, based on the following findings and subject to one condition of approval:

Albuquerque

### **FINDINGS:**

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 Andalucia 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 Andalucia at La Luz and North Andalucia 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.

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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 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.

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.

**CONDITION OF APPROVAL:**

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.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **NOVEMBER 27, 2017**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. 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 recommendation.

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 Zoning Code must be complied with, even after approval of the referenced application(s).

**SITE DEVELOPMENT PLANS:** Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

Sincerely,

  
For Suzanne Lubar  
Planning Director

SL/MV

cc: Silverleaf Ventures, LLC, 5321 Menaul Blvd. NE, ABQ, NM 87110  
Consensus Planning, Inc., 302 Eight St. NW, ABQ, NM 87102  
La Luz Landowners Assoc. Britt Quisenberry, 1A Loop One NW, ABQ, NM 87120  
La Luz Landowners Assoc. Jonathan Abdalia, 6 Tumbleweed NW, ABQ, NM 87120  
Taylor Ranch NA, Jolene Wolfley, 7216 Carson Tr. NW, ABQ, NM 87120  
Taylor Ranch NA, Rene Horvath, 5515 Palomino Dr. NW, ABQ, NM 87120  
Westside Coalition, Harry Hendriksen, 10592 Rio Del Sole Ct. NW, ABQ, NM 87114  
Westside Coalition, Gerald Worrall, 1039 Pinatubo Pl NW, ABQ, NM 87120