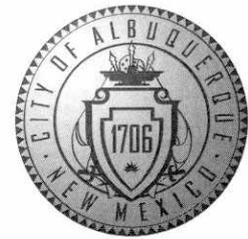


CITY OF ALBUQUERQUE



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

October 12, 2017

Legacy Home Health
9388 Valley View Dr. NW, #300
ABQ, NM 87114

Project# 1004167
17EPC-40048 Site Development Plan for Building Permit

LEGAL DESCRIPTION:

The above action for Lot 2, Bosque Plaza, zoned C-1 (SC), located on Coors Blvd. NW between La Orilla Rd. NW and Bosque Plaza Lane NW, containing approximately 2 acres. (E-12)
Staff Planner: Cheryl Somerfeldt

On October 12, 2017 the Environmental Planning Commission (EPC) voted to APPROVE Project 1004167/17EPC-40048, a Site Development Plan for Building Permit, based on the following findings:

PO Box 1293

FINDINGS:

Project # 1004167, Case # 17EPC- 40048, Site Development Plan for Building Permit

Albuquerque

NM 87103

www.cabq.gov

1. This is a request for a Site Development Plan for Building Permit for Lot 2 of Bosque Plaza Subdivision located on Bosque Plaza Lane, east of Coors Boulevard and south of La Orilla Road and containing approximately 2 acres.
2. The subject site is zoned C-1 (SC), Neighborhood Commercial with a Shopping Center designation. Retail and offices uses are permissive in the C-1 zone.
3. The applicant proposes to develop an approximately 8,900 square foot, 2-story L-shaped building with office and retail space.
4. The proposed Site Development Plan for Building Permit complies with the Bosque Plaza Site Development Plan for Subdivision and Design Standards, as well as the Coors Corridor view preservation requirements.
5. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Coors Corridor Sector Development Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. Section 14-16-3-11 of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." The attached site development plan has been evaluated for conformance with applicable goals and policies in the Comprehensive Plan, and other applicable Plans.

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7. The subject site is located in an Area of Change as designated 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:
 - a. The request furthers Policy 5.1.2 because the request would result in development of a commercial office and retail building that meets applicable regulations including those in the Zoning Code, the Bosque Plaza Shopping Center Design Standards, and the Coors Corridor Plan view protection overlay; and therefore is appropriate in scale and density for a shopping center in an area zoned for commercial uses.
 - b. The request furthers Goal 5.3 because the subject site is in an area that has seen an increased amount of development, and has access to a full range of urban services including water and sewer, electrical service, paved roads, and provision of emergency response services. The subject site is in the middle of existing vehicular, transit, bicycle, and pedestrian infrastructure, which will make it accessible to nearby residents and other visitors.
 - c. The request furthers Policy 5.6.2 because the growth resulting from the request would be directed to a neighborhood commercial location adjacent to a Major Transit Corridor, where change is generally encouraged. Major Transit Corridors are intended to be transit and pedestrian-oriented near transit stops, while auto-oriented along much of the corridor. The proposed use would be auto-oriented but would be accessible by pedestrians from Coors Boulevard and Bosque Plaza Lane.
8. The subject site is located in the Taylor Ranch community of the West Side Strategic Plan (Rank 2 Area Plan) and furthers the West Side Strategic Plan because the request is adding retail and office development to an existing shopping center in that community. Additional applicable policies include:
 - a. The request furthers Policy 3.12 because all Bosque Plaza lots, including the subject site (Lot 2), are located within City boundaries in the Taylor Ranch Community and are therefore an appropriate location for growth and an efficient location for receiving City services.
 - b. The request furthers WSSP Policy 3.18 because the proposed building would be located in the Bosque Plaza shopping center, located just south of La Orilla Road, which provides one of the few remaining public access points to the valued community asset of the Bosque. The request demonstrates sensitivity toward the Bosque environment by meeting the view preservation requirements in the Coors Corridor Plan, by complying with the Bosque Plaza Design Standards, and because the use does not compromise Bosque protection.

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9. The subject site lies within the boundaries of the Coors Corridor Sector Development Plan (CCSDP), a Rank 3 Sector Plan, adopted in 1984 and amended in 1989, 1995 and 2003. Applicable policies and regulations include:
 - a. The request furthers CCSDP Policy 4.a.3 because the colors are compatible with the nearby built environment and the nearby natural environment. The proposed building would not detract from the Bosque setting. The proposed building is a Territorial Revival design as required by the Bosque Plaza Design Standards.
 - b. The request complies with Design regulation 1 because the proposed landscaping around the parking lot area consists of shade trees, shrubs and grasses and fulfills the required 20% of the parking lot area landscaped with primarily of shade trees and shrubs distributed throughout the parking lot.
 - c. The request furthers Policy 4.b.7 because separate pedestrian connections from the sidewalk along Bosque Plaza Lane to the building are provided and a pedestrian only access exists between the development to the south and the subject site.
 - d. The request complies with the Design Guidelines of Policy 4.b.10 because the proposed building is a not a franchise design. The proposed colors are compatible with the natural and built visual environment in the area. The proposed building is compatible with the immediate built environment of the Bosque Plaza Shopping Center and does not detract from the Bosque natural landscape.
 - e. The request complies with Policy 4.c.1 because the subject site is located in Segment 3 and meets the view preservation design regulations. The two-story section of the proposed building would not penetrate the view plane and would not adversely impact scenic resources.
10. The Taylor Ranch Neighborhood Associations and the West Coalition of Neighborhoods were notified of the request, as well as property owners within 100 feet. A facilitated meeting was not requested nor held for this request.

CONDITIONS OF APPROVAL:

Project # 1004167, Case # 17EPC- 40048, Site Development Plan for Building Permit

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

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3. The Architectural Site Plan shall be re-labeled "Site Plan for Building Permit".
4. Per Zoning Code 14-16-3-1 (H) (1), pedestrian walkways shall be lined with adjacent shade trees. Trees shall be added to the landscape strip between the pedestrian connection to Winter Haven and the parking lot to meet this requirement. In addition, one tree shall be added to the landscape island closer to the pedestrian connection that leads to the building entrance just north of the pedestrian connection entrance.
5. The special paving material for the pedestrian connections shall be specified.
6. An ADA accessible curb cut shall be made to connect the pedestrian connection between Winter Haven Road NW and Bosque Plaza Lane NW at the sidewalk.
7. A note shall be added on the Elevations under General Notes "Individual building-mounted signs shall have an area not to exceed 6% of the façade to which it is applied. All signage shall be designed to be consistent with and complement the materials, color, and architectural style of the building or site location."

Transportation Development

8. 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).
9. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

The following comments need to be addressed prior to DRB:

10. It is not apparent what type of pavement surface is being proposed. Please provide detail per the zoning code.
11. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "**Violators Are Subject to a Fine and/or Towing.**" Please call out detail and location of HC signs.
12. The ADA access aisles shall have the words "**NO PARKING**" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)

Water Utility Authority

13. As a condition for approval an availability statement is required. Requests can be made at the link below:
 - http://www.abcwua.org/Availability_Statements.aspx
 - Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.

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14. Please note that the water meter box installed with project 26-7134.81-05 indicates the installation of a 2" water service.
 - The proposed utility plan does not indicate the size of the meter to be used for the site. The standard detail for water services groups services sizes for ¾" and 1", as well as 1 ½" and 2". Based on the existing 2" water service, the meter is to be 1-1/2" or 2" if the existing service is to be utilized. If a service other than that mentioned is desired, a new connection to the street as well as abandonment of the existing service will be required.
15. The proposed utility plan does not indicate utilization of the existing fire line.
 - Please note that as the site develops if the fire line is not required then the fire line will need to be abandoned to the distribution main in the street prior to sale of service.

Solid Waste Management Department:

16. All new/proposed refuse enclosures must be built to COA requirements. Contact Mike Anaya at (505) 761-8125 or (505) 681-2765. Owner will trim island trees so they will not encroach into the turning radius required by solid waste.

Public Service Company of New Mexico (PNM)

17. Existing PNM underground distribution lines are located along the southern, western and eastern boundaries of the subject property. It is the applicant's obligation to abide by any conditions or terms of those easements.
18. 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
19. 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.

New Mexico Department of Transportation

20. The NMDOT is requiring the owner complete the State Access Management Manual's Site Threshold Assessment (STH) or provide a Traffic Impact Study (TIS) Addendum to the originally approved TIS if already completed. Please schedule an appointment with Nancy Perea or Margaret Haynes to discuss this development's potential impacts on NM 45 Coors Blvd.

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21. The city road, Bosque Plaza Lane that accesses NM 45 (Coors Blvd) at MP 18.6 is currently NOT permitted. Per the State Access Management Manual (SAMM) the NMDOT is asking City of Albuquerque to obtain an access permit from the NMDOT. Please contact Israel Suazo at 798-6655 to coordinate the submittal of an access permit application for approval.

Bosque Plaza Lane NW is a private road owned by the shopping center. The applicant will forward the request for the access permit to the shopping center owner.

22. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

Neighborhood Association

23. A "View Plane Building Bulk" analysis shall be added to the Line of Site Diagram page.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **OCTOBER 27, 2017**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th 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.

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Sincerely,


for Suzanne Lubar
Planning Director

SL/CS

cc: Legacy Home Health, 9388 Valley View Dr. NW, 3300, ABQ, NM 87114
Daniel Puzak, AIA, P.O. Box 1515, Cedar Crest, NM 87008
Jonathan Turner, 600 1st St NW, Suite 211, ABQ, NM 87102
Gerald Worrall, 1039 Pinatubo Pl. NW, ABQ, NM 87120
Harry Hendriksen, 10592 Rio Del Sole Ct NW, ABQ, NM 87114
Rene Horvath, 5515 Palomino Dr. NW, ABQ, NM 87105
Jolene Wolfley, 7216 Carson Tr. NW, ABQ, NM 87120