

# 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

September 12, 2019

Presbyterian Healthcare  
Attn: James Jeppson  
1011 Coal Ave. NE  
ABQ, NM 87106

**Project #2019-002667**  
SI-2019-00249 – Site Plan

### LEGAL DESCRIPTION:

The above action for all or a portion of Tract 3B, Coors Village, zoned MX-M, located at 4515 Coors Blvd. NW, between Milne Rd. NW and Western Trails NW, containing approximately 7 acres. (F-11 )

Staff Planner: Leslie Naji

On September 12, 2019 the Environmental Planning Commission (EPC) voted to Approve Project 2019-002667, SI-2019-00249, a Site Plan, based on the following findings:

PO Box 1293

### FINDINGS:

Albuquerque

1. The request is for an amendment to the site's Subdivision Design Standards for part of an approximately 6.8 acre site, consisting of the eastern half of Tract 3B, Coors Village.

NM 87103

2. The zoning was changed from MX-L to MX-M and the corresponding site plan was approved by EPC in December 2018, case # PR-2018-001584/SI-2018-001584.

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3. Signage allowances within the MX-M zone are limited to 15% of the façade area.

4. The subject site is located in an Area of Change as designated in the ABC Comprehensive Plan. Coors Blvd. is designated as a major transit corridor.

5. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance are incorporated herein by reference and made part of the record for all purposes.

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6. The request is consistent with the Comprehensive Plan's Goals and policies of Community Identity, Centers and Corridors, Efficient Development Patterns, City Development Areas and Entrepreneurship.
7. Both of the signs proposed, though larger than the 60 square foot maximum of the SDS, fall well within the IDO's 15% of façade limit. The sign facing Coors would cover 4% of the façade and the sign on Western Trails would cover 7% of the façade.
8. The increased size of the signs would allow for visibility before consumers reach the intersection and may assist in people being in the appropriate lane or exiting mass transit at the nearest stop.
9. The current application complies with all city regulations. It is also in compliance with the site plan as approved by the EPC and DRB with the exception of the sign size. Although the proposed signs are larger than the originally planned signs, the luminance from the signs will not exceed 200 foot lamberts or 685 nits at night, in compliance with IDO Section 14-16-5-12(E)(5)(a)(2).
11. All infrastructure and traffic issues have been successfully addressed with previous applications regarding this project. The requested amendment would place no burden on the city's infrastructure.
12. The light from these signs will not be any higher than other signs along Coors and will not extend to any properties beyond that which would be reached by the smaller signs. The applicant agrees to provide dimmers on each light should there be any complaints from neighboring properties.
13. The Westside Coalition was notified by the applicant. Property owners within 100 feet of the subject site were also notified, as required. No meeting was requested. There is no known opposition to the request.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **SEPTEMBER 27, 2019**. 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 14-16-6 of the IDO, Administration and Enforcement. 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).

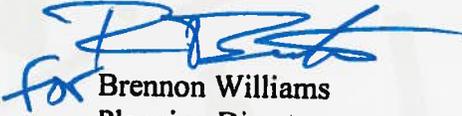
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Sincerely,

  
for Brennon Williams  
Planning Director

BW/LN

cc: Presbyterian Healthcare, James Jesspon, 1011 Coal Ave. NE, ABQ, NM 87106  
Ingrid Kocher, 2117 Commercial St. NE, ABQ, NM 87102  
Ladera Heights NA, Allan Ludi, 5216 St. Josephs Ave. NW, ABQ, NM 87120  
Ladera Heights NA, Marie Ludi, 6216 St. Josephs Ave. NW, ABQ, NM 87120  
Western Trails Estates HOA, Michelle Romero, 8500 Jefferson St. NE, Suite B, ABQ, NM 87113  
Western Trails Estates HOA, Fran Pawlek, 8500 Jefferson St. NE, Suite B, ABQ, NM 87113  
Westside Coalition of NA's & Taylor Ranch NA, Rene Horvath, 5515 Palomino Dr. NW, ABQ, NM 87120  
Westside Coalition of NA's, Harry Hendriksen, 10592 Rio Del Sol NW, ABQ, NM 87114  
Taylor Ranch NA, Jolene Wolfley, 7216 Carson Tr. NW, ABQ, NM 87120  
Alan Varela, avarela@cabq.gov