



**Environmental
Planning
Commission**

**Agenda Number: 02
Project Number: 1000936
Case Number: 18EPC-40014
Hearing Date: April 12, 2018**

Staff Report

Agent	Consensus Planning
Applicant	Hotsy Equipment Company
Request	Site Development Plan for Building Permit
Legal Description	Tract 4, Paradise Plaza
Location	East side of Unser Blvd. NW between Crown Rd. NW and Summer Ridge Rd. NW
Size	approximately 2 acres
Existing Zoning	SU-1 for C-1 with auto-related uses controlled by project 1000936
Proposed Zoning	N/A

Staff Recommendation

APPROVAL of
Project # 1000936
Case # 18EPC-40014
Based on the Findings
and subject to the
Conditions of Approval
in this report.

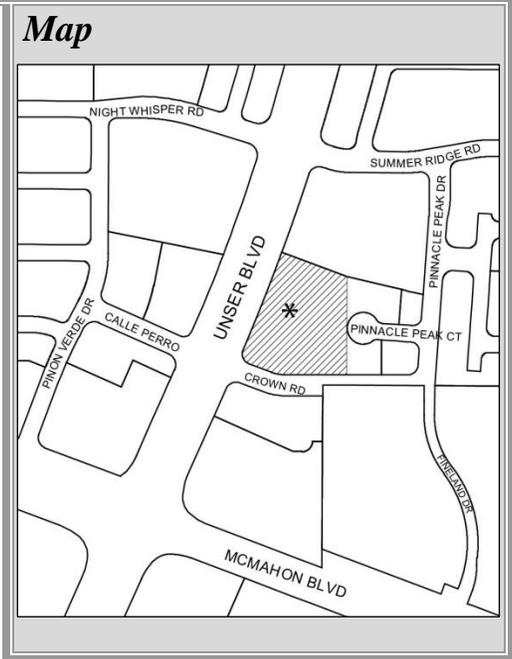
**Staff Planner
Cheryl Somerfeldt**

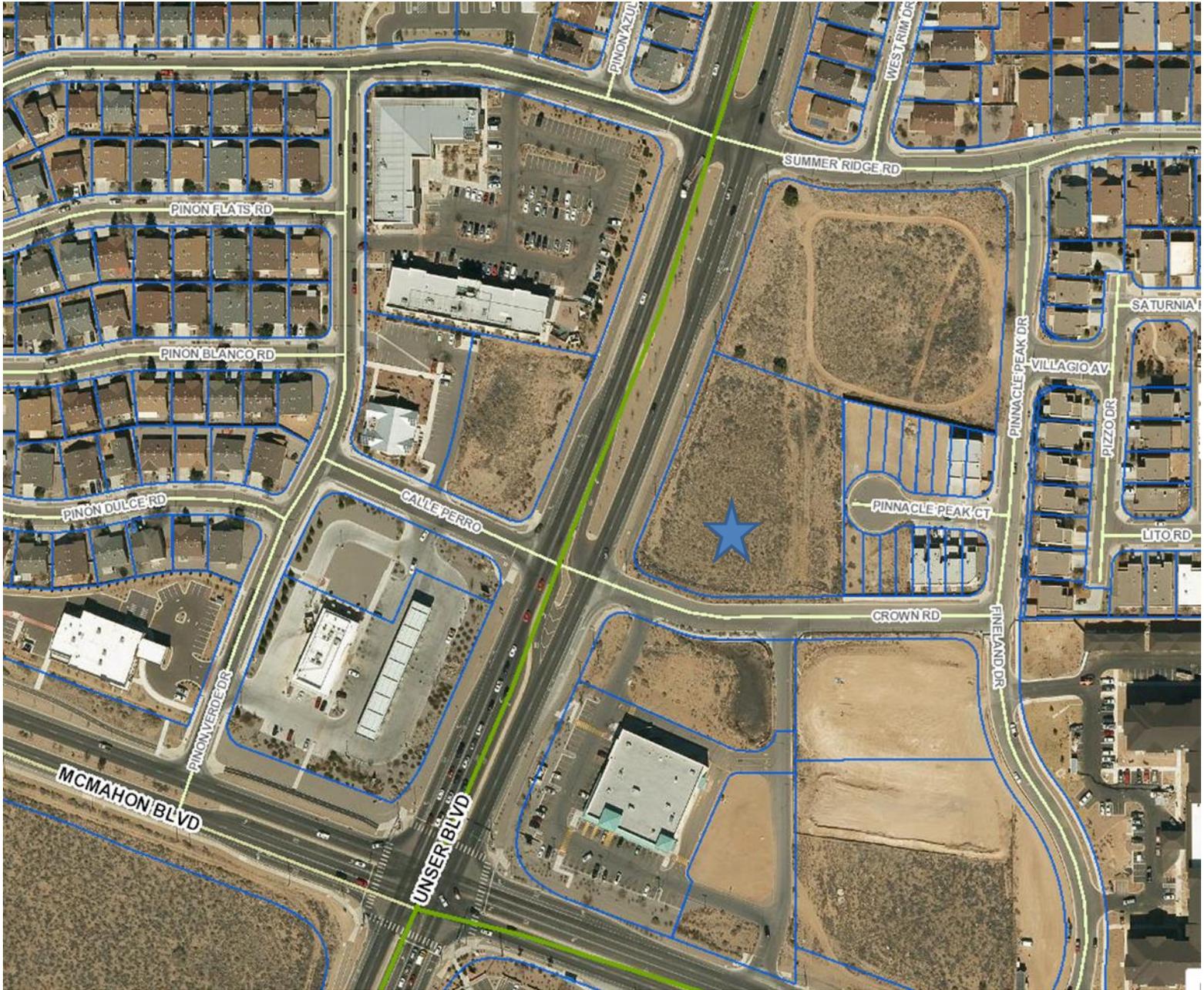
Summary

This is a request for a Site Development Plan for Building Permit for an approximately 2 acre site located on the northeast corner of Unser Boulevard NW and Crown Road NW, north of McMahon Boulevard NW zoned SU-1 for C-1 with auto-related uses controlled by project 1000936.

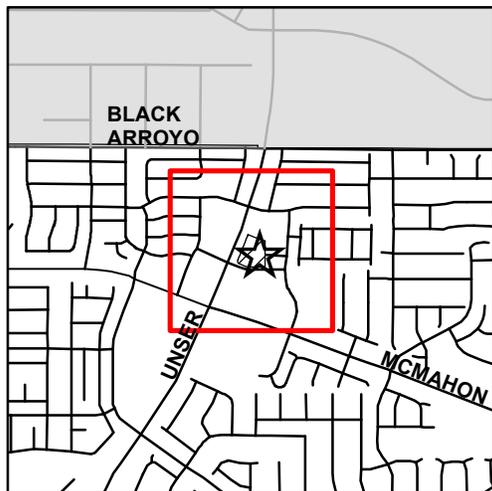
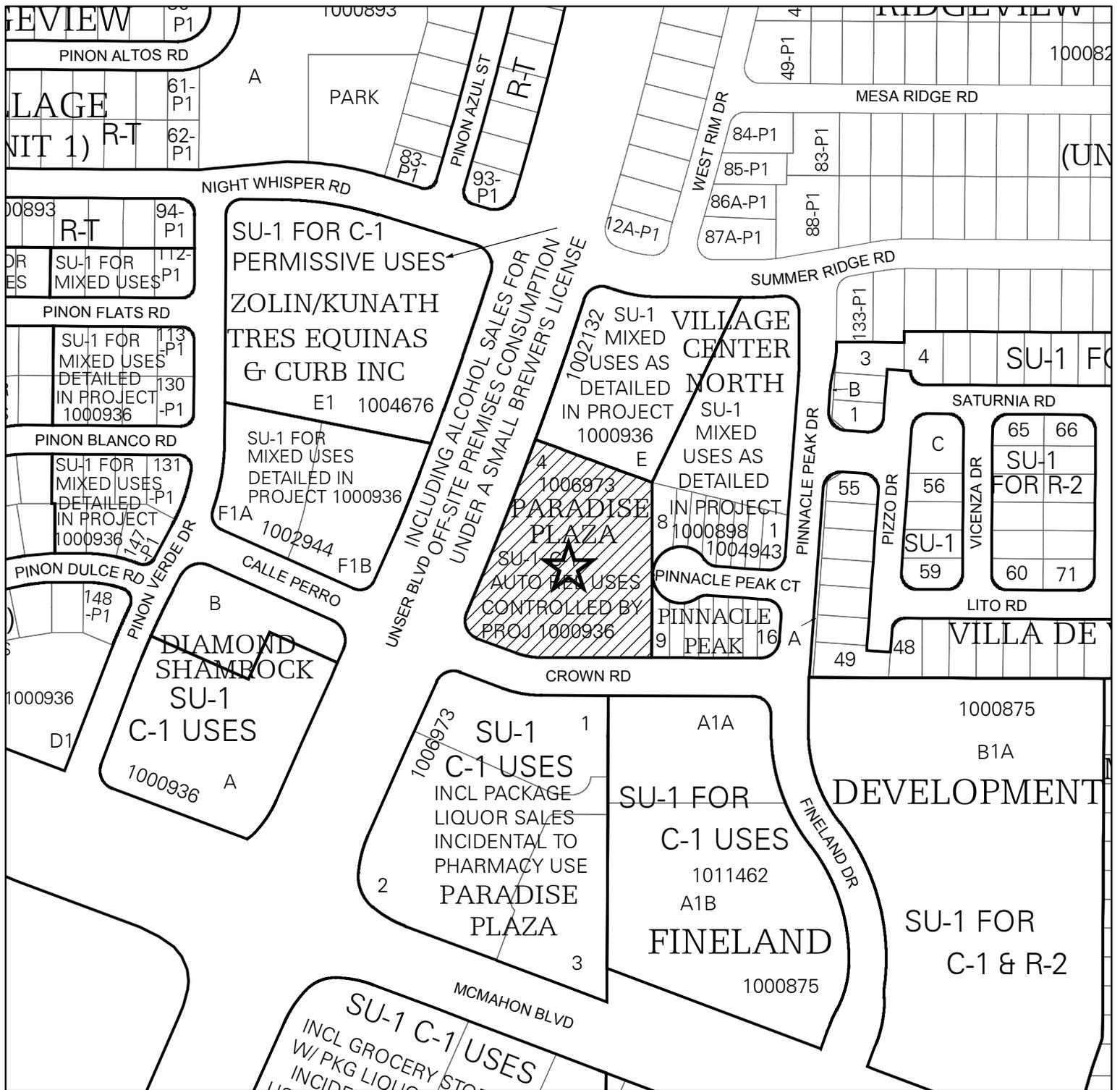
The applicant wishes to develop a car wash on the subject site, which is a permitted use with EPC site plan review. The subject site is designated an Area of Change in the Comprehensive Plan, within the boundaries of the West Side Strategic Plan, and governed by the Unser / McMahon Village Center North Design Standards.

The Villa De Villagio HOA and the Westside Coalition of Neighborhood Associations were notified as required. Staff has not received any comments in support or opposition. Staff recommends approval of the request based on the recommended findings and conditions listed in this staff report.





2016 Aerial Imagery CABQ AGIS



ZONING MAP

Note: Grey shading indicates County.

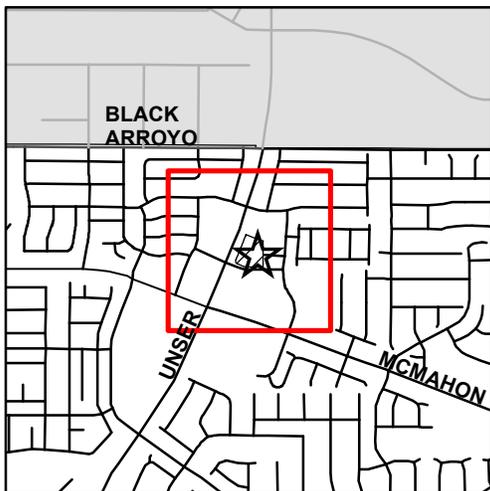


1 inch = 220 feet

Project Number:
1000936

Hearing Date:
4/12/2018

Zone Map Page: A-11
Application Case Numbers:
18EPC-40014



LAND USE MAP

Note: Grey shading indicates County.

KEY to Land Use Abbreviations

- AGRI Agriculture
- COMM Commercial - Retail
- CMSV Commercial - Service
- DRNG Drainage
- MFG Manufacturing
- MULT Multi-Family or Group Home
- PARK Park, Recreation, or Open Space
- PRKG Parking
- PUBF Public Facility
- SF Single Family
- TRAN Transportation Facility
- VAC Vacant Land or Abandoned Buildings
- WH Warehousing & Storage

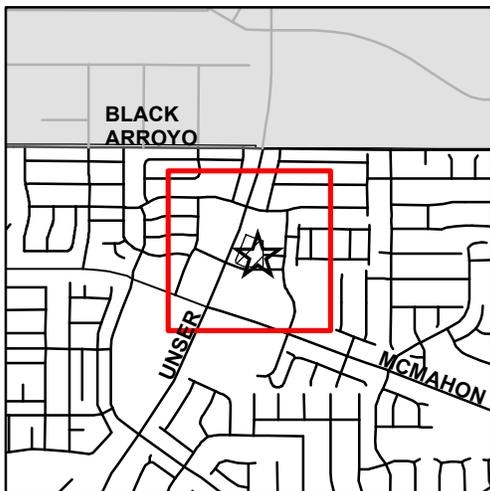
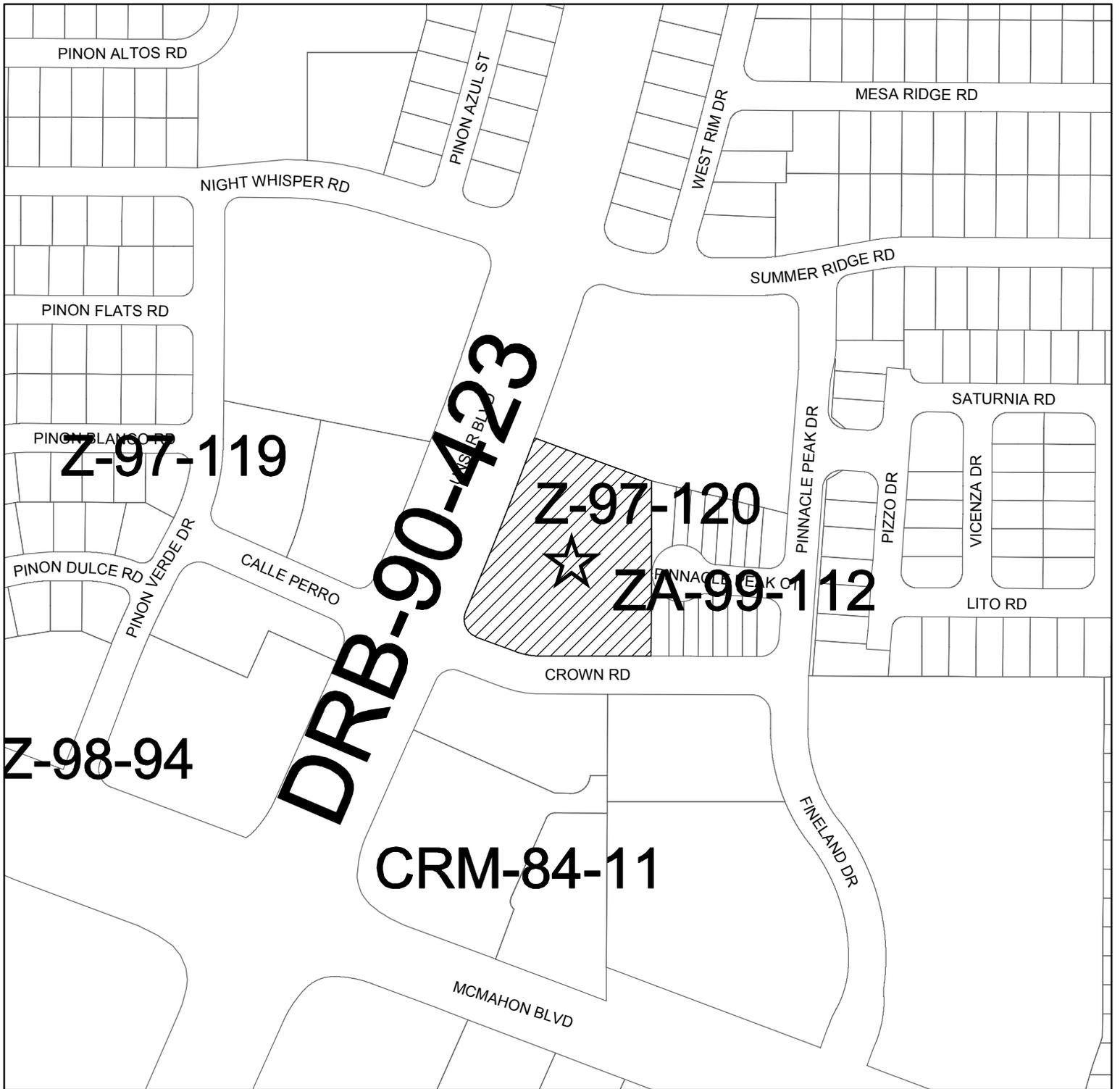


1 inch = 220 feet

Project Number:
1000936

Hearing Date:
4/12/2018

Zone Map Page: A-11
Application Case Numbers:
18EPC-40014



HISTORY MAP

Note: Grey shading indicates County.

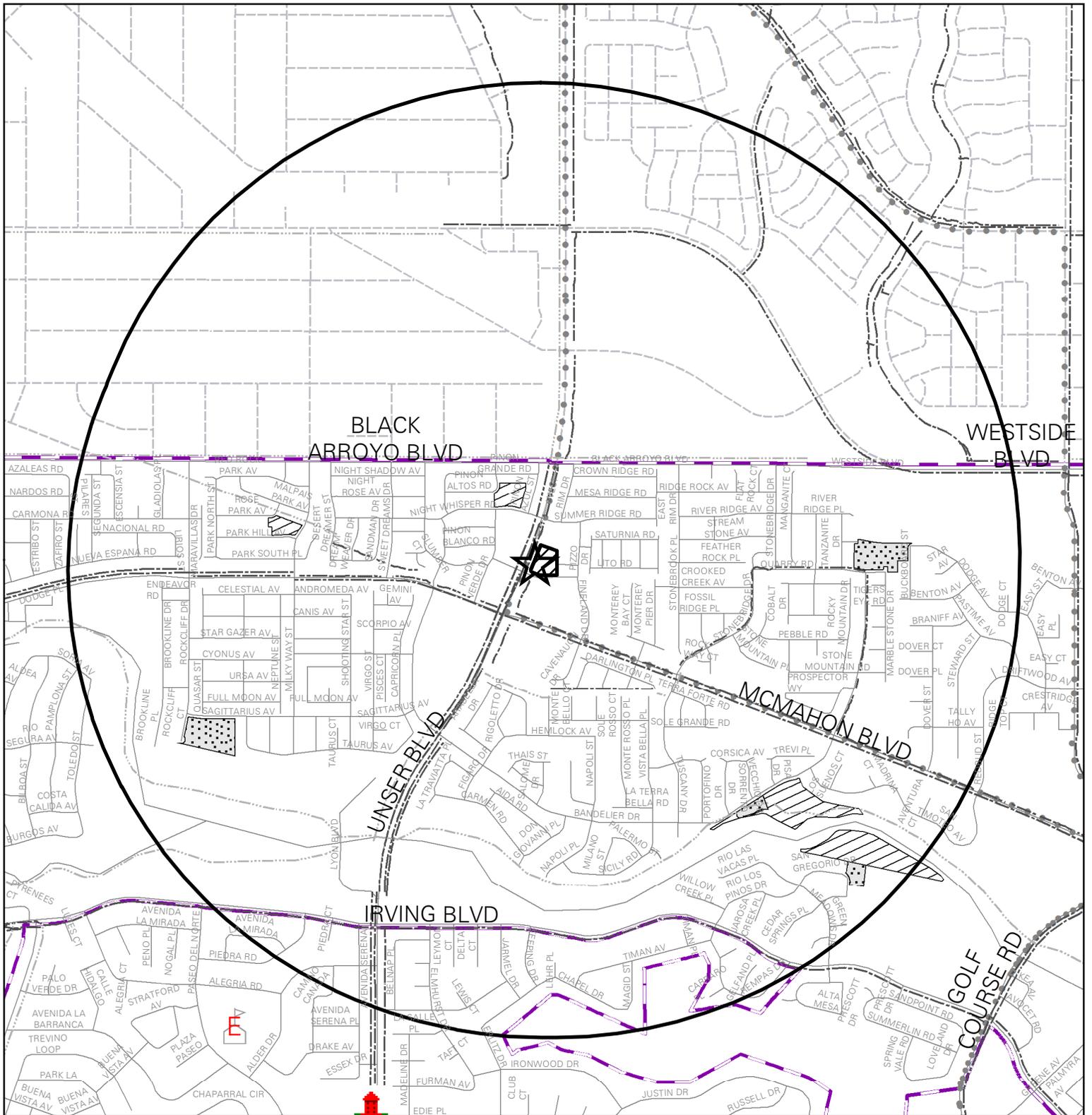


1 inch = 220 feet

Project Number:
1000936

Hearing Date:
4/12/2018

Zone Map Page: A-11
 Application Case Numbers:
18EPC-40014



Public Facilities Map with One-Mile Buffer



- | | | | |
|----------------------|-------------------------|--------------------------|-----------------------------|
| Community Center | Fire | Public Schools | Landfill Buffer (1000-feet) |
| Multi-Service Center | Police | Proposed Bike Facilities | Landfill designated by EHD |
| Senior Center | Sheriff | ABQ Bike Facilities | Undeveloped County Park |
| Library | Solid Waste | ABQ Ride Routes | Developed City Park |
| Museum | Albuquerque City Limits | | Undeveloped City Park |

Project Number: 1000936

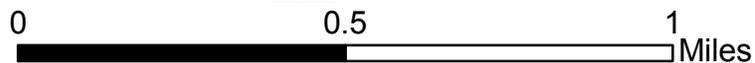


Table of Contents

INTRODUCTION	1
Surrounding Zoning, Plan Designations, and Land Uses:	1
Request.....	1
EPC Role.....	1
History/Background.....	2
Context.....	3
Transportation System	3
Comprehensive Plan Corridor Designation	3
Trails/Bikeways	4
Transit	4
Public Facilities/Community Services.....	4
ANALYSIS of APPLICABLE ORDINANCES, PLANS AND POLICIES.....	4
Definitions.....	4
Albuquerque Comprehensive Zoning Code.....	5
Albuquerque / Bernalillo County Comprehensive Plan, 2017.....	5
West Side Strategic Plan.....	9
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT	11
Request.....	11
Site Plan Layout / Configuration	11
Public Outdoor Space	11
Vehicular Access, Circulation and Parking	12
Pedestrian and Bicycle Access and Circulation, Transit Access	12
Walls/Fences	12
Lighting and Security.....	12
Landscape	13
Grading, Drainage, Utility Plans.....	13
Architecture.....	13
Signage.....	13
AGENCY & NEIGHBORHOOD CONCERNS	14
Reviewing Agencies/Pre-Hearing Discussion	14
Neighborhood/Public	14

CONCLUSION..... 14
FINDINGS, Site Development Plan for Building Permit..... 15
RECOMMENDATION 19
CONDITIONS OF APPROVAL, Site Development Plan for Building Permit..... 19
AGENCY COMMENTS 22

INTRODUCTION

Surrounding Zoning, Plan Designations, and Land Uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-1 for Mixed Uses detailed in Project 1000936	Area of Change West Side Strategic Plan Unser Blvd Design Overlay Zone	Vacant
North	SU-1 for Mixed Uses for C-1, O-1 and Indoor Storage Uses	Area of Change West Side Strategic Plan Unser Blvd Design Overlay Zone	Indoor self-storage
South	SU-1 for C-1 uses including package liquor sales incidental to a pharmacy use	Area of Change West Side Strategic Plan Unser Blvd Design Overlay Zone	Auto parts store, retail pharmacy
East	SU-1 for Mixed Uses detailed in Project 1000898	Area of Consistency West Side Strategic Plan Unser Blvd Design Overlay Zone	Townhomes
West	SU-1 for Mixed Uses detailed in Project 1000936	Area of Change West Side Strategic Plan Unser Blvd Design Overlay Zone`	Vacant, veterinary office, and strip commercial

Request

This is a request for a Site Development Plan for Building Permit for an approximately 2 acre site described as Tract 4 of Paradise Plaza (the “subject site”), which is located on the northeast corner of Unser Boulevard NW and Crown Road NW, north of McMahan Boulevard NW, and south of Summer Ridge Road NW. The subject site is designated an Area of Change by the Comprehensive Plan and is within the boundaries of the West Side Strategic Plan. The subject site is part of a larger, approximately 20.6 acre shopping center site known as Unser / McMahan Village Center North and governed by a Site Development Plan (Site Plan) for Subdivision with Design Standards.

The existing zoning is SU-1 for C-1 with auto-related uses controlled by project 1000936 which requires auto-oriented uses to request EPC review and approval at a public hearing. The applicant wishes to develop a car wash. The existing Site Plan for Subdivision and Design Standards apply.

EPC Role

The EPC is hearing this case because the EPC has the authority to review Site Development Plans for SU-1 Special Use zoned sites in the City regardless of site size. The EPC is the final decision-making body unless the EPC decision is appealed [Ref: §14-16-2-22(A)(1) SU-1 Special Use Zone, and 14-16-4-1, Amendment Procedure]. If so, an appeal would go to the Land Use Hearing Officer (LUHO) who then makes a recommendation to City Council [Ref: § 14-16-4-4-(A)(2) Appeal]. This is a quasi-judicial matter.

History/Background

In 1985, the subject site was annexed as part of an approximately 10,200-acre annexation of land in northwest Albuquerque. Various zoning categories were established, including R-1. In 1998, the EPC voted to approve a zone change to the existing zoning, which excludes automobile related retail and services and drive-up facilities for the subject site and surrounding parcels (see attached findings for Z-97-119). In 2001, a Site Plan for Subdivision for an approximately 20.6 acre shopping center site known as Unser / McMahon Village Center North (located north of McMahon Boulevard NW and on both sides of Unser Boulevard NW) (project #1000936) was approved, and the existing zoning was incorporated.

The west side of Unser Boulevard NW, which is also part of this Site Plan for Subdivision (Unser / McMahon Village Center North) was developed in 2003 with an animal clinic, in 2006 with a small strip commercial/retail center, and in 2010 with a Valero gas station and convenience store at the NW corner of Unser and McMahon Boulevards NW. The Valero property was zoned SU-1 for C-1, pursuant to the Unser / McMahon Village Center North Site Plan for Subdivision Design Standards.

In 2008, the EPC approved a three-part proposal for a zone change, a Site Plan for Subdivision, and a Site Plan for Building Permit to develop the Walgreens drive-through pharmacy which is not part of this Site Plan for Subdivision, at the NE corner of Unser and McMahon Boulevards NW.

In 2016, the EPC approved a Site Plan for Building Permit Amendment to allow development of the auto parts store located immediately to the south of the subject site across Crown Road NW. Also in 2016, the EPC approved a zone change, a Site Plan for Subdivision Amendment, and a Site Plan for Building Permit to construct the Guardian Storage located immediately to the north of the subject site. The zone was changed from the subject site's existing zoning SU-1 for Mixed Uses detailed in Project 1000936 to SU-1 for Mixed Uses for C-1, O-1 and Indoor Storage Uses. This site remains under the existing Site Plan for Subdivision for the Unser / McMahon Village Center North with the associated Design Standards.

In December of 2016, the current applicant for the subject site submitted a request for a zone change, a Site Plan for Subdivision Amendment and Site Plan for Building Permit for the subject site. The EPC voted to deny the request because the zone change was not justified pursuant to Resolution 270-1980, which meant that the Subdivision Amendment and the Building Permit requests were moot.

In February 8, 2018, the current applicant acquired EPC approval for a Zone Map Amendment to change the zone from SU-1 for Mixed Use Development-C-1 Permissive Uses, excluding automobile related retail and service uses as described in project 1000936 to SU-1 for C-1 with auto-related uses controlled by project 1000936. The zoning allows automobile related uses, but requires EPC approval of Site Plans for auto-related uses.

Context

The property is located on the northeast corner of Unser Boulevard NW and Crown Road NW and is designated an Area of Change within the 2017 Comprehensive Plan. The subject site is within the boundaries of the West Side Strategic Plan (WSSP) but only abuts and is not within the boundary of the McMahon / Unser Neighborhood Center as designated by the WSSP (page 109). The Unser Boulevard Design Overlay Zone also applies. There is no applicable Sector Plan but the site is governed by the Unser / McMahon Village Center North Site Plan for Subdivision Design Standards, which are extensive. The surrounding zoning consists of multiple SU-1 zones for Mixed Use and/or C-1 Uses. The surrounding properties have developed with a mix of commercial uses including several auto-related uses.

Abutting to the east of the subject site is a residential townhome subdivision with separate property ownership for each parcel that is partially developed with empty lots immediately abutting the subject site. A 6-foot high CMU wall occupies the property line between the townhomes and subject site. Development of the subject site will require a more substantial buffer.

To the north of the subject site is an indoor storage facility, which has recently finished construction but not landscaping. To the south across the access street, Crown Road NW, is an auto parts store. To the west across Unser Boulevard, is a veterinary clinic, a small strip mall, and a gas station located at the northwest corner of the Unser / McMahon intersection. Further north are single-family homes. Further south is a pharmacy with a drive-through window.

Transportation System

The 2040 Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways. The LRRS designates McMahon Boulevard NW and Unser Boulevard NW as Regional Principal Arterials.

Comprehensive Plan Corridor Designation

The Comprehensive Plan designates Unser Boulevard NW as a Commuter Corridor and this stretch is designated as a Future Premium Transit Corridor. The Comprehensive Plan designates McMahon Boulevard NW as a Commuter Corridor. *Commuter Corridors* are higher-speed and higher-traffic volume with routes for people going across town (e.g. limited-access roadways). These Corridors accommodate faster and longer trips for personal vehicles, commuter bus service, and often bicycling. *Premium Transit Corridors* are intended to be served eventually by high-quality, high-capacity, high-frequency public transit (e.g. bus rapid transit). These Corridors are planned for mixed-use and transit-oriented development within walking distance from transit stations at strategic locations along the corridor.

Trails/Bikeways

The Mid-Region Council of Governments (MRCOG) Metropolitan Transit Plan (MTP) Long Range Bikeway System and the City’s Bikeways and Trails Facility Plan designate both Unser Boulevard NW and the north side of McMahan Boulevard NW as having a Paved Multiple-Use Trail (a paved trail closed to automotive traffic) and a Bicycle Lane (street with designated bike lane).

Transit

Unser Boulevard NW is a Commuter Corridor. The MRCOG funds the Commuter Route Extension of Fixed Route 155 with the nearest stop pair on either side of Summer Ridge Road NW, just north of the subject site. This commuter service route (with limited service) runs from the Walmart at Southern Boulevard SE and Unser Boulevard SE in Rio Rancho along Unser Boulevard and Coors Boulevard to a turn-around at Gun Club Road SW and Coors Boulevard SW. No additional service is planned.

Public Facilities/Community Services

A fire station is about one mile south of the subject site. Four parks are located within a 1-mile radius of the subject site.

Please refer to the Public Facilities Map in the packet for a complete listing of public facilities and community services located within one mile of the subject site.

ANALYSIS of APPLICABLE ORDINANCES, PLANS AND POLICIES

Definitions

SU-1 zone (Special Use): 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 site development plan is required for development on the subject site, pursuant to (A)(1) of the SU-1 zone.

C-1 zone (Neighborhood Commercial): provides suitable sites for office, service, institutional, and limited commercial uses to satisfy the day-to-day needs of residential areas.

Site Development Plan for Building Permit: An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies in addition to information required for Subdivision, exact structure locations, structure (including sign) elevations and dimensions, parking facilities, loading facilities, any energy conservation features of the plan (e.g., appropriate landscaping, building heights and siting for solar access, provision for non-auto transportation, or energy conservational building construction), and proposed schedule for development.

Albuquerque Comprehensive Zoning Code

The site is zoned SU-1 for C-1 with auto-related uses controlled by project 1000936, which requires EPC review and approval for Site Development Plans for Building Permit for automobile related uses, therefore, the proposed use is permissive under the current zoning. The C-1 zone provides suitable sites for office, service, institutional, and limited commercial uses to satisfy the day-to-day needs of residential areas.

Albuquerque / Bernalillo County Comprehensive Plan, 2017

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:

Goal 4.1 Background & Analysis:

Policy 4.1.1 Distinct Communities

Encourage quality development that is consistent with the distinct character of communities.

The proposed car wash development implements this policy by allowing the subject site to develop with consistent character of the surrounding community including properties to the south including Walgreens (drive thru facility) and Advance Auto Parts (auto related retail) and to the west including Valero Gas Station (auto related retail and service) and a CU Anytime Automated Teller Machine (drive thru facility). Smaller commercial developments on this tract will provide a transition to the larger Guardian Storage mix-use building to the north.

The request furthers Policy 4.1.1 because the Design Standards of the existing Site Development Plan for Subdivision provide additional standards for site plan, architectural design, and landscape buffers that encourage quality development consistent with the distinct character of the larger community.

Goal 5.1 Centers & Corridors:

Grow as a community of strong Centers connected by a multi-modal network of Corridors.

Policy 5.1.2

Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

Policy 5.1.12

Commuter Corridors: Allow auto-oriented development along Commuter Corridors that are higher-speed and higher-traffic volume routes for people going across town, often as limited-access roadways.

- a) Allow auto-oriented, single-use development, such as strip retail, large retail facilities, and business and institutional campuses along Commuter Corridors.
- b) Buffer residential land uses adjacent to Commuter Corridors.

The proposed car wash development furthers this goal and these policies by allowing a wider range of neighborhood commercial uses in a Comprehensive Plan designated Area of Change and creating the opportunity for new development along Unser Boulevard, a commuter corridor. The proposed car wash is an auto-oriented, single use development located along a commuter corridor and adjacent to other C-1 Neighborhood Commercial and auto-oriented uses.

Policies 5.1.12 a) and 5.1.12 b) are furthered because an auto-oriented development will be constructed on a Commuter Corridor with higher speed and higher traffic volume for people traveling across town. The request maintains the existing Site Development Plan for Subdivision which requires a 10-foot landscape buffer between commercial and residential uses.

Goal 5.2 Complete Communities

Foster communities where residents can live, work, learn, shop, and play together.

Policy 5.2.1

Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

- g) Locate quality commercial development and redevelopment in existing commercial zones and designated Centers and Corridors.
- h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.
- n) Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

The proposed car wash development furthers this policy by facilitating infill development of a C-1 permissive use on a currently vacant property. The property is located along a commuter corridor and surrounded by new commercial development and existing residential development. The proposed use will provide a neighborhood commercial service for the surrounding residents.

Furthermore, in May 2018, the subject site will convert to the IDO MX-L zone (similar to the properties to the south, southeast, southwest, and northwest which will all convert to MX-L). The proposed car wash development will facilitate creating a mix of uses that are conveniently accessible from the neighborhoods that surround the site, locate commercial development in an existing commercial zone, create infill development that is compatible with uses to the north, south and west, and will facilitate more productive use of this vacant lot.

*Policy 5.2.1 is **furthered** because the request will allow for commercial development in an existing commercial zone and on Unser Boulevard NE which is a designated commuter corridor. In addition, use of this vacant lot will offer a local, conveniently accessible commercial service. This development is considered infill on an under-utilized lot because most of the surrounding properties in this community are developed, and annexation occurred long ago.*

The Design Standards encourage quality commercial development and compatibility of the architecture and site plan in form and scale to the immediately surrounding development for this visible property located on a commuter corridor.

Goal 5.3 Efficient Development Patterns:

Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

Policy 5.3.1

Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The request furthers this policy by facilitating infill development along Unser Boulevard, an existing commuter corridor, and adjacent to new commercial development. This proposal maximizes the existing infrastructure and public facilities in this neighborhood and along Unser Boulevard. The proposed development will provide for needed future commercial services.

*Policy 5.3.1 is **furthered** because the request will maximize the utility of the existing infrastructure and public facilities, and efficiently use the land by permitting auto-oriented uses on a commuter corridor intended for high vehicular use.*

Goal 5.4 Jobs-Housing Balance

Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande.

Policy 5.4.2

West Side Jobs: Foster employment opportunities on the West Side.

a) Ensure adequate capacity of land zoned for commercial, office, and industrial uses west of the Rio Grande to support additional job growth.

The jobs-housing balance on the West Side of the City has been an issue exacerbated by continued residential development and limited commercial development to provide jobs. The request furthers this policy by facilitating the development of neighborhood commercial businesses on a property on the West Side. The car wash will employ between seven and fifteen people.

*Policy 5.4.2 is **furthered** because the property is located on the West Side and the commercial use will foster employment opportunities. Even though, the added positions would not provide a wide range of skills and salary levels.*

Goal 5.6 City Development Areas

Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

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.

- b) Encourage development that expands employment opportunities.
- e) Encourage job creation in business and industrial parks, near freight routes, and where adequate transitions and buffers can be provided to protect abutting residential uses.
- f) Minimize potential negative impacts of development on existing residential uses with respect to noise, stormwater runoff, contaminants, lighting, air quality, and traffic.
- g) Encourage development where adequate infrastructure and community services exist.

The property is located in an Area of Change and along Unser Boulevard NW, a commuter corridor. The request furthers this policy facilitating infill development in an Area of Change and along existing infrastructure. The proposed use provides expanded opportunity for neighborhood commercial services similar to adjacent and nearby auto-oriented and other neighborhood commercial uses.

Policy 5.6.2 b), Policy 5.6.2 e), and Policy 5.6.2 g) are furthered because the property is located in an Area of Change and therefore, growth will occur in an area where it is expected and desired. The property is located on a commuter corridor where infrastructure and community services already exist or are currently being developed.

Policy 5.6.2 f) is furthered because EPC review and approval should increase quality and minimize potential negative impacts through design review and potential conditions of approval.

Policy 5.6.4:

Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

- a) Provide appropriate transitions between uses of different intensity or density and between non-residential uses and single-family neighborhoods to protect the character and integrity of existing residential areas.
- b) Minimize development's negative effects on individuals and neighborhoods with respect to noise, lighting, air pollution, and traffic.

This policy is furthered by this request because the Site Plan for Building Permit follows the Site Plan for Subdivision design guidelines for setbacks, buffering, and

site plan review. These steps ensure that the layout protects the character and integrity of the residential area to the east.

Policy 5.6.4 is generally furthered because although the SU-1 for C-1 zone would permit an auto-related use which is different in intensity from residential, the Site Plan for Subdivision Design Standards and the Zoning Code will require setbacks and buffering; and Site Plan review will encourage a layout to protect the character and integrity of the existing residential area that abuts the subject site to the east.

West Side Strategic Plan

The West Side Strategic Plan (WSSP) was first adopted in 1997 and amended several times since then (2002, 2005, 2008, 2009 and 2011). The WSSP area encompasses over 96,000 acres of land, or approximately 150 square miles. Specific boundaries are shown on page 2 of the Plan.

The WSSP identifies 13 communities in established areas of the West Side, each with a unique identity and comprised of smaller neighborhood clusters. Each community is comprised of Neighborhood and Community Activity Centers, nodes of higher density development to support services and transit, as well as areas for low density and open spaces. The subject site is located in the Seven Bar community, which lies between the Calabacillas Arroyo and the County line, and between the Rio Grande and an area slightly west of the Rainbow Boulevard Corridor (see p. 54).

The subject site is not within the boundaries but abuts the northern boundary of the Unser / McMahon Neighborhood Center identified by the WSSP. Activity Centers are proposed to contain a mixture of uses including high density residential uses.

Plan Objectives

8. Promote job opportunities and business growth in appropriate areas of the West Side. (page 15)

The request furthers this objective by facilitating in fill development of a neighborhood commercial business on the West side. The property is appropriately located in a Village Center and adjacent to existing infrastructure.

The request furthers the WSSP Objective 8 (page 15) because it encourages job opportunities and business growth on the West Side.

Neighborhood and Centers

POLICY 1.3

Strip commercial developments shall not be approved on the West Side. Commercial development shall occur in concentrated clustered areas rather than new strip developments. Zone changes to commercial, industrial, or office uses for areas outside the centers are strongly discouraged, in order to reinforce the Neighborhood and Community Centers. Changes of commercial and office zoning outside the centers to residential use is encouraged except where area schools are at or over design capacity. In cases where

schools are at or over design capacity, zone changes from non-residential to residential uses should be denied unless the applicant demonstrates that the proposed development will create no net expense in enrollment for area schools. (e.g. senior housing). This policy is meant to impact the design and layout of commercial areas and their connections to adjacent development and to encourage clustering of commercial and office uses in activity centers. It is not intended to rezone allowed commercial uses. (page 39)

This policy is furthered by facilitating infill development of neighborhood commercial. The request does not create a strip zone and the property is adjacent to similar neighborhood commercial uses. Once the development of the car wash is realized, the property will be compatible with surrounding uses.

The request furthers WSSP Policy 1.3 (page 39) because the subject site is not in a strip development and the request will keep commercial development along a commercial commuter corridor adjacent to a Neighborhood Center.

Policy 1.15

Neighborhood Centers of 15 to 35 acres shall contain generally small parcels and buildings on-street parking is permitted, with smaller off-street parking areas shared among businesses and institutions. The neighborhood center shall have a built scale very accommodating to pedestrians and bicyclists, including outdoor seating for informal gatherings. Services such as childcare, dry cleaners, drug stores and small restaurants along with a park and/or school should be located central to surrounding neighborhoods. (page 41)

This policy is furthered by facilitating infill development of neighborhood commercial on a property of less than 2 acres. The proposed development allows for neighborhood commercial service similar to adjacent neighborhood commercial uses.

WSSP Policy 1.15 (page 41) does not apply because the subject site is not technically within the boundaries of the Neighborhood Center.

Unser Boulevard Design Overlay Zone (R95-1992)

The Unser Boulevard Design Overlay Zone (UBDOZ), which contains minimal signage controls, extends approximately 500 feet from the centerline of Unser Boulevard NW and runs from Interstate-40 to the Sandoval County line. One free-standing sign is allowed, and it cannot exceed 75 square feet in size and 12-feet tall. Building-mounted signs cannot exceed 12% of the façade to which they are applied; signs are limited to one per façade.

Signage proposed on the subject site must comply with the general sign regulations in the Zoning Code, the UBDOZ, and the Unser / McMahon Village Center North Design Standards. In cases of conflict between applicable regulations, the Design Standards prevail. In this case, the Design Standards are more rigorous than the requirements of the UBDOZ, which therefore does not need to be evaluated.

Unser / McMahon Village North site Development Plan for Subdivision

The subject site is governed by the Unser / McMahon Village North Site Plan for Subdivision Design Standards with stricter protections than typically required in the Zoning Code, which are further described under the Site Development for Building Permit section below. Examples of those protections include a 10-foot landscape buffer between a change of uses rather than between a change of zones, street trees along interior roadways which would not typically be required, and pedestrian connections.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Request

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

The Unser / McMahon Village North Subdivision governs the subject site and the applicable Design Regulations are described in the appropriate sections below.

This Site Development Plan for Building Permit will permit the construction of a single story 3,805 square foot car wash building on the southern half of the approximately 2 acre subject site.

Site Plan Layout / Configuration

The car wash will be accessed from Crown Road NW on the south of the site. The median at Unser Boulevard NW creates right-in / right-out when exiting at Unser. The subject site is also accessible from McMahon Boulevard NW via the north-south access road to the east of the Walgreen pharmacy, which also has a right-in-right-out exit. Fineland Drive NW to the east will have a full access intersection.

A vehicle would typically enter the subject site from the eastern entrance on Crown Road NW, travel north then west through the access driveway, circle around the west side into the car wash entrance, exit the east side, then circle through the south parking bays to use the vacuums in the parking stalls. The front parking lot where the main activity will occur is located on the south side of the building. The subject site complies with the setbacks determined by the C-1 zone and the Unser / McMahon Village North Design Standards. The dumpster enclosure is located on the east side of the parking lot near the vehicle entrance and exit.

Public Outdoor Space

Designated public outdoor space is not a requirement because of the use and size of the building. However, per Zoning Code 14-16-3-18 (C) (3), major facades greater than 100 feet in length shall incorporate outdoor seating, at a minimum of one seat per 25 linear feet, and at least 25% of the seating area shall be shaded when on the south side of the

building. This equates to 5 seats at a minimum of 24-inches wide. The provision of required benches and a shade tree will be added, and is a recommended condition.

Vehicular Access, Circulation and Parking

The Site Plan shows two access points from Crown Road NW to the south of the site. The southern main front parking lot holds standard vehicular parking. The building accommodates rolled doors in order for vehicles to pull through. Per the Design Standards, Site Design, parking areas should be screened with a combination of landscaping, walls/fences, and earthen berming, and the proposal provides a screening wall on the southern edge of the east parking bay as well as landscaping to screen the parking areas.

Zoning Code section 14-16-3-1 (27), Off-Street Parking Regulations, requires one vehicular parking space per 200 square feet, which equates to 20 total required, and 20 spaces are provided.

Pedestrian and Bicycle Access and Circulation, Transit Access

A standard accessible concrete sidewalk will be provided along Crown Boulevard NW, connecting to a concrete textured pedestrian crosswalk, which joins with the entrance. There will also be a standard 6-foot wide sidewalk along the southern side of the building. Per Zoning Code 14-16-3-1 (H) (2) and Design Standard, Circulation, Bullet 10, pedestrian walkways should use special paving of a permanent nature, not striping, which will be provided.

Bicycle parking is required at a rate of one bicycle space per each 20 parking spaces required for automobiles and light trucks, which equates to one bicycle space required. A small bike rack is proposed at the southeast corner of the building. One motorcycle space is required and provided, and one disabled space is required and provided.

Unser Boulevard NW is a Commuter Corridor. The Commuter Route Extension Fixed Route 155 stops at the nearest stop pair on either side of Summer Ridge Road NW just north of the subject site.

Walls/Fences

There is an existing concrete masonry unit (CMU) wall on the eastern property line separating the existing townhouse development to the east from the subject site. The applicant intends to add landscaping vegetation in front of the the wall.

An 8-foot tall curved wall is proposed by the exit lane from the building to screen the exit from the adjacent residential development and will blend with the trash enclosure walls. The applicant is also providing a 3-foot wall on the southern parking bay. All of the entrances are gated.

Lighting and Security

16-foot tall street lights are proposed for parking lot lighting around the perimeter of both the front and back parking lots, and are permitted pursuant to Zoning Code 14-16-3-9 (E).

Landscape

The landscape design was developed to meet the Design Standards set forth in the Unser / McMahan Village North including compliance with the Water Conservation Ordinance for the shrub palette. The landscaping plan shows a good mix of low to medium water use plants, many of which are native, which are appropriate to the area. The street trees along Unser Boulevard NW and Crown Road NW will meet the Design Standards and Zoning Code for species selection and spacing. The landscape buffer against the screening wall against the residential development will contain evergreen and deciduous trees.

Per Design Standards, Landscape, no space should be more than 80 feet from a tree, and the subject request complies. Per Design Standards, Landscape, Street Trees shall be provided along Unser Boulevard NW and Crown Road NW with 1 tree per 25-feet, and the subject request complies. For the buffer between the requested use and the residential use, the Design Standards and Zoning Code 14-16-3-10 (8) (b), require trees capable of reaching at least 25-feet tall and trees spaced at 75% of the mature canopy, and this will be conditioned. Per Design Standards, Roofs and Parapets, the roof must drain to landscape areas, and this note will be conditioned.

Grading, Drainage, Utility Plans

The subject site is located within a designated no flood hazard area and is not located within a special flood hazard boundary. The subject site does not accept offsite flows from adjacent properties and does not contribute flows to the property to the east. The developed flows shown on the plan are to be directed to a “first flush retention pond”, at the northeast corner of the site, discharged at a designated spillway elevation, and then continue on their historical path with no adverse effect to downstream properties.

Architecture

The proposed building is contemporary and utilitarian by nature but extra details such as the covered entry will providing additional interest and scale. The proposed building is approximately 3,800 square foot with garage loading bay doors and traditional doors on the east and west sides breaking up the building mass. The official entrance is on the east side. There are windows on the north and south facades. Metal awnings are placed over the doors. The exterior finish is painted stucco.

The building is proposed to be 28-feet 2-inches high at its tallest point. The SU-1 zone allows the height above 26-feet to vary according to the angle planes as described in Section 14-16-2-11 (C) of the Zoning Code, and the subject request complies.

Signage

Per the Design Standards, Signage, monument signs are allowed for individual projects with a maximum size of 40 square feet and a maximum height of 4 feet, and the subject request complies. Per the Design Standards, Signage, Building-mounted signs shall not exceed 6 percent of the façade area and shall not face abutting single-family residential, and the subject request complies.

AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies/Pre-Hearing Discussion

Agency comments were generally minimal (see comments below at the end of this report). PNM Staff mentioned that an existing electric overhead distribution line is located along the western boundary of the subject property and an underground distribution line is located along the southern boundary of the site.

Neighborhood/Public

The affected homeowner's association is Villa De Villagio and the affected neighborhood organization is the Westside Coalition of Neighborhood Associations, which were notified as required. Property owners were also notified as required. A facilitated meeting was not requested nor conducted. As of this writing, staff has not received any phone calls or written comments. The applicant received one comment in support of the project (see attachment).

CONCLUSION

The request is for a Site Development Plan for Building Permit for a 3,809 square foot car wash on an approximately 2 acre vacant site located on the northeast corner of Unser Boulevard NW and Crown Road NW, north of McMahan Boulevard, and south of Summer Ridge Road NW. The subject site is designated an Area of Change in the Comprehensive Plan, is within the Seven Bar Ranch Community of the West Side Strategic Plan, is within the boundaries of the Unser Boulevard Design Overlay Zone, and is within the Site Plan for Subdivision for the Unser / McMahan Village Center North. The request furthers the majority of applicable goals, policies, objectives, and standards of these pertinent plans as well as the City Zoning Code.

Staff has not received any comments in support or opposition to the request. Staff is recommending approval of the requests subject to the Findings and Conditions outlined in this staff report.

FINDINGS, Site Development Plan for Building Permit

Project # 1000936, Case # 18EPC- 40014

1. This is a request for a Site Development Plan for Building Permit for all or a portion of Tract 4, Paradise Plaza, zoned SU-1 for C-1 with auto-related uses controlled by project 1000936, located on the east side of Unser Boulevard NW between Crown Road NW and Summer Ridge Road NW, and containing approximately 2 acres.
2. The existing zoning for project 100936 was approved by the EPC in February of 2018, and requires EPC review and approval of Site Development Plans for Building Permit for auto-related uses on the subject site. The proposed car-wash use is permissive under the current zoning with approval of this Site Development Plan for Building Permit.
3. The purpose of the request is to develop the lot into a 3,809 square foot car wash along with the associated site improvements including circulation, parking, and landscaping to meet the Design Standards of the associated Unser / McMahan Village North Site Development Plan for Subdivision and other applicable regulations.
4. The subject site will be re-platted into separate lots through a future DRB action and the proposed car-wash will occupy the future southern lot, which will contain approximately one acre.
5. The subject site falls within an Area of Change designated by the Comprehensive Plan, within the Seven Bar Ranch Community of the West Side Strategic Plan (WSSP), within the Unser Boulevard Design Overlay Zone (R95-1992), and within the Unser / McMahan Village North Site Development Plan for Subdivision boundaries and is subject to those plan's policies and Design Standards.
6. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. 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.
8. The subject site is designated an Area of Change within the 2017 Albuquerque/Bernalillo County Comprehensive Plan. The following goals and policies apply:
 - A. Policy 4.1.1 Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

The request furthers Policy 4.1.1 because the Design Standards of the existing Site Development Plan for Subdivision provide additional standards for site plan, architectural design, and landscape buffers that encourage quality development consistent with the distinct character of the larger community.

- B. Policy 5.1.2, Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

Policy 5.1.12, Commuter Corridors: Allow auto-oriented development along Commuter Corridors that are higher-speed and higher-traffic volume routes for people going across town, often as limited-access roadways.

- a) Allow auto-oriented, single-use development, such as strip retail, large retail facilities, and business and institutional campuses along Commuter Corridors.
- b) Buffer residential land uses adjacent to Commuter Corridors.

Policies 5.1.12 a) and 5.1.12 b) are furthered because an auto-oriented development will be constructed on a Commuter Corridor with higher speed and higher traffic volume for people traveling across town. The request maintains the existing Site Development Plan for Subdivision which requires a 10-foot landscape buffer between commercial and residential uses.

- C. Policy 5.2.1, Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

- g) Locate quality commercial development and redevelopment in existing commercial zones and designated Centers and Corridors.
- h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.
- n) Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

Policy 5.2.1 is furthered because the request will allow for commercial development in an existing commercial zone and on Unser Boulevard NE which is a designated commuter corridor. In addition, use of this vacant lot will offer a local, conveniently accessible commercial service. This development is considered infill on an under-utilized lot because most of the surrounding properties in this community are developed, and annexation occurred long ago.

The Design Standards encourage quality commercial development and compatibility of the architecture and site plan in form and scale to the immediately surrounding development for this visible property located on a commuter corridor.

- D. Policy 5.3.1, Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

Policy 5.3.1 is furthered because the request will maximize the utility of the existing infrastructure and public facilities, and efficiently use the land by permitting auto-oriented uses on a commuter corridor intended for high vehicular use.

- E. Policy 5.4.2, West Side Jobs: Foster employment opportunities on the West Side.

- a) Ensure adequate capacity of land zoned for commercial, office, and industrial uses west of the Rio Grande to support additional job growth.

Policy 5.4.2 is furthered because the property is located on the West Side and the commercial use will foster employment opportunities. Even though, the added positions would not provide a wide range of skills and salary levels.

F. 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.

b) Encourage development that expands employment opportunities.

e) Encourage job creation in business and industrial parks, near freight routes, and where adequate transitions and buffers can be provided to protect abutting residential uses.

f) Minimize potential negative impacts of development on existing residential uses with respect to noise, stormwater runoff, contaminants, lighting, air quality, and traffic.

g) Encourage development where adequate infrastructure and community services exist.

Policy 5.6.2 b), Policy 5.6.2 e), and Policy 5.6.2 g) are furthered because the property is located in an Area of Change and therefore, growth will occur in an area where it is expected and desired. The property is located on a commuter corridor where infrastructure and community services already exist or are currently being developed.

Policy 5.6.2 f) is furthered because EPC review and approval should increase quality and minimize potential negative impacts through design review and potential conditions of approval.

G. Policy 5.6.4, Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

a) Provide appropriate transitions between uses of different intensity or density and between non-residential uses and single-family neighborhoods to protect the character and integrity of existing residential areas.

b) Minimize development's negative effects on individuals and neighborhoods with respect to noise, lighting, air pollution, and traffic.

Policy 5.6.4 is generally furthered because although the SU-1 for C-1 zone would permit an auto-related use which is different in intensity from residential, the Site Plan for Subdivision Design Standards and the Zoning Code will require setbacks and buffering; and Site Plan review will encourage a layout to protect the character and integrity of the existing residential area that abuts the subject site to the east.

9. The subject site is within the Seven Bar Ranch Community of the West Side Strategic Plan (WSSP) and adjacent to the north of the McMahon / Unser Neighborhood Center. The following policies apply:

A. Plan Objectives, Promote job opportunities and business growth in appropriate areas of the West Side. (p15)

The request furthers the WSSP Objective 8 (p15) because it encourages job opportunities and business growth on the West Side.

B. Neighborhood and Centers, POLICY 1.3, Strip commercial developments shall not be approved on the West Side. Commercial development shall occur in concentrated clustered areas rather than new strip developments. Zone changes to commercial, industrial, or office uses for areas outside the centers are strongly discouraged, in order to reinforce the Neighborhood and Community Centers. Changes of commercial and office zoning outside the centers to residential use is encouraged except where area schools are at or over design capacity. In cases where schools are at or over design capacity, zone changes from non-residential to residential uses should be denied unless the applicant demonstrates that the proposed development will create no net expense in enrollment for area schools. (e.g. senior housing). This policy is meant to impact the design and layout of commercial areas and their connections to adjacent development and to encourage clustering of commercial and office uses in activity centers. It is not intended to rezone allowed commercial uses. (p39)

The request furthers WSSP Policy 1.3 (p39) because the subject site is not in a strip development and the request will keep commercial development along a commercial commuter corridor adjacent to a Neighborhood Center.

C. Policy 1.15, Neighborhood Centers of 15 to 35 acres shall contain generally small parcels and buildings on-street parking is permitted, with smaller off-street parking areas shared among businesses and institutions. The neighborhood center shall have a built scale very accommodating to pedestrians and bicyclists, including outdoor seating for informal gatherings. Services such as childcare, dry cleaners, drug stores and small restaurants along with a park and/or school should be located central to surrounding neighborhoods. (p41)

WSSP Policy 1.15 (page 41) does not apply because the subject site is not technically within the boundaries of the Neighborhood Center.

10. The affected homeowner's association, Villa De Villagio, and the affected neighborhood organization, the Westside Coalition of Neighborhood Associations, were notified as required as were property owners within 100-feet of the subject site. A facilitated meeting was not requested nor conducted. Staff has not received any comments in support or opposition.

RECOMMENDATION

APPROVAL of 18EPC-40014, a request for a Site Development Plan for Building Permit for all or a portion of Tract 4, Paradise Plaza, zoned SU-1 for C-1 with auto-related uses controlled by project 1000936, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL, Site Development Plan for Building Permit

Project # 1011553, Case # 18EPC- 40008

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.
3. This Site Development Plan for Building Permit shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations including the Unser / McMahon Village North Site Development Plan for Subdivision Design Standards, except as specifically approved by the EPC.
4. Conditions of Approval from other agencies:
 - A. Transportation Development
 - 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)
 - 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 items need to be addressed prior to DRB:

- Vicinity Map on Sheet C2 needs the Zone Atlas page listed.
- Motorcycle parking needs to be dimensioned and call out location of detail in keyed note. Keyed note Y calls out the sign but does not call out detail on Sheet C5.

- Radii of curb along vehicle paths need to be a minimum of 15'. There are some labeled 10' and several not labeled at all.
- The western access point along Crown Road should be listed as exit only along with proper signage of "Do Not Enter" posted and pavement directional arrows. The location of this access should be reassessed as a vehicle in the accessible parking space would be required to back up a considerable distance in order to utilize this exit.
- A new fire hydrant is shown in the middle of the eastern access point along Crown Road. Remove or relocate.

B. Water Utility Authority

- A prior Availability Statement (Statement #160701) was issued July 19 2016 and has since expired.
- As a condition of approval of this building permit obtain an Availability Statement for the new development. 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.
- A proposed utility plan was not provided with the submittal. Please provide this information in addition to the Fire 1 Plan and the zone map when submitting the availability request.
- From the information provided the developer propose a car wash on the site. Please provide information on meter sizing for the site and projected sanitary sewer discharge both in worst case scenario and average daily use which may include analysis of downstream conditions.
- The site resides outside of the Adopted Service area which indicates that a Service Connection Agreement will need to be in place prior to service. The Service Connection Agreement requires Water Authority Board approval and is a condition of approval of this Building Permit.

C. Solid Waste Management

- The new fire hydrant (L) located in the middle of SE entrance will need to be relocated. Storm inlet (U), located in front of new/proposed refuse enclosure (C), will need to be able to withstand 57,000lbs. Will need to re-angle (C) enclosure and/or reduce wall (X), for safe refuse truck access/exit. All noted issues are indicated on Pg. C-2. Complete site plan should include exits/entrances w/dimensions on North side of proposed bldg., to verify safe truck exit from property. All new/proposed refuse enclosures must be built to COA minimum requirements.

D. Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA)

- Has consideration been given to utilizing vegetated areas as Bio Swales or utilizing storm-water runoff in the vegetated areas in lieu of or in addition to first flush retention?

E. Public Service Company of New Mexico (PNM)

- PNM provided comments regarding this EPC case number for the February 8, 2018 EPC hearing. Here are the comments again:
- An existing electric overhead distribution line is located along the western boundary of the subject property and an underground distribution line is located along the southern boundary of the site. It is the applicant's obligation to abide by any conditions or terms of these easements. Any potential encroachment to existing rights-of-way must be reviewed by PNM for compliance with National Electric Safety Code (NESC) requirements, as well as PNM access for maintenance or future use. This includes any proposed changes to the existing grade, existing or proposed signs, walls or fences, landscaping, lighting, access, parking and driveway. The PNM landscaping preference is for trees and shrubs to be planted outside the PNM easement; however, if within an easement, trees and shrubs should be located to minimize effects on electric facility maintenance and repair. New trees planted near PNM facilities should be no taller than 25 feet in height at maturity to avoid conflicts with existing electric infrastructure. It is necessary for the developer to contact the PNM 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
- 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.



Cheryl Somerfeldt
Planner

cc: Hotsy Equipment Co., Robert Reed, 2211 Candelaria Rd NE, ABQ, NM 87107
Consensus Planning, Inc., 302 Eight St. NW, ABQ, NM 87102
Villa De Villagio HOA, James Morrow, 10848 Como Dr. NW, ABQ, NM 87114
Villa De Villagio HOA, Susie Sollien, P.O. Box 93488, ABQ, NM 87199
Westside Coalition of Neigh. Assoc. Harry Hendriksen, P.O. Box 6270 ABQ, NM 87197
Westside Coalition of Neigh. Assoc. Gerald Worrall, 1039 Pinatubo Pl. NW, ABQ, NM 87120

AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

- AUTO-RELATED USES & DRIVE UP SERVICE WINDOWS REQUIRE EPC REVIEW & APPROVAL, a carwash is an auto-related use.

CITY ENGINEER

Transportation Development

- 18EPC-40014 Site Development Plan for Building Permit:
 - Transportation Development Conditions:
 - 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)
 - 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 items need to be addressed prior to DRB:
 - Vicinity Map on Sheet C2 needs the Zone Atlas page listed.
 - Motorcycle parking needs to be dimensioned and call out location of detail in keyed note. Keyed note Y calls out the sign but does not call out detail on Sheet C5.
 - Radii of curb along vehicle paths need to be a minimum of 15'. There are some labeled 10' and several not labeled at all.
 - The western access point along Crown Road should be listed as exit only along with proper signage of "Do Not Enter" posted and pavement directional arrows. The location of this access should be reassessed as a vehicle in the accessible parking space would be required to back up a considerable distance in order to utilize this exit.
 - A new fire hydrant is shown in the middle of the eastern access point along Crown Road. Remove or relocate.

DEPARTMENT of MUNICIPAL DEVELOPMENT

No comment.

WATER UTILITY AUTHORITY

- A prior Availability Statement (Statement #160701) was issued July 19 2016 and has since expired.
 - As a condition of approval of this building permit obtain an Availability Statement for the new development. 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.
 - A proposed utility plan was not provided with the submittal. Please provide this information in addition to the Fire 1 Plan and the zone map when submitting the availability request.
- From the information provided the developer propose a car wash on the site. Please provide information on meter sizing for the site and projected sanitary sewer discharge both in worst case scenario and average daily use which may include analysis of downstream conditions.
 - The site resides outside of the Adopted Service area which indicates that a Service Connection Agreement will need to be in place prior to service. The Service Connection Agreement requires Water Authority Board approval and is a condition of approval of this Building Permit.

SOLID WASTE MANAGEMENT DEPARTMENT

The new fire hydrant (L) located in the middle of SE entrance will need to be relocated. Storm inlet (U), located in front of new/proposed refuse enclosure (C), will need to be able to withstand 57,000lbs. Will need to re-angle (C) enclosure and/or reduce wall (X), for safe refuse truck access/exit. All noted issues are indicated on Pg. C-2. Complete site plan should include exits/entrances w/dimensions on North side of proposed bldg., to verify safe truck exit from property. All new/proposed refuse enclosures must be built to COA minimum requirements.

TRANSIT DEPARTMENT

1000936 18EPC-40014	Site Plan for Building Permit for a commercial washing equipment company, on 0.95 acres on Unser between Crown and Summer Ridge NW	Unser Boulevard Commuter Corridor	Fixed Route 155 travels the length of Coors Boulevard from Rio Rancho to Valley Gardens and crosses multiple east west routes	The nearest stop pair for Route 155 is just north of the site on either side of Summer Ridge Road	No comment
---------------------	--	--------------------------------------	---	---	------------

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

- NMDOT has no comments.

ALBUQUERQUE PUBLIC SCHOOLS

- *APS Case Comments:* This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

- MRMPO has no adverse comments.
- For informational purposes:
 - Unser Blvd NW is functionally classified as a principal arterial in the project area.
 - Unser Blvd NW is identified in the Long Range Roadway System to be a regional principal arterial in the project area.

- Unser Blvd NW is identified in the LRBS to include an existing paved trail and bicycle lane in the project area.
- Unser Blvd NW is a limited access facility. Please contact Dave Pennella at 724-3621 or dpennella@mrcog-nm.gov with any questions about access control.
- Unser Blvd NW is an Intelligent Transportation System (ITS) Corridor.

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

NMDOT has no comments.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY (AMAFCA)

- Has consideration been given to utilizing vegetated areas as Bio Swales or utilizing storm-water runoff in the vegetated areas in lieu of or in addition to first flush retention?

PUBLIC SERVICE COMPANY OF NEW MEXICO

- PNM provided comments regarding this EPC case number for the February 8, 2018 EPC hearing. Here are the comments again:
 - An existing electric overhead distribution line is located along the western boundary of the subject property and an underground distribution line is located along the southern boundary of the site. It is the applicant's obligation to abide by any conditions or terms of these easements. Any potential encroachment to existing rights-of-way must be reviewed by PNM for compliance with National Electric Safety Code (NESC) requirements, as well as PNM access for maintenance or future use. This includes any proposed changes to the existing grade, existing or proposed signs, walls or fences, landscaping, lighting, access, parking and driveway. The PNM landscaping preference is for trees and shrubs to be planted outside the PNM easement; however, if within an easement, trees and shrubs should be located to minimize effects on electric facility maintenance and repair. New trees planted near PNM facilities should be no taller than 25 feet in height at maturity to avoid conflicts with existing electric infrastructure. It is necessary for the developer to contact the PNM 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
 - Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.



View of the subject site looking north.



View of the subject site looking east.



View of the subject site looking south.



View of the subject site looking northwest.

ZONING

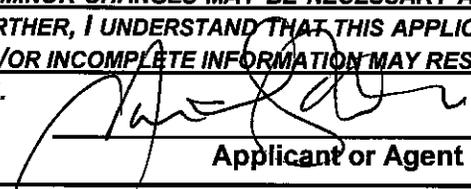
Please refer to the Zoning Code for specifics of
the SU-1 and the C-1 zones.

APPLICATION INFORMATION

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. More details and/or minor changes may be necessary as the project progresses through DRB and building permit reviews. Certification of completeness as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. I ACKNOWLEDGE THAT MORE DETAILS AND/OR MINOR CHANGES MAY BE NECESSARY AS THE PROJECT PROGRESSES THROUGH THE REVIEW PROCESSES. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OR DEFERRAL OF THE APPLICATION.


3/1/2018

 Applicant or Agent Signature / Date

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36", or as pre-approved by Planning Staff

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing):

1. **Site Plan** (including easements with recording information)
2. **Landscaping Plan**
3. **Conceptual Grading and Drainage Plan** (a separate Grading Plan sheet is required for sites > 1 acre)
4. **Conceptual Utility Plan** (for sites less than one acre, Utility Plan may be shown on Site Plan)
5. **Building and Structure Elevations**
6. **Previously approved Development Plan** (if applicable)

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. Please refer to the City's DPM, Zoning Code and any applicable Sector Development Plan and Master Development Plan for specific design requirements for the elements listed below. The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.

Accompanying Material

- A. 8-1/2" x 11" reduction for each plan sheet & electronic copy (pdf) of Site Development Plan
- B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 – SITE PLAN

A. General Information

- 1. Date of drawing and/or last revision
- 2. Scale:

1.0 acre or less	1" = 10'	Over 5 acres	1" = 50'
1.0 - 5.0 acres	1" = 20'	Over 20 acres	1" = 100'
[other scales, if approved by staff]			
- 3. Bar scale
- 4. North arrow
- 5. Vicinity map
- 6. Signature Block (for DRB site dev. plans)
- 7. Property lines (clearly identify)
- 8. Existing easements on the site and within 20 ft. of the site with recording information; proposed easements on the site
- 9. Phases of development including location and square footages of structures, circulation, parking and landscaping
- 10. Indicate existing structures and easements (with recording information) within 20 ft. of the site

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

B. Proposed Development

1. Structural

- 1. Location of existing & proposed structures on the site (distinguish between existing & proposed, include phasing)
- 2. Dimensions and square footage of each structure
- 3. Proposed use of each structure
- 4. Walls, fences, and screening: indicate height, length, color and materials
- 5. Loading facilities
- 6. Conceptual site lighting (indicate general location & maximum height)
- 7. Location of refuse container and enclosure
- 8. Site amenities including patios, benches, tables (indicating square footage of patios/ plazas)

2. Parking and Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. **Location and typical dimensions**, including handicapped spaces
 - 2. **Calculations:** spaces required: provided:Handicapped spaces (included in required total) required: provided:
Motorcycle spaces (in addition to required total) required: provided:
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: provided:
 - 2. Bikeways and other bicycle facilities, if applicable
- C. Public Transit
 - 1. Bus facilities, including routes, bays and shelters existing or required
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location of proposed and existing public sidewalk; define distance from back of curb to sidewalk
- E. Vehicular Circulation (Refer to Chapter 23 of DPM for design requirements)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
 - 6. Existing and proposed street widths, right-of-way widths and curve radii
 - 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 8. Location of traffic signs and signals related to the functioning of the proposal
 - 9. Identify existing and proposed medians and median cuts

3. Phasing – This is required information if phasing of project is anticipated

- Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

SHEET #2 – LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff

- 1. Scale - must be same as scale on sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Statement of Landscaping Responsibility for Maintenance (Landscape Agreement will be required for landscape in public right-of-way prior to Building Permit)
- 7. Statement of compliance with Water Conservation Ordinance, see §6-1-1
- 8. Statement of compliance with §14-16-3-10, General Landscaping Regulations
- 9. Identify location and size (SF) of all landscaping areas, including:
 - A. Type, location and size of trees (common and/or botanical names)
 - B. Type and location of all ground cover material (organic/inorganic)
 - C. Existing vegetation, indicating whether it is to be preserved or removed
 - D. Ponding areas either for drainage or landscaping/recreational use
 - E. Turf area – only 20% of landscaped area can be high water-use turf
- 10. Landscape calculation table:
 - A. Required and Provided Landscape Area – square footage and percent
 - B. Required and Provided Trees (street, parking lot, screening, etc.)
- 11. Street Tree Plan as defined in the Street Tree Ordinance (see §6-6-2)
- 12. Verification of adequate sight distance
- 13. Provide a plant list of shrubs, grasses, and perennials

SHEET # 3 – CONCEPTUAL GRADING and DRAINAGE PLAN

The Conceptual Grading and Drainage Plan provides the Planning Commission and DRB with an understanding of site topography and how it relates to adjacent property. The City Engineer or her/his designee may waive or allow adjustments to the Conceptual Grading and Drainage Plan requirements for sites that are already developed or are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Building footprints
- 6. Location of Retaining walls

B. Grading Information

- 1. Provide a narrative description of existing site topography, proposed grading improvements, flood zone status, and topography within 20 feet of the site.
- 2. Show existing and proposed contours, retaining wall heights, approximate street (drive entrance/parking lot) slopes.
- 3. Identify whether ponding is required
- 4. Indicate Finished Floor Elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

- 5. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change.
- 6. In addition to the above, the following must be provided for DRB applications:
 - A. Conceptual onsite drainage system
 - B. For sites 5 acres or greater or for sites where drainage infrastructure is required, a Drainage Report is required.

SHEET #4 – UTILITY PLAN

If site is less than one acre, the Utility Plan may be shown on sheet #1

- 1. Fire hydrant locations, existing and proposed.
- 2. Distribution lines
- 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- 4. Existing water, sewer, storm drainage facilities (public and/or private).
- 5. Proposed water, sewer, storm drainage facilities (public and/or private)

SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- 1. Scale (minimum of 1/8" or as approved by Planning Staff)
- 2. Bar Scale
- 3. Detailed Building Elevations for each facade
 - a. Identify facade orientation (north, south, east, & west)
 - b. Facade dimensions including overall height and width of building and major building articulation elements such as doors and windows (to determine compliance with zoning or other regulations)
 - c. Materials and colors of principle building elements – façade, roof, windows, doors, etc.
 - d. 8½" x 11" color renderings or similar illustrations (2 for DRB and 10 for EPC)
- 4. Dimensions, colors and materials of Refuse Enclosure
- 5. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discuss submittal requirements with Planning Department staff.

B. Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements
- 7. Verification of adequate sight distance

February 27, 2017

Mr. Derek Bohannon, Chair
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

RE: Unser/Crown Express Tunnel Car Wash

Dear Chair Bohannon,

As the owner of the subject property, the purpose of this letter is to authorize Consensus Planning, Inc. to act as agent for all matters regarding my property located on Unser Boulevard, north of Crown Road NW. The property is legally described as Tract 4, Paradise Plaza.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert Reed', with a large, stylized flourish extending to the right.

Robert Reed
Brandenreed Properties



March 1, 2018

Mr. Derek Bohannon, Chair
Environmental Planning Commission
City of Albuquerque
600 2nd Street NW
Albuquerque, NM. 87102

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Re: Site Development Plan for Building Permit

Dear Chair Bohannon:

The purpose of this letter is to describe the request for a Site Development Plan for Building Permit on behalf of Brandenreed Properties LLC. The request is regarding the southern 0.95-acre portion of the property legally described as Tract 4, Paradise Plaza. The applicant seeks develop a car wash on a portion of the property after receiving your approval for a zone map amendment on Tract 4 as a whole on February 8, 2018 (Project #1000936).

Site



CONTEXT

The property is located on the northeast corner of Unser Boulevard NW and Crown Road NW. Existing zoning is SU-1 for C-1 with auto-related uses controlled by project 1000936. The controls require EPC review and approval of auto-related uses. The surrounding zoning consists of multiple SU-1 zones for Mixed Use and/or C-1 Uses. The surrounding properties have developed with a mix of neighborhood commercial uses including several auto related uses. These uses include a Valero Gas Station; an Advanced Auto Parts Store; Walgreens and CVS Pharmacy both with drive thru facilities; and Guardian Storage.

PRINCIPALS

James K. Strozier, AICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP

Existing Zoning and Land Use

Area	Zoning	Land Use
North	SU-1 for C-1 with auto-related uses controlled by Project 1000936; further north SU-1 for Mixed Use for C-1, O-1 and Indoor Storage Uses	Vacant; further north Guardian Storage Facility with two retail street fronts.
East	SU-1 for Mixed Use	Single Family Residential Town Homes
South	SU-1 for C-1 Uses including packaged liquor sales incidental to a pharmacy use	Advanced Auto Parts, Walgreens, and a future day care facility.
West	SU-1 for Mixed Use for O-1	Veterinary Clinic/vacant
Northwest	SU-1 for C-1 Permissive Uses including Alcohol Sales for off-site consumption under a Small Brewer’s license.	Unser Plaza Shopping Center
Southwest	SU-1 for C-1 Uses	Valero Gas Station



PROPOSED DEVELOPMENT

The proposed car wash development will have a 3,805 square foot building featuring windows, canopy treatments on each street facing exterior façade, and a variation in stucco colors. The property will be accessed from the south off Crown Road in one of two locations. Parking is provided on the south side of the building and features landscaping and screening walls facing south and east toward the residential neighborhood. Along Unser Boulevard is an existing pedestrian trail, which will connect to the new six-foot sidewalk fronting the car wash on the south and connecting it to the residential neighborhood to the east.



REQUEST

We are asking approval of the Site Development Plan for Building Permit for the car wash. The request furthers the Goals and Policies of the Comprehensive Plan and the West Side Strategic Plan specifically policies related to infill development and commercial uses located along a commuter corridor.

APPLICABLE PLANS AND POLICIES

The property is located within an Area of Change and along Unser Boulevard, designated as a commuter corridor, in the Albuquerque Bernalillo County Comprehensive Plan. The applicant response to applicable goals and policies are provided in italics.

Albuquerque Bernalillo County Comprehensive Plan, 2017

Policy 4.1.1 Distinct Communities

Encourage quality development that is consistent with the distinct character of communities.

The proposed car wash development implements this policy by allowing the subject site to develop with consistent character of the surrounding community including properties to the south including Walgreens (drive thru facility) and Advance Auto Parts (auto related retail) and to the west including Valero Gas Station (auto related retail and service) and a CU Anytime Automated Teller Machine (drive thru facility). Smaller commercial developments on this tract will provide a transition to the larger Guardian Storage mix-use building to the north.

Goal 5.1 Centers & Corridors

Grow as a community of strong Centers connected by a multi-modal network of Corridors.

Policy 5.1.2

Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

Policy 5.1.12

Commuter Corridors: Allow auto- oriented development along Commuter Corridors that are higher-speed and higher-traffic volume routes for people going acrosstown,oftenaslimited-access roadways.

- a) Allow auto-oriented, single-use development, such as strip retail, large retail facilities, and business and institutional campuses along Commuter Corridors.
- b) Buffer residential land uses adjacent to Commuter Corridors.

The proposed car wash development furthers this goal and these policies by allowing a wider range of neighborhood commercial uses in a Comprehensive Plan designated Area of Change and creating the opportunity for new development along Unser

Boulevard, a commuter corridor. The proposed car wash is an auto-oriented, single use development located along a commuter corridor and adjacent to other C-1 Neighborhood Commercial and auto-oriented uses.

Goal 5.2 Complete Communities

Foster communities where residents can live, work, learn, shop, and play together.

Policy 5.2.1

Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

- g) Locate quality commercial development and redevelopment in existing commercial zones and designated Centers and Corridors.
- h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.
- m) Discourage zone changes to single land uses on sites larger than ten acres.
- n) Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

The proposed car wash development furthers this policy by facilitating infill development of a C-1 permissive use on a currently vacant property. The property is located along a commuter corridor and surrounded by new commercial development and existing residential development. The proposed use will provide a neighborhood commercial service for the surrounding residents.

Furthermore, in May 2018, the subject site will convert to the IDO MX-L zone (similar to the properties to the south, southeast, southwest, and northwest which will all convert to MX-L). The proposed car wash development will facilitate creating a mix of uses that are conveniently accessible from the neighborhoods that surround the site, locate commercial development in an existing commercial zone, create infill development that is compatible with uses to the north, south and west, and will facilitate more productive use of this vacant lot.

Goal 5.3 Efficient Development Patterns

Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

Policy 5.3.1

Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The request furthers this policy by facilitating infill development along Unser Boulevard, an existing commuter corridor, and adjacent to new commercial development. This proposal maximizes the existing infrastructure and public facilities in this neighborhood and along Unser Boulevard. The proposed development will provide for needed future commercial services.

Goal 5.4 Jobs-Housing Balance

Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande.

Policy 5.4.2

West Side Jobs: Foster employment opportunities on the West Side.

- a) Ensure adequate capacity of land zoned for commercial, office, and industrial uses west of the Rio Grande to support additional job growth.

The jobs-housing balance on the West Side of the City has been an issue exacerbated by continued residential development and limited commercial development to provide jobs. The request furthers this policy by facilitating the development of neighborhood commercial businesses on a property on the West Side. The car wash will employ between seven and fifteen people.

Goal 5.6 City Development Areas

Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

Policy 5.6.4

Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

This policy is furthered by this request because the Site Plan for Building Permit follows the Site Plan for Subdivision design guidelines for setbacks, buffering, and site plan review. These steps ensure that the layout protects the character and integrity of the residential area to the east.

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.

- b) Encourage development that expands employment opportunities.
- e) Encourage job creation in business and industrial parks, near freight routes, and where adequate transitions and buffers can be provided to protect abutting residential uses.
- g) Encourage development where adequate infrastructure and community services exist.

The property is located in an Area of Change and along Unser Boulevard, a commuter corridor. The request furthers this policy facilitating infill development in an Area of Change and along existing infrastructure. The proposed use provides expanded opportunity for neighborhood commercial services similar to adjacent and nearby auto-oriented and other neighborhood commercial uses.



West Side Strategic Plan Plan Objectives

8. Promote job opportunities and business growth in appropriate areas of the West Side.

The request furthers this objective by facilitating infill development of a neighborhood commercial business on the West side. The property is adjacent to existing infrastructure. The car wash will eventually provide between seven and fifteen jobs on the west side.

Neighborhoods and Centers

POLICY 1.3

Strip commercial developments shall not be approved on the West Side. Commercial development shall occur in concentrated clustered areas rather than new strip developments. Zone changes to commercial, industrial, or office uses for areas outside the centers are strongly discouraged, in order to reinforce the Neighborhood and Community Centers. Changes of commercial and office zoning outside the centers to residential use is encouraged except where area schools are at or over design capacity. In cases where schools are at or over design capacity, zone changes from non-residential to residential uses should be denied unless the applicant demonstrates that the proposed development will create no net expense in enrollment for area schools. (e.g. senior housing). This policy is meant to impact the design and layout of commercial areas and their connections to adjacent development and to encourage clustering of commercial and office uses in activity centers. It is not intended to rezone allowed commercial uses.

This policy is furthered by facilitating infill development of neighborhood commercial. The request does not create a strip zone and the property is adjacent to similar neighborhood commercial uses. Once the development of the car wash is realized, the property will be compatible with surrounding uses.

POLICY 1.15

Neighborhood Centers of 15 to 35 acres shall contain generally small parcels and buildings; on-street parking is permitted, with smaller off-street parking areas shared among businesses and institutions. The neighborhood center shall have a built scale very accommodating to pedestrians and bicyclists, including outdoor seating for informal gatherings. Services such as childcare, dry cleaners, drug stores and small restaurants along with a park and/or school should be located central to surrounding neighborhoods.

This policy is furthered by facilitating infill development of neighborhood commercial on a property of less than 2 acres. The proposed development allows for neighborhood commercial service similar to adjacent neighborhood commercial uses.

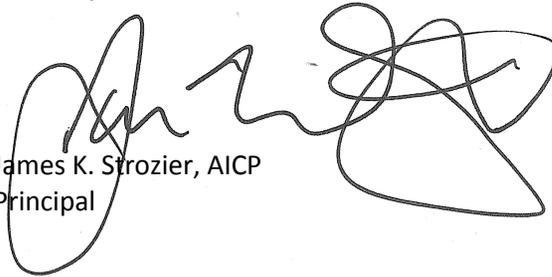


CONCLUSION

In conclusion, this request for a Site Development Plan for Building Permit is a follow up action to the EPC approval on February 8, 2018, which updated the Site Plan for Subdivision and zoning on this property. The property is along a commuter corridor. The surrounding properties are developed with neighborhood commercial uses and auto-oriented businesses. The project will provide a productive use of a property that is currently vacant and provide a service to the surrounding neighborhood.

We respectfully request that the Environmental Planning Commission approve the request. Thank you for your consideration.

Sincerely,



James K. Strozier, AICP
Principal



For more current information and details visit: <http://www.cabq.gov/gis>

Map amended through: 1/28/2016

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
A-11-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1,500 Feet

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Brandenreed Properties LLC DATE OF REQUEST 2/28/18 ZONE ATLAS PAGE(S): A-11-2

CURRENT:

ZONING SU-1 for C-1 w/ auto related uses
PARCEL SIZE (AC/SQ. FT.) 0.95 *controlled by project 1000936*

LEGAL DESCRIPTION:

LOT OR TRACT # 4 BLOCK # _____
SUBDIVISION NAME Paradise Plaza

REQUESTED CITY ACTION(S):

ANNEXATION []
ZONE CHANGE []: From _____ To _____
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: 3,805 (sq. ft.)

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

APPLICANT OR REPRESENTATIVE Jaime Jaramilla
(To be signed upon completion of processing by the Traffic Engineer)

DATE 2/28/18

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

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

Jorge Potos
TRAFFIC ENGINEER

02-28-18
DATE

Required TIS **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / / _____
-FINALIZED / / TRAFFIC ENGINEER DATE

**NOTIFICATION &
NEIGHBORHOOD INFORMATION**

March 1, 2018

James Morrow
Villa De Villagio HOA
10848 Como Drive NW
Albuquerque, NM 87114

Susie Sollien
Villa De Villagio HOA
P.O. Box 93488
Albuquerque, NM 87199

Dear Mr. Morrow, Ms. Sollien, and the Villa De Villagio HOA:

This letter is notification that Consensus Planning has submitted a request for a Site Development Plan for Building Permit on behalf of Brandenreed Properties, LLC. The site is located on Unser Boulevard, north of Crown Road and legally described as Tract 4, Paradise Plaza. The existing zoning is SU-1 for C-1 with auto-related uses controlled by Project 1000936. The EPC hearing for this application will be held on April 12, 2018 at 8:30 a.m. at the Plaza del Sol Building, located at 600 2nd Street NW.

Please do not hesitate to contact me if you have any questions, would like to meet, or desire any additional information. Please note, affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by March 12, 2018.

Sincerely,



James K. Strozier, AICP
Principal

Attached: Zone Atlas Map A-11-Z, Site Development Plan for Building Permit,
Landscape Plan

March 1, 2018

Harry Hendriksen
Westside Coalition of Neighborhood Associations
P.O. Box 6270
Albuquerque, NM. 87197

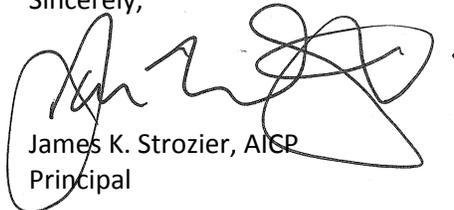
Gerald Worrall
Westside Coalition of Neighborhood Associations
1039 Pinatubo
Albuquerque, NM. 87120

Dear Mr. Hendriksen, Mr. Worrall, and the Westside Coalition of Neighborhood Associations:

This letter is notification that Consensus Planning has submitted a request for a Site Development Plan for Building Permit on behalf of Brandenreed Properties, LLC. The site is located on Unser Boulevard, north of Crown Road and legally described as Tract 4, Paradise Plaza. The existing zoning is SU-1 for C-1 with auto-related uses controlled by Project 1000936. The EPC hearing for this application will be held on April 12, 2018 at 8:30 a.m. at the Plaza del Sol Building, located at 600 2nd Street NW.

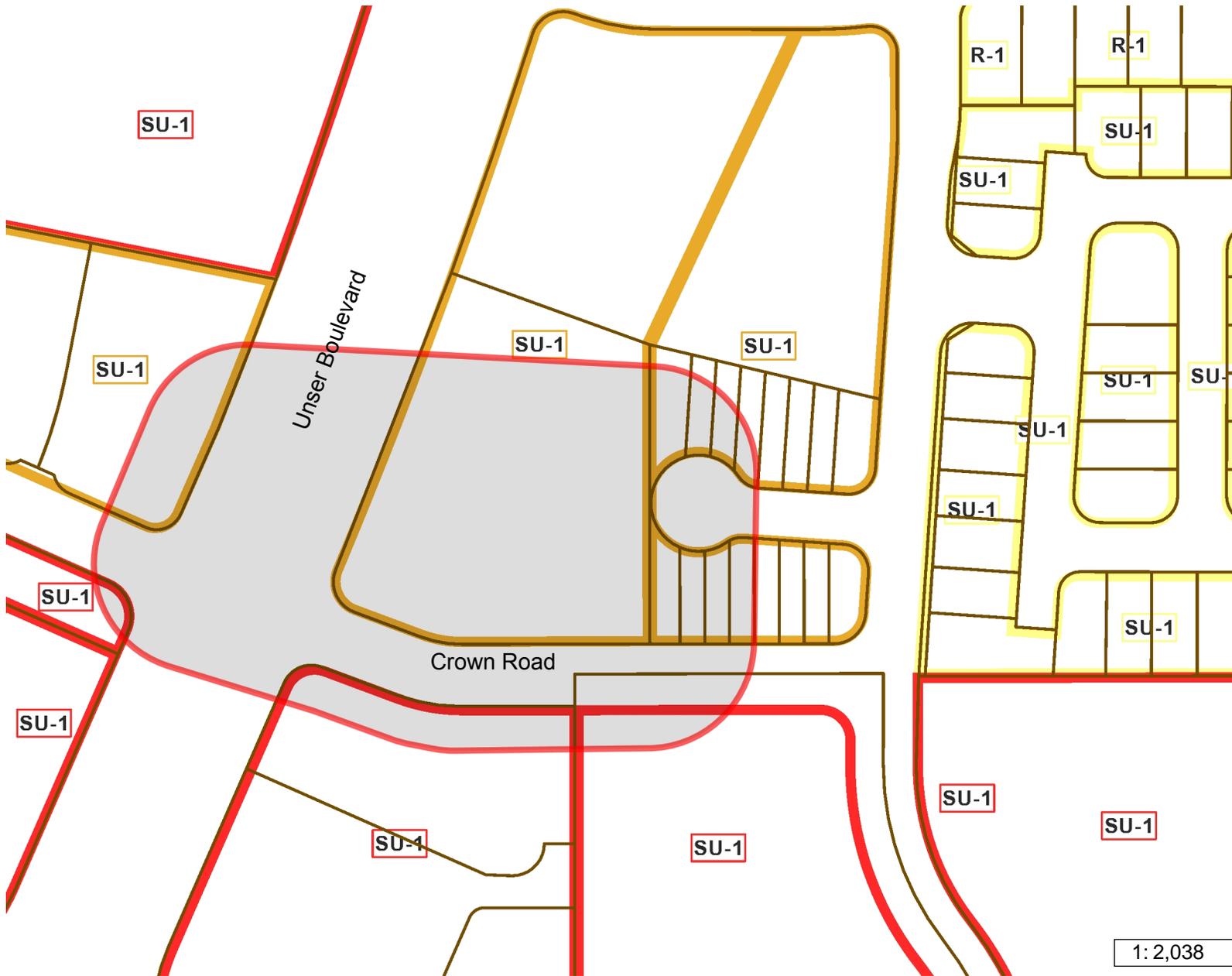
Please do not hesitate to contact me if you have any questions, would like to meet, or desire any additional information. Please note, affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by March 12, 2018.

Sincerely,



James K. Strozier, AICP
Principal

Attached: Zone Atlas Map A-11-Z, Site Development Plan for Building Permit,
Landscape Plan



Legend

- Bernalillo County Parcels
- Zoning**
- <all other values>
- RESIDENTIAL
- COMMERCIAL
- OFFICE
- INDUSTRIAL / WHOLESALE / MANUFACTURING
- INSTITUTIONAL / GOVERNMENT
- UTILITIES / TRANSPORTATION
- OPEN SPACE / RECREATION / AGRICULTURE
- RESIDENTIAL / AGRICULTURAL
- MESA DEL SOL MIXED USE
- NOT CLASSIFIED
- Municipal Limits**
- Corrales
- Edgewood
- Los Ranchos
- Rio Rancho
- Tijeras
- UNINCORPORATED
- World Street Map

Notes

0.0 0 0.02 0.0 Miles

UPC	Owner	Owner Address	Owner Address 2	SITUS Address	SITUS Address 2	Legal Description	Property Class	Acres
1.01107E+17	J & J REAL ESTATE LLC	PO BOX 920798	EL PASO TX 79902	5713 PINNACLE PEAK CT	NWALBUQUERQUE 87114	LT 7 PLAT OF LOTS 1 THROUGH 16 PINNACLE PEAK TOWNHOMES	CONT .0491 ACV0.0491	
1.01107E+17	CARRICO LUCY M9416	LONA LN	NEALBUQUERQUE NM 87111	-16235715 PINNACLE PEAK CT	NWALBUQUERQUE 87114	LT 8 PLAT OF LOTS 1 THROUGH 16 PINNACLE PEAK TOWNHOMES	CONT .0940 ACV0.094	
1.01107E+17	H & C REAL ESTATE LLC	ATTN: JOHN HEIDRICH	5747 CALLE PERRO	NWALBUQUERQUE NM 87114	-6400 ALBUQUERQUE NM 87114	TR F-1-B PLAT OF TRACTS F-1-A & F-1-B LANDS OF ZOLIN/KUNATH	TRES ESQUINAS LLC & CURB INC CONT .9611 ACV0.9611	
1.01107E+17	ALVARADO LUCIO A139	65TH ST	SWALBUQUERQUE NM 87121	15714 PINNACLE PEAK CT	NWALBUQUERQUE 87114	LT 9 PLAT OF LOTS 1 THROUGH 16 PINNACLE PEAK TOWNHOMES	CONT .0670 ACV0.067	
1.01107E+17	TITAN INVESTMENTS LLC	PO BOX 10368	ALBUQUERQUE NM 87184	5710 PINNACLE PEAK CT	NWALBUQUERQUE 87114	LT 11 PLAT OF LOTS 1 THROUGH 16 PINNACLE PEAK TOWNHOMES	CONT .0487 ACV0.0487	
1.01107E+17	ROAD RUNNER REAL ESTATE LLC	106 INDUSTRIAL PARK	LPRIO RANCHO NM 87124	5706 PINNACLE PEAK CT	NWALBUQUERQUE 87114	LT 13 PLAT OF LOTS 1 THROUGH 16 PINNACLE PEAK TOWNHOMES	CONT .0525 ACR0.0525	
1.01107E+17	SIERRA JOSEPH & CATHERINES	215 NEWBERRY WAY	NWALBUQUERQUE NM 87120	5712 PINNACLE PEAK CT	NWALBUQUERQUE 87114	LT 10 PLAT OF LOTS 1 THROUGH 16 PINNACLE PEAK TOWNHOMES	CONT .0470 ACV0.047	
1.01107E+	B-1	D-1	E-1	AND F-1	FINELAND DEVELOPMENT	CONT 4.3314 AC	"V4.3314	
1.01107E+		2	3 & 4	PARADISE PLAZA	CONT .8931 AC	"CO.8931		
1.01107E+17	DIAMOND SHAMROCK STATIONS INC	ATTN: REAL ESTATE DEPT	1 VALERO WAYSAN ANTONIO TX 78249	-1616 UNSER BLVD	NWALBUQUERQUE NM 87114	TR B PLAT OF TRS A & B DIAMOND SHAMROCK SUBD	CONT .6888 ACV0.6888	

March 1, 2018

Property Owner:

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Public Hearing on Thursday, April 12, 2018 at 8:30 a.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following item.

EPC RULES OF CONDUCT OF BUSINESS

A copy of the Rules of Conduct is posted on the Planning Department's website at <http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission> and printed copies are available in the Planning Department office on the third floor of the Plaza del Sol Building, 600 Second Street NW. For more information, please contact Russell Brito, Current Planning Division Manager, at (505) 924-3337 or at rbrito@cabq.gov.

Staff reports and supplemental materials are posted on the City website, <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-staff-reports>, on Thursday, April 5, 2018.

REQUEST

Consensus Planning, agent for Brandenreed Properties, LLC., request a Site Development Plan for Building Permit for a car wash for Tract 4, Paradise Plaza, zoned SU-1 for C-1 with auto related uses controlled by project 1000936, located on Unser Boulevard, north of Crown Road, containing approximately 0.95 acres. The request is for a Site Development Plan for Building Permit for a car wash.

If you have questions or need additional information regarding this request contact Mr. Russell Brito, City Planning at (505) 924-3337 or at rbrito@cabq.gov.

Sincerely,

Consensus Planning, Inc.

Neighborhood Notification Letters Must Include the Following:

Prior to filing an application with the Planning Department, all applicants requesting approvals through the Environmental Planning Commission (EPC), Development Review Board (DRB), Landmarks & Urban Conservation Commission (LUCC), approval of a Wireless Telecommunication Facility (WTF), or Administrative Approvals (AA) are required to notify any affected neighborhood and/or homeowner associations via certified mail.

1. The street address for the subject property;
2. The currently recorded legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision;
3. A physical description of the location, referenced to streets and existing land uses;
4. A complete and detailed description of the action(s) being requested;
5. ***** NEW*** Facilitated Meeting Information** – All notification letters must include the following text:
Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at stripnett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660.
A facilitated meeting request must be received by ADR by: _____.
6. *****NEW*** Public Hearing Information** - Hearing Date, Start Time and Location.

Neighborhood Notification Checklist

The following information must be included for **each** application packet submitted to the City of Albuquerque Planning Department.

1. ONC's "Notification Inquiry Email" outlining any affected Neighborhood and/or Homeowner Associations.

*Note: If your ONC Correspondence is more than 30 days old, you must contact ONC to ensure that the contact information is still current.

2. Copies of Letters sent to any affected Neighborhood and/or Homeowner Associations.
3. Copies of certified receipts mailed to any affected Neighborhood and/or Homeowner Associations.

Any questions, please feel free to contact our office at (505) 768-3334 or ONC@cabq.gov.

Thank you for your cooperation on this matter.

7017 2620 0001 1183 2737

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87197

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<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 \$0.71
Total Postage and Fees \$6.91



Sent To
Street and Apt. No. HARRY HENDRIKSEN
PO Box 6270
City, State, ZIP+4 ALBUQUERQUE, NM 87197

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

7017 2620 0001 1183 2744

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87120

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<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 \$0.71
Total Postage and Fees \$6.91



Sent To
Street and Apt. No. GERALD WORRALL
1039 PINATUBO PLACE NW
City, State, ZIP+4 ALBUQUERQUE, NM 87120

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

7017 2620 0001 1183 2720

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87199

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<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 \$0.71
Total Postage and Fees \$6.91



Sent To
Street and Apt. No., SUSIE SOLLIEN
PO Box 93488
City, State, ZIP+4 ALBUQUERQUE, NM 87199

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

7017 2620 0001 1183 2713

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87114

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<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 \$0.71
Total Postage and Fees \$6.91



Sent To
Street and Apt. No., or JAMES MORROW
10848 COMO DRIVE NW
City, State, ZIP+4 ALBUQUERQUE, NM 87114

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

7017 2620 0001 1183 2706

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

SEATTLE, WA 98122

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<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	\$0.50
Total Postage and Fees	\$6.70



Sent To
 Street and Apt. No. STUART ANDERSON PROPERTIES LLC
 140 LAKESIDE AVE SUITE A
 City, State, ZIP+4® SEATTLE WA 98122-6538

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

7017 2620 0001 1183 2690

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87120

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<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	\$0.50
Total Postage and Fees	\$6.70



Sent To
 Street and Apt. No. SIERRA JOSEPH & CATHERINE
 5215 NEWBERRY WAY NW
 City, State, ZIP+4® ALBUQUERQUE NM 87120

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

7017 2620 0001 1183 2683

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87121

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<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	\$0.50
Total Postage and Fees	\$6.70



Sent To
 Street and Apt. No. ALVARADO LUCIO A
 139 65TH ST SW
 City, State, ZIP+4® ALBUQUERQUE NM 87121

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

7017 2620 0001 1183 2676

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87176

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<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	\$0.50
Total Postage and Fees	\$6.70



Sent To
 Street and Apt. No., or P.O. Box C3D LLC & VILIA FALCONE
 PO BOX 35640
 City, State, ZIP+4® ALBUQUERQUE NM 87176-5640

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

7017 2620 0001 1183 2645

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

SAN ANTONIO, TX 78249

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<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	\$0.50
Total Postage and Fees	\$6.70



Sent To
 Street and Apt. No., or P.O. Box DIAMOND SHAMROCK STATIONS
 1 VALERO WAY
 City, State, ZIP+4® SAN ANTONIO TX 78249-1616

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

7017 2620 0001 1183 2638

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87184

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<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	\$0.50
Total Postage and Fees	\$6.70



Sent To
 Street and Apt. No., or P.O. Box TITAN INVESTMENTS LLC
 PO BOX 10368
 City, State, ZIP+4® ALBUQUERQUE NM 87184

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

7017 2620 0001 1183 2669

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

RIO RANCHO, NM 87124

OFFICIAL USE

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<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	\$0.50
Total Postage and Fees	\$6.70

Sent To
 Street and Apt. No., or
 ROAD RUNNER REAL ESTATE LLC
 106 INDUSTRIAL PARK LP
 City, State, ZIP+4®
 RIO RANCHO NM 87124

Postmark Here
 0101 22
 MAR - 1 2018
 ALBUQUERQUE, NEW MEXICO 87147
 USPS
 03/01/2018

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

7017 2620 0001 1183 2652

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87114

OFFICIAL USE

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<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	\$0.50
Total Postage and Fees	\$6.70

Sent To
 Street and Apt. No.
 H&C REAL ESTATE LLC JOHN HEIDRICH
 5747 CALLE PERRO NW
 City, State, ZIP+4®
 ALBUQUERQUE NM 87114-6400

Postmark Here
 0101 22
 MAR - 1 2018
 ALBUQUERQUE, NEW MEXICO 87147
 USPS
 03/01/2018

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

7017 2620 0001 1183 2622

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87111

OFFICIAL USE

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<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	\$0.50
Total Postage and Fees	\$6.70

Sent To
 Street and Apt. No., or P.O.
 CARRICO LUCY M
 9416 LONA LN NE
 City, State, ZIP+4®
 ALBUQUERQUE NM 87111-1623

Postmark Here
 0101 22
 MAR - 1 2018
 ALBUQUERQUE, NEW MEXICO 87147
 USPS
 03/01/2018

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

7017 2620 0001 1183 2614

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

EL PASO, TX 79902

OFFICIAL USE

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<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	\$0.50
Total Postage and Fees	\$6.70

Sent To
 Street and Apt. No., or
 J & J REAL ESTATE LLC
 PO BOX 920798
 City, State, ZIP+4®
 EL PASO TX 79902

Postmark Here
 0101 22
 MAR - 1 2018
 ALBUQUERQUE, NEW MEXICO 87147
 USPS
 03/01/2018

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

From: Quevedo, Vicente M.
To: [Jaime Jaramillo](#)
Subject: Notification Inquiry_Unser Blvd_N of Crown Rd_EPC
Date: Wednesday, February 28, 2018 8:54:36 AM
Attachments: [image001.png](#)
[Page A-11-Z.PDF](#)
[Notification Inquiry_Unser Blvd_N of Crown Rd_EPC.xlsx](#)
[INSTRUCTION SHEET FOR APPLICANTS.pdf](#)

Jaime,

Good morning. See list of affected associations below related to your upcoming EPC submittal. Please also review the attached instruction sheet. Thank you.

Association Name	First Name	Last Name	Address Line 1	City	State	Zip	Mobile Phone	Phone	Email
Villa De Villagio HOA	James	Morrow	10848 Como Drive NW	Albuquerque	NM	87114	5203000220		jimfm50@gmail.com
Villa De Villagio HOA	Susie	Sollien	P.O. Box 93488	Albuquerque	NM	87199		5053422797	ssollien@cgres.com
Westside Coalition of Neighborhood Associations	Harry	Hendriksen	PO Box 6270	Albuquerque	NM	87197		5058903481	hlhen@comcast.net
Westside Coalition of Neighborhood Associations	Gerald	Worrall	1039 Pinatubo Place NW	Albuquerque	NM	87120	5059331919	5058390893	jfworrall@comcast.net

Respectfully,

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

Follow us;



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

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Tuesday, February 27, 2018 11:51 AM
To: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Notification Inquiry Sheet Submission

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

Contact Name
 Jaime Jaramillo
 Company Name
 Consensus Planning
 Address
 302 8th Street NW
 City
 Albuquerque
 State
 NM
 ZIP
 87102
 Telephone Number
 5057649801
 Email Address
jaramillo@consensusplanning.com

Anticipated Date of Public Hearing (if applicable):
 April 12, 2018

Describe the legal description of the subject site for this project:
 Tract 4, Paradise Plaza

Located on/between (physical address, street name or other identifying mark):
 Located on Unser Boulevard, north of Crown Road NW

This site is located on the following zone atlas page:
 A-11

=====
 This message has been analyzed by Deep Discovery Email Inspector.

Somerfeldt, Cheryl

From: Jim Strozier <cp@consensusplanning.com>
Sent: Monday, April 02, 2018 5:36 PM
To: Somerfeldt, Cheryl
Cc: Jaime Jaramillo
Subject: FW: Brandenreed Properties Building Permit Application questions

Cheryl,

Please see the email chain below.

Jim Strozier

From: Susie Sollien [mailto:Susanna.Sollien@associa.us]
Sent: Friday, March 30, 2018 3:48 PM
To: Jim Strozier <cp@consensusplanning.com>
Cc: Jaime Jaramillo <jaramillo@consensusplanning.com>
Subject: RE: Brandenreed Properties Building Permit Application questions

Hi Jim,

Thank you for the response, the Board of Directors appreciates the information. They are pleased to hear that the light will be controlled and the hours will not extend past dusk.

Have a great weekend!

Cordially,

Susie Sollien, CMCA

Community Manager
Associa Canyon Gate, AAMC
Main: (505) 342-2797
Fax: (505) 342-2508
ssollien@cgres.com

Please take a moment to share your experience and leave a review. Click the "Tell us About Your Experience" Link below. I would love to hear your feedback.

Visit us online: www.AssociaOnline.com

Three ways to connect:

[Subscribe to the blog](#) • [Like us on Facebook](#) • [Tell us about your experience!](#)

Notice: This e-mail message is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message. Please virus check all attachments to prevent widespread contamination and corruption of files and operating systems. The unauthorized access, use, disclosure, or distribution of this email may constitute a violation of the Federal Electronic Communications Privacy Act of 1986 and similar state laws. This communication does not reflect an intention by the sender or the sender's client or principal to conduct a transaction or make any agreement by electronic means. Nothing contained in this message or in any attachment shall satisfy the requirements for a writing, and nothing contained herein shall constitute a contract or electronic signature under the Electronic Signatures in Global and National Commerce Act, any version of the Uniform Electronic Transactions Act or any other statute governing electronic transactions.

From: Jim Strozier [<mailto:cp@consensusplanning.com>]
Sent: Friday, March 30, 2018 2:57 PM
To: Susie Sollien <Susanna.Sollien@associa.us>
Cc: Jaime Jaramillo <jaramillo@consensusplanning.com>
Subject: RE: Brandenreed Properties Building Permit Application questions

Susie,

Sorry for the delay, I wanted to make sure I have the correct information.

The hours of operation are 8-6 winter and 8-8 summer.

The lighting is 16 foot high, shielded source, night sky compliant parking lot lights.

Let me know if you have any additional questions.

Jim Strozier

From: Susie Sollien [<mailto:Susanna.Sollien@associa.us>]
Sent: Tuesday, March 27, 2018 4:12 PM
To: Jim Strozier <cp@consensusplanning.com>
Subject: Brandenreed Properties Building Permit Application questions

Hello Mr. Strozier,

The Villa de Villagio Homeowners Association did receive the notice of the permit application being filed by Consensus Planning on behalf of Brandenreed Properties, LLC and the upcoming EPC hearing on April 12, 2018. The Board of Directors is unable to attend, but did ask Associa Canyon Gate to inquire with you about two (2) questions they have about project -

They would like to know what the business hours will be?

What type of lighting is planned for the area?

Cordially,

Susie Sollien, CMCA

Community Manager
Associa Canyon Gate, AAMC
Main: (505) 342-2797
Fax: (505) 342-2508
ssollien@cgres.com

Please take a moment to share your experience and leave a review. Click the "Tell us About Your Experience" Link below. I would love to hear your feedback.

Visit us online: www.AssociaOnline.com

Three ways to connect:

[Subscribe to the blog](#) • [Like us on Facebook](#) • [Tell us about your experience!](#)

Notice: This e-mail message is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all

copies of the original message. Please virus check all attachments to prevent widespread contamination and corruption of files and operating systems. The unauthorized access, use, disclosure, or distribution of this email may constitute a violation of the Federal Electronic Communications Privacy Act of 1986 and similar state laws. This communication does not reflect an intention by the sender or the sender's client or principal to conduct a transaction or make any agreement by electronic means. Nothing contained in this message or in any attachment shall satisfy the requirements for a writing, and nothing contained herein shall constitute a contract or electronic signature under the Electronic Signatures in Global and National Commerce Act, any version of the Uniform Electronic Transactions Act or any other statute governing electronic transactions.

=====
This message has been analyzed by Deep Discovery Email Inspector.

SITE PLAN REDUCTIONS



VICINITY MAP ZONE ATLAS PAGE A-11

- GENERAL NOTES
- CROSSLOT ACCESS, DRAINAGE, PARKING AND UTILITY EASEMENTS TO BE GRANTED BY THE FINAL PLAT.
 - ALL PROPOSED IMPROVEMENTS IN CROWN ROAD NW TO BE COMPLETED UNDER A SEPARATE CITY OF ALBUQUERQUE WORK ORDER.
 - SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES AS A CONDITION, 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 A MINIMUM OF 5 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.
 - ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.
 - LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH THE CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3FT AND 8FT TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE SIGHT TRIANGLE.

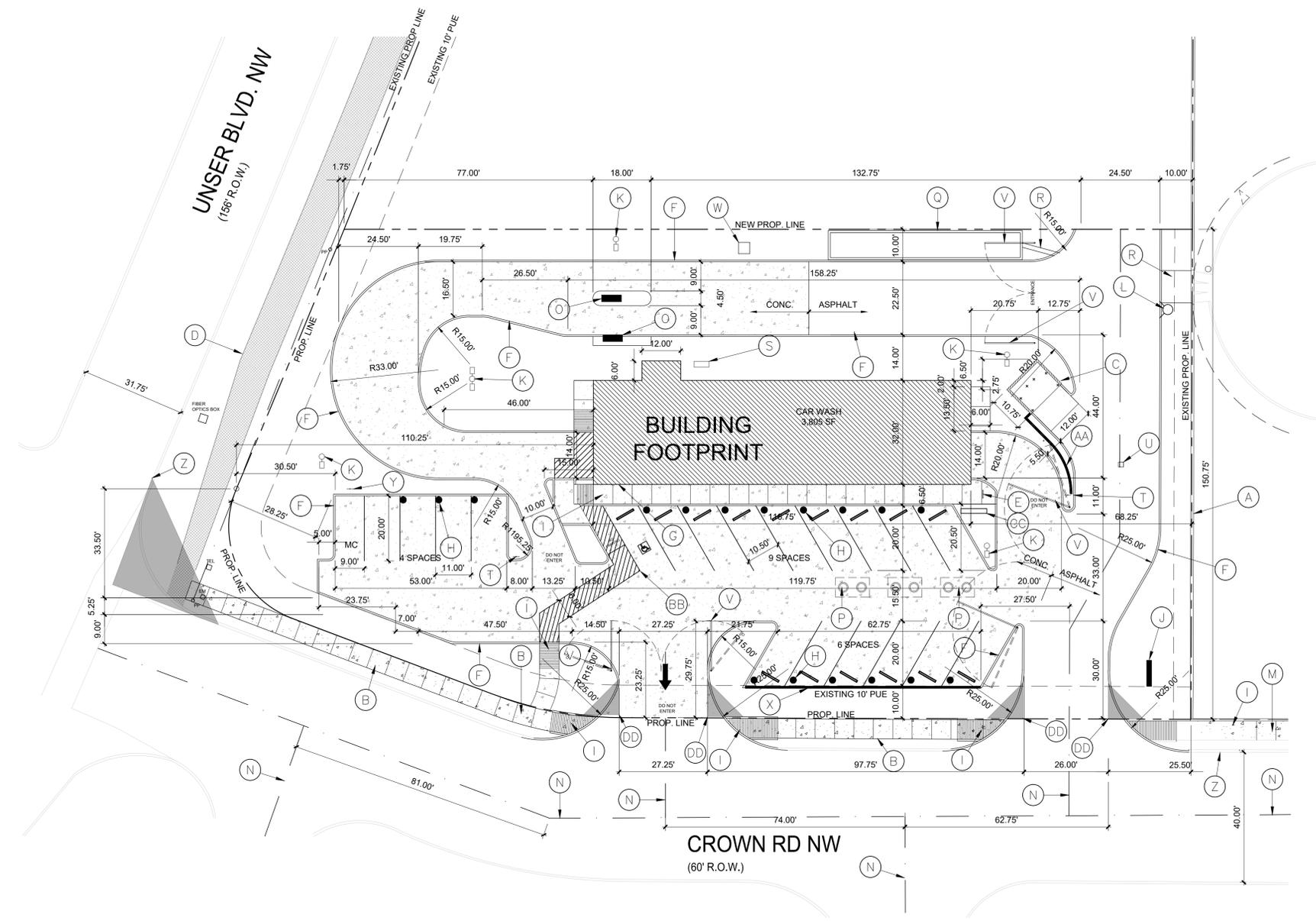
PROJECT NUMBER: 1000936
 APPLICATION NUMBER: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is and Infrastructure List required () Yes () No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineer, Transportation Division	Date
ABCWUA	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health	Date
Solid Waste Management	Date
Zoning	Date
DRB Chairperson, Planning Department	Date
* Environmental Health, if necessary	



KEYED NOTES

- EXISTING 6' EXPOSED CMU WALL, TAN COLOR.
- NEW 6' SIDEWALK PER COA STANDARD DRAWING #2430.
- TRASH ENCLOSURE REF DETAIL ON SHEET C-5.
- EXISTING PEDESTRIAN AND BIKE TRAIL TO REMAIN.
- BIKE RACK
- CONC. HEADER CURB REF DETAIL ON SHEET C-5.
- H.C. PARKING SIGN, REF DETAIL ON SHEET C-5.
- VACUUM STATION.
- UNIDIRECTIONAL H.C. RAMP REF DETAIL ON SHEET C-5.
- MONUMENT SIGN 4' TALL X 8' LONG.
- 16' SITE LIGHTING SHIELD SOURCE (NIGHT SKY COMPLIANT).
- NEW FIRE HYDRANT.
- EXISTING SIDEWALK.
- CENTER LINE OF ROADWAY.
- PAY STATION. - REF. EQUIP. MFR. SHOP DRAWINGS
- 1500 GAL. OIL & SAND INTERCEPTOR
- FLUSH POND.
- SPILLWAY.
- IRRIGATION BOX.
- DO NOT ENTER SIGN, REF DETAIL ON SHEET C-5.
- STORM INLET, 57,000 LBS RATING.
- GATE, REF DETAIL ON SHEET C-6.
- ELECTRICAL TRANSFORMER.
- 3'-0" TALL SPLIT FACE CMU SCREEN WALL.
- MOTORCYCLE PARKING SIGN, REF DETAIL SHEET C-5.
- 35' SIGHT TRIANGLE.
- 8'-0" TALL SPLIT FACE CMU NOISE WALL.
- COLORLED CONCRETE CROSSWALK.
- 8'-0", 5 SEAT, BENCH.
- 11'-0" SIGHT TRIANGLE

PARKING CALCULATION:

BUILDING AREA = 3,805 / 200 = 19 SPACES
 PARKING PROVIDED = 19 SPACES
 HC SPACES PROVIDED = 1
 MOTORCYCLE SPACES REQUIRED = 1
 MOTORCYCLE SPACES PROVIDED = 1
 BIKE RACK PROVIDED

ZONE ATLAS PAGE A-11
 SITE DATA TRACT J-1

PROPOSED USAGE: CAR WASH

ZONING: SU-1 FOR MIXED USE (C-1 USES)

TOTAL SITE AREA =	41,183 SF
BUILDING =	3,805 SF
DRIVES =	19,053 SF
PARKING =	4,498 SF
LANDSCAPING =	12,711 SF
SIDEWALKS =	1,116 SF

No	Revision	Item	Date



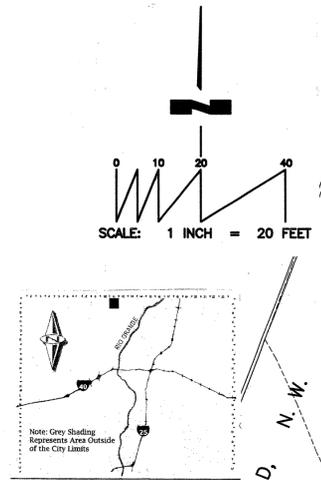
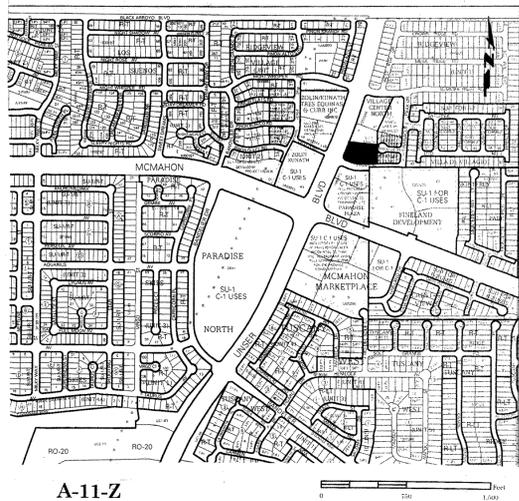
SUPERIOR EXPRESS CAR WASH
 10900 UNSER BLVD. NW
 ALBUQUERQUE, NM 87114

DRAWING TITLE		
SITE PLAN FOR BUILDING PERMIT		
SEAL	DESIGNED	PROJECT NO
	DRAWN	SCALE
	CHECKED	DRAWING NO
	REVIEWED	C-2
	DATE	
	4/2/18	_____ OF _____

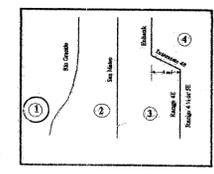
SITE PLAN FOR BUILDING PERMIT



SCALE: 1" = 20'-0"



Note: Grey Shading Represents Area Outside of the City Limits



ZONE	LOCATION
1	West of the Rio Grande
2	Between the Rio Grande and San Mateo
3	Between San Mateo and Eubank, North of Interstate 40, and between San Mateo and the East boundary of Range 4 East, South of Interstate 40
4	East of Eubank, North of Interstate 40, and East of the East boundary of Range 4 East, South of Interstate 40

Zone	Intensity	100-YR (2-YR, 10-YR)
1	4.70	(1.84, 3.14)
2	5.33	(2.04, 3.41)
3	5.38	(2.21, 3.65)
4	5.61	(2.34, 3.83)

Treatment	Land Condition
A	Soil uncompacted by human activity with 0 to 10 percent slopes. Native grasses, weeds and shrubs in typical densities with minimal disturbance to grading, groundcover and infiltration capacity. Croplands, Unimproved Acreages.
B	Irrigated lawns, parks and golf courses with 0 to 10 percent slopes. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes greater than 10 percent and less than 20 percent.
C	Soil uncompacted by human activity. Minimal vegetation. Unimproved parking, roads, trails. Most vacant lots. (Gravel or rock on plastic (desert landscaping), irrigated lawns and parks with slopes greater than 10 percent. Native grasses, weeds, and shrubs, and soil uncompacted by human activity with slopes at 20 percent or greater. Native grass, weed and shrub areas with clay or clay loam soils and other soils of very low permeability as classified by SCS Hydrologic Soil Group D.
D	Impervious areas, pavement and roofs.

Most watersheds contain a mix of land treatments. To determine proportional treatments, measure respective subareas. In lieu of specific measurement for treatment D, the areal percentages in Table A-5 may be employed.

Zone	Treatment			
	A	B	C	D
1	1.29 (0.00, 0.24)	2.03 (0.33, 0.76)	2.87 (0.47, 1.49)	4.37 (1.69, 2.89)
2	1.56 (0.00, 0.38)	2.28 (0.08, 0.95)	3.14 (0.60, 1.71)	4.70 (1.86, 3.14)
3	1.87 (0.00, 0.58)	2.60 (0.21, 1.19)	3.45 (0.78, 2.09)	5.02 (2.04, 3.39)
4	2.30 (0.05, 0.87)	2.92 (0.38, 1.45)	3.73 (1.00, 2.26)	5.25 (2.17, 3.57)

A-11-Z

LEGAL DESCRIPTION: TRACT FOUR (4), PARADISE PLAZA, ALBUQUERQUE, NEW MEXICO.

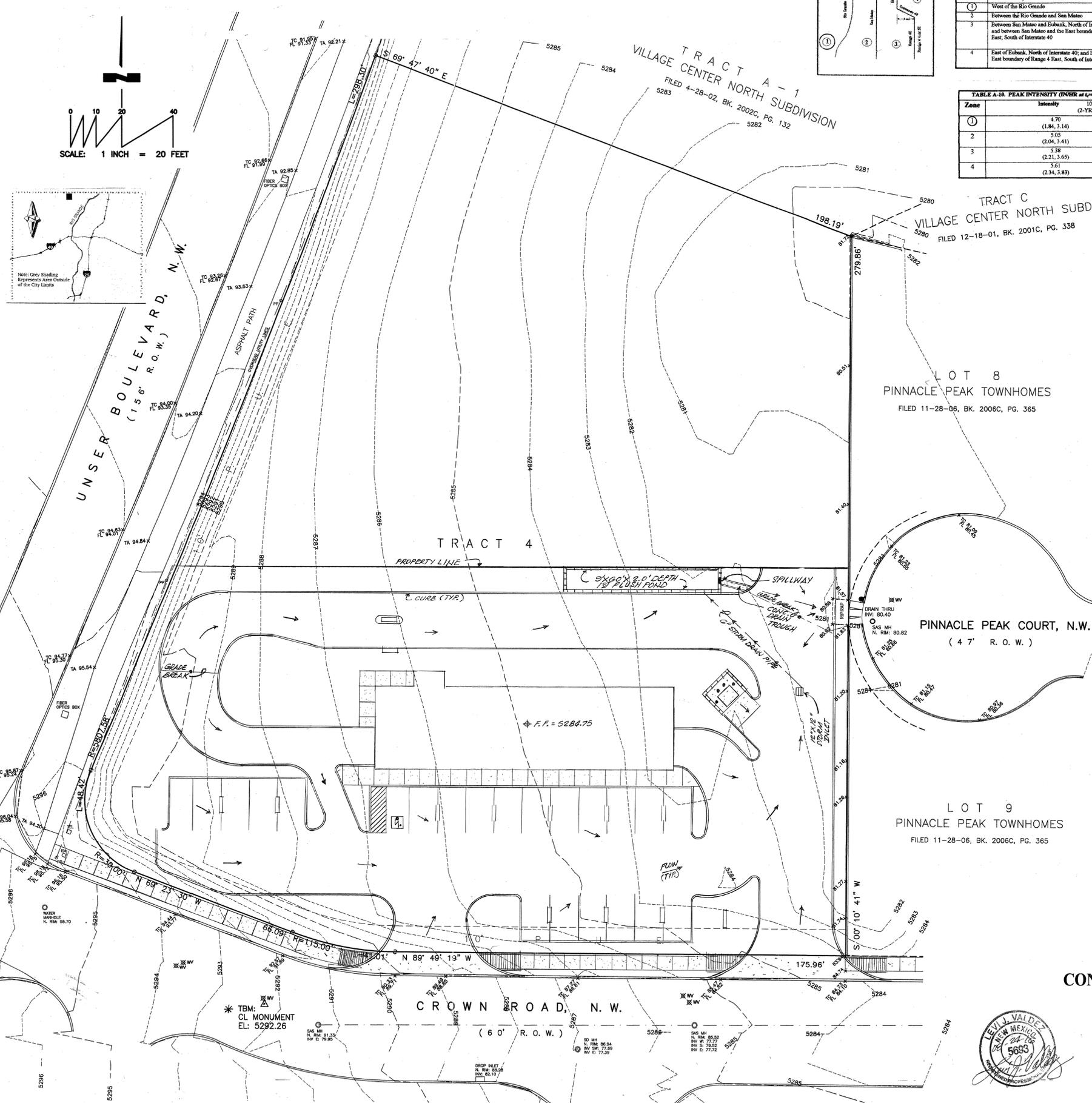
BENCHMARK REFERENCE: ACS STATION "9-A11" LOCATED AT THE NORTH-EAST INTERSECTION OF UNSER BLVD. N.W. AND McMAHON BLVD. N.W., ELEVATION = 5301.647, (NAVD 1988); PROJECT T.B.M. AS SHOWN ON THE PLAN HEREON.

- EROSION CONTROL MEASURES:**
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUNOFF DURING CONSTRUCTION; HE SHALL ENSURE THAT THE FOLLOWING MEASURES ARE TAKEN:
- ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERMS, DIKES, SWALES, PONDS, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF FROM LEAVING THE SUBJECT SITE AND ENTERING ADJACENT PROPERTIES.
 - ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SUBJECT SITE. NO SEDIMENT-BEARING WATER SHALL BE PERMITTED TO ENTER PUBLIC STREET RIGHT-OF-WAYS.
 - THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY AND ALL SEDIMENT FROM PUBLIC STREETS THAT HAS BEEN ERODED FROM THE SUBJECT SITE AND DEPOSITED THEREON.
- CONSTRUCTION NOTES:**
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE AT 260-1990 FOR THE ACTUAL FIELD LOCATION OF THE EXISTING SURFACE OF SUB-SURFACE UTILITIES.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION(S) OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.
 - ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
 - ALL CONSTRUCTION WITHIN PUBLIC STREET RIGHT-OF-WAY(S) SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE/BERNALILLO COUNTY STANDARDS AND PROCEDURES.

- GENERAL NOTES:**
- NO PERIMETER BOUNDARY CORNERS HAVE BEEN FIELD ESTABLISHED PER THIS SURVEY OF THE SUBJECT PROPERTY.
 - NO SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD OTHER THAN SHOWN HEREON.

LEGEND:

TOP OF CURB ELEVATION = TC = 96.06
 CURB FLOWLINE ELEVATION = LF = 95.30
 EXISTING SPOT ELEVATION = i = 95.5
 EXISTING CONTOUR ELEVATION = 50.0
 PROPOSED SPOT ELEVATION = N/A
 PROPOSED CONTOUR ELEVATION = 11/A
 PROPOSED OR EXISTING CONCRETE SURFACE = [Symbol]
 EXISTING FENCE LINE = [Symbol]



DRAINAGE COMMENTS:

AS SHOWN ON THE VICINITY MAP HEREON, THE SUBJECT SITE IS LOCATED AT THE NORTHEAST INTERSECTION OF UNSER BLVD. N.W. AND CROWN ROAD N.W., IN THE CITY OF ALBUQUERQUE, NEW MEXICO, (MAP 'A-11-Z').

THE SUBJECT SITE IS PRESENTLY AN UNDEVELOPED PROPERTY; THE PROPOSED PLAN AS SHOWN HEREON IS TO CONSTRUCT A NEW CAR WASH STRUCTURE TOGETHER WITH REQUIRED ASSOCIATED IMPROVEMENTS THEREON.

THE SUBJECT SITE:

- IS LOCATED WITHIN A DESIGNATED ZONE 'X' (NO FLOOD HAZARD AREA), COMMUNITY PANEL NO. 35002 0104 H, DATED AUGUST 16, 2012, AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD BOUNDARY.
- DOES NOT ACCEPT OFFSITE FLOWS FROM ADJACENT PROPERTIES.
- DOES NOT CONTRIBUTE FLOWS TO THE PROPERTY TO THE EAST.
- THE DEVELOPED FLOWS SHOWN ON THE PLAN HEREON ARE TO BE DIRECTED TO A 'FIRST FLUSH RETENTION POND' AND DISCHARGED AT A DESIGNATED SPILLWAY ELEVATION AND CONTINUE IN ITS HISTORICAL PATH, (4 SAID FLOWS WILL HAVE NO ADVERSE AFFECT TO DOWNSTREAM PROPERTIES).

DRAINAGE CALCULATIONS ARE PER SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA FOR THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

SITE AREA = 0.95 ACRE ZONE: ONE (1)
 PRECIPITATION: 360 = 2.20 in.
 1440 = 2.66 in.
 10day = 3.67 in.

EXCESS PRECIPITATION:	PEAK DISCHARGE:
TREATMENT A 0.44 in.	1.29 cfs/ac.
TREATMENT B 0.67 in.	2.03 cfs/ac.
TREATMENT C 0.99 in.	2.87 cfs/ac.
TREATMENT D 1.97 in.	4.37 cfs/ac.

EXISTING CONDITIONS:	PROPOSED CONDITIONS:
TREATMENT A AREA 0.95 ac.	AREA 0.00 ac.
TREATMENT B AREA 0.00 ac.	AREA 0.00 ac.
TREATMENT C AREA 0.00 ac.	AREA 0.26 ac.
TREATMENT D AREA 0.00 ac.	AREA 0.69 ac.

EXISTING EXCESS PRECIPITATION:

Weighted E = (0.44)(0.95) + (0.67)(0.00) + (0.99)(0.00) + (1.97)(0.00) = 0.44 in.
 V100-360 = (0.44)(0.95) / 12 = 0.03483 ac-ft = 1,306.8 cf

EXISTING PEAK DISCHARGE:

Q100 = (1.29)(0.95) + (2.03)(0.00) + (2.87)(0.00) + (4.37)(0.00) = 1.23 cfs

PROPOSED EXCESS PRECIPITATION:

Weighted E = (0.44)(0.00) + (0.67)(0.00) + (0.99)(0.26) + (1.97)(0.69) = 1.70 in.
 V100-360 = (1.70)(0.95) / 12 = 0.13458 ac-ft = 5,862.3 cf

V100-1410 = (0.13) + (0.69)(2.66 - 2.20) / 12 = 0.156450 ac-ft = 6,815.0 cf
 V100-10day = (0.13) + (0.69)(3.67 - 2.20) / 12 = 0.214525 ac-ft = 9,344.7 cf

PROPOSED PEAK DISCHARGE:

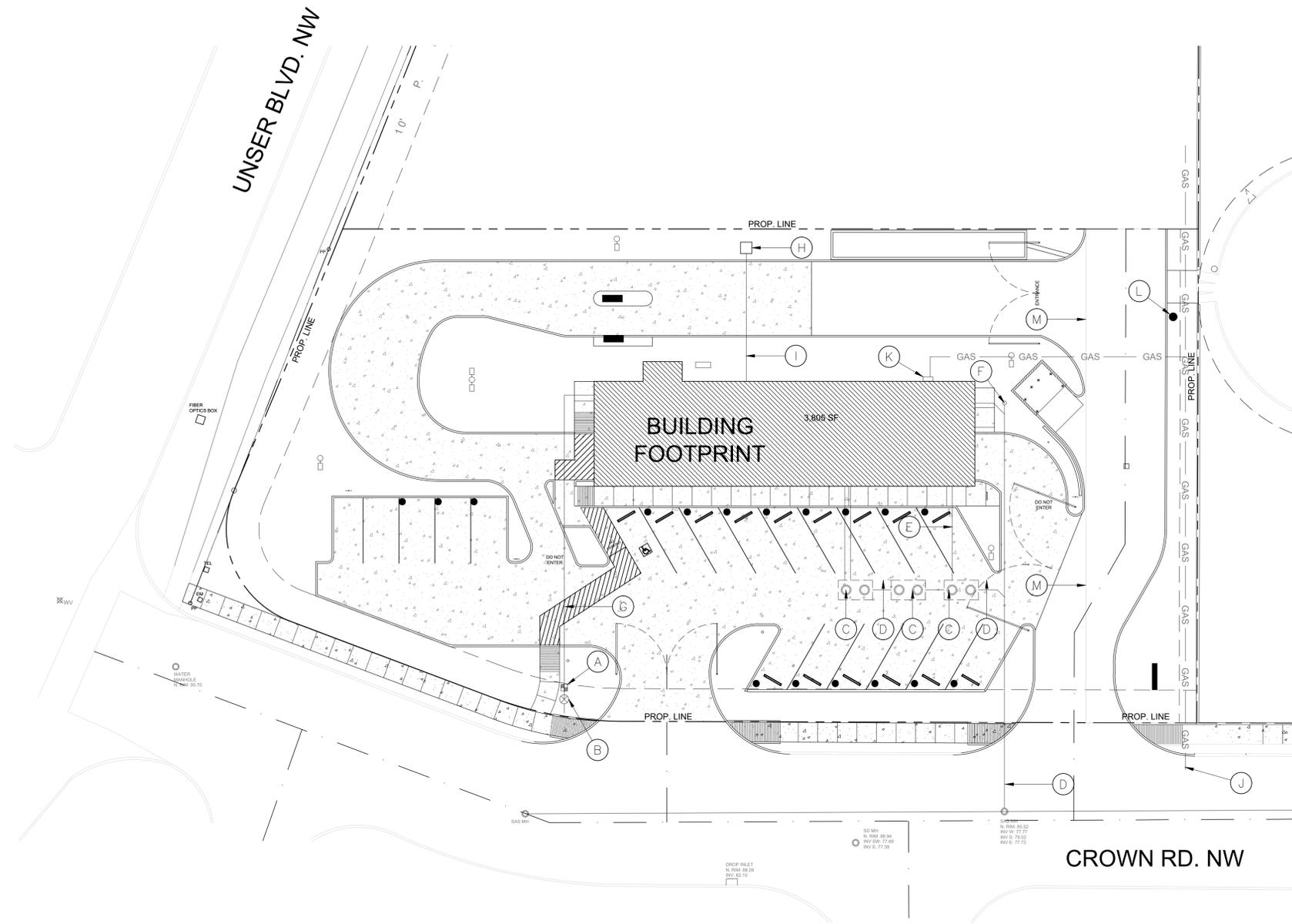
Q100 = (1.29)(0.00) + (2.03)(0.00) + (2.87)(0.26) + (4.37)(0.69) = 3.76 cfs

INCREASE: Q100 = 2.53 CFS V100-360 = 4,555.5 CU. FT.

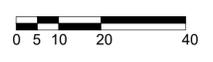
NOTE: "FIRST FLUSH" RETENTION POND VOLUME REQUIRED: 0.34' (0.03) x 29,995.0 SQ. FT. = 899.9 CU. FT.
 RETENTION POND PROVIDED: 9' x 60' x 2' depth = 1,080.0 CU. FT.

8
 A PROPOSED
 CONCEPTUAL GRADING - DRAINAGE
 PLAN
 FOR
 SUPERIOR EXPRESS
 CAR WASH
 10900 UNSER BLVD. N.W.
 ALBUQUERQUE, NEW MEXICO
 AUGUST, 2016





SITE UTILITY PLAN



SCALE: 1" = 20'-0"

- GENERAL NOTES
1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS NOTED
 2. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA STANDARDS.
 3. ALL STUBS AND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

- KEYED NOTES
- A. 2" WATER METER.
 - B. SHUT OFF VALVE.
 - C. 1500 GAL. OIL & SAND INTERCEPTOR
 - D. PRIVATE 6" SANITARY SEWER.
 - E. 2" RECLAIM WATER
 - F. CLEANOUT.
 - G. PRIVATE 3" WATER LINE
 - H. ELECTRICAL TRANSFORMER.
 - I. UNDERGROUND ELECTRIC LINE.
 - J. HIGH PRESSURE GAS LINE
 - K. GAS METER
 - L. NEW PUBLIC FIRE HYDRANT
 - M. NEW 30' PRIVATE ACCESS AND UTILITY EASEMENT

CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL NEW MEXICO ONE CALL (811) AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

No	Revision	Item	Date

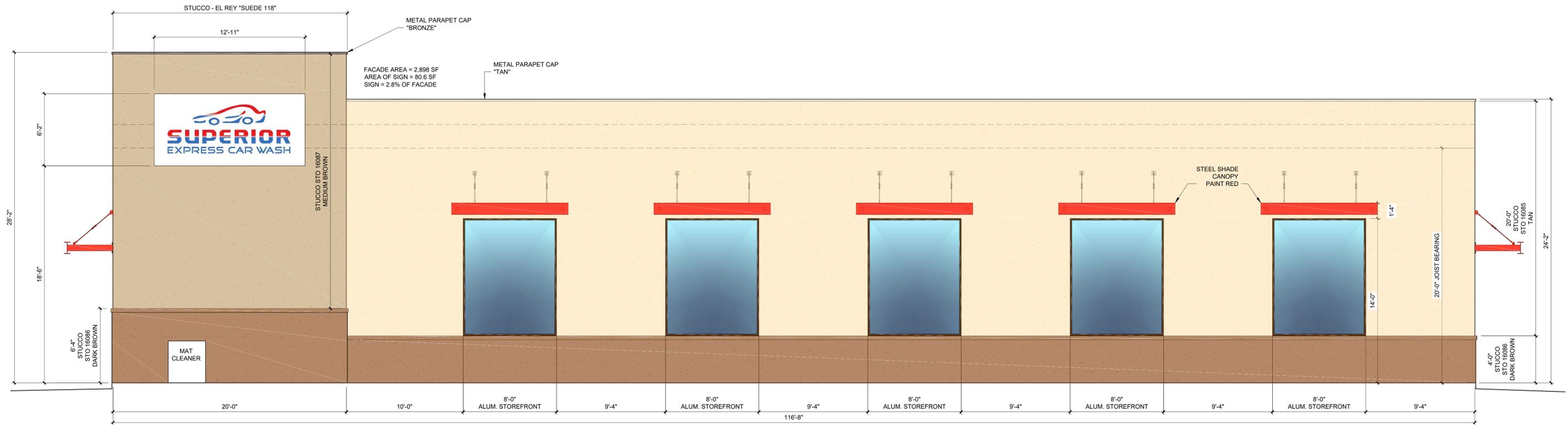


SCOTT C. ANDERSON
& associates architects
704 N. JEFFERSON AVE.
ALBUQUERQUE, NM 87120
505.401.7575

SUPERIOR EXPRESS CAR WASH
10900 UNSER BLVD. NW
ALBUQUERQUE, NM 87114

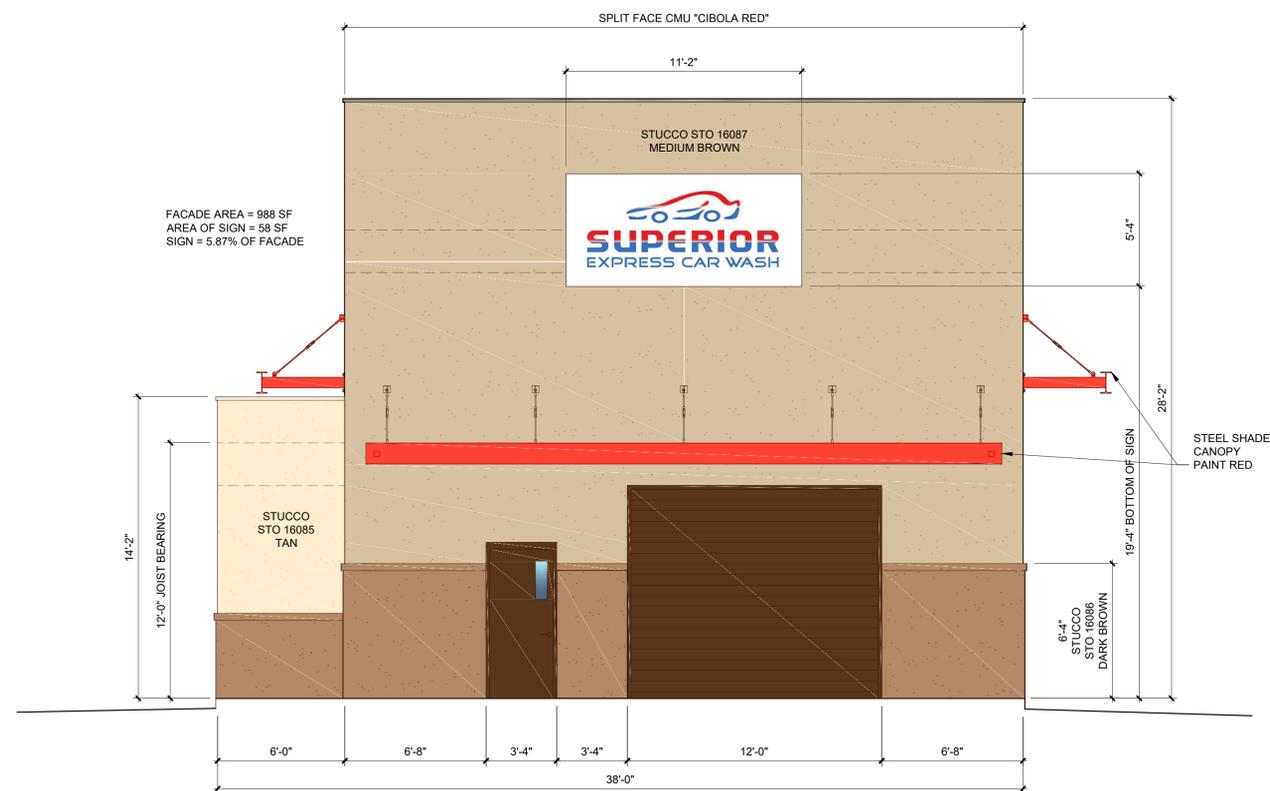
DRAWING TITLE: **SITE UTILITY PLAN**

SEAL	DESIGNED	PROJECT NO
	DRAWN	SCALE
	CHECKED	DRAWING NO
	REVIEWED	C-4
	DATE 2/22/18	



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. SUBMIT MANUFACTURER'S STANDARD COLOR CHART TO OWNER FOR THE SELECTION OF THE STUCCO COLOR.
2. STUCCO UNDERLAYMENT MINIMUM GRADE D BUILDING PAPER (2 LAYERS) COMPLYING WITH FEDERAL SPECIFICATIONS UUB 790A. WEATHERLAP EDGES 4 INCHES MIN. ATTACH WITH LARGE HEAD PLASTIC WASHER HEAD SCREWS OR 1 INCH CROWN STAPLES.
3. INSTALL EXPANDED METAL LATH THAT MEETS ASTM C847-93. FURRING AND SELF-FURRING REQUIREMENTS AS SET FORTH FOR WIRE-FABRIC LATH. MINIMUM WEIGHT IS 2.5 LB/YD2.
4. INSTALL "ULTRAKOTE" STUCCO CONDITIONER READY MIXED CLEAR PENETRATING SEALER WITH NO FILLERS OVER METAL LATH.
5. INSTALL 3/4" "ULTRAKOTE" CEMENTIOUS BASE COAT CONCENTRATE.
6. INSTALL "ULTRAPRIME" ACRYLIC READY MIXED MOISTURE RESISTANT PRIMER AND SEALER THAT EQUAL THE SUCTION OF THE BASE COAT AND FINISH, PROVIDING A SUITABLE SURFACE FOR THE APPLICATION OF ULTRAKOTE COATINGS.
7. EXTERIOR FINISH COAT TO BE FACTORY MIXED, "STRETCHKOAT" ELASTOMERIC COATING. FINISH TEXTURE AND THICKNESS TO MATCH OWNER APPROVED SAMPLE.
8. THE HEIGHT OF THE PARAPET SHALL BE EQUAL TO OR GREATER THAN THE TOP OF ALL ROOF MOUNTED EQUIPMENT.
9. NO PORTION OF THE BUILDING SIGN SHALL BE BACKLIT EXCEPT FOR THE LOGO.
10. SIGN MATERIALS ARE ACRYLIC FACE WITH ALUMINUM FRAME.

No	Revision	Item	Date

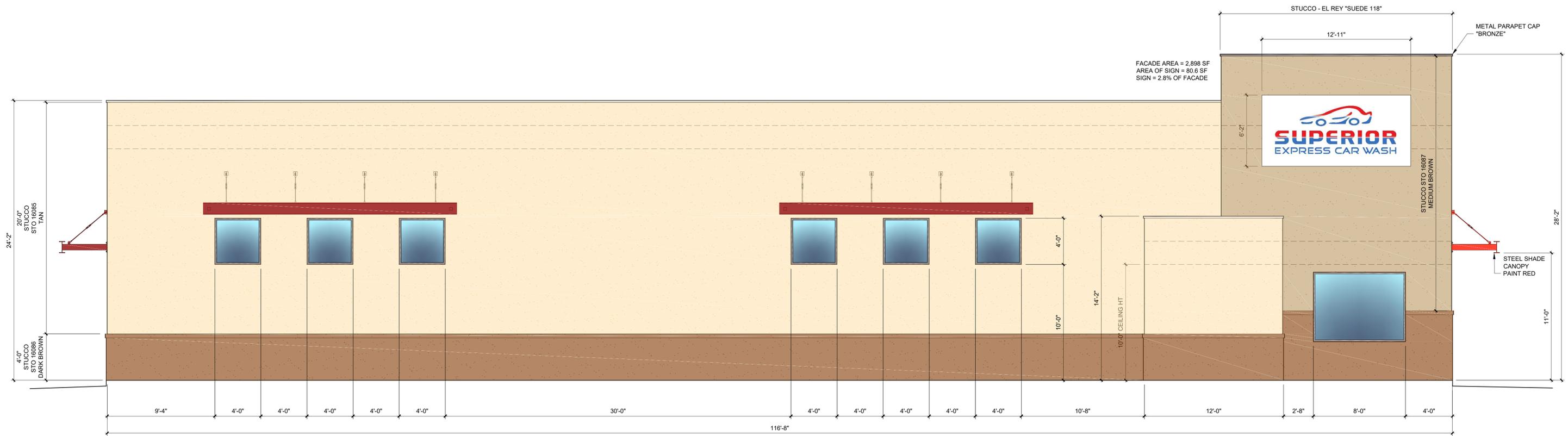
SCOTT C. ANDERSON & ASSOCIATES architects
 3704 RIO PINO DRIVE
 ALBUQUERQUE, NM 87120
 505.401.7575

SUPERIOR EXPRESS CAR WASH
 10900 UNSER BLVD. NW
 ALBUQUERQUE, NM 87114

DRAWING TITLE **BUILDING ELEVATIONS**

SEAL	DESIGNED	PROJECT NO
	DRAWN	SCALE
	CHECKED	DRAWING NO
	REVIEWED	A-1
	DATE	



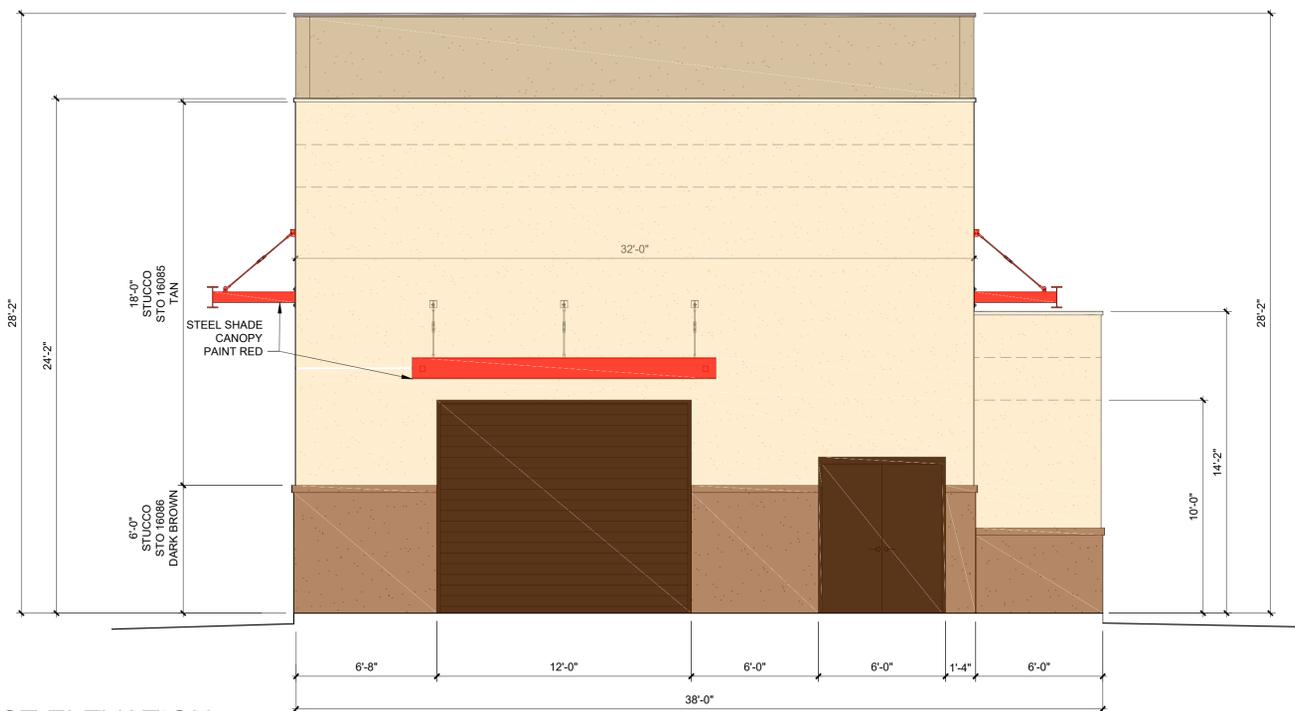


NORTH ELEVATION

SCALE: 1/4" = 1'-0"

GENERAL NOTES

- SUBMIT MANUFACTURER'S STANDARD COLOR CHART TO OWNER FOR THE SELECTION OF THE STUCCO COLOR.
- STUCCO UNDERLAYMENT MINIMUM GRADE D BUILDING PAPER (2 LAYERS) COMPLYING WITH FEDERAL SPECIFICATIONS UUB 790A. WEATHERLAP EDGES 4 INCHES MIN. ATTACH WITH LARGE HEAD PLASTIC WASHER HEAD SCREWS OR 1 INCH CROWN STAPLES.
- INSTALL EXPANDED METAL LATH THAT MEETS ASTM C847-93. FURRING AND SELF-FURRING REQUIREMENTS AS SET FORTH FOR WIRE-FABRIC LATH. MINIMUM WEIGHT IS 2.5 LB/YD2.
- INSTALL "ULTRAKOTE" STUCCO CONDITIONER READY MIXED CLEAR PENETRATING SEALER WITH NO FILLERS OVER METAL LATH.
- INSTALL 3/4" "ULTRAKOTE" CEMENTIOUS BASE COAT CONCENTRATE.
- INSTALL "ULTRAPRIME" ACRYLIC READY MIXED MOISTURE RESISTANT PRIMER AND SEALER THAT EQUAL THE SUCTION OF THE BASE COAT AND FINISH, PROVIDING A SUITABLE SURFACE FOR THE APPLICATION OF ULTRAKOTE COATINGS.
- EXTERIOR FINISH COAT TO BE FACTORY MIXED. "STRETCHKOAT" ELASTOMERIC COATING. FINISH TEXTURE AND THICKNESS TO MATCH OWNER APPROVED SAMPLE.
- THE HEIGHT OF THE PARAPET SHALL BE EQUAL TO OR GREATER THAN THE TOP OF ALL ROOF MOUNTED EQUIPMENT.
- NO PORTION OF THE BUILDING SIGN SHALL BE BACKLIT EXCEPT FOR THE LOGO.
- SIGN MATERIALS ARE ACRYLIC FACE WITH ALUMINUM FRAME.



EAST ELEVATION

SCALE: 1/4" = 1'-0"



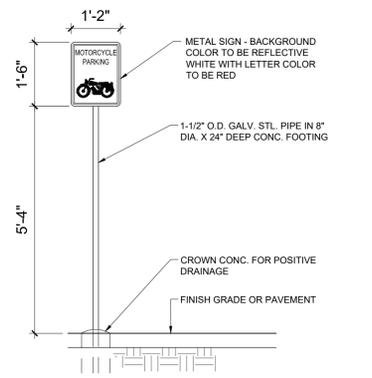
No	Revision	Item	Date



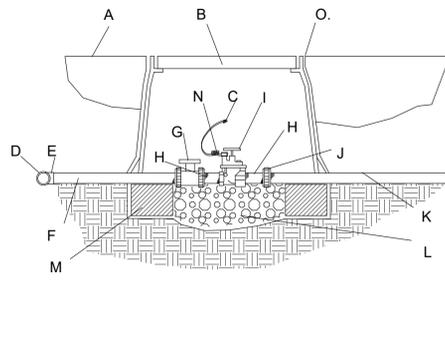
SUPERIOR EXPRESS CAR WASH
10900 UNSER BLVD. NW
ALBUQUERQUE, NM 87114

DRAWING TITLE: **BUILDING ELEVATIONS**

SEAL	DESIGNED	PROJECT NO
	DRAWN	SCALE
	CHECKED	DRAWING NO
	REVIEWED	A-2 OF
	DATE	



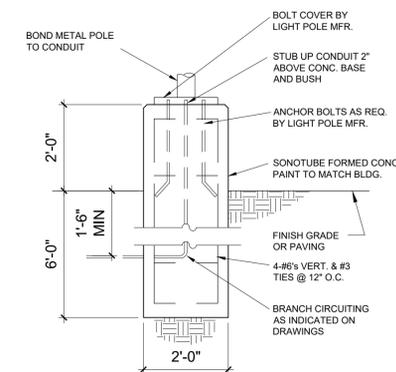
MOTORCYCLE PARKING
SCALE: NTS



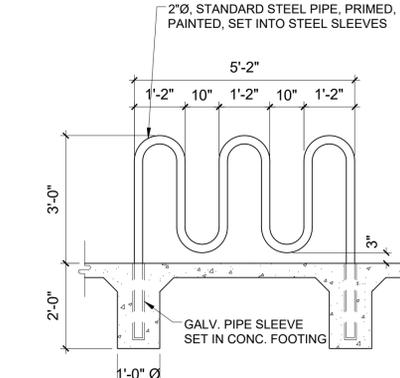
IRRIGATION VALVES
SCALE: NTS

KEYED NOTES:
 A. FINISH GRADE
 B. BROOKS PRODUCTS, INC. 1730 PB-18 BODY (ABS) VALVE BOX W/1730 BOLT DOWN COVER (ABS) & TWO 8" EXTENSIONS.
 C. DRY SPLICE CONNECTOR OR EQUAL.
 D. IRRIGATION MAINLINE.
 E. IRRIGATION MAINLINE SERVICE TEE OR ELL.
 F. SCHEDULE 80 PVC X 12" NIPPLE.
 G. SPEARS TRUE UNION SCHEDULE 80 PVC BALL VALVE.
 H. SCHEDULE 80 PVC CLOSE NIPPLE
 I. ELECTRIC VALVE (SEE PLAN)
 J. SPEARS SCHEDULE 80 PVC UNION.
 K. LATERAL LINE.
 L. 1 CUBIC FOOT 1" DIA. WASHED ROCK.
 M. 8" X 8" X 16" SOLID CMU BLOCK.
 N. 24" WIRE EXPANSION COIL.
 O. 6 mm BLACK POLYETHYLENE PLASTIC TAPE TO ALL INLET & OUTLET PIPE & INSTALL THE FULL DEPTH OF THE VALVE BOX BOTTOM.

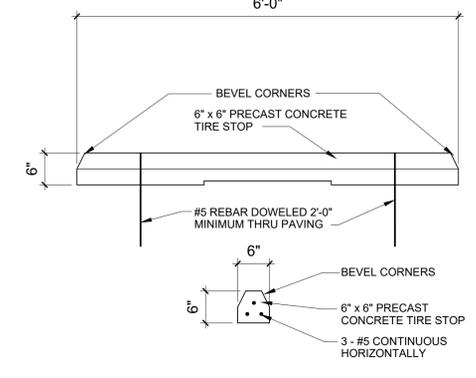
NOTES:
 INSTALL AN 8" X 8" X 16" SOLID CMU BLOCK @ EA. CORNER OF THE VALVE BOX.
 WASH ROCK SHALL BE INSTALLED FLUSH WITH BOTTOM OF PIPE & VALVE.



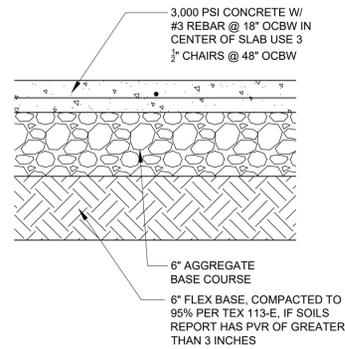
LIGHT POLE BASE
SCALE: NTS



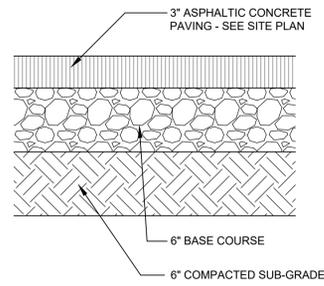
BIKE RACK
SCALE: NTS



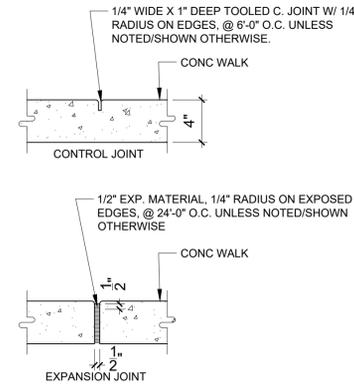
PARKING BUMPER
SCALE: NTS



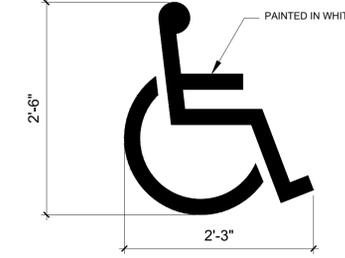
CONC. PAVING SECTION
SCALE: NTS



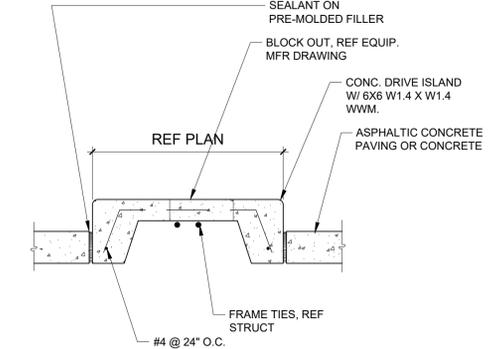
ASPHALT SECTION
SCALE: NTS



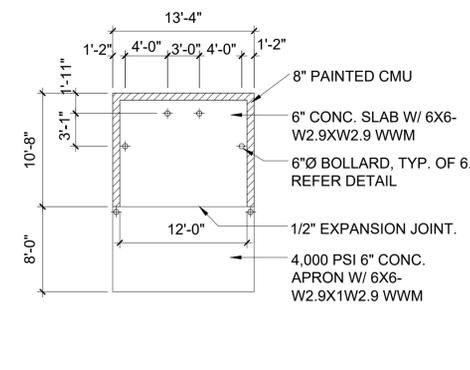
CONCRETE JOINTS
SCALE: NTS



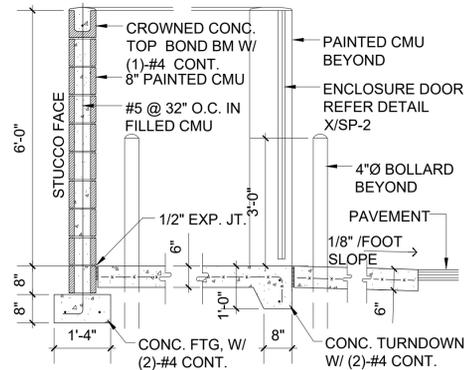
HC PAVEMENT MARKING
SCALE: NTS



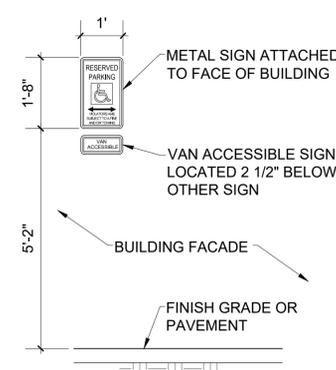
CONCRETE ISLAND
SCALE: NTS



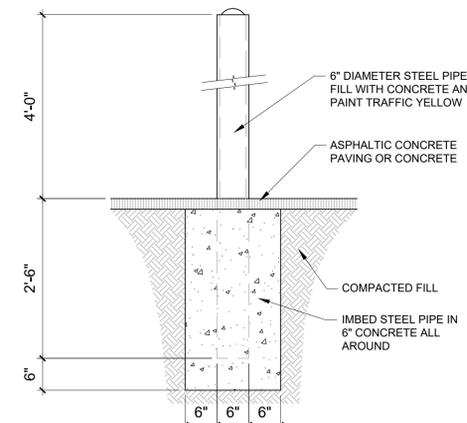
REFUSE ENCLOSURE
SCALE: NTS



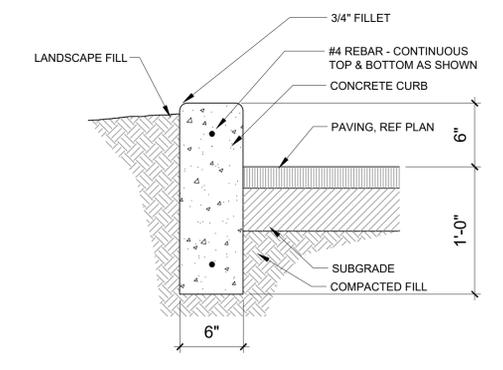
ENCLOSURE SECTION
SCALE: NTS



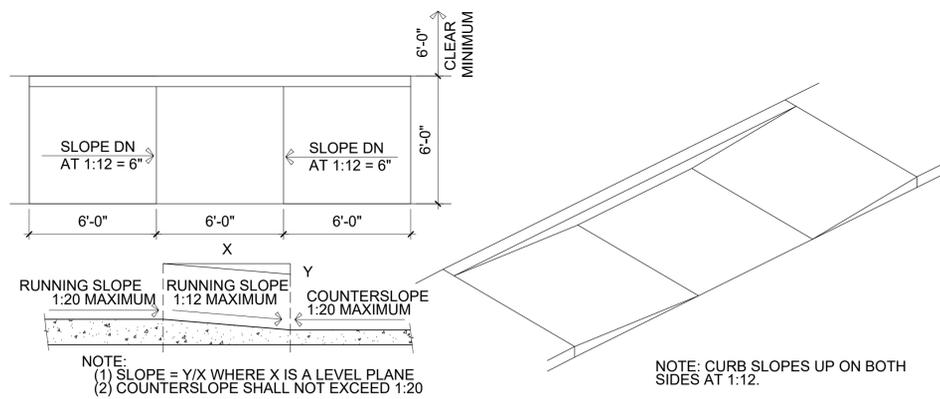
HC PARKING SIGN
SCALE: NTS



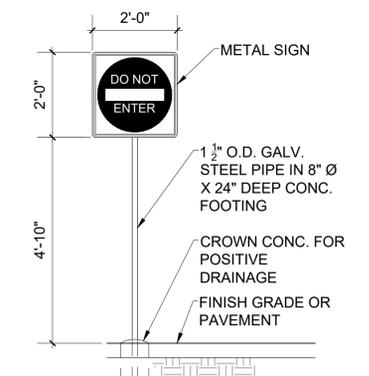
PIPE BOLLARD
SCALE: NTS



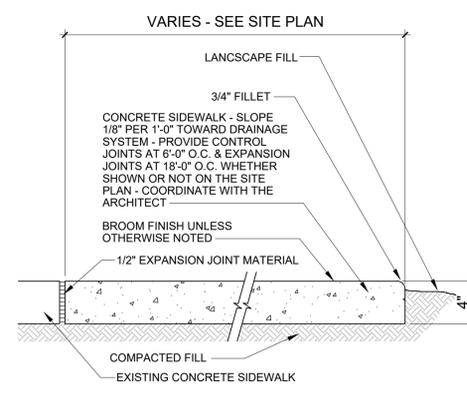
MONOLITHIC CURB
SCALE: NTS



HC RAMP
SCALE: NTS



DO NOT ENTER SIGN
SCALE: NTS



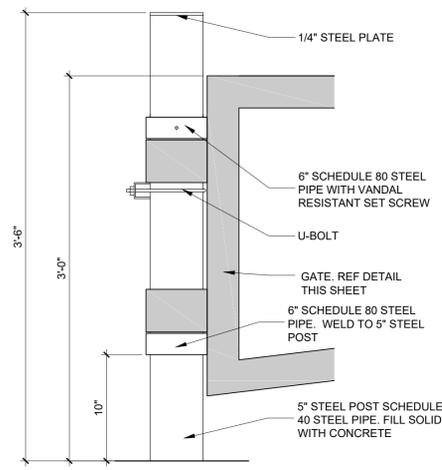
SIDEWALK DETAIL
SCALE: NTS

No	Revision	Item	Date

SCOTT C. ANDERSON & ASSOCIATES ARCHITECTS
7004 RIO PASTORIS, NE ALBUQUERQUE, NM 87120
 505.401.7575

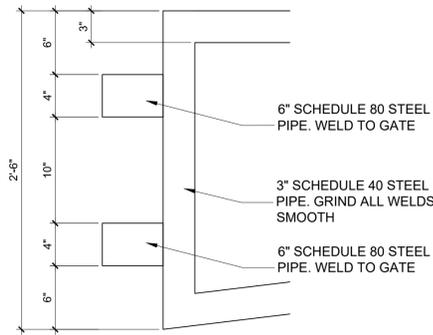
SUPERIOR EXPRESS CAR WASH
 10900 UNSER BLVD. NW
 ALBUQUERQUE, NM 87114

DRAWING TITLE		
SITE DETAILS		
DESIGNED	PROJECT NO	C-5
DRAWN	SCALE	
CHECKED	DRAWING NO	
REVIEWED	DATE	
DATE	2/22/18	



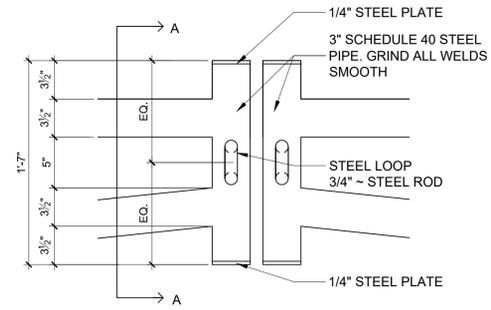
GATE POST

SCALE: 1 1/2" = 1'-0"



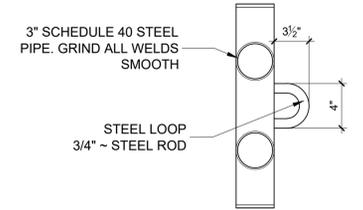
GATE HINGE

SCALE: 1 1/2" = 1'-0"



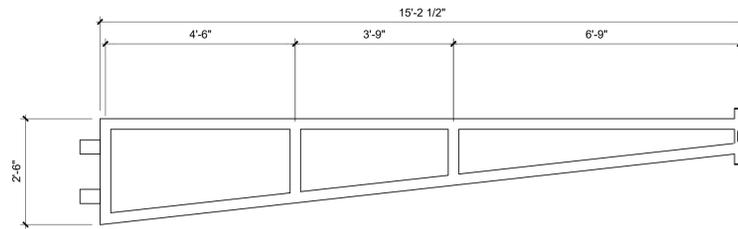
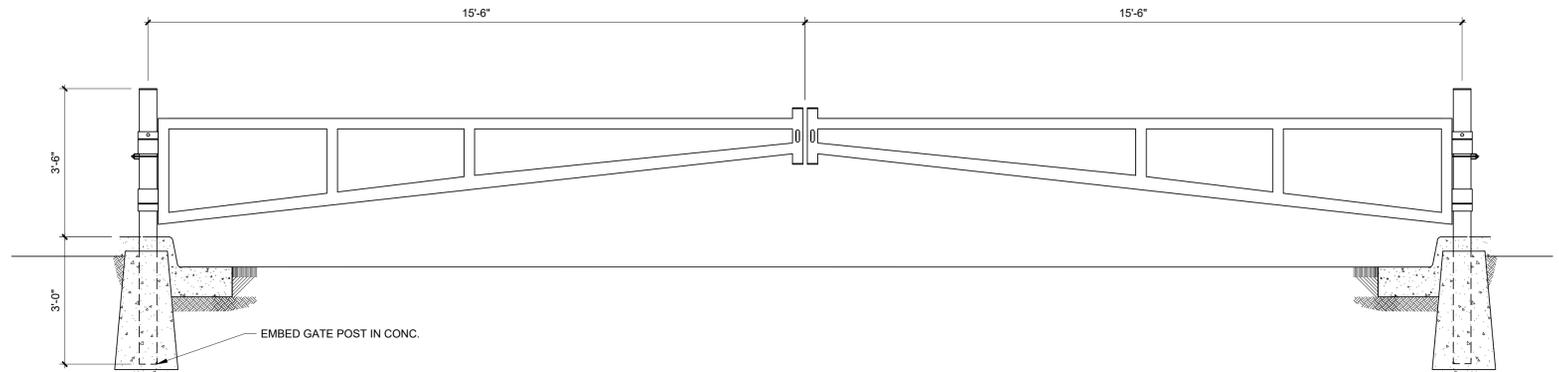
CENTER OF GATES

SCALE: 1 1/2" = 1'-0"



GATE LATCH

SCALE: 1 1/2" = 1'-0"



GATE DETAILS

SCALE: 1/2" = 1'-0"

No	Revision	Item	Date



SCOTT C. ANDERSON
& associates architects
704 N. PATRICKS DR.
ALBUQUERQUE, NM 87120
patricksc@scottanderson.net
505.401.7575

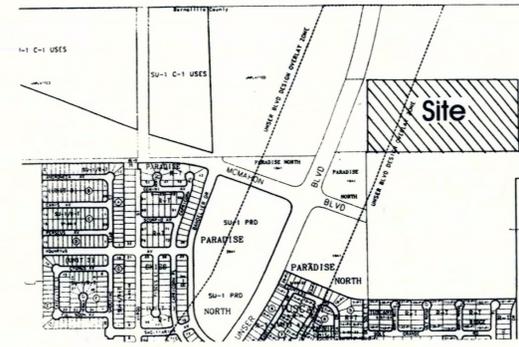
SUPERIOR EXPRESS CAR WASH
10900 UNSER BLVD. NW
ALBUQUERQUE, NM 87114

DRAWING TITLE: **SITE DETAILS**

SEAL	DESIGNED	PROJECT NO
	DRAWN	SCALE
	CHECKED	DRAWING NO
	REVIEWED	C-6
	DATE	2/22/18 OF

APPROVAL

Project #100898-2132
 EPC # 02EPC-01347
 DRB #03DRB-900135
Sheran Matson 2/12/03 Date
 Planning Department
Michael Donike 2-12-03 Date
 Transportation Development
Brady D. Bingham 2/12/03 Date
 City Engineer
Koger A. Shean 2-12-03 Date
 Utility Development
Christina Sandford 2/12/03 Date
 Parks and Recreation Department



SITE VICINITY

SITE PLAN FOR SUBDIVISION

REQUIRED INFORMATION:

The Site: The site consists of 4.0 acres within the Unser/McMahon Village Center, zoned SU-1 for Mixed Use, and 13 acres outside the Village Center, zoned SU-1 for R-2.

Proposed Use: Zoning on this property was approved by the Environmental Planning Commission on January 18, 2001 (00110-00000-01623) as follows:

- SU-1 for Mixed Use Development: 4.0 acres
 - C-1 Permissive Uses, excluding automobile related retail and service uses and drive-up facilities including package liquor sales ancillary to a retail grocery of 20,000 square feet minimum and restaurant with alcoholic drink sales for on premise consumption (maximum 1.4 acres);
 - O-1 Permissive and Conditional Uses; and
 - R-2 Permissive and Conditional Uses (minimum of 35% of the gross property area).

SU-1 for R-2: 13.0 acres

Pedestrian and Vehicular Ingress and Egress:

Trails: There is a proposed trail along Unser Boulevard per the Trails and Bikeways Master Plan.

Vehicular Access: In accordance with the Transportation and Land Use Guide for the Westside/McMahon Corridor, the Site Plan identifies an internal circulation system of collector and local roads. Conceptual access points have been identified; final locations, width, and configuration shall be determined with future Site Plans for Building Purposes.

Pedestrian Access: Pedestrians shall access the Village Center from several points around the perimeter of the site. Pedestrian access shall also be provided into the R-2 neighborhood east of the Village Center to ensure easy connections from the R-2 uses to the Village Center.

Bicycle Access: A bicycle trail is planned along Unser Boulevard west of the subject property. Also, pursuant to the West Side Strategic Plan, the internal collector streets will have on-street bicycle lanes.

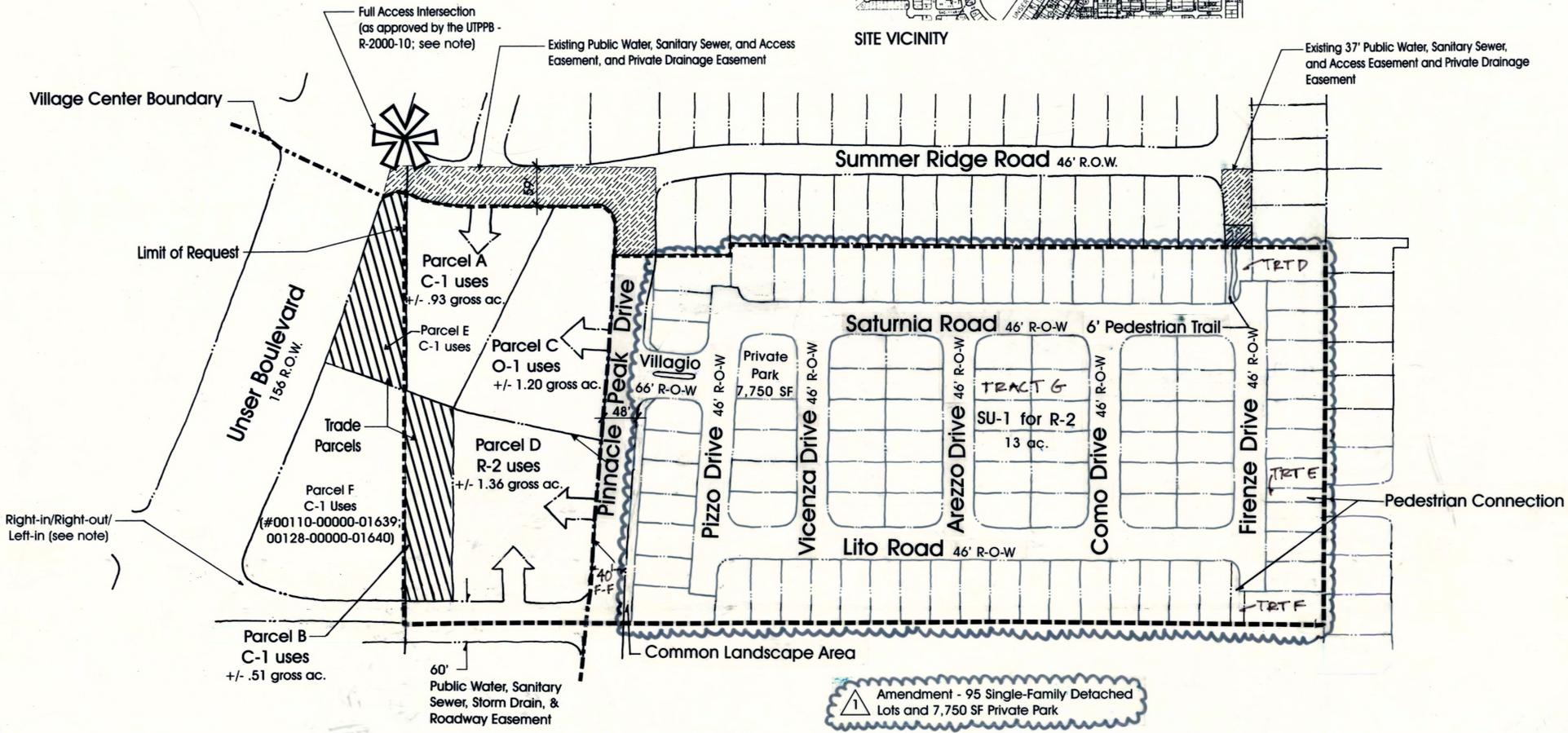
Transit: A major transit stop is proposed at the eastern edge of the Village Center per Westside/McMahon Land Use and Transportation Guide. This location will have excellent access to the Village Center and the R-2 neighborhood to the east.

Landscape Plan: The Design Guidelines (see Sheets 2 and 3) outline the landscape requirements for the Village Center. A minimum of 15 percent of the site shall be landscaped.

Note: The access policy for Unser Boulevard was amended by the UTPPB Resolution 2000-10 to allow a full access intersection on Unser Boulevard approximately 1,200 feet north of McMahon Boulevard, and two additional limited access points (right-in/right-out/left-in) on Unser Boulevard approximately 700 feet north and south of the Unser/McMahon intersection. This policy has been implemented through the full access intersection at Unser Boulevard and Summer Ridge Road and the limited access point south of Parcel F, east of Unser Boulevard.

PROPERTY COVERED BY THIS SITE PLAN FOR SUBDIVISION
 TOTAL ACREAGE:
 17.0 GROSS ACRES

30' ACCESS POINTS



Amendment - 95 Single-Family Detached Lots and 7,750 SF Private Park

Note: In order to achieve the goals of this site plan, a plat shall be required that implements the proposed land trades between this property and the property to the west. The purpose of this trade is to provide each landowner with a developable parcel with reasonable access.

Parcel	Land Use	Gross Acres
A	C-1	.93
B*	C-1	.51
C	O-1	1.20
D	R-2	1.36
TOTAL VILLAGE CENTER		4.00

*Parcel B is proposed to be traded with an equal size parcel in #00110-00000-01639; 00128-00000-01640.

Parcels A and E, and Parcels B and F will be replatted in order to be combined prior to development of these parcels.

In order to provide access to all tracts, the plat shall establish cross-lot blanket access and public utility easements for all tracts. There will be no direct access to Unser Boulevard (see note regarding UTPPB Resolution 2000-10).

APPROVAL

Project #100898; EPC 00128-00000-01514; DRB 01450-00000-01599
 THIS SITE PLAN FOR SUBDIVISION IS CONSISTENT WITH THE SITE PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON JANUARY 18, 2001 AND CONDITIONS OF APPROVAL HAVE BEEN MET.

RS [Signature] 12/20/01 Date
 Planning Department
Phil Donike 12-14-01 Date
 Transportation Department
Brady D. Bingham 11/14/01 Date
 City Engineer
Koger A. Shean 11-14-01 Date
 Utility Development
Micene E. Conkles 11-14-01 Date
 Parks and Recreation Department

SITE PLAN FOR SUBDIVISION
Unser/McMahon
Village Center North

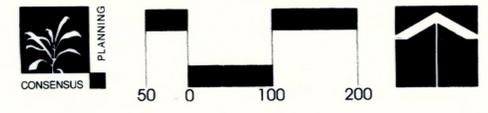
Prepared For: Unser/McMahon Group
 PO Box 372
 Cedar Crest, NM 87008

Prepared By: Consensus Planning, Inc.
 924 Park Avenue SW
 Albuquerque, NM 87102

October, 2001

Sheet 1 of 3

Scale: 1" = 100'



DESIGN PARAMETERS

The purpose of these Design Parameters is to provide a framework to assist developers and designers in understanding the development goals and objectives for the Unser McMahon Village Center. Additional guidelines are also provided for the adjacent R-2 areas outside of the Village Center. These standards address the issues of landscape, setbacks, pedestrian amenities, screening, lighting, signage, and architecture that will create the visual image desired for this property. They are designed to be consistent with the conditions of approval set by the Environmental Planning Commission on September 18, 1998 (Z-97-119; Z-97-120); the Westside/McMahon Corridor Transportation and Land Use Guide, April, 1999; and the West Side Strategic Plan.

Each category is organized in terms of Standards (Items which are required) and Guidelines (Items which are encouraged). Where there is a conflict between City Codes or Ordinances and the Design Parameters, the more restrictive requirements shall apply.

SITE DESIGN

The creation of a pedestrian-friendly environment is dependent upon close attention to the relationship between buildings and streets. Pedestrian activity is discouraged where the buildings are placed in the center of the site, surrounded by parking, and without pedestrian connections between the structure and the street. The following standards and guidelines apply to commercial, office, and apartment developments, and were created to encourage the use of pedestrian, bicycle, and transit modes and the opportunity for reduced automobile use:

General

Standards:

- Cluster buildings on the site. A concentrated density of buildings will offer a greater sense of Village Center than a one-building per lot configuration.

- A public plaza or courtyard space around which buildings can be clustered and linked to one another shall be created. The plaza should be attractive, lively, and a useful asset to the community. Plaza areas are appropriate for outdoor dining.

- Building access and entries must be easily accessible from the surrounding buildings and should be visible from the street through open passages (such as garden courts).

- Entryways shall be clearly defined, by either a canopy or inset (minimum 4 feet), and linked to the pedestrian pathways.

- Parking located adjacent to Unser Boulevard, McMahon Boulevard, and all internal streets shall be screened by buildings or a combination of landscaping, walls/fences, and earthen berms. Screening shall be compatible with edge treatments at adjacent properties.

- Buildings and structures erected within the site shall comply with all applicable City of Albuquerque Zoning and Building Codes, as well as other local codes and ordinances.

- The adopted wall design guidelines by the City shall apply.

- All loading docks shall be screened and covered with architecturally integrated walls and roofs.

- Any exterior storage and sales areas shall be architecturally integrated to the main building by use of walls, roofs, and fencing.

- No chainlink, razor-wire, or vinyl plastic fencing shall be permitted.

- The plaza area shall have a minimum dimension of 30 feet in depth and shall be a minimum square footage of 1000 square feet.

- Public areas shall be defined by building edges, a differentiation in intersection paving and landscaping at a variety of scales. The design and location of appropriate amenities (such as seating, outdoor display, and newspaper kiosks) should also be used to enhance public areas.

- Buildings shall be oriented to front on internal streets to reinforce the street edge.

Guidelines:

- Open courtyard designs shall be used to form transitions between parking areas and building facades.

- Open courtyards should include pedestrian activity areas, bicycle storage, ATM kiosks, and/or support for other activities to encourage multi-modal transportation and a community friendly environment.



SHADED PEDESTRIAN AREAS

- Plazas, courtyards, and other outdoor activity or seating areas shall be significantly shaded from summer sunlight by tree canopies or architectural devices.

- Public entries to the project shall be designed to:
 - be compatible with one another
 - create a sense of arrival
 - provide strong visual impact
 - provide a unified project identification

- The inclusion of an outdoor cafe or a restaurant with seasonal outdoor seating in the commercial area shall face the interior roads, plaza, courtyard, or the focal areas.

Accessibility & Safety

Design for accessibility at all facilities and outdoor public areas. For the safety and ease of use by all modes of travel, it is important to separate cars, pedestrians and bicycles to the extent possible. The planning and design phases of the project need to include sufficient design consideration to separate circulation and provide visitor convenience.

Standards:

- The Americans with Disabilities Act, the American National Standards for Accessible and Usable Buildings and Facilities, and the New Mexico Building Codes for accessibility criteria for places of public use shall be consulted.

- Close attention shall be paid to ramps and to how the entire site may be traversed. Private pedestrian linkages shall align with public paths to connect and integrate all building sites. The maximum gradient of any ramp shall not exceed 8.33 percent.

- Entrances and exits to buildings shall be flush.

- A constant elevation shall be maintained at all curb cuts and junctions between driveways and pedestrian sidewalks for compliance with ADA standards.

- All exterior landscape, streetscape, and building elements shall be designed to have minimal visual obstruction to their surrounding areas in order to maintain a safe degree of visual surveillance.

- Interior public areas shall have visual access to exterior activity areas for additional surveillance.

Guidelines:

- Exterior children's play areas shall be located where surveillance can occur from multiple directions.

Circulation

Standards:

- Pedestrian access shall be separated from vehicular access. Driveways shall not be considered an acceptable form of pedestrian access to buildings or outdoor activity areas.

- All sidewalks designated as 4 feet or 6 feet shall be a minimum of 4 feet clear or 6 feet clear with shade trees at 25 feet on center in 5x5 planters or landscaping areas.

- All buildings shall be connected to the internal street and external street with pedestrian ways with 6 foot or 4 foot clear sidewalks with 5x5 planters.

- Private driveways into the Commercial, Office or Multi-Family sites shall not exceed a width of 32 feet for two way traffic, or 20 feet for one way traffic.

- Bicycle parking shall be provided to promote alternative vehicle use as follows:

- Office & commercial: for employees, one bicycle rack space per 20 parking spaces

- Multi-Family residential: for residents, 1 space per 2 dwelling units

- Six foot sidewalks shall be provided along all roadways. All other sidewalks shall be a minimum of 4 feet in width.

- Parking areas shall be designed to include a pedestrian link to the street sidewalk network and pedestrian access shall be provided to link structures to the public sidewalk.

- Trail connections shall be provided within the interior roadway to the City-planned trail along Unser Boulevard.

- Pedestrian connections shall be provided to the major transit stop along the new, eastern-most, north-south roadway (see Sheet 1).

- A different paving material, color, and/or patterning shall be provided at all crosswalks to bring attention to them visually and tactility for safe pedestrian crossing.

- Per the City Zoning Code, 1 parking space per 200 square feet of leasable space is required for commercial parcels. For office parcels, 1 parking space per 200 square feet of leasable space is required for ground floor area and 1 parking space per 300 square feet of leasable space is required for all other floor area. The minimum off-street parking requirement for apartments is 1 parking space per bath, but no less than 1.5 spaces per unit. Parking for single family or townhouse developments shall be per the R-T zoning requirements.

- There shall be no parking requirement applied to any second floor housing above retail.

- The parking requirements shall be the minimum is the maximum.

- Landscaped islands shall be distributed throughout parking areas.

- There shall be barrier curbs around landscape islands in parking areas in order to protect landscaping from vehicles.

Guidelines:

- Parking shall be broken into smaller areas rather than one large parking lot where practicable. Long stretches of parking facilities adjacent to the streets should be avoided whenever possible. Screening may include earth berms, perimeter or retaining walls, and landscaping, with a maximum height of 3 feet.

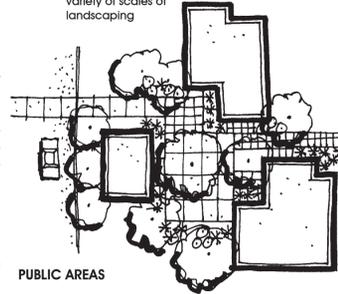
Transportation Demand Management (TDM)

Future employers that locate within the Unser McMahon Village Center who have more than 50 employees will be required to set up a TDM program. The purpose of the TDM plan is to provide employees with alternatives to the single-occupancy vehicle as a means to commute from home. The following elements will be part of a TDM effort at Unser McMahon Village Center:

- On parcels with businesses that have more than 50 employees, lockers, showers, and bike racks must be available on each parcel for those employees who wish to jog, walk, or bicycle to work via one of the bicycle trails that are in close proximity to the Unser McMahon Village Center.

- Businesses with more than 50 employees should consider appointing a Commuter Management Coordinator (CMC) for the purposes of facilitating carpools and providing premium parking spaces for those employees who participate.

Defined by building edges, differentiation of paving, variety of scales of landscaping



PUBLIC AREAS

- Businesses with more than 50 employees shall provide bulletin board space in their employee breakroom as an "information center" where material, particularly relevant City Transit information, policies, and plans can be posted.

- The CMC Coordinator for each employer with more than 50 employees will also be the contact person with City Transit and Environmental Health Departments for updates, technical assistance, etc.

- A Transportation Demand Management Plan shall be developed with the Transit Department once a threshold of 100 employees at the commercial center is reached. A Transportation Management Association should be organized for all of the businesses within the commercial center.

- A Transportation Demand Management Plan shall be developed with the Transit Department once a threshold of 100 employees at the office development is reached.

As a part of the TDM Program, City Transit should:

- Provide bus routes off of McMahon Boulevard and into the interior of the project once McMahon and Unser Boulevards are constructed.

- Sun Tran shall work with the residential and non-residential projects to provide efficient routes and schedules to the Unser McMahon Village Center that address their specific needs.

Setbacks

Standards:

- The use of building and parking area setbacks is required to provide space for the creation of visually attractive streetscapes. Required within these setbacks will be pedestrian walkways and screening materials, including landscaping, earthen berms, and walls.

- All building setbacks shall be landscaped according to the landscape guidelines (see Landscape section).

- Perimeter awnings, arcades/portals, garden court walls and overhangs shall be allowed within setbacks.

- Drive aisles and parking shall not be permitted in the 40 foot setback between the front entry and the building and sidewalk along internal streets.

Buildings in commercial and office zones shall have minimum setbacks as follow:

- 20 feet from the R.O.W. line of Unser and McMahon Boulevards.

- 15 feet from R.O.W. line of the interior road (the maximum setback of building entries from internal streets to the front entry of the building shall be 40 feet) and/or property line of a residential zone.

- 10 feet from the property line of a commercial zone.

Parking areas shall have minimum setbacks as follow:

- 25 feet from the R.O.W. line of Unser and McMahon Boulevards.
- 15 feet from the R.O.W. of interior roads.

Perimeter Walls, Screening Walls & Fences

The effective use of screening devices for parking lots, loading areas, refuse collection, and delivery/storage areas is essential to limit their adverse visual impact on surrounding developments. The site orientation of service functions shall be away from any street or pedestrian area. The guidelines established in the landscape and setback sections will provide the main element to screening objectionable views and activities. Walls and fences will also serve a major screening function. The intent is to keep walls and fences as low as possible while performing their screening and security functions.

Standards:

- Perimeter walls shall be provided for multi-family residential development. They shall have a maximum height of 6 feet and are encouraged to meander within the landscape setback.

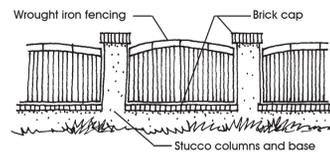
- Pedestrian openings shall be provided for access at key locations within single family residential developments.

- Visual openings shall be provided in perimeter walls every 100 feet at commercial, office, and apartment properties for visual relief.

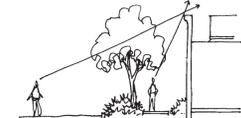
- All outdoor refuse containers shall be screened within a minimum 6 foot tall enclosure and large enough to contain all refuse generated between collections. Design and materials of enclosures shall be compatible with the architectural theme of the site.

- Areas for the storage of high profile delivery/transport vehicles shall be screened from adjacent streets and properties with a wall/fence of no less than 6 feet in height above finish grade.

- Mechanical equipment for commercial, office, and apartment properties shall be fully screened from public view. Screening shall be compatible with materials and design of the building. Loading areas shall be screened from public view by walls, trellises, or landscaping.



PERIMETER WALL DESIGN



MECHANICAL SCREENING

SIGNAGE & GRAPHICS

The following signage standards were developed to regulate the size, location, type, and quality of sign elements within this property. A properly implemented signage program will serve four very important functions: to direct and inform employees and visitors; to provide circulation requirements and restrictions; to provide for public safety, and to complement the visual character of the development.

Standards:

- The developer shall provide entry signs for the project to create a sense of arrival and to contribute to the unique identity of the project. These signs shall be on private property and shall be maintained by the property owner.

- Freestanding signs shall be designed that do not require any external bracing, angle-iron supports, guy wires or similar devices.

- No off-premise signs.

Signage SHALL:

- be designed to be consistent with and complement the materials, color, and architectural style of the building or site location

- be illuminated in accordance with the City of Albuquerque General Sign Regulations as provided in Section 14-16-3-5 of the Zoning Code. Signs which are directly spotlighted may be used provided there is non-glare on the street or upon adjacent property or that the light does not distract motorists

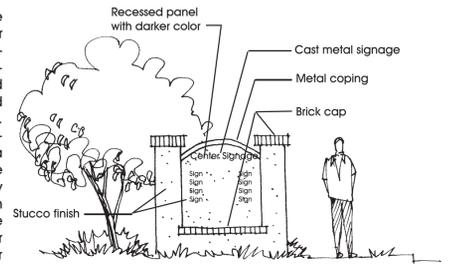
Signage SHALL NOT:

- use moving parts, makes audible sounds, or have blinking or flashing lights

- overhang into the public right-of-way, property line, or extend above the building roof line

- intrude upon any architectural features, including windows, columns, moldings or any decorative features

- Two monument village signs are allowed on both sides of Unser and one monument sign is allowed on McMahon as a "landmark" identifying the Center and shall be of similar design and materials as the buildings, i.e. sculpture, tower, etc. The monument village signs shall have a maximum height of 12 feet. The lower portion of this may identify no more than 10 tenants in an area not to exceed 75 square feet. The sign shall be of a similar style and material as the other entry signs in keeping with the project theme.



MONUMENT SIGN DESIGN

- All freestanding signs shall be monument signs only.

- Monument signs are allowed for individual projects within the Village Center. The sign shall be a maximum of 40 square feet with a maximum height of 4 feet. The sign shall be of a similar style and material as the other entry signs.

- Building-mounted signs shall not exceed 6 percent of the facade area, and shall not face abutting single-family residential.

- Wall mounted signs shall not project more than 1 foot from the display wall or exceed an area of 20 percent of that wall or 60 square feet, whichever is less. Canopy and marquee signs shall be included in the total area count allowed for wall signs. Individual channel and neon letters shall be permitted at a maximum height of 3 feet per letter.

- Signs perpendicular to an elevation shall only occur under an awning or canopy/portal and shall not be more than eight square feet. These signs may not project past the overhang.

- No backlit plastic/vinyl signage shall be permitted except for logo designs.

Guidelines:

The following guidelines were developed to assist designers in understanding the signage program.

Signs SHOULD:

- identify only the name and business of the occupant or of those offering the premises for sale or lease;

- be used at areas of public activity to enhance the visual character of the environment and create a festive atmosphere;

- be integrated into a cohesive system, sharing common colors, shapes, sizes, materials, locations, lettering, etc. where practicable;

- not have too many different colors (too many colors can be confusing and usually fails to communicate the intended message);

- have a significant contrast between the background and the text (if the colors are too close in value or hue the sign will be difficult to read);

- have a minimum of words (a brief message is easier to read and is usually more attractive);

- avoid unusual shapes (the viewers' attention will tend to focus on the shape instead of the message the sign was intended to convey);

- have letters that do not appear to occupy more than 75 percent of the sign area (the sign is harder to read if the type takes up too much of the sign area); and

- should be sized so that pedestrian-oriented signs are smaller than vehicle-oriented signs (a pedestrian-oriented sign is usually read from a distance of 15-20 feet).

SITE PLAN FOR SUBDIVISION Unser/McMahon Village Center North

Prepared For:

Unser/McMahon Group
92 Mark Drive
Hawthorn Woods, IL 60047

Prepared By:

Consensus Planning, Inc.
924 Park Avenue SW
Albuquerque, NM 87102

June 26, 2001

Sheet 2 of 3

LIGHTING, OUTDOOR FURNITURE & MATERIALS

In order to enhance the safety, security, and visual aesthetics of the property, careful consideration must be given to selection of outdoor furniture, lighting design, site materials and other features. It is important to consider the daytime appearance of all materials.

Standards:

- Placement of fixtures and standards shall conform to State and local safety and illumination requirements.

- A design objective of the site lighting system shall be to maximize public safety while not affecting adjacent properties, buildings, or roadways with unnecessary glare or reflection. All lights shall be shielded source to prevent spillage onto adjoining properties or light pollution of the existing "dark sky".

- Individual site lighting standards shall blend with the architectural character of the building and other site fixtures.

The maximum height for lighting fixtures shall be:

- 16 feet high for walkways and entry plazas
- 20 feet for street lights and parking area lights (restricted to 16 feet within 70 feet of residential; except residential located above retail shops)



- Sodium lighting is prohibited.

- Site amenities, such as street furniture, lighting, bollards, and graphic pylons shall be part of the landscape plan and shall be compatible with the architectural and landscape treatment of the project.



- Fixture style and design shall be compatible and consistent with the lighting design of other projects within the development. Exterior lighting fixtures should relate stylistically to the architecture of the adjacent buildings. Fixture color for street lighting should complement the architecture.

- At primary activity areas (such as at the Unser McMahon intersection), paving shall have some attractive features beyond standard asphaltic or concrete slabs, such as changes in material, texture, pattern, and/or color. Where concrete slabs are used, they should be patterned, stained, integrally colored, and/or inlaid with tile.



- Asphalt shall be avoided in all areas except parking areas and bicycle trails. Use of alternative materials for these areas is encouraged.

- The major transit stops shall include shelter facilities, benches, lighting, and bicycle storage (see sheet 2).



Guidelines:

- Spread lighting fixtures shall be used to accent landscape and walkways as is the use of uplighting fixtures to highlight trees, walls and architectural features.

- Outdoor furniture shall be colorful. Where appropriate, glazed tile, integrally colored concrete, and stained concrete surfaces should be used to offset furniture at focal areas.

- Outdoor materials shall be chosen for their durability and resistance to weathering.

- Exterior elevations of any building fronting a street shall be feature lighted to enhance the identity of the building and the appealing ambiance of the Village Center.

LIGHTING

ARCHITECTURAL DESIGN

Specific architectural style shall not be dictated. The design shall, however, demonstrate a high quality aesthetic character throughout the property. Architectural design should respond to climate, views, solar access, and aesthetic considerations, with the architectural design being in harmony with adjoining projects. The following shall apply to all commercial, office, and apartment uses within the Village Center:

Standards:

- The height for commercial, office, and residential development can be greater than 26 feet provided that the height falls within the 45 degree angle drawn from the property line and adjacent public right-of-way centerline or drainage way right-of-way center line.

- No generic franchise elevation design shall be allowed.

- Open courtyards shall be created in the residential areas by offsetting buildings 15 feet to 30 feet to create a variety of spaces and a variation in human-scale.

- Commercial and office uses shall be horizontally connected in a variety of ways through the use of arcades or portals, controlled plaza elements, outdoor cafes, pavement, or sitting areas.

Guidelines:

- Buildings shall employ a variety of structural forms to create visual character and interest. Columns, arcades, corner articulation, overhangs, awnings, marquees, gutters and scuppers, breezeways, vertical fins, wall recesses, soffits, and deciduous tree canopies should be carefully dimensioned and detailed to provide a human-scale, visual interest, and a means of shading building facades while lending color and formal articulation to the buildings.

- Roof forms including vaulted roofs, compound roofs, or sloping roofs may be considered for particular uses. The massing of roof expanses should be distributed among a variety of volumes, introducing the use of dormers, extended vertical forms, and the use of a combination of flat roofs and sloped roofs.

- Mixed-use development (i.e. residential with commercial, commercial with office, etc.) is permissive.

Facades

Standards:

- No plastic or vinyl building panels or awnings shall be permitted.

- Buildings shall have windows on the front elevations. The windows may be a combination of shop windows or viewing windows on average of 30 feet on center maximum.

Facades SHALL:

- vary in height, depth and articulation to create a pedestrian-scaled environment

- be articulated with a variety of architectural elements, colors and materials so as to lend familiarity, intimacy, and visual complexity to the buildings and to break down facades into perceptually manageable pieces

- have all accessory buildings and enclosures, whether attached or detached from the main building, treated with similar compatible design and materials as the main structure or structures

- be treated with a consistent level of detail at all sides of all buildings and structures

- have varied front setbacks with wall planes not running in one continuous direction for more than 50 feet without a change in architectural treatment (i.e. 3 foot minimum offset, fenestration, material change, etc.) The staggering of planes should be used to create pockets of light and shadow, providing relief from monotonous expanses of facade.

Guidelines:

- Extended architectural detailing of the ground floor elevations from 0 to 10 feet, including color or texture variations, the architectural expression of expansion joints as reveals, door and window articulation and architectural accents, shall be used in order to enhance the pedestrian level experience.

Roofs & Parapets

Guidelines:

- Roof structures shall vary in type, profile and/or scale according to the dissimilarity of use or function.

- Roofs shall drain water to areas which are landscaped appropriately for such run-off, and shall drain to areas which are not heavily-travelled.

- The top of the parapet shall be greater than or equal to the top of all HVAC equipment and that should include screen walls.

- All canopies, roof structures, and design elements of related buildings shall be architecturally integrated to the main building design.

- The parapets of flat roofs shall maintain a consistent character, but shall vary in height in accordance with overall facade variations and individual building articulation. Building edge treatments shall step down, reducing the scale of the building towards the street, to relate to the scale of the pedestrian.

Entryways

Standards:

- Entries shall be clearly defined and connect to pedestrian linkages.

- Entries shall be visually noticeable and obvious to pedestrians approaching from parking areas through the differentiation of form, scale, material & color.

- Extended overhangs, porticoes or substantial recesses shall be incorporated into the facades of the building in order to provide shade, shelter and a sense of arrival.

Guidelines:

- Building entries shall be substantially glazed for visual connection between interior and exterior, as well as to mediate the potentially high contrast between dark interior and bright exterior spaces.

- Entryways shall be accented with lighting to enhance the perception of surface variety.

Fenestration & Shading

Guidelines:

- The scale, proportion, and composition of fenestration of facades shall be designed to give visual interest from the exterior, to provide variation in quality of light on the interior, and to coordinate with the lighting requirements for each activity area.

- Buildings shall be oriented to take advantage of heat gain in the winter while coordinating with shading strategies to inhibit solar gain in the summer.

- Buildings shall not obstruct solar access to neighboring residential structures.

Building Materials & Colors

Standards:

Materials prohibited as the main architectural feature include the following:

- exposed, untreated precision block or wood walls
- highly reflective surfaces
- chain link fence or barbed wire
- metal paneling
- materials with high maintenance requirements

Guidelines:

- The use of contrasting colors between roofs and walls shall be used to further differentiate the planes of building masses.

- Colors shall be the natural tone of materials (earthtones such as sands, creams, tans, etc.) rather than applied color (painted), except where used as an accent color.

- Accent colors and materials can be used to bring out detailing which better articulates or gives scale to a building including the colors of glazed tile, wood trim, tile roofing, paint, metal, etc. Accent colors at stairs, balconies, and perimeter walls are to be compatible with colors used for streetscape and perimeter walls.

- Color shall be used to highlight important features or details of buildings and color should be an integral design consideration to all building, paving and landscape elements.

- Color can unify or differentiate buildings. The use of color to unify or differentiate buildings or building components should coincide with the relative relationships of interior functions or the differing functions of buildings.

UTILITIES

Standards:

- All electric distribution lines shall be placed underground.

- Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.

- When an above-ground backflow prevention device is required by the City of Albuquerque, the heated enclosure shall be constructed of materials compatible with the architectural materials used as the main elements of the building. If pre-fabricated fiberglass enclosures are used they shall be appropriately screened from view by walls and/or landscaping.

- Refuse enclosures shall be located in areas of low visual and olfactory impact, where practicable. No refuse collection areas shall be allowed along streets and building fronts.

- Any cell towers shall be concealed and architecturally integrated.

LANDSCAPE

The development of an overall landscape concept will establish a framework that unifies the entire property. To achieve a cohesive development, all areas of design need to be coordinated and responsive to existing environmental conditions and local building policies. These standards are to be used as a supplement to the City requirements in the Water Conservation Landscaping and Water Waste Ordinance, the Pollen Ordinance and other landscape regulations included in the City of Albuquerque Comprehensive City Zoning Code.

Standards:

- Landscape materials shall be used as a transition between land uses, with specific attention given to the transition between residential and non-residential uses. A minimum landscape buffer of 10 feet shall be provided between a change in uses.

- Street trees shall be provided along Unser and McMahon Boulevards, and new interior roads at a rate of one tree per 25 linear feet. Street trees are defined as being within 20 feet of the back of curb. They may either be randomly or consistently placed. For single family or townhouse developments, there shall be one tree per lot.

- Landscape design along the right-of-way shall be consistent throughout the development. Landscape elements that reinforce the street edge are encouraged.

- A minimum of 15 percent of the site area (minus the building square footage) shall be devoted to landscape materials with an emphasis placed on areas with streetside exposure.

- The shading of pedestrian ways and the use of pedestrian-scaled lighting along the roads are critical.

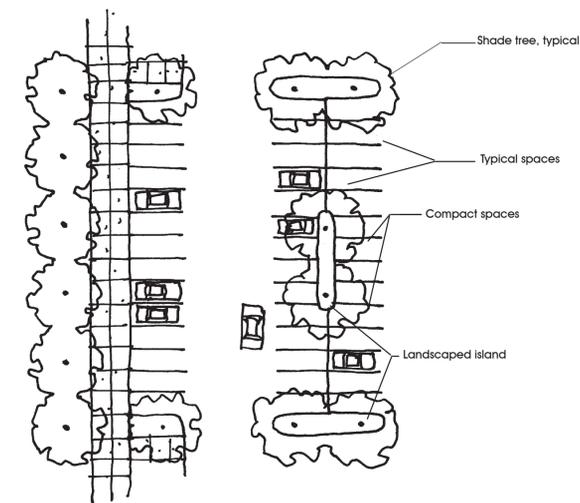
- All interior pedestrian connections shall be lined with shade trees planted a maximum of 30 feet on center.

- Living, vegetative materials shall cover a minimum of 75 percent of the required landscape area. The area and percentage is calculated based on the mature canopy size of all plant materials.

- All planting areas not covered with turf shall have a ground topping of crushed rock, river rock, shredded bark, or another similar material which extends completely under the plant material, however, these materials shall not be used as a focal landscape element.

- Landscape headers shall be used to separate the turf and groundcover areas. Headers shall be either 6" x 6" concrete, brick (side by side), or 1/8" x 4" steel construction.

- To shade and mitigate the negative visual impact of large expanses of pavement, off-street parking areas shall have one tree for each 8 parking spaces with no space being more than 80 feet from a tree.



TYPICAL PARKING LOT LANDSCAPING

- Seventy-five percent of the required parking lot trees shall be deciduous and shall have a mature height and canopy of at least 25 feet.

- A landscape strip of no less than 10 feet shall be maintained between a parking area and the street right-of-way within all zones.

- An automatic underground irrigation system is required to support all landscaping. The system shall be designed to avoid overspraying of walks, buildings, fences, etc. Irrigation components should be checked periodically to ensure maximum efficiency.

- All plant material, including trees, shrubs, groundcovers, turf, wildflowers, etc. shall be maintained by the Owner in a living, attractive condition. All areas shall be maintained free of weeds through the use of pervious filter material. Each individual lot owner will be responsible for the installation and maintenance of the landscape on their property and within the adjacent public right-of-way.

- Landscaped areas shall be a minimum of 36 square feet and a minimum width of 6 feet.

Minimum plant sizes at time of installation shall be as follows:

- Trees 2 inch caliper, or 10 to 12 feet in height
- Shrubs & Groundcovers 1 gallon
- Turf Grasses provide complete ground coverage within one growing season after installation

The following street trees shall be used at the respective locations:

- Unser & McMahon Boulevard Ash sp., Honey Locust sp.
- Internal Streets Golden Rain tree, Chinese Pistache

R-2 PORTIONS OUTSIDE VILLAGE CENTER

The following exceptions to the previous guidelines and standards apply to those residential parcels outside the Village Center, but which are still covered by this Site Plan for Subdivision.

Circulation

Standards

- Direct pedestrian connections shall be provided between R-2 development and the Village Center. Connections may be gated and secured for use by apartment residents only.

Setbacks

Standards

- Buildings shall have a maximum setback of 70 feet.

Perimeter Walls, Screening & Fences

Standards

- Design of perimeter walls, where used, shall be compatible with the architectural theme of the site.

- Visual openings shall be provided in perimeter walls every 100 feet at residential areas for visual relief.

- Unfinished block walls, chain link, barbed or concertina wire, or wood fencing is prohibited.

- The adopted wall design guidelines by the City shall apply.

Guidelines

- Perimeter walls shall be used at multi-family residential development. They shall have a maximum height of 6 feet and, where used, are encouraged to meander within the landscape setback.

Signage & Graphics

Standards

- One monument sign shall be permitted per each roadway frontage for each development. Such signs shall be of similar design and materials as the buildings and shall not exceed an area of 40 square feet.

Architectural Design

Standards

- The height for commercial, office, and residential development can be greater than 26 feet provided that the height falls within the 45 degree angle drawn from the property line and adjacent public right-of-way centerline or drainage way right-of-way center line.

Landscape

Guidelines

- Street tree types are not restricted to those required within the Village Center.

**SITE PLAN FOR SUBDIVISION
Unser/McMahon
Village Center North**

Prepared For:

Unser/McMahon Group
92 Mark Drive
Hawthorn Woods, IL 60047

Prepared By:

Consensus Planning, Inc.
924 Park Avenue SW
Albuquerque, NM 87102

June 26, 2001

Sheet 3 of 3