

## ZONING

Please refer to the Zoning Code for specifics of  
the SU-1 and **IP** zones.

**APPLICATION INFORMATION**



<b>SUBDIVISION</b> <input type="checkbox"/> Major subdivision action <input type="checkbox"/> Minor subdivision action <input type="checkbox"/> Vacation <input type="checkbox"/> Variance (Non Zoning)		Supplemental Form (SF) <b>S Z ZONING &amp; PLANNING</b> <input type="checkbox"/> Annexation <b>V</b> <input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans) <b>P</b> <input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar <input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations <b>D</b> <input type="checkbox"/> Street Name Change (Local & Collector) <b>L A</b> <b>APPEAL / PROTEST of...</b> <input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
<b>SITE DEVELOPMENT PLAN</b> <input type="checkbox"/> for Subdivision <input type="checkbox"/> for Building Permit <input type="checkbox"/> Administrative Amendment (AA) <input type="checkbox"/> Administrative Approval (DRT, URT, etc.) <input type="checkbox"/> IP Master Development Plan <input type="checkbox"/> Cert. of Appropriateness (LUCC)		
<b>STORM DRAINAGE (Form D)</b> <input type="checkbox"/> 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, 600 2<sup>nd</sup> 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): Answers Inc PHONE: 636-386-6707  
 ADDRESS: 450 Wridman Rd FAX: 636-386-7807  
 CITY: St. Louis STATE: MO ZIP: 63011 E-MAIL: daniellet@answersinc.com  
 APPLICANT: Panera Bread, LLC (Brian Schrack) PHONE: 314-984-2633  
 ADDRESS: 3630 S. Geyer Road FAX: \_\_\_\_\_  
 CITY: Sunset Hills STATE: MO ZIP: 63127 E-MAIL: Brian.Schrack@panerabread.com  
 Proprietary Interest in site: Restaurant w/ Drive Thru List all owners: Levins Investments, LP

DESCRIPTION OF REQUEST: Zoning change Request - SU-1 for IP to include restaurant with a drive thru

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. K-1-A Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: \_\_\_\_\_  
 Existing Zoning: IP Proposed zoning: SU-1 for IP MRGCD Map No. \_\_\_\_\_  
 Zone Atlas page(s): E-17-A UPC Code: 101706122252620001  
uses to include a restaurant w/ Drive Thru

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Prof., App., DRB, AX, Z, V, S, etc.):  
1000420 (original file number)

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? No  
 No. of existing lots: 1 No. of proposed lots: \_\_\_\_\_ Total site area (acres): ± 1.99 AC  
 LOCATION OF PROPERTY BY STREETS: On or Near: 4300 The 25 way NE  
 Between: The 25 way and Jefferson St  
 Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE [Signature] DATE 7/29/15  
 (Print Name) BRIAN SCHRACK Applicant  Agent

**FOR OFFICIAL USE ONLY**

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

Application case numbers	Action	S.F.	Fees
<u>15EPC - 40033</u>	<u>ASB</u>	_____	\$ <u>255.00</u>
_____	<u>A2M</u>	_____	\$ <u>75.00</u>
_____	<u>ADV</u>	_____	\$ <u>50.00</u>
<u>15EPC - 40044</u>	<u>CHE</u>	_____	\$ <u>255.00</u>
_____	<u>ASB</u>	_____	\$ _____
Hearing date <u>September 19, 2015</u>	Total	_____	\$ <u>420.00</u>
<u>7-30-15</u>	Project # <u>1000420</u>	_____	\$ <u>575.00</u>
Staff signature & Date			

[Signature]

Revised: 11/2014

234.91 FT

**FORM Z: ZONE CODE TEXT & MAP AMENDMENTS, PLAN APPROVALS & AMENDMENTS**

**ANNEXATION (EPC06)**

- Application for zone map amendment including those submittal requirements (see below). *Annexation and establishment of zoning must be applied for simultaneously.*
  - Petition for Annexation Form and necessary attachments
  - Zone Atlas map with the entire property(ies) clearly outlined and indicated  
NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
  - Letter describing, explaining, and justifying the request  
NOTE: Justifications must adhere to the policies contained in "Resolution 54-1990"
  - Letter of authorization from the property owner if application is submitted by an agent
  - Board of County Commissioners (BCC) Notice of Decision
  - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
  - Sign Posting Agreement form
  - Traffic Impact Study (TIS) form
  - 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.

- SDP PHASE I - DRB CONCEPTUAL PLAN REVIEW (DRBPH1)** (Unadvertised)
- SDP PHASE II - EPC FINAL REVIEW & APPROVAL (EPC14)** (Public Hearing)
- SDP PHASE II - DRB FINAL SIGN-OFF (DRBPH2)** (Unadvertised)

- Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
  - Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
  - Zone Atlas map with the entire plan area clearly outlined and indicated
  - Letter describing, explaining, and justifying the request
  - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for EPC public hearing only)
  - Traffic Impact Study (TIS) form (for EPC public hearing only)
  - Fee for EPC final approval only (see schedule)
  - List any original and/or related file numbers on the cover application
- Refer to the schedules for the dates, times and places of DRB and EPC hearings.* Your attendance is required.

**AMENDMENT TO ZONE MAP - ESTABLISHMENT OF ZONING OR ZONE CHANGE (EPC05)**

- Zone Atlas map with the entire property clearly outlined and indicated
  - Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980.
  - Letter of authorization from the property owner if application is submitted by an agent
  - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
  - Sign Posting Agreement form
  - Traffic Impact Study (TIS) form
  - 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.

**AMENDED TO SECTOR DEVELOPMENT MAP (EPC03)**

**AMENDMENT SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN (EPC04)**

- Proposed Amendment referenced to the materials in the Plan being amended (text and/or map)
  - Plan to be amended with materials to be changed noted and marked
  - Zone Atlas map with the entire plan/amendment area clearly outlined
  - Letter of authorization from the property owner if application is submitted by an agent (map change only)
  - Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980 (Sector Plan map change only)
  - Letter briefly describing, explaining, and justifying the request
  - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for sector plans only)
  - Traffic Impact Study (TIS) form
  - Sign Posting Agreement
  - 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.

**AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)**

- Amendment referenced to the sections of the Zone Code/Subdivision Regulations being amended
  - Sections of the Zone Code/Subdivision Regulations to be amended with text to be changed noted and marked
  - Letter describing, explaining, and justifying the request
  - 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.

BRIAN SCHARCK

[Signature]

Applicant name (print)

7/29/15

Applicant signature & Date



Revised: June 2011

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

Application case numbers

15 EPC 40033

[Signature] 7-30-15  
Staff signature & Date

Project # 1000420

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

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

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

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

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

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

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

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

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

BRIAN SCHROCK  
Applicant name (print)  
[Signature] 7/20/15  
Applicant signature / date



Form revised November 2010

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
1576-40044

Planner signature / date  
Project #: 1000420

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: PANERA DATE OF REQUEST: 7/28/15 ZONE ATLAS PAGE(S): B-19

**CURRENT:**

ZONING IP  
 PARCEL SIZE (AC/SQ. FT.) ± 1.99 AC

**LEGAL DESCRIPTION:**

LOT OR TRACT # K-1-A BLOCK # \_\_\_\_\_  
 SUBDIVISION NAME \_\_\_\_\_

**REQUESTED CITY ACTION(S):**

ANNEXATION [ ]  
 ZONE CHANGE [  ]: From IP To SU-1  
 SECTOR, AREA, FAC, COMP PLAN [ ]  
 AMENDMENT (Map/Text) [ ]

**SITE DEVELOPMENT PLAN:**

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

\*Includes platting actions

**PROPOSED DEVELOPMENT:**

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

**GENERAL DESCRIPTION OF ACTION:**

# OF UNITS: \_\_\_\_\_  
 BUILDING SIZE: 6,933 (sq. ft.) *Existing Building, Adding a drive thru.*

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

APPLICANT OR REPRESENTATIVE *Dwight Trest* DATE 7/28/15

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

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

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

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

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

TRAFFIC ENGINEER *[Signature]*

DATE 07-30-15

Required TIS **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submit! 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 \_\_\_\_\_

# **Levine Investments Limited Partnership**

2201 East Camelback Road • Suite 650 • Phoenix Arizona • 85016

Phone 602.248.8181 • Facsimile 602.248.0884

July 29, 2015

Re: 4300 The 25 Way NE, Albuquerque, NM - Zone change authorization

To whom it may concern:

The owner of the property mentioned above hereby authorizes Panera, LLC and it's designated agents and/or applicants to proceed with the request to change from zone "IP" to zone "SU.1 for IP uses to include a restaurant with a drive thru".

Sincerely,



Levine Investments, LP  
2201 East Camelback Road, Suite 650  
Phoenix, AZ 85016

**ANSWERS Inc.**

**450 Wiedman Road  
St Louis, MO 63011  
636.386.6707**

August 19, 2015

Mr. Peter Nichols  
Chairman of Environmental Planning Commission  
City of Albuquerque, NM

RE: Zone Map Amendment – 4300 The 25 Way NE  
Tract K-One-A (K-1-A), the 25, as the same is shown and designated on the plat entitled "Plat of Tracts J-1-A-1, J-1-B-1 and K-1-A, the 25, Albuquerque, Bernalillo County, New Mexico" filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 23, 2002, in Plat Book 2001-C, Folio 289.

Dear Chairman Nichols:

The purpose of this correspondence is to request approval through the Environmental Planning Commission for a zone map amendment for the above referenced site. The property is approximately 1.99 acres in size, is located within city limits, and is currently zoned IP. We are looking to change to SU-1 for IP uses to include a restaurant with a drive thru.

#### **Background**

The site is located within the Bear Canyon Arroyo Corridor Plan, tract K-A-1. This plan addresses development along the arroyo and includes design standards for trails, signage and landscaping. As the proposed site is already developed and is not adjacent to the arroyo, the plan standards are not applicable to this location.

This site was formerly a Boston's Gourmet Pizza Restaurant. The current property tenant Panera Bread, approached the City Planning Department during a Pre-application Discussion meeting with their proposal to renovate the existing building and add a drive thru. The Panera Bread Bakery Café is part of a very stable Panera Bread organization which operates or franchises 1,800 Panera Bread bakery-cafes in 40 states and 20 facilities that deliver fresh dough to the bakery cafes every day. Their mission statement is "A loaf of bread in every arm", "With the single goal of making great bread broadly available to consumers across America, Panera Bread freshly bakes more bread each day than any bakery-cafe concept in the country."

#### **Adjacent Land Uses and Zoning**

The site is located at 4300 the 25 way NE in between Jefferson St. and The 25 Way. The property is located on the zone atlas page F-17-Z as shown on the accompanying zone map. The predominant zoning of adjacent properties is IP Industrial Park Zone. These properties consist of mainly restaurants, hotels, and retail, similar to the zoning we are requesting to change to.

#### **Reason for Request**

The applicant wishes to request approval of a zone map amendment from I-P Industrial Park Zone to SU-1 for IP uses to include restaurant w/ a drive thru. Currently not zoned for drive thru and are wanting to remodel the existing tenant space to develop a Panera Bread Bakery Café with drive thru on this site.

**Resolution – 270-1980**

The proposed zone map amendment for this site is consistent with resolution 270-1980 as follows:

- A. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.

**The proposed zoning of SU-1 uses will not adversely affect the health, safety, morals, and general welfare of the city or area residents. The uses proposed are no different from what uses already exist on the property today with exception of the drive thru. This Panera Bakery Café will add a much needed and desired service to the community.**

- B. Stability of land use and zoning is desirable: therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should be not made.

**Re-Zoning from IP to SU-1 uses will provide for stability of land use and zoning. The proposed zone change would allow for the expansion of the current use of the property which will ultimately result in more job opportunities and increase revenue for the public and local community as is encouraged in the State of New Mexico Metropolitan Redevelopment Code. Moreover, this parcel will now be housing a Panera Bread Bakery Café that is part of a stable Panera Bread organization which operates or franchises 1,800 Panera Bread bakery-cafes in 40 states and 20 facilities that deliver fresh dough to the bakery cafes every day.**

- C. A proposed zone change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other City master plans and amendments.

**The site is located in the Central Urban Area of the Comprehensive Plan. The goal of this area is “to create a quality urban development which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles while creating a visually pleasing built environment.”**

**The proposed change of zoning is not in significant conflict with adopted elements of the Comprehensive Plan or other City Master Plans and amendments. The proposed zone change is an added drive-thru to an existing structure and therefore furthers the intent of Comprehensive Plan policies by providing extra variety of the urban land use in the area. There are already several restaurants with a drive-thru in the immediate area including a McDonalds within the same zoning.**

**Justification pursuant to the Comprehensive Plan goals and policies is as follows:**

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

**This request for a zone map amendment is to allow for a new restaurant going in to an existing shell building to expand to include a drive-thru for customer use. As there are no adjacent residential neighborhoods to the property it will not compromise neighborhood**

values. To ensure this an opportunity has been provided to two local neighborhood associations to review and comment on the site plans. In addition, it has been verified that other restaurants in the same zoning currently have a drive-thru.

Policy II.B.5.j – Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.

The property is currently designated as "IP" Industrial Park Zone which is a designated commercial zone. The request to amend this to "SU-1" for a restaurant with a drive-thru, which remains commercial. Another restaurant previously occupied this same location which remains consisting with the zoning.

Policy II.B.6.a – New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

**Panera, LLC employs a wide variety of skill and salary levels – Managers, Assistant Managers, Bakers, Cooks, and Waitstaff at each of their local cafés.**

Policy II.B.6.c – Opportunities for improvement in occupational skills and advancement shall be encouraged.

**At Panera employees are encouraged to apply for different positions within the café system. Training for bakers is provided at Bread School. Additionally, there is a computer on location where employees are allowed to conduct e-Learning to improve their skill base and move up the ladder.**

Policy II.B.8.b – Public facilities (including buildings, parks, plazas, utilities, bridges, streets, stadiums, and airports) shall be designed to realize opportunities for City/County beautification.

**As part of the design process existing dated corrugated metal fascia will be removed from the outside of the building. In its place a new Transceramica – French Wood – Beech ceramic tile is to be installed to the exterior. This style and color is more in keeping with local style architecture and environment as well as visually appealing to the general public.**

Policy II.B.8.c – Incidental structures such as signs, guywires, poles, fireplugs, street furniture and overhead utility wires shall be designed for minimal visual intrusion and mobility impediment to pedestrians.

**A new monument sign will replace the existing sign at the street and is designed following the Master Development Guidelines. The new sign compliments the new exterior façade of the building and will provide a visually smooth transition from street to building. New redwood screens are to be installed around an outdoor dining area for both privacy and to create an attractive environment. A new Tenshon Khaki Sun Shade will cover the patio dining to add to the ambiance and provide shade to diners. Existing light poles will be re-lamped with environmentally friendly LED light bulbs. Existing utilities provide minimal visual intrusion or mobility impediments and will remain.**

Policy IIb.B.8.d – Landscaping shall be encouraged within public and private rights-of-away to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

To promote land stabilization most of the existing established vegetation shall remain untouched. Native plants already on site include Apache Plume, Powis Castle Sage and Honey Locust Trees – to name just a few. In the two minor areas where vegetation is to be replaced a decorative grass will be installed. Scoparium (Little Bluestem) is a native New Mexico plant which tolerates full sun, dry to medium water, is drought tolerant, prevents erosion and does well in dry, shallow-rocky soil. Landscaping plans are a part of the document to ensure a pleasing visual environment is created.

The site is also located within the North Valley Area Plan. One of the goals of this plan is “To encourage quality commercial/industrial development and redevelopment in response to area needs in already developed/established commercial industrial zones and areas. To discourage future commercial/industrial development on lots not already zoned commercial/industrial.”

Justification pursuant to the North Valley Area Plan goals and policies is as follows:

Zoning and Land Use.3.c – Promote commercial development and redevelopment of existing commercially zoned properties.

When researching a new area, Panera, LLC always begins their search with existing locations. Whenever possible, they choose to redevelop an existing space versus building a freestanding café, thus reducing overdevelopment. Panera believes in making a positive impact on the food system and ensuring the highest possible animal welfare standards. Choosing a new location is no different – creating a positive impact. On looking to expand the Albuquerque market, Panera determined the site at 4300 The 25 Way NE, which is currently zoned commercial/industrial, was ideal, with the exception of being allowed to add the drive-thru. Nationwide the drive-thru option has been rousing success and the expectation is this same success will follow through in Albuquerque.

Goals and Issues.11 – To locate commercial and industrial development within the I-25 corridor, and selected areas along the I-40 corridor, especially as an alternative to extensive lower valley commercial/industrial development.

While this is an existing site, the location sits within the I-25 corridor and is currently designated commercial/industrial and therefore meets this goal.

- D. The applicant must demonstrate that the existing zoning is appropriate because: (1) there was an error when the existing zone map pattern was created or (2) changed neighborhood or community conditions justify the change, or (3) a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (1) or (2) above do not apply.

The applicant feels that a different use category would be more advantageous and benefit the community as a whole. The applicant can demonstrate that the current land use of the property zoned IP is not different from the new land use with exception of the added drive thru.

The American FactFinder 2013 states 78% of the 87109 zip code commute to work via car, truck or van. As 66% of the area is employed this leads to a need for convenience in

obtaining quality food in a timely manner. Most Americans will want to "grab" dinner on the way home from work and usually prefer the drive-thru to parking and going inside to order.

**According to Money magazine, the fast-casual restaurant category has become a phenomenal success due to its mix of speedy service, customizable orders, and fresher and higher-quality fare. Panera Bread, one of the earliest players in the fast-casual space, reportedly studied drive-thru options for a decade before finally introducing one in 2005. That was only after the company settled on a design that would hide drive-thru operations from the regular counter-serve customers (they didn't want to disturb or distract anyone), and after developing special packaging that ensure "food integrity" in drive-thru orders.**

- E. A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to the adjacent property, the neighborhood or the community.

**The proposed uses currently exist on the property and surrounding properties. As the area is entirely commercial with other existing restaurants and drive-thrus, it has previously been proven that drive-thrus are not harmful to adjacent property, the neighborhood or the community. As such, the applicant would mix well with the center. If approved, this change of zone would open up opportunities to customers allowing for a variety of drive-thru options, thus increasing overall business to the area.**

- F. A proposed zone change which, to be utilized through land development, requires major and unplanned capital expenditure by the City may be: (1) denied due to lack of capital funds, or (2) granted with the implicit understanding that the City is not bound to provide the capital improvements on any special schedule.

**No major or un-programmed capital expenditures by the City are required, as roadways and utility infrastructure is already in place.**

- G. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for zone change.

**The cost of land or other economic considerations are not the primary determining factors for a change of zone in this case. The land is already purchased and not for sale. Panera, LLC will be leasing the land and property.**

- H. Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning.

**Although located on 4300 The 25 Way, which is a major roadway, this is not in itself the applicant's justification for zone change. In fact, as stated above, the property is already zoned "industrial park zone". This Bear Canyon Arroyo Corridor is already a heavy commercial area within the city.**

- I. A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone". Such a change of zone may be approved only where (1) the change will clearly facilitate realization of the Comprehensive plan and any applicable adopted sector development plan, or (2) the area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones: because the site is not suitable for the uses allowed in any adjacent

zone due to topography, traffic, or special adverse land uses nearby; or because nature of structures already on the premises make it unsuitable for the uses allowed in any adjacent zone.

**This would not be considered a spot zone change as it does not differ much from the existing IP zone. The change to SU-1 for IP uses is to include a restaurant with a drive-thru. In fact you can see many instances in the immediate area where SU-1 was changed for other restaurants and one instance where there is a drive-thru for a McDonalds within the current IP zone.**

- J. A zone change request which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning". Strip commercial zoning will only be approved where; (1) the change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or plan area, and (2) the area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

**This request does not apply to a strip of land and therefore is not strip zoning.**

### Summary

For all of the above stated reasons, we respectfully request that the Planning Commission approve this request for current IP zoning at this site to be changed to SU-1 for IP uses to include a restaurant with a drive-thru. Approval of this request will make it possible for the development of a Panera Bread Bakery Café to an area already developed with other restaurants and commercial establishments. This request will bring an exceptionally successful business to the area, which will help the local economy and improve the area as a whole.

Please do not hesitate to contact me if you have any questions or require any additional information.

Sincerely,



Danielle Tritt  
ANSWERS Inc.

**Gould, Maggie S.**

---

**From:** Steve Feldmann <stevef@answersinc.com>  
**Sent:** Friday, August 21, 2015 10:38 AM  
**To:** Gould, Maggie S.  
**Cc:** Danielle Tritt  
**Subject:** RE: Project 1000420, Panera Bread Albuquerque

Maggie,

We would assign whatever the minimum required parking for the adjacent tenant use is to that tenant. Assuming it will be retail, the parking requirement is 1 space per 200 square feet of net leasable area, which would require 12 spaces (2,326 / 200). Therefore, 12 spaces would be assigned for the adjacent tenant.

Thanks,  
Steve Feldmann  
**ANSWERS, Inc.**  
450 Weidman Road  
St. Louis, MO 63011  
(636) 386-6707 x 101  
(636) 386-7207 FAX

---

**From:** Gould, Maggie S. [<mailto:MGould@cabq.gov>]  
**Sent:** Friday, August 21, 2015 10:44 AM  
**To:** Steve Feldmann <stevef@answersinc.com>  
**Cc:** Danielle Tritt <DanielleT@answersinc.com>  
**Subject:** RE: Project 1000420, Panera Bread Albuquerque

Are there any spaces out of that 92 that are assigned to the adjacent tenant?

---

**From:** Steve Feldmann [<mailto:stevef@answersinc.com>]  
**Sent:** Friday, August 21, 2015 7:52 AM  
**To:** Gould, Maggie S.  
**Cc:** Danielle Tritt  
**Subject:** RE: Project 1000420, Panera Bread Albuquerque

Hi Maggie,

There are only 131 seats, so only 32 parking spots are required. We are well within the required parking.

Thanks,  
Steve Feldmann  
**ANSWERS, Inc.**  
450 Weidman Road  
St. Louis, MO 63011  
(636) 386-6707 x 101  
(636) 386-7207 FAX

---

**From:** Gould, Maggie S. [<mailto:MGould@cabq.gov>]  
**Sent:** Thursday, August 20, 2015 3:53 PM

**To:** Danielle Tritt <[DanielleT@answersinc.com](mailto:DanielleT@answersinc.com)>; Steve Feldmann <[stevef@answersinc.com](mailto:stevef@answersinc.com)>  
**Subject:** RE: Project 1000420, Panera Bread Albuquerque

One more clarification. The parking requirement is based on seating, 1 space per every 4 seats you show 92 spaces, what is the seating total?  
Maggie

---

**From:** Gould, Maggie S.  
**Sent:** Thursday, August 20, 2015 2:25 PM  
**To:** Danielle Tritt ([DanielleT@answersinc.com](mailto:DanielleT@answersinc.com)); Steve Feldmann ([stevef@answersinc.com](mailto:stevef@answersinc.com))  
**Cc:** Dicome, Kym  
**Subject:** Project 1000420, Panera Bread Albuquerque

Hello,

In reviewing this request I wanted clarify the zoning description. Are you asking for only the addition of a drive through use to the IP zone or are you also wanting to add the conditional use of the IP zone? If you do not need the additional uses, (Conditional Uses. Uses permissive or conditional in the M-1 ( light manufacturing) zone and not permissive in this zone, except not Community residential program, Emergency shelter, or dwelling unit other than caretaker or watchman premises on the premises of the commercial or industrial use)it is probably better to revise the description to read IP permissive uses and restaurant with drive through .

I realize that what you submitted is what was in the PRT notes, but I want to make sure that you are getting the uses you need without adding uses that may be more intense than necessary.

We can amend this without having to re-advertise or re-notify property owners because it will be less intense than what was originally requested.

Please let me know how you would like to proceed.

Thank you for your patience,

*Maggie Gould, MCRP*  
Planner  
City of Albuquerque, Planning Department  
600 Second St. NW  
Albuquerque, NM 87102  
505-924-3910  
[mgould@cabq.gov](mailto:mgould@cabq.gov)

**Gould, Maggie S.**

---

**From:** Steve Feldmann <stevef@answersinc.com>  
**Sent:** Friday, August 21, 2015 9:02 AM  
**To:** Gould, Maggie S.  
**Cc:** Dicome, Kym; Danielle Tritt  
**Subject:** RE: Project 1000420, Panera Bread Albuquerque

**Importance:** High

Hi Maggie,

We approve the change in our request to zoning to read "SU-1 for IP permissive uses to include a restaurant with a drive thru", instead of Su-1 for IP uses to include a restaurant w/ a drive thru.

Thanks,  
Steve Feldmann  
**ANSWERS, Inc.**  
450 Weidman Road  
St. Louis, MO 63011  
(636) 386-6707 x 101  
(636) 386-7207 FAX

---

**From:** Gould, Maggie S. [<mailto:MGould@cabq.gov>]  
**Sent:** Thursday, August 20, 2015 3:25 PM  
**To:** Danielle Tritt <[DanielleT@answersinc.com](mailto:DanielleT@answersinc.com)>; Steve Feldmann <[stevef@answersinc.com](mailto:stevef@answersinc.com)>  
**Cc:** Dicome, Kym <[kdicome@cabq.gov](mailto:kdicome@cabq.gov)>  
**Subject:** Project 1000420, Panera Bread Albuquerque

Hello,

In reviewing this request I wanted clarify the zoning description. Are you asking for only the addition of a drive through use to the IP zone or are you also wanting to add the conditional use of the IP zone? If you do not need the additional uses, (Conditional Uses. Uses permissive or conditional in the M-1 ( light manufacturing) zone and not permissive in this zone, except not Community residential program, Emergency shelter, or dwelling unit other than caretaker or watchman premises on the premises of the commercial or industrial use)it is probably better to revise the description to read IP permissive uses and restaurant with drive through .

I realize that what you submitted is what was in the PRT notes, but I want to make sure that you are getting the uses you need without adding uses that may be more intense than necessary.

We can amend this without having to re-advertise or re-notify property owners because it will be less intense than what was originally requested.

Please let me know how you would like to proceed.

Thank you for your patience,

Maggie Gould, MCRP  
Planner  
City of Albuquerque, Planning Department  
600 Second St. NW  
Albuquerque, NM 87102

NOTIFICATION &  
NEIGHBORHOOD INFORMATION

## **ATTACHMENT A**

**(EPC SUBMITTAL) TRACT K-1-A, THE 25, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "PLAT OF TRACTS J-1-A-1, J-1-B-1 AND K-1-A, THE 25" LOCATED ON 4300 THE 25 WAY NE BETWEEN THE 25 WAY NE AND JEFFERSON STREET NE zone map F-17 for Steve Feldmann, Answers, Inc.**

### **No Neighborhood and/or Homeowner Associations**

#### **DISTRICT 4 COALITION OF N.A.'S**

**\*Michael Pridham, 6413 Northland Ave. NE/87109 321-2719 (h) 872-1900 (c)**  
**Peggy Neff, 8305 Calle Soquelle NE/87113 977-8903 (h)**

#### **NORTH VALLEY COALITION**

**\*Kyle Silfer, P.O. Box 70232/87197 265-5840 (h) 918-0978 (c)**  
**David Wood, 158 Pleasant NW/87107 221-2626 (c)**

**\*President of NA/HOA/Coalition**



**ANSWERS®**

July 29, 2015

CERTIFIED, RETURN RECEIPT  
Mr. Michael Pridham, President  
District 4 Coalition of N.A.'s  
6413 Northland Avenue, NE  
Albuquerque, NM 87109  
505.321.2719 (h) | 505.872.1900 (c)

RE: Panera, LLC Request for Zone Change

Dear Mr. Pridham,

As the architects of record for Panera, LLC, we are writing to inform you of an upcoming zoning change request at the following location:

4300 The 25 Way, NE, Albuquerque, NM 87109

*Legal Description:*

Tract K-One-A (K-1-A), the 25, as the same is shown and designated on the plat entitled "Plat of Tracts J-1-A-1, J-1-B-1 and K-1-A, the 25, Albuquerque, Bernalillo County, New Mexico" filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 23, 2002, in Plat Book 2001-C, Folio 289. Zone Map F-17.

The space is located between The 25 Way and Jefferson Street. Land use is currently a former Boston Pizza restaurant. The existing zoning is Industrial Park (IP) Zone, which is set up for a wide range of industrial and commercial uses. Everything from manufacturing, offices, machines shops, institutional, hotels, and retail sales including restaurants. We have noted that there are several other zoning exceptions within this same IP area.

Our client is requesting to change to SU-1 Special Use Zone. This zone provides suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons, and in which the appropriateness of the use to a specific location is partly or entirely dependent on the character of the site design.

A new Panera Bread Bakery Café will be constructed within the existing space. Proposed work consists of exterior and interior building alterations including a drive-thru addition and related site work. The proposed change to the existing zoning is primarily for the drive-thru addition. The location does not border any residential areas.

Please contact Brian Schrock, Panera, LLC Senior Development Project Manager, 3630 S. Geyer Road, Suite 100, Sunset Hills, MO 63127, 314.984.2633, [brian.schrock@panerabread.com](mailto:brian.schrock@panerabread.com) with any questions or comments.

Sincerely,

*Danielle Tritt*

Danielle Tritt  
Senior Designer

DET/bkw  
2015-0728\_CoalitionLtr\_1949

cc: Peggy Neff, 8305 Calle Soquelle NE, Albuquerque, NM 87113, 505.977.8903

450 Weldman Road  
St. Louis, MO 63011  
636.386.6707

Fax 386.7207

<http://www.answersinc.com>

7015 0640 0007 1527 7961

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**ALBUQUERQUE, NM 87197**

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$1.40
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total Postage and Fees	\$5.34

**Postmark Here**  
 JUL 29 2015  
 BALLWIN MO 08017  
 MANCHESTER BR 11017

Sent To  
 Mr. Kyle Sifer  
 Street and Apt. No., or PO Box No.  
 PO Box 72332  
 City, State, ZIP+4®  
 Albuquerque NM 87197

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

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**ALBUQUERQUE, NM 87109**

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$1.40
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total Postage and Fees	\$5.34

**Postmark Here**  
 JUL 29 2015  
 BALLWIN MO 08017  
 MANCHESTER BR 11017

Sent To  
 Mr. Michael Pridham, District 4 Coalition  
 Street and Apt. No., or PO Box No.  
 413 Northland Avenue, NE  
 City, State, ZIP+4®  
 Albuquerque, NM 87109

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

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**ALBUQUERQUE, NM 87107**

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total Postage and Fees	\$6.74

**Postmark Here**  
 JUL 29 2015  
 BALLWIN MO 08017  
 MANCHESTER BR 11017

Sent To  
 Mr. David Wood  
 Street and Apt. No., or PO Box No.  
 158 Pleasant NW  
 City, State, ZIP+4®  
 Albuquerque NM 87107

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

7015 0640 0007 1527 7974

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**ALBUQUERQUE, NM 87113**

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$1.40
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total Postage and Fees	\$5.34

**Postmark Here**  
 JUL 29 2015  
 BALLWIN MO 08017  
 MANCHESTER BR 11017

Sent To  
 Ms. Peggy Neff  
 Street and Apt. No., or PO Box No.  
 8205 Calle Sereche NE  
 City, State, ZIP+4®  
 Albuquerque NM 87113

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

**SITE PLAN REDUCTIONS**

# Master Development Plan

**Legal Description**  
The land shown on this map is located in the City of Dallas, Texas, and is more particularly described as follows: [Detailed legal description text]

## Zoning

The land shown on this map is zoned [Zoning code] and is subject to the provisions of the City of Dallas Zoning Ordinance. [Detailed zoning text]

## Sector Plan

The land shown on this map is located in the [Sector name] sector of the City of Dallas, Texas, and is subject to the provisions of the City of Dallas Sector Plan. [Detailed sector plan text]

## Land Use Concepts

The land shown on this map is intended to be developed in accordance with the following land use concepts: [Detailed land use concepts text]

## Land Utilization Restrictions

The land shown on this map is subject to the following land utilization restrictions: [Detailed land utilization restrictions text]

## Land Use Summary

The land shown on this map is intended to be developed in accordance with the following land use summary: [Detailed land use summary text]

## General Notes

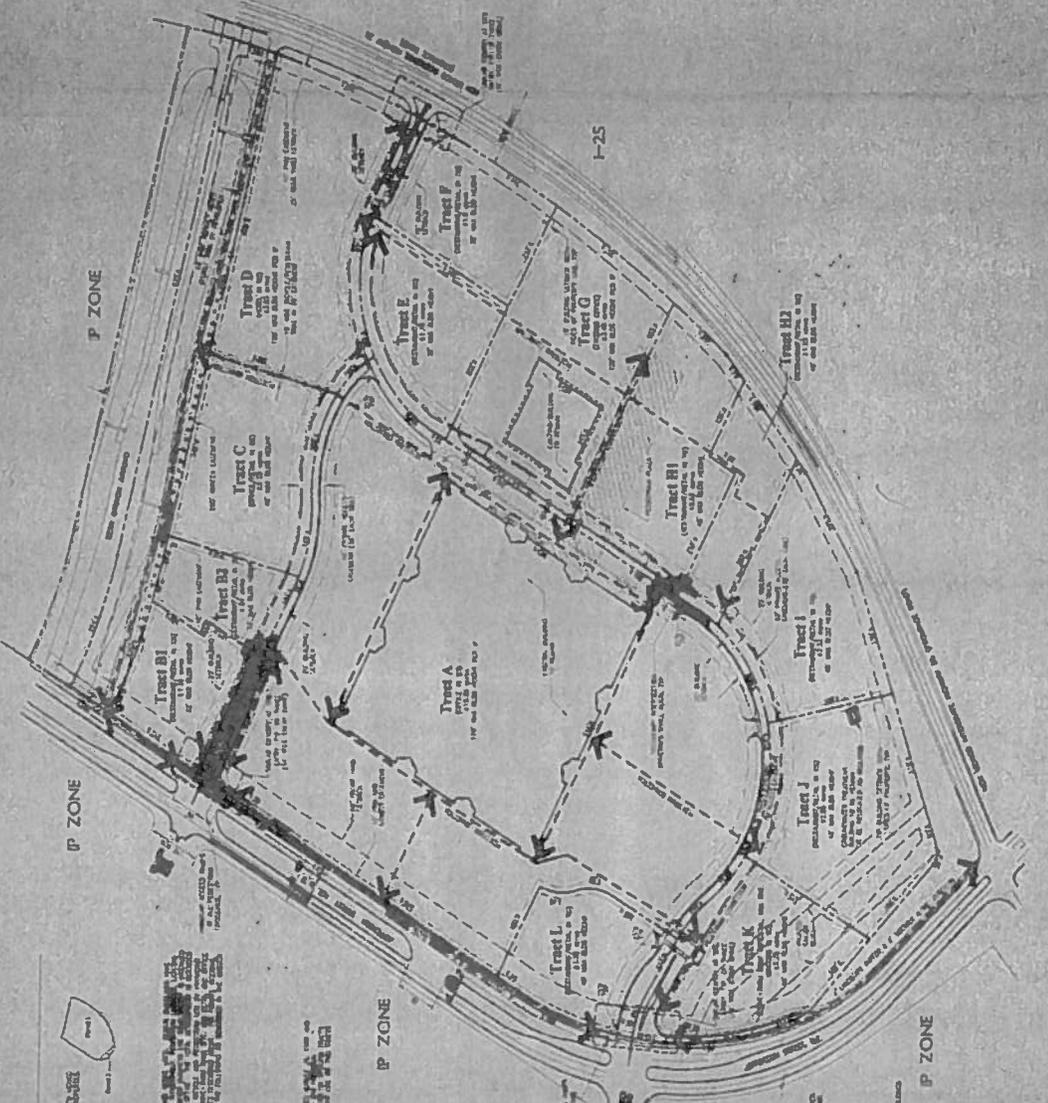
- 1. The land shown on this map is intended to be developed in accordance with the provisions of the City of Dallas Zoning Ordinance, Sector Plan, and Land Use Concepts.
- 2. The land shown on this map is subject to the provisions of the City of Dallas Zoning Ordinance, Sector Plan, and Land Use Concepts.
- 3. The land shown on this map is intended to be developed in accordance with the provisions of the City of Dallas Zoning Ordinance, Sector Plan, and Land Use Concepts.
- 4. The land shown on this map is subject to the provisions of the City of Dallas Zoning Ordinance, Sector Plan, and Land Use Concepts.
- 5. The land shown on this map is intended to be developed in accordance with the provisions of the City of Dallas Zoning Ordinance, Sector Plan, and Land Use Concepts.
- 6. The land shown on this map is subject to the provisions of the City of Dallas Zoning Ordinance, Sector Plan, and Land Use Concepts.
- 7. The land shown on this map is intended to be developed in accordance with the provisions of the City of Dallas Zoning Ordinance, Sector Plan, and Land Use Concepts.
- 8. The land shown on this map is subject to the provisions of the City of Dallas Zoning Ordinance, Sector Plan, and Land Use Concepts.
- 9. The land shown on this map is intended to be developed in accordance with the provisions of the City of Dallas Zoning Ordinance, Sector Plan, and Land Use Concepts.
- 10. The land shown on this map is subject to the provisions of the City of Dallas Zoning Ordinance, Sector Plan, and Land Use Concepts.



DRB 99-99  
2-99-9

**Master Development Plan**  
This document is prepared for the use of the City of Dallas, Texas, and is not to be used for any other purpose without the written consent of the City of Dallas, Texas. [Signatures and dates]

**Dektor/Perich/Stratton**  
[Logo and contact information for the planning firm]





# Master Development Plan - Design Guidelines

THE PURPOSE OF THESE GUIDELINES IS TO PROVIDE A FRAMEWORK TO ENSURE A CONSISTENT CHARACTER, QUALITY AND VISUAL APPEARANCE TO THE SITE. THESE DESIGN CRITERIA ADDRESS THE ISSUES OF SCALE, SEASONAL LIGHTING, SCENIC LANDSCAPE AND ARCHITECTURAL INTEGRATION. THESE STANDARDS ARE TO BE USED AS A SUPPLEMENT TO THE CITY OF ALBUQUERQUE COMPREHENSIVE CITY DESIGN CODE AND OTHER REPERTORY CITY ORDINANCES. ANY DEVIATIONS FROM THESE GUIDELINES FOR INDIVIDUAL SITE DEVELOPMENT PLANS MUST BE REVIEWED AND APPROVED BY THE MASTER DEVELOPER AND MUST BE APPROVED BY DRB.

ALL BUILDINGS AND STRUCTURES WITHIN THE SITE SHALL COMPLY WITH ALL APPLICABLE CITY OF ALBUQUERQUE ZONING AND BUILDING REQUIREMENTS AS WELL AS OTHER LOCAL APPLICABLE CODES.

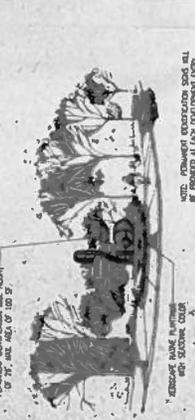
## Internal Streets and Intersections

INTERNAL INTERSECTIONS ARE TRACT, CONSISTENT CREATING A STRONG VISUAL IMPACT AND PROMPT IDENTIFICATION AND PROVIDE ACCESS TO OTHER PARTS OF THE COMPLEX AND WHICH ALSO PROVIDES THE OPPORTUNITY FOR FRESH AIR INTERACTION TO OCCUR ALONG THE TREE-LINED WALKWAYS.

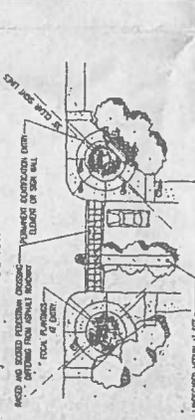
**Site Design**  
SITE DEVELOPMENT PLANS FOR BUILDING PERMITS SHALL INCORPORATE THE DESIGN CRITERIA IN ORDER TO ACHIEVE THE DESIRED CHARACTER AND INTERPRETATION OF THE SITE.

## Architectural Expression

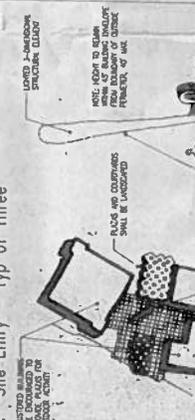
BUILDING LAYOUTS SHALL PROVIDE CONTINUITY FOR THE DEVELOPMENT AND COMPATIBILITY WITH ADJACENT BUILDINGS AND STREETS. BUILDINGS SHOULD BE COMPATIBLE WITH ONE ANOTHER ON THE OVERALL SITE, BUT NEED NOT LOOK THE SAME. BUILDINGS SHOULD INTEGRATE BUILDING HEIGHT, MASS AND COLOR.



1. Project Identification



2. Site Entry - Typ of Three



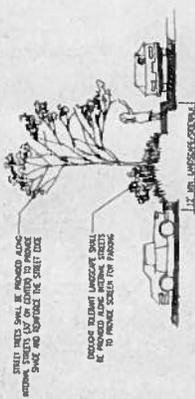
3. Building Clusters



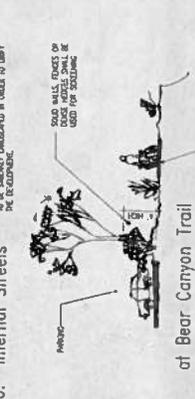
4. Ornamental Tower



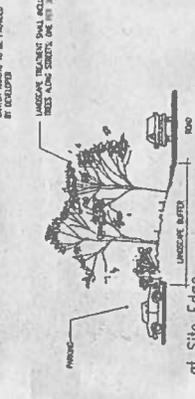
5. Pedestrian Connections



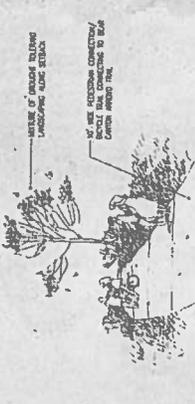
6. Internal Streets



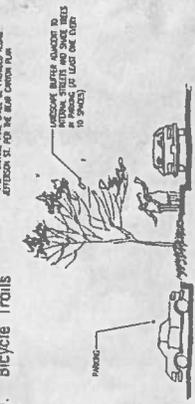
7. Landscaping



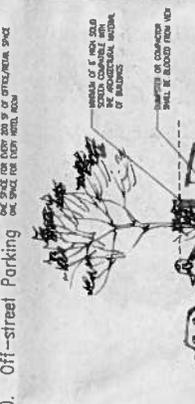
8. Building Setbacks



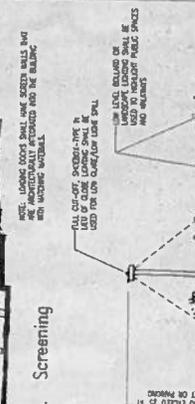
9. Bicycle Trails



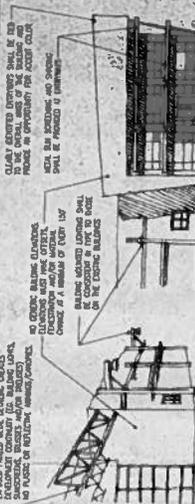
10. Off-street Parking



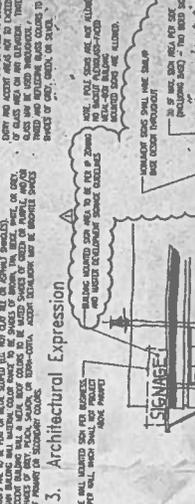
11. Screening



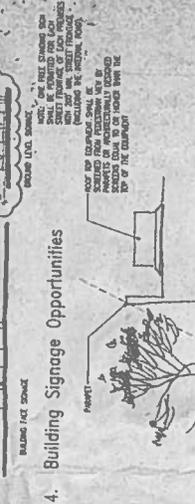
12. Site Lighting



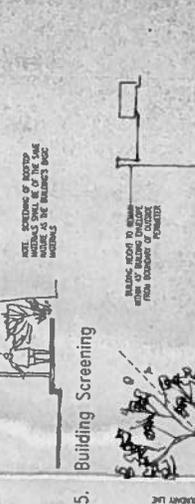
13. Architectural Expression



14. Building Signage Opportunities



15. Building Screening



16. Building Height



# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from August 26, 2015 to September 10, 2015

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[Signature]  
(Applicant or Agent)

7/30/15  
(Date)

I issued 1 signs for this application, 7-30-15 (Date) [Signature] (Staff Member)

DRB PROJECT NUMBER: 1000420



# Master Development Plan - Design Guidelines

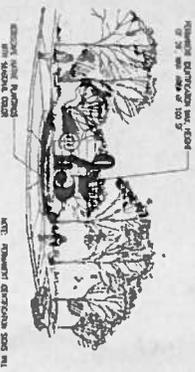
THE PURPOSE OF DESIGN CRITERIA IS TO PROVIDE A FRAMEWORK TO ENSURE A COHESIVE CHARACTER, QUALITY AND VISUAL APPEAL TO THE SITE AND SURROUNDING NEIGHBORHOODS. THESE CRITERIA ADDRESS THE ISSUES OF SERVICES, SCENIC QUALITY, LANDSCAPE, STREET LANDSCAPE AND ARCHITECTURAL DESIGN. CREATING A DESIRABLE VISUAL IMAGE, THEREFORE, IS TO BE USED AS A SUPPLEMENT TO THE CITY OF MADRASURU COMPREHENSIVE CITY ZONING CODE AND OTHER APPLICABLE CITY ORDINANCES. ANY DEVIATIONS FROM THESE CONDITIONS FOR PROPOSING DEVELOPMENT SHALL BE REVIEWED AND APPROVED BY THE MASTER DEVELOPER AND SHALL BE APPROVED BY THE

ALL BUILDINGS AND STRUCTURES WITHIN THE SITE SHALL COMPLY WITH ALL APPLICABLE CITY OF MADRASURU ZONING AND PLANNING REQUIREMENTS AS WELL AS OTHER LOCAL APPLICABLE CODES.

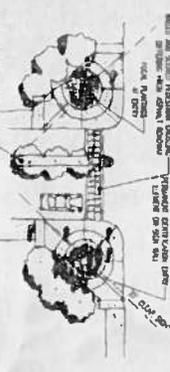
INTERNAL STREETS AND INTERSECTIONS  
INTERNAL INTERSECTIONS ARE TO BE OPEN, CONSPICUOUS, SECURE, A STRONG VISUAL IMPACT AND PRODUCTIVITY AND PROVIDE ACCESS TO OTHER PARTS OF THE SITE. INTERNAL STREETS SHOULD BE DESIGNED TO BE SAFE, FUNCTIONAL AND WHICH ALSO PROVIDES THE PROVISIONS FOR PEDESTRIAN INTERACTION TO VISUAL ALONG THE INTERNAL STREETS.

**Site Design**  
SITE DEVELOPMENT PLANS FOR BUILDING FORMS SHALL ENHANCE THE ESCAPE SCENIC IN ORDER TO ACHIEVE THE DESIRED CHARACTER AND INTEGRATION OF THE SITE.

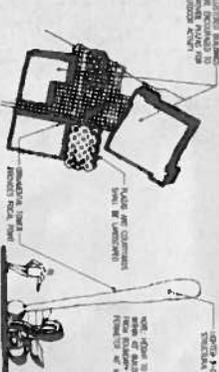
**Architectural Expression**  
BUILDINGS SHOULD BE COMPATIBLE WITH THE DEVELOPMENT AND CHARACTER OF THE NEIGHBORHOOD. BUILDINGS SHOULD BE COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD. BUILDINGS SHOULD BE COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD. BUILDINGS SHOULD BE COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD.



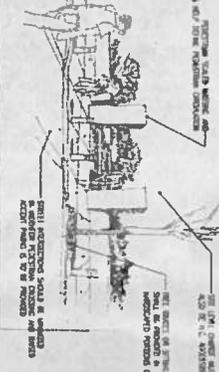
## 1. Project Identification



## 2. Site Entry - Top of Three



## 3. Building Clusters



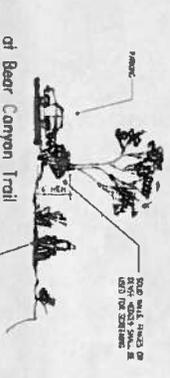
## 4. Ornamental Tower



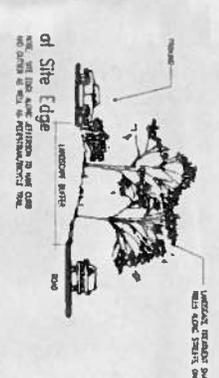
## 5. Pedestrian Connections



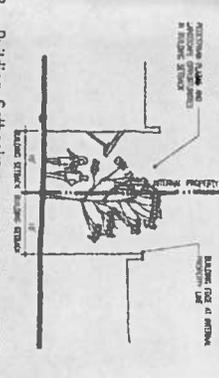
## 6. Internal Streets



## 7. Landscaping of Bear Canyon Trail



## 8. Building Setbacks



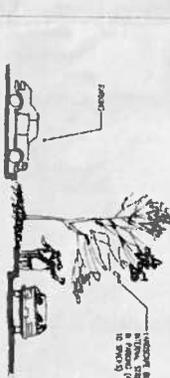
## 9. Bicycle Trails



## 10. Off-street Parking



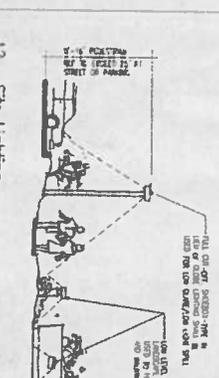
## 11. Screening



## 12. Site Lighting



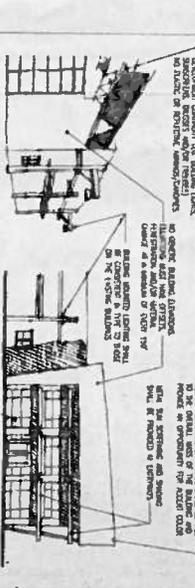
## 13. Architectural Expression



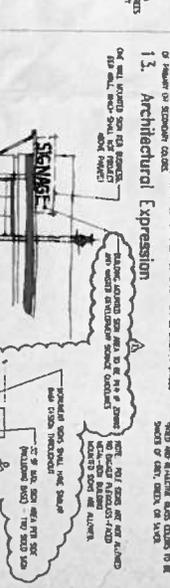
## 14. Building Signage Opportunities



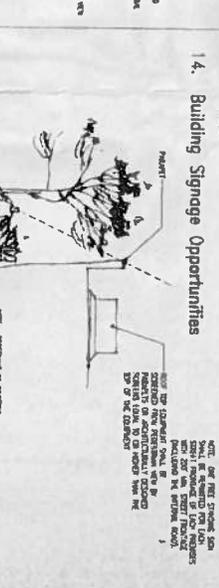
## 15. Building Screening



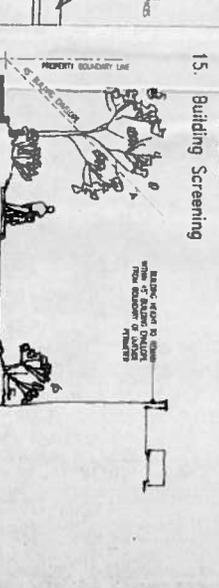
## 16. Building Height



## 17. Building Height



## 18. Building Height



## 19. Building Height



## 20. Building Height

DEKOR PERICH/SABATINI ARCHITECTS

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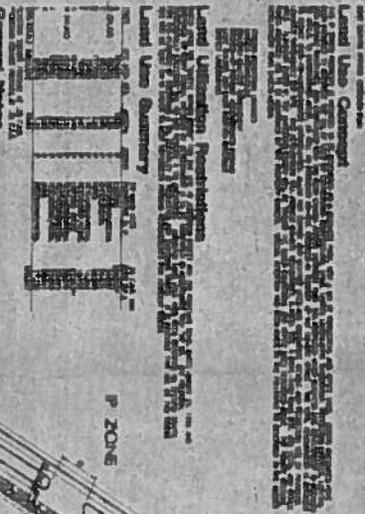
WWW.DPKARCHITECTS.COM

DESIGNED OCTOBER 22, 2020

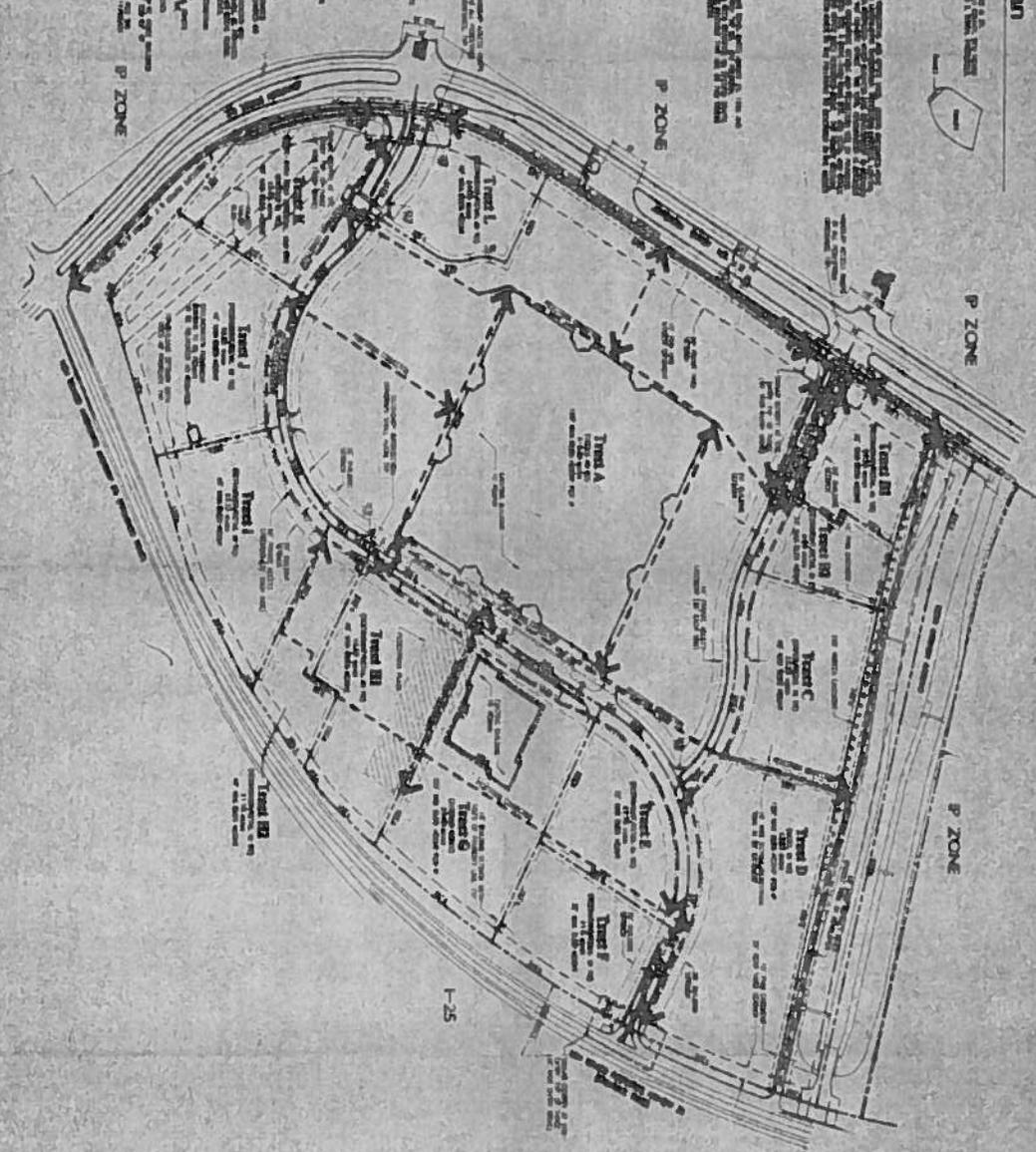
3

# Master Development Plan

**Legend Description**  
 Land Use  
 Zoning  
 Sector Plan  
 Land Use Change  
 Land Use Summary



**General Notes**  
 1. All lots shown on this plan are subject to the provisions of the applicable zoning ordinance.  
 2. The boundaries shown on this plan are approximate and are subject to change as more detailed information becomes available.  
 3. The plan is based on the best available information and is not a guarantee of accuracy.



DEC 29 99  
 1-25

**Master Development Plan**  
 Prepared by  
 Doctor/Reich/Sabini  
 1











