



## ***Environmental Planning Commission***

***Agenda Number: 3  
Project #: 2019-002765  
Case #: SI-2023-00485  
Hearing Date: April 20, 2023***

### ***Staff Report***

<b><i>Agent</i></b>	Tom Eagling, Kimley-Horn
<b><i>Applicant</i></b>	Red Shamrock 4, LLC
<b><i>Request</i></b>	<b>Site Plan – EPC, Major Amendment</b>
<b><i>Legal Description</i></b>	Lots 1- 7 Plat of Lots 1 thru 9 Coors Pavilion (being a replat of Tract X-1-A2, University of Albuquerque Urban Center; and Lots 8-A, 8-B, 8-C and Lots 9-A, 9-B, 9-C Coors Pavilion (being comprised of Lots 8 and 9 Coors Pavilion).
<b><i>Location</i></b>	4100 Coors Blvd. NW, between St. Josephs Dr. NW and Coors Blvd. NW
<b><i>Size</i></b>	Approximately 22 acres
<b><i>Zoning</i></b>	NR-C

### ***Staff Recommendation***

***APPROVAL of SI-2023-00485, based on the Findings and subject to condition beginning on p.17.***

***STAFF PLANNER  
Leroy Duarte, Current Planner***

### ***Summary of Analysis***

The request is for a Major Amendment to a prior approved Site Development Plan for an approximately 22-acre site known as Coors Pavilion, located on St. Josephs Drive NW between Coors Blvd. and Atrisco Drive. The subject site is zoned NR-C, Non-Residential Commercial. The request will adhere to the existing design standards and will adhere to the IDO standards when design standards are silent.

The applicant proposes to consolidate the 5 existing lots; 8-A, 8-B, 8-C and Lots 9-A, and 9-C to facilitate development of a large retail facility.

The subject site is in an Area of Change and located in the Ladera Activity Center and the Coors Boulevard Character Protection Overlay Zone and along a Major Transit Corridor.

The applicant notified neighborhood associations and property owners as required. Staff has not received any comments in support or opposition to the request.

Staff recommends approval subject to condition.



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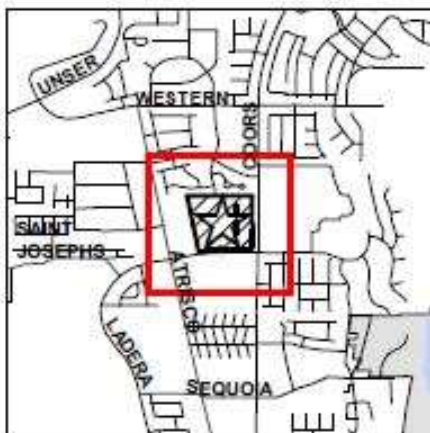
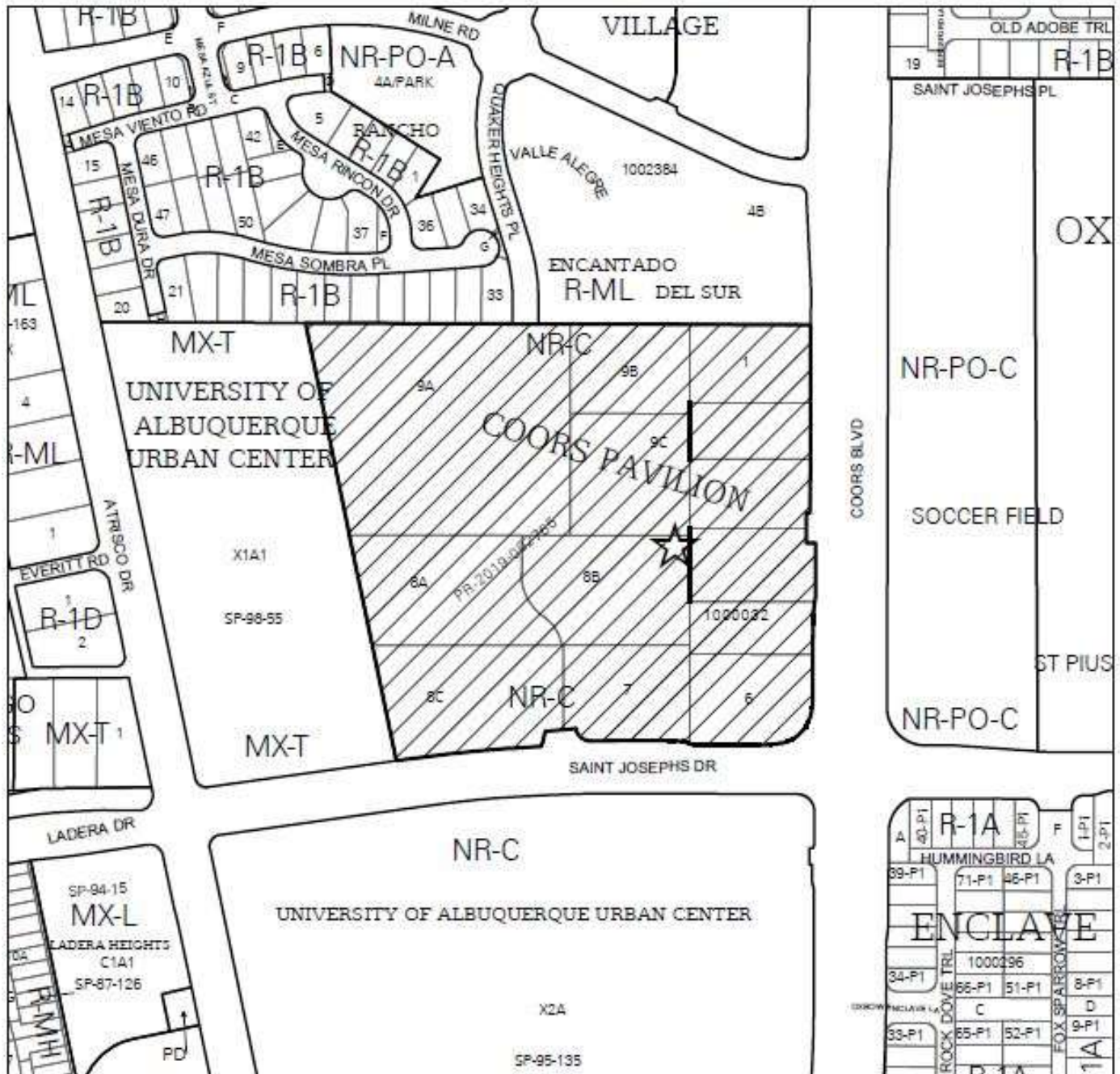
Attachments

- 2-Photographs – Existing Conditions
- 3-History
- 4-Zoning Information
- 5-Applicant Information
- 6-Staff Information
- 7-Notification Requirements
- 8-Site Plans – Major Amendment









## IDO ZONING MAP

Note: Gray shading  
indicates County.

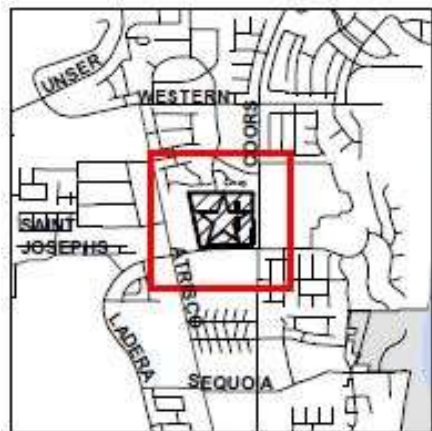


1 inch = 300 feet

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**LAND USE MAP**

Note: Gray shading  
Indicates County.

Key to Land Use Abbreviations:	APRT   Airport
LDRES   Low-density Residential	TRANS   Transportation
MULT   Multi-family	AGRI   Agriculture
COMM   Commercial Retail	PARK   Parks and Open Space
CMSV   Commercial Services	DRNG   Drainage
OFC   Office	VAC   Vacant
IND   Industrial	UTIL   Utilities
INSMED   Institutional / Medical	CMTY   Community
ED   Educational	KAFB   Kirtland Air Force Base

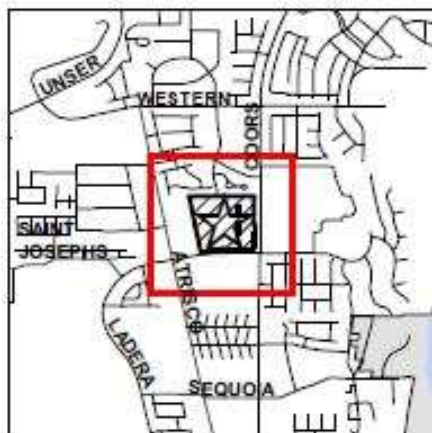
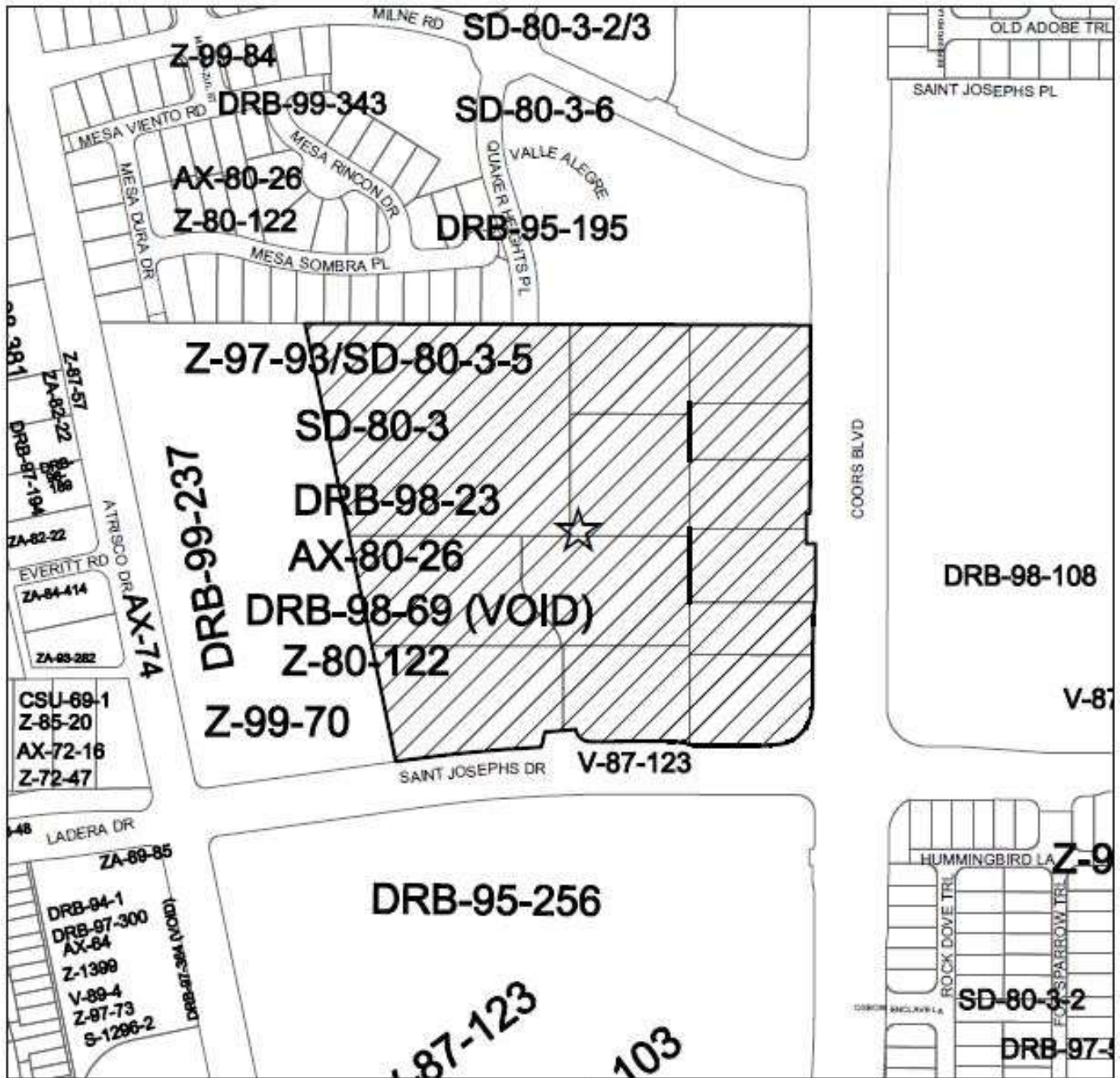


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### HISTORY MAP

Note: Gray shading  
indicates County.



1 inch = 300 feet

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PR-2019-002765

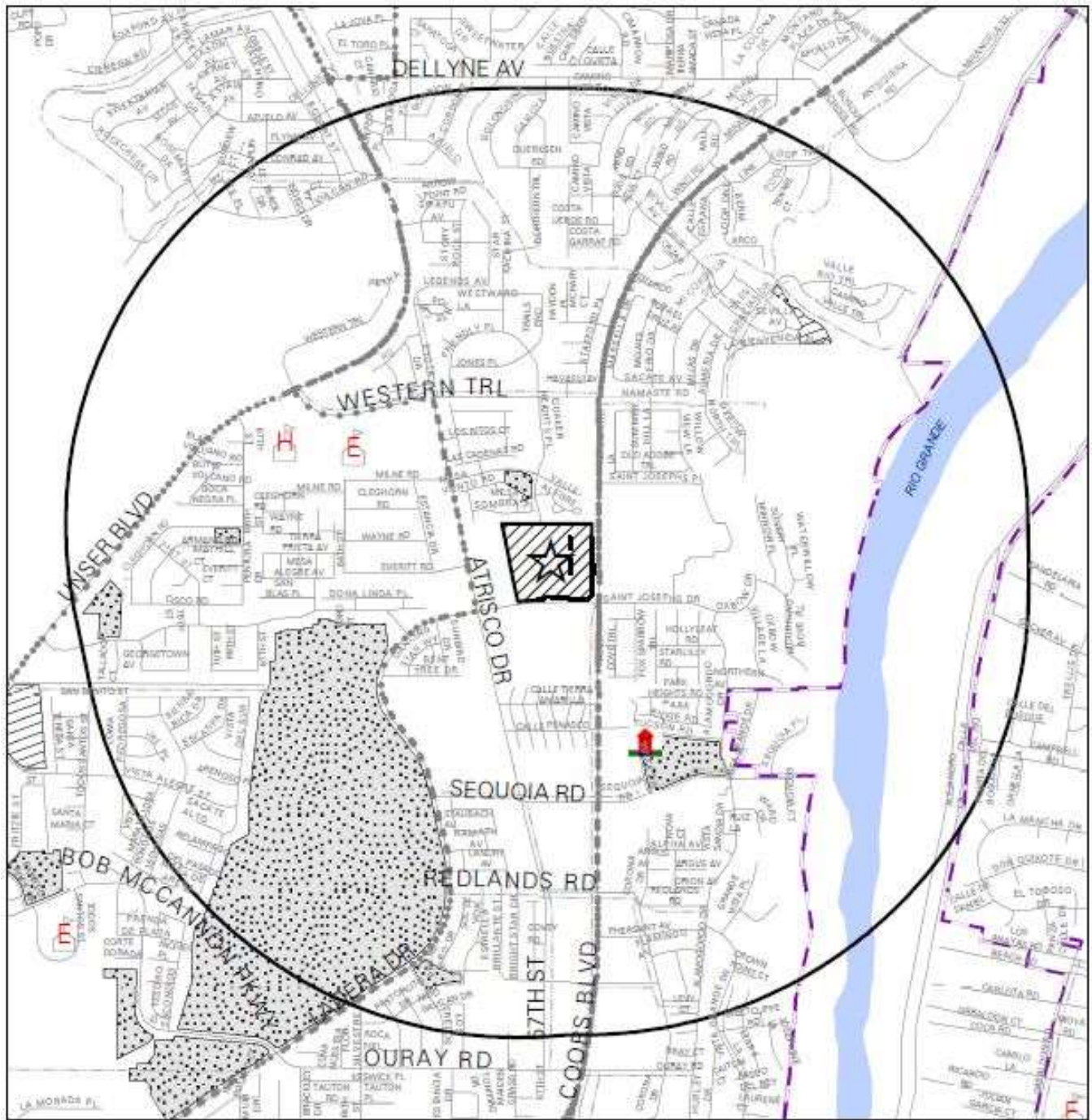
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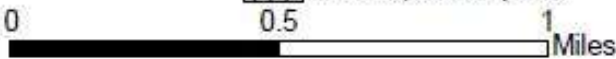
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Public Facilities Map with One-Mile Buffer

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



## **I. INTRODUCTION**

### *Surrounding zoning, plan designations, and land uses:*

	<b>Zoning</b>	<b>Comprehensive Plan Area</b>	<b>Land Use</b>
<b>Site</b>	NR-C	Change	Commercial, Vacant
<b>North</b>	R-ML, R-1B	Change(E)/Consistency(W)	Single Family Residential, Multi-Family
<b>South</b>	NR-C	Change	Vacant
<b>East</b>	NR-PO-C, R-MH	Consistency	Open Space, Education
<b>West</b>	R-ML, R-1D, MX-T	Consistency	Residential

### **Request**

The request is for a Major Amendment for lots legally described as Lots 1- 7 Plat of Lots 1 thru 9 Coors Pavilion (being a replat of Tract X-1-A2, University of Albuquerque Urban Center; and Lots 8-A, 8-B, 8-C and Lots 9-A, 9-B, 9-C Coors Pavilion (being comprised of Lots 8 and 9 Coors Pavilion), located at 4100 Coors Blvd. NW, between St. Josephs Dr. NW and Coors Blvd. NW, zoned NR-C, approximately 22 acres.

The subject site is currently zoned NR-C (Non-Residential Commercial Zone District). The applicant requests a major amendment to remove existing lot lines from lots 8-A, 8-B, 8-C, 9-A and 9-C and consolidate them into a single lot from the existing approved site development plan for subdivision to facilitate future large retail development. The request will adhere to the current design standards already in place and will abide by the IDO when design standards are silent.

### **EPC Role**

The Environmental Planning Commission (EPC) is hearing this case pursuant to the Integrated Development Ordinance (IDO) Section 14-16-6-4(Y), Amendments of Prior Approvals, which addresses applications for amendments to site development plans approved prior to the effective date of the IDO.

The request exceeds the thresholds for a Minor Amendment, because the changes in lot sizes are in excess of 10% of the original lot sizes. It is, therefore, being considered pursuant to Section 14-16-6-4(Y)(1)(b)1, which states that Major Amendments shall be reviewed and decided by the decision-making body that issued the approval being amended. In this case, the EPC approved the existing site development plan for the subject site prior to effective date of the IDO. Pursuant to IDO Section 14-6-4(P)(2), the decision-making body may impose conditions necessary to bring the application into compliance with the requirements of this IDO. This is a quasi-judicial matter.



### ***Context***

The subject site is located in a largely developed area with large, scattered vacant parcels along Coors Boulevard. St. Pius High School is to the east of the site. North of the subject site are single-family homes and duplex condominiums of the Rancho Encantado subdivision. To the west of the subject site, and part of the same original EPC site plan, is Saint Joseph's Church. To the west of that is single-family residential. To the south is another vacant lot zoned NR-C.

### ***History***

The University of Albuquerque area was designated as an Urban Center with the adoption of the Metropolitan Areas and Urban Centers Plan in 1975. The University of Albuquerque Sector Development Plan was adopted by the City Council in 1982, which included annexation and establishment of SU-3 Zoning. The sector plan was rescinded with the adoption of the IDO and the areas SU-3 zoning was converted to zones that reflected the entitlements for each property.

At the time of annexation and establishment of zoning, the subject site land use was designated as "Employment Center, Technical Services, Light Industrial, and/or Office Park (Campus Type)." In 1996, City Council approved a change to "A minimum of 40 acres shall be developed as apartments (R-3) at 20-25 du/ac with the balance of the property (approximately 19 acres) shall be developed as commercial (C-2) and/or office (O-1)" (R-58-1996; SD-80-3-3). The applicant requested R-T residential uses as part of the land use mix for the 19-acre portion designated for commercial/office, but this use was determined by EPC and City Council to be inconsistent with Transit policies and the intent of the West Side Strategic Plan.

In 2007, the residential uses were removed from the allowable uses, instead designating a minimum of 17 acres of O-1 development and the remainder as a mix of O-1 and C-2 uses (R-07-256). Concurrently, the WSSP was amended to designate Parcels A and B as a Community Activity Center (R-07-255). The Council Resolution indicated that the size and service area of the activity center was a hybrid of a neighborhood and community activity center.

In 2012, an apartment complex was proposed on Parcel A. In the face of strong neighborhood opposition, in particular, to the intended work-force housing market segment, the applicant withdrew the request (Project 1005357/12EPC-40040/41/42).

In 2013, a request to amend the University of Albuquerque Sector Development Plan to change the zoning and allowable land use mix for the subject site and redevelop 17 acres of single-family residential uses instead of the required minimum 17 acres of O-1 development. A recommendation of denial was forwarded from the EPC to City Council (Project 1000032/13EPC-40123). The applicant subsequently withdrew the requested action.

In 2016 the EPC reviewed and approved a request for a Site Development Plan for Subdivision for an approximately 21.3-acre parcel located on St. Josephs Drive NW between Coors Blvd. and Atrisco Drive. The existing zoning for the subject site was SU-3 for Mixed Use (O-1 & C-2 Uses). The applicant proposed to develop 7 acres of the subject site as office uses per the O-1 zone of the Zoning Code and the remaining approximately 14.3 acres as commercial uses per the C-2 zone of the Zoning Code.

In 2019 the EPC reviewed and approved a Major Amendment of a Prior Approval of a Site Development Plan for an approximately 21.3-acre site (PR-2019-002765/SI-2019-00380). The

request was to re-plat parcels 8 and 9 into smaller lots. As a result, Lot 8 decreased in size from 7.2 acres to; Lot 8-A (2.05 acres) Lot 8-B (1.86 acres) and Lot 8-C (2.02 acres). Lot 9 decreased in size from 7.01 acres to; Lot 9-A (5.54 acres), Lot 9-B (1.15 acres) and Lot 9-C (1.56 acres).

### ***Roadway System***

The Long-Range Roadway System (LRRS) map, produced by the Mid-Region Metropolitan Region Planning Organization (MRMPO), identifies the functional classifications of roadways. Coors Blvd. is a Regional Principal Arterial roadway. To the west of the site is Atrisco Dr., designated a Major Collector.

### ***Comprehensive Plan Designations***

The subject site is located along Coors Blvd. NW, which the Comprehensive Plan designates as a Major Transit Corridor.

### ***Comprehensive Plan Community Planning Area Designation***

The subject site is located in an Area of Change as designated by the Comprehensive Plan. The subject site is within the boundaries of the West Mesa Community Planning Area (CPA). The West Mesa CPA is characterized by its close proximity to the natural landscapes such as the Northwest Mesa Escarpment, Petroglyph National Monument, and the Bosque. In addition, the West Mesa CPA consists of residential subdivisions and commercial activity along the Coors Blvd. corridor.

### ***Trails/Bikeways***

A Buffered Bike Lane - Conventional bike lanes paired with a designated buffer space, is located on Coors along the eastern edge of the site.

### ***Transit***

The subject site fronts a Major Transit Corridor and is served by three major bus lines. Standard bus route 155, Rapid Ride route 790, and Commuter route 96 all stop at both side of the St. Joseph's Dr. and Coors Blvd intersection.

### ***Public Facilities/Community Services***

Please refer to the Public Facilities Map, which shows public facilities and community services located within one mile of the subject sites.

## ***II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES***

### ***Integrated Development Ordinance (IDO)***

#### ***Definitions***

Adjacent: Those properties that are abutting or separated only by a street, alley, trail, or utility easement, whether public or private. See also Alley, Multi-use Trail, Private Way, Right-of-way, and Street.

Amendment: Any repeal, modification, or addition to a regulation; any new regulation; any change in the number, shape, boundary, or area of any zone district or Overlay zone; or any repeal or abolition of any map, part thereof, or addition thereto.

Site Development Plan: A term used prior to the effective date of the IDO for a scaled plan for development on one or more lots that specifies at minimum the site, proposed use(s), pedestrian and



vehicular access, any internal circulation, maximum building height, building setbacks, maximum total dwelling units, and/or nonresidential floor area. A more detailed site development plan would also specify the exact locations of structures, their elevations and dimensions, the parking and loading areas, landscaping, and schedule of development. The equivalent approval in the IDO will be determined based on the level of detail provided in the prior approval.

Zone District: One of the zone districts established by this IDO and the boundaries of such zone districts shown on the Official Zoning Map. Zoning regulations include the Use Regulations, Development Standards, and Administration and Enforcement provisions of this IDO.

### **Overlay Zones**

The subject site is governed by the Coors Blvd. Character Protection Overlay (CPO-2). None of the of the CPO requirements apply to the request.

### **Zoning**

The subject site is zoned NR-C (Non-Residential- Commercial Zone District), IDO 14-16-2-5(A) which was assigned upon the adoption of the IDO. The purpose of the NR-C zone district is to accommodate medium-scale retail, office, commercial, and institutional uses, particularly where additional residential development is not appropriate or not desired because of a deficit of jobs or services in relation to housing units in the area. Primary land uses include a wide spectrum of retail and commercial uses intended to serve both neighborhood and area-wide needs, as well as some light industrial uses. Allowable uses are shown in Table 4-2-1.

### **Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)**

The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated an Area of Change. In Areas of Change, growth should be directed and is desired. Areas of change focus on new urban-scale developments that benefit job creation and expanded housing options. By focusing growth in Areas of Change, additional residents, services, and jobs can be accommodated in locations ready for new development (Comprehensive Plan, 5-23).

In this case, the Goals and policies are consistent with the Comp Plan and below were included by the applicant in the justification letter. Staff finds most applicable. Staff analysis follows in bold italics.

### **Chapter 4: Community Identity**

Policy 4.1 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

***The major amendment request would generally protect the identity and cohesiveness by facilitating future development of large retail located in an Area of Change and within the Ladera Activity Center. The request would facilitate larger scale development, mix of uses, and character of building design would be similar to the existing development. The request is partially consistent with Policy 4.1 – Identity and Design.***

*Chapter 5: Land Use*

Goal 5.1 Centers and Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

*The major amendment request would facilitate development located in an Activity Center that is consistent with existing development. The subject site is well served with bus stops and bike trails and is located along a Major Transit Corridor. The request is consistent with Goal 5.1 –Centers and Corridors.*

Goal 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

*The major amendment request would capture regional growth in the Ladera Activity Center and along a Major Transit Corridor that would help shape the built environment into a sustainable development pattern that is consistent with existing development. The request is consistent with Goal 5.1.1 – Desired Growth.*

Policy 5.1.5 – Employment Centers: Create Centers that prioritize employment opportunities and foster synergy among businesses.

*The major amendment request would facilitate future large retail development that would prioritize employment opportunities and foster synergy among businesses that consist of commercial retail such as restaurants. However, the request is not located in an Employment Center rather in an Activity Center. The request is inconsistent with Policy 5.1.5 – Employment Centers.*

Policy 5.1.6 – Activity Centers: Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses.

*The major amendment request would facilitate future large retail development that would foster mixed-use within the Ladera Activity Center that would provide a range of services and amenities that would support healthy lifestyles and meet the needs of nearby residents and businesses. The future development would be within walking distance to the surrounding community and neighborhoods promoting healthy lifestyles and eliminating vehicle traffic. The request is consistent with Policy 5.1.6 – Activity Centers.*

Goal 5.2 – Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

*The major amendment request would facilitate large retail development where nearby residents will have the opportunity to work and shop together within t the Ladera Activity Center. The request is partially consistent with Goal 5.2. –Complete Communities.*

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

*The major amendment request would generally help to create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods by adhering to the design standards, IDO standards as well as use-specific standards that the surrounding developments abide by. The future development would be conveniently accessible to the surrounding community such as the neighborhood to the north and west. The request is consistent with Policy 5.2.1 – Land Uses.*



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

*The area is developed and has existing infrastructure. Future development would utilize existing infrastructure. The request is consistent with Policy 5.3.1 – Infill Development.*

Goal 5.6 – City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired to ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

*The subject site is located in an Area of Change. The major amendment request would direct and encourage growth to the surrounding area by adhering to the existing design standards and development criteria of the IDO when design standards are silent, which would allow growth of the same consistency to occur. The request is consistent with Goal 5.6-City Development Areas.*

Policy 5.6.2- Area of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

*The major amendment request would direct growth and more intense development within the Ladera Activity Center, specifically the Coors Pavilion that is located along the Coors Major Transit Corridor. The request is consistent with policy 5.6.2- Areas of Change.*

#### Chapter 6: Transportation

Policy 6.1.3 Auto Demand: Reduce the need for automobile traveling by increasing mixed-use development, infill development within Centers and travel demand management (TDM) programs.

*The major amendment request would reduce the need for automobile traveling by increasing infill development such as large retail within the Ladera Activity Center. The request would be easily accessible to the surrounding area that mainly consists of single-family development. The subject site is zoned NR-C; no mixed-use development would occur. The request is generally consistent with Policy 6.1.3 – Auto Demand.*

#### Chapter 7: Urban Design

Policy 7.3.4 Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

The major amendment request would promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block by facilitating future development to the IDO standards and would also conform to the Coors Boulevard Protection Overlay Zone (CPO-2) in which specific building design standards are established.

#### Chapter 8: Economic Development

Policy 8.1.1 Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

*The major amendment request facilitate large retail development that would foster different development intensity within the Coors Pavilion Subdivision that would encourage economic development and provide employment opportunities within the area. The request is consistent with Policy 8.1.1- Diverse Places.*

Policy 8.1.2 Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

*Although big box retail is auto-oriented by nature; the request would encourage economic development by providing goods and services to the immediate surrounding community and also provide employment opportunities within walking distance that would improve the quality of life by promoting walkability within the surrounding community rather than auto-oriented travel. The request is consistent with Policy 8.1.2- Resilient Economy.*

***Integrated Development Ordinance (IDO) 14-16-6-(I)(3)- Site Plan-EPC Review and Decision Criteria***

IDO Section 14-16-6-6(J)(3) states that any application for a Site Plan-EPC, including a Major Amendment, will be approved if it meets all of the following criteria:

- 6-6(I)(3)(a) The site plan is consistent with the ABC Comp Plan, as amended.

*As demonstrated by the policy analysis (see above), the request is generally consistent with applicable Comprehensive Plan Goals and policies.*

- 6-6(I)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

*This site was previously zoned SU-3 to include O-1& C-2 uses with associated design standards. Since adoption of the IDO, the site is now zoned NR-C (Non-Residential Commercial). The request will not replace the design standards of the previous approval and will follow applicable terms and conditions that have been previously approved.*

- 6-6(I)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

*The Amended Site Plan will comply with all prior approved design standards put in place as the site continues to develop. Where the approved design standards are silent, the IDO standards shall govern.*

- 6-6(I)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

*The City's existing infrastructure and public improvements, at the property frontages along Coors Blvd. NW and St. Joseph Dr. NW will be upgraded to accommodate the anticipated traffic increase in accordance with the approved Final Traffic Impact study, dated December 20, 2022, by Terry O. Brown, P.E. (per separate project).*

- 6-6(I)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

*The approved design standards in place with the original approval and layout of the new tracts are intended to ensure that future development will complement residential areas; future development will continue to be in line with the existing subdivision design standards that have been established. This will cause no adverse effects of noise, lighting pollution, and traffic on residential neighborhoods.*

- 6-6(I)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

*The proposed Major Amendment to Site Plan at Coors Pavilion is not within an approved Master Development Plan and therefore no Master Development Plan standards are applicable.*

- 6-6(I)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

*The proposed Major Amendment to Site Plan at Coors Pavilion is not within the Railroad and Spur Small Area and therefore no cumulative impact analysis is required.*

### **III. SITE PLAN MAJOR AMENDMENT**

#### ***Request***

The request is for a Major Amendment to an existing site development plan for subdivision with design standards, which was approved prior to the effective date of the IDO (May 17, 2018). Pursuant to IDO Section 1-10(A), prior approvals remain valid.

The request exceeds one of the thresholds for a minor amendment in Table 6-4-4, so it cannot be classified as a Minor Amendment and cannot be approved administratively by staff.

The applicant requests a major amendment to remove existing lot lines from lots 8-A, 8-B, 8-C, 9-A and 9-C and consolidate them into a single lot, of the existing approved site development plan for subdivision, to facilitate future large retail development.

If granted, the request would facilitate future development to the subject site under the current design standards and the IDO Design Standards when design standards are silent. The Coors Boulevard Character Protection Overlay Zone CPO-2 would also apply. Depending on the type of development, Use-Specific standards may also need to be followed.

In addition, any use allowed by the NR-C zone would go through 14-16-6-5(G) Site Plan-Administrative process which would be approved by staff.



#### **IV. AGENCY & NEIGHBORHOOD CONCERNS**

##### ***Reviewing Agencies***

City departments and other agencies reviewed the request. Few agency comments were received.

The Water Utility Authority offered standard comments, which will become more important as future site plans are reviewed.-Agency comments begin on p.22.

##### ***Neighborhood/Public***

Notification requirements are found in 14-16-6, in the Procedures Table 6-1-1 and are further explained in 14-16-6-4(K), Public Notice. There was no affected, registered neighborhood organizations. However, the applicant did notify The Enclave at Oxbow HOA and Rancho Encantado HOA.

Property owners within 100 feet of the subject site were also notified as required (see attachments). As of this writing, Staff has not been contacted and there is no known opposition.

The applicant provided correspondence notes regarding phone calls received regarding the request. Concerns regarding light noise pollution, trash, crime were answered by the applicant. All were also in favor of the request.

#### **V. CONCLUSION**

The applicant requests a major amendment to remove the existing lot lines from Lots 8-A, 8-B, 8-C, 9-A and 9-C and consolidate them into a single lot of the existing, approved site development plan for subdivision to facilitate future large retail development.

The subject site is in an Area of Change, in the Ladera Activity Center, and along a Major Transit Corridor. The request is consistent with the applicable Comprehensive Plan Goals and policies regarding Community Identity, Land Use, Transportation, and Economic Development.

No affected neighborhood organizations were notified as required. Property owners within 100 feet of the subject site were also notified as required. As of this writing, Staff has not been contacted and there is no known opposition.

Not finding any conflicts with the IDO or other regulations, Staff recommends approval.

***FINDINGS – SI-2023-00485 April 20<sup>th</sup>, 2023 – Major Amendment***

1. The request is for a Major Amendment for lots legally described as Lots 1- 7 Plat of Lots 1 thru 9 Coors Pavilion (being a replat of Tract X-1-A2, University of Albuquerque Urban Center; and Lots 8-A, 8-B, 8-C and Lots 9-A, 9-B, 9-C Coors Pavilion (being comprised of Lots 8 and 9 Coors Pavilion), located at 4100 Coors Blvd. NW, between St. Josephs Dr. NW and Coors Blvd. NW, approximately 22 acres.
2. The applicant requests a Major Amendment to remove existing lot lines from lots 8-A, 8-B, 8-C, 9-A and 9-C and consolidate them into a single lot from the existing approved site development plan for subdivision to facilitate future large retail development.
3. The EPC is hearing this case pursuant to IDO section 14-16-6-4(Y) Amendments of Approvals. Major amendments shall be reviewed by the decision-making body that issued the permit or approval being amended, following the procedures for the most closely equivalent decision in Part 14-16-6 (Administration and Enforcement). The amendment exceeds the thresholds found in IDO table 6-4-4: Allowable Minor Amendments, therefore it is classified as a Major Amendment pursuant to IDO section 14-16-6-4(Y)(3).
4. The subject site is zoned NR-C (Non-Residential Commercial Zone District).
5. The subject site is in an Area of Change and is in the Ladera Activity Center and along a Major Transit Corridor.
6. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
7. The request is consistent with the following Goals and policies from Comprehensive Plan Chapter 5: Land Use.
  - A. Goal 5.1 Centers and Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The major amendment request would facilitate development located in an Activity Center that is consistent with existing development. The subject site is well served with bus stops and bike trails and is located along a Major Transit Corridor.

- B. Goal 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The major amendment request would capture regional growth in the Ladera Activity Center and along a Major Transit Corridor that would help shape the built environment into a sustainable development pattern that is consistent with existing development.

- C. Policy 5.1.6- Activity Centers: Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses.

The major amendment request would facilitate future large retail development that would foster mixed-use within the Ladera Activity Center that would provide a range of services and amenities that would support healthy lifestyles and meet the needs of nearby residents and businesses. The future development would be within walking distance to the surrounding community and neighborhoods promoting healthy lifestyles and eliminating vehicle traffic.

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

The major amendment request would generally help to create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods by adhering to the design standards, IDO standards as well as use-specific standards that the surrounding developments abide by. The future development would be conveniently accessible to the surrounding community such as the neighborhood to the north and west

8. The request is consistent with the following Goals and policies from Comprehensive Plan Chapter 5: Land Use.

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

The area is developed and has existing infrastructure. Future development would utilize existing infrastructure. The request is consistent with the following Goals and policies from Comprehensive Plan Chapter 5: Land Use.

- A. Goal 5.6- City Development areas: Encourage and direct growth to Areas of Change where it is expected and desired to ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The subject site is located in an Area of Change. The major amendment request would direct and encourage growth to the surrounding area by adhering to the standards and development criteria of the IDO, which would allow growth of the same consistency to occur.

- B. Policy 5.6.2-Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The major amendment request would minimize negative impacts of the existing development on residential uses in response to noise, lighting and traffic because any future development would have to abide by the development and use-specific standards of the IDO.

9. The request furthers the following policy from Comprehensive Plan Chapter 7: Urban Design.

Policy 7.3.4 Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.



The major amendment request would promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block by facilitating future development to the IDO standards and would also conform to the Coors Boulevard Protection Overlay Zone (CPO-2) in which specific building design standards are established.

10. The request furthers the following policy from Comprehensive Plan Chapter 8: Economic Development.

- A. Policy 8.1.1 Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

The major amendment request facilitate large retail development that would foster different development intensity within the Coors Pavilion Subdivision that would encourage economic development and provide employment opportunities within the area.

- B. Policy 8.1.2 Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

Although big box retail is auto-oriented by nature; the request would encourage economic development by providing goods and services to the immediate surrounding community and also provide employment opportunities within walking distance that would improve the quality of life by promoting walkability within the surrounding community rather than auto-oriented travel.

11. The request meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(I)(3) as follows:

- A. 14-16-6-6(I)(3)(a) The site plan is consistent with the ABC Comp Plan, as amended.

As demonstrated by the policy analysis, the request is generally consistent with applicable Comprehensive Goals and Policies.

- B. 14-16-6-6(I)(3)(b) The site plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the subject property and any related development agreements and/or regulations.

The site was previously zoned SU-3 to include O-1& C-2 uses with associated design standards. Since adoption of the IDO, the site is now zoned NR-C (Non-Residential Commercial). The request will not replace the design standards of the previous approval and will follow applicable terms and conditions that have been previously approved.

- C. 14-16-6-6(I)(3)(c) The site plan complies with all applicable provisions of this IDO, the DPM, other adopted City Regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

The Amended Site Plan will comply with all prior approved design standards put in place as the site continues to develop. Where the approved design standards are silent, the IDO standards shall govern.

- D. 14-16-6-6(I)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the maximum extent practicable.

The City's existing infrastructure and public improvements, at the property frontages along Coors Blvd. NW and St. Joseph Dr. NW will be upgraded to accommodate the anticipated traffic increase in accordance with the approved Final Traffic Impact study, dated December 20, 2022, by Terry O. Brown, P.E. (per separate project).

- E. 14-16-6-6(I)(3)(e) The application mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent practicable.

The approved design standards in place with the original approval and layout of the new tracts are intended to ensure that future development will complement residential areas; future development will continue to be in line with the existing subdivision design standards that have been established. This will cause no adverse effects of noise, lighting pollution, and traffic on residential neighborhoods.

- F. 14-16-6-6(I)(3)(f) If the subject site is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

The proposed Major Amendment to Site Plan at Coors Pavilion is not within an approved Master Development Plan and therefore no Master Development Plan standards are applicable.

- G. 14-16-6-6(I)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the impacts.

The proposed Major Amendment to Site Plan at Coors Pavilion is not within the Railroad and Spur Small Area and therefore no cumulative impact analysis is required.

12. There were no affected, registered neighborhood organizations to be notified. Property owners within 100 feet of the subject site were notified as required.

13. As of this writing, Staff has not been contacted and is unaware of any opposition.

***RECOMMENDATION – PR-2019-002765, SI-2023-00485, April 20, 2023***

***APPROVAL of Project# 2019-002765, Case# SI-2023-00485, a Site Plan- Major Amendment, for lots legally described as Lots 1- 7 Plat of Lots 1 thru 9 Coors Pavilion (being a replat of Tract X-1-A2, University of Albuquerque Urban Center; and Lots 8-A, 8-B, 8-C and Lots 9-A, 9-B, 9-C Coors Pavilion (being comprised of Lots 8 and 9 Coors Pavilion), located at 4100 Coors Blvd. NW, between St. Josephs Dr. NW and Coors Blvd. NW.***

***Condition – SI-2023-00485 April 20<sup>th</sup>, 2023 – Major Amendment***

1. Applicant will need to go through DHO for final platting action.

---

*Leroy Duarte*

**Leroy Duarte  
Current Planner**

***Notice of Decision CC list:***

Kimley-Horn, Tom Eagling, [tom.eagling@kimley-horn.com](mailto:tom.eagling@kimley-horn.com)



## ***CITY OF ALBUQUERQUE AGENCY COMMENTS***

### ***PLANNING DEPARTMENT***

#### ***Zoning / Code Enforcement***

No adverse comments

#### ***Long Range Planning***

#### ***Metropolitan Redevelopment***

No adverse comments

#### ***Transportation Development Review Services***

No adverse comments.

### ***CITY ENGINEER***

#### ***Hydrology***

#### ***Transportation Development Services***

No adverse comments

### ***MUNICIPAL DEVELOPMENT DEPARTMENT (DMD) TRANSPORTATION***

PR- 2019-002765, SI-2023-00485

Site Plan – Major Amendment

Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Facilitation Team (DFT).

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

### ***POLICE DEPARTMENT/PLANNING***

No adverse comments

### ***SOLID WASTE MANAGEMENT DEPARTMENT***

If the major amendment is approved, a site plan approved for access by the Solid Waste Department will be required. The container in which the refuse will be disposed of for this project, will have to be proposed away from the neighboring residential homes. The trash enclosure will have to meet City of Albuquerque's minimum requirements.

### ***TRANSIT DEPARTMENT***

No comment.

### ***PARKS AND RECREATION***

### ***ABC WATER UTILITY AUTHORITY (ABCWUA)***

SI-2023-00485 - Site Plan

1. No objections.
2. For information purposes only:

2a. Availability Statement 230329 is currently being drafted and will provide the conditions of service for this proposed development.

***ALBUQUERQUE PUBLIC SCHOOLS***

EPC Description: SI-2023-00485, Site Plan.

Site Information: Coors Pavilion, Tracts 8-A, 8-B, 8-C, 9-A, and 9-C.

Site Location: 4100 Coors Blvd. NW, between Coors Blvd. NW and Atrisco Dr. NW.

Request Description: Requesting major site plan amendment to consolidate 5 existing lots to develop large scale commercial retail within an existing approved Site Plan.

No comment.

***ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)***

No adverse comments.

***COUNTY OF BERNALILLO***

No adverse comments.

***MID-REGION COUNCIL OF GOVERNMENTS (MRCOG)***

PR-2019-002765

MRMPO has no adverse comment. For informational purposes:

- St. Josephs is functionally classified as a Minor Arterial.
- Coors Blvd is functionally classified as a Principal Arterial.
- Coors Blvd is a NMDOT limited access facility. Please refer to the State Access Management Manual (SAMM) or contact Acting District 3 Engineer Rick Padilla at 505-934-0354 or Rick.Padilla@state.nm.us with any questions about access control.
- An existing bike lane and existing bike route are identified on St. Josephs in the Long Range Bikeway System (LRBS).
- An existing buffered bike lane is identified on Coors Blvd in the LRBS.
- A Rapid Ride transit route is identified on Coors Blvd in the Long Range Transit Network with headways of 7-15 minutes.
- Coors Blvd is an Intelligent Transportation System (ITS) Corridor. Please consult the reviewing agency's Traffic Engineering and/or ITS Department with any questions regarding ITS infrastructure.

***MID-REGION METROPOLITAN PLANNING ORGANIZATION(MRMPO)***

MRMPO has no adverse comments.

***PUBLIC SERVICE COMPANY OF NEW MEXICO***

***NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)***

***MIDDLE RIO GRANDE CONSERVANCY DISTRICT***



*Figure 1: Sign posting looking from St. Josephs.*



*Figure 2: Sign posting looking from Coors Blvd.*





***Figure 3: Looking east from within the subject site.***



***Figure 4: Looking south from within the subject site.***



***Figure 5: Looking west from within the subject site.***



***Figure 6: Looking north from within the subject site.***

## HISTORY



DESIGN STANDARDS

I. PURPOSE & INTENT

The purpose of these Design Standards is to provide a framework for designers to understand the vision and development goals for the COORS PAVILION 21 acre mixed use property (Community Activi-ty Center), and assist them in decision making to achieve the vision and goals. The intent of these standards is to create an aesthetically pleasing, pedestrian friendly, mixed use development that adds office space and supporting retail / restaurant amenities to the Coors Blvd. corridor. Intended uses include a medical office building, office uses, retail uses within "shops buildings", restaurants (with drive thru win-dows), coffee shop with drive thru window, pharmacy (with drive thru window) and "junior box" retail shopping buildings.

- a. Goals:
  - i. Aesthetic treatments and material selection that provides consistency in design across the entire property.
  - ii. A pedestrian friendly environment that provides pleasant outdoor spaces for users and achieves a 'park once and walk' outcome that allows for easy access within the 23 acre mixed use center.
- b. Permissive and conditional uses shall be as allowed under the C-2 Zone and O-1 of the City of Albuquerque's Code of Ordinances (provided however the Site Development Plan for Subdivision is not requesting residential uses).
- c. All Design Standards are intended to meet the intent and requirements of the City of Albuquerque's Code of Ordinances.

II. SETBACKS & BUILDING HEIGHT LIMITATIONS

The underlying site zoning is "SU-3 for Mixed Use: Church and Re-lated Uses for approximately 10 acres; a minimum of approximately 7 acres shall be developed for office (O-1), the balance of the property is to be developed as (C-2) commercial or (O-1) office" (Note: The Site Development Plan for Subdivision application is not requesting resi-dential land uses on the Subject Property). The Applicant is allocating the northwest corner of the Subject Property for the office zoning. The site is surrounded by development that consists primarily of retail and residential uses. Therefore, the setbacks and building heights should be similar to those in C-2 zone.

- a. Building setbacks shall conform to the requirements of the C-2 Zone of the City of Albuquerque's Code of Ordinances except as noted below.
  - i. Buildings on lots adjacent to the residential zoned property to the north shall be setback not less than 20 feet from the property line in order to provide adequate buffer for the homes located to the north of the property.
- b. Landscape setbacks shall conform to the requirements of Section 14-16-3-10 of the City of Albuquerque's Code of Ordinances.
- c. Building heights shall be as allowed as described under the R-3 Zone of the City of Albuquerque Code of Ordinances, provided that the retail buildings along Coors Blvd. shall not exceed 36 feet in height (and be one story), and the office buildings at the west edge of this Subject Property shall not exceed two stories in height.
- d. The University of Albuquerque Urban Center Sector Development Plan requires that all building height conform to the R-3 height limitations of the Zoning Code provided that the retail buildings along Coors Blvd. shall not exceed 36 feet in height (and be one story), and the office buildings at the west edge of this Subject Property shall not exceed two stories in height.
- e. Pursuant to Policy 2.A.1. of the Coors Corridor Plan (Pg. 89) there shall be a minimum front yard setback from the right-of-way of 15 feet along Coors Blvd. and St. Joseph's Road for all buildings.
- f. Pursuant to Policy 2.A.2. of the Coors Corridor Plan (Pg. 89) which states "The side yard and rear yard setback requirements shall be the same as required in the underlying zone."

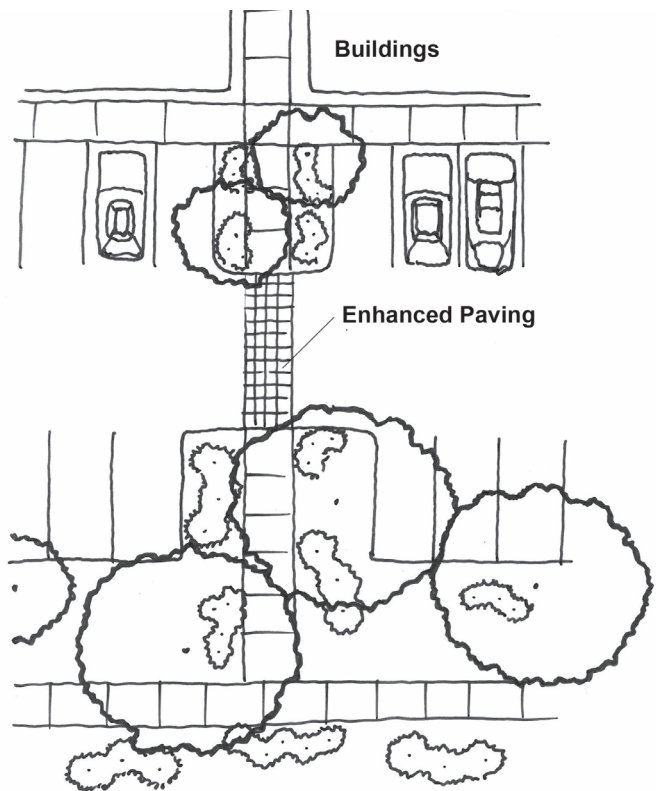
III. PARKING

In order to support the goal of creating a pedestrian friendly environ-ment, careful attention should be given to parking area design. To lessen its visual impact, parking should be broken into a series of smaller areas, and views of parking from off-site should be interrupted with screening materials (3' tall landscape walls) or landscape buffer (shrubs, plantings, etc.).

- a. Off-street parking areas, including space size, aisle widths, pedestrian pathways, and screening, shall comply with Section 14-16-3-1 of the City of Albuquerque's Code of Ordinances.
  - i. Parking areas shall be designed to include a 6 foot wide minimum pedestrian walkway link to buildings.
  - ii. Pedestrian links across parking drive aisles shall be distinguished with striping or materials distinguishable from the roadway material.
  - iii. iParking shall be screened from residential neighborhood to the north by means of a minimum height of 2.5 to 3 foot high walls and / or landscaping

buffer. Walls shall be architecturally compatible with surrounding buildings (earth toned stucco or earth toned CMU block wall).

- b. Bicycle parking shall comply with Section 14-16-3-1(B) of the City of Albuquerque's Code of Ordinances.
  - i. To encourage non-vehicular travel, provisions for convenient on-site secure bicycle parking shall be provided near building entrances.
- c. Motorcycle parking shall comply with Section 14-16-3-1(C) of the City of Albuquerque's Code of Ordinances.
- d. Building orientation shall allow for visibility of the main entrance from parking areas and pedestrian connections.
- e. Grading & drainage design of parking areas shall comply with Chapter 22 of the City of Albuquerque's Code of Ordinances, and shall incorporate low impact development principles.
  - i. Parking islands shall allow flow of water as a water harvesting device and as required to maintain proper drainage of the site.
- f. All Off Street Parking areas shall comply with the off-street parking requirements of the Coors Corridor Plan (Page 94).



IV. PEDESTRIAN CONNECTIONS & AMENITIES

Pedestrian connectivity plays a major role in providing a pleasing en-vironment. The following requirements are intended to help meet the property's goal of creating a pedestrian friendly atmosphere.

- a. Pedestrian connections within parking lots shall comply with Section 14-16-3-1(H) of the City of Albuquerque's Code of Ordinances.
  - i. Pedestrian movement from off-site and between buildings shall be encouraged by providing continuous pedestrian connections through parking areas and at the site's perimeter along Coors Blvd. and along St. Joseph's Road.
  - ii. Parking areas shall include pedestrian connections to all buildings within the property.
  - iii. Shade provided with trees or shade structures shall be provided consistent with the City of Albuquerque Code of Ordinances regarding landscaping on site.
- b. A minimum 120 square feet of public space shall be provided at each restaurant establishment for outdoor seating or gathering. Public spaces for multiple restaurants may be combined into one with a total area equal to 120 square feet per establishment.
  - i. Public space or outdoor seating shall have areas of shade and be adjacent to landscape areas including trees or shrubs per Section 14-16-3-18(C)(4) of City of Albuquerque's Code of Ordinances.
  - ii. Shade provided may include shade sails, canopies, canvas umbrellas at tables, trees, or planting materials significant enough to provide shade and refuge from the sun.
  - iii. Areas designated for public space or seating shall be defined with landscape elements, low seat walls, benches, planters, paving patterns, or materials distinguishable from the pedestrian sidewalk and parking areas.
- c. All pedestrian connections shall conform to the requirements of Section 14-16-13-1(H) (Off Street Parking Regulations, Pedestrian Connections) of the Comprehensive Zoning Code.



V. LANDSCAPING

The site development landscape shall serve to enhance the visual aes-thetic of the site and aid in reinforcing the street presence and pedestrian experience. The intent is to provide year round color and interest and reflect the natural environment of New Mexico landscape. A clear theme and image for the development shall be enforced throughout by consis-tent paving materials, plantings, signage, etc.

- a. ALL LANDSCAPING shall conform to the site landscaping requirements of the Coors Corridor Plan (Page 92).
- b. Street trees shall be provided as per the Street Tree Ordinance (6-6-2-1 et seq., Street Tree Ordinance)
- c. A minimum of 15% of the net site area shall be devoted to landscape materials.
- d. Gravel, mulch, cobble, bark, and other similar materials are acceptable as a top dressing for the landscape areas.
- e. Gravel shall be a 1-1/2" maximum, the color to be consistent with across the entire property.
- f. All plant material shall be maintained by the Owner in a living, attractive condition. All areas shall be free of weeds.
- g. Minimum plant material sizes at the time of installation shall be:
  - i. Canopy Trees - 2" Caliper
  - ii. Evergreen Trees - 10' Minimum height
  - iii. Accent Trees - 2" Caliper
  - iv. Shrubs and Groundcovers - 1 gallon minimum

- h. Landscape plans must comply with the City's Water Conservation Ordinance and Pollen Ordinance.
- i. Drought tolerant species shall be used at landscape areas. Live plant materials shall cover a minimum of 75% of landscape areas at maturity.
- j. An automatic underground irrigation system is required to support all site landscaping. The system shall be designed to avoid over-spraying onto wall, buildings, fences, sidewalks, etc. Irrigation components shall be checked periodically to ensure maximum efficiency.
- k. The irrigation system serving landscaped areas shall be a fully automated system with centralized computer controls.
- l. Landscape Plans shall be designed using plants selected from the following palette:

LARGE TREES

Accolade Elm	Ulmus hybrid "Accolade"
Afghan Pine	Pinus eldarica
Austrian Pine	Pinus nigra
Chinese Pistache	Pistacia chinensis
Escarpment Oak	Quercus fusiformis
Japanese Pagoda Tree	Sophora japonica
Modesto Ash	Fraxinus velutina "Modesto"
Purple Robe Locust	Robinia pseudoacacia "Purple Robe"
Raywood Ash	Fraxinus velutina "Raywood"
Rio Grande Cottonwood	Populus wislizenii
Texas Red Oak	Quercus buckleyi

SMALL TREES

Chaste Tree	Vitex agnus-castus
Desert Willow	Chilopsis linearis
Golden Rain Tree	Koeleruteria paniculata
New Mexico Olive	Forestiera neomexicana
Oklahoma Redbud	Cercis reniformis
Sensation Maple	Acer negundo "Sensation"

SHRUBS

Apache Plume	Fallugia paradoxa
Bird of Paradise	Caesalpinia gilliesii

Blue Rubber Rabbitbrush	Ericameria nauseosus "Blue"
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Buffalo Juniper	Juniperus
Creeping Mahonia	Mahonia repens
Damianita	Chrysactinia mexicana
Dark Knight Blue Mist Spirea	Caryopteris clananensis "Dark Knight"

Black Knight Butterflybush	Buddleia davidii "Black Knight"
Dwarf Fragrant Sumac	Rhus aromatica "Gro-low"
Fernbush	Chamaebatiaria millefolium
Littleleaf Mountain Mahogany	Cercocarpus intricatus
Moonlight Scotch Broom	Cytisus scoparius "Moonlight"
Pawnee Buttes Western Sand Cherry	Prunus besseyi "Pawnee Buttes"
Thompson Broom	Baccharis hybrid "Starn Thompson"

Threeleaf Sumac	Rhus trilobata
Turpentine Bush	Ericameria laricifolia
Winter Gem Boxwood	Buxus japonica "Winter Gem"

GRASSES

Blonde Ambition Blue Grama Grass	Bouteloua "Blond Ambition"
Blue Avena Grass	Helictotrichon sempervirens
Deergrass	Muhlenbergia rigens
Giant Sacaton	Sporobolus wrightii
Indian Grass	Sorghastrum nutans
Karl Foerster Feather Reed Grass	Calamagrostis acutiflora "Karl Foerster"
Native Wonder Grass Blend	50% Buchloe dactyloides/ 50% Bouteloua gracilis

Mexican Feathergrass
Prairie Dropseed
The Blues Bluestem

Variegated Reed Grass
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ACCENTS

Beargrass
Broadleaf Yucca
Desert Spoon
Parry's Agave
Prickly Pear Cactus
Red Yucca

PERENNIALS

Autumn Sage varieties
Blanketflower species
Butterfly Weed
Catmint species
Germander species
Desert Zinnia
Whirling Butterfly species

Hyssop species
Lavender species
May Night Sage
Penstemon species
Poppy Mallow
Rocky Mountain Columbine
Tickseed species
Turkish Speedwell
Yarrow species

VINE

Chinese Wisteria
Trumpet Vine

Nasella tenuissima
Sporobolus heterolepis
Schizachyrium scoparium "The Blues"
Calamagrostis acutiflora "Overdam"

Nolina microcarpa
Yucca baccata
Dasyliiron wheelerii
Agave parryi
Opuntia engelmannii
Hesperaloe parviflora

Salvia greggii varieties
Gaillardia species
Asclepias species
Nepeta species
Teucrium species
Zinnia grandiflora
Gaura lindheimeri varieties

Agastache species
Lavandula species
Salvia nemerosa
Penstemon species
Callirhoe involucrata
Aquilegia caerulea
Coreopsis species
Veronica liwanensis
Achillea species

Wisteria chinensis
Campsis radican

VI. WALLS & FENCES

Screening of less attractive areas such as parking and utility items, as well as management of grade changes that exceed simple slopes, should be accomplished through the use of walls and fences that are designed to be an integral part of the project's overall aesthetic.

- a. ALL WALLS, FENCES and SCREENING shall conform to the requirements of Section 14-16-3-18 (General Building and Site Design Regulations for Non Residential Use) and 14-16-3-19 (General Height and Design Regulations for Walls, Fences and Retaining Walls) of the Zoning Code.
- b. Parking shall be screened from public rights-of-way by means of 2.5 to 3 foot high walls and / or landscaping buffer (shrubs or landscape material). These walls shall be architecturally compatible with surrounding buildings (Earth toned color).
  - i. Trash enclosures shall be consistent with the architectural theme and materials of adjacent buildings.
  - ii. All outdoor refuse containers shall be screened within a minimum 6 foot tall enclosure which is large enough to contain all trash generated between collections.
  - iii. Trash enclosures shall have solid, opaque gates as tall as the enclosure.
- d. Walls and fences shall be at least as tall as the objects they are intended to screen.
- e. All screening devices shall be in compliance with the City of Albuquerque DPS Clear Sight Triangle regulations.
- f. All mechanical equipment shall meet the screening requirements of Section 14-16-3-18 (C) (6) of the City of Albuquerque's Code of Ordinances.
  - i. All mechanical equipment shall be screened from public view by materials of the same nature as the adjacent buildings.
- g. Walls and fences shall comply with Section 14-16-3-19 of the City of Albuquerque's Comprehensive Zoning Code.
- h. Perimeter walls shall include openings at all pedestrian connections to ensure convenient access to adjacent tracts.
- i. The use of razor ribbon, razor wire, barbed wire, chain link fencing with or without slats, cyclone fencing or unfinished solid CMU is prohibited.
- j. Acceptable wall & fence materials include but are not limited to:
  - i. stucco over concrete masonry units (CMU)
  - ii. split face block
  - iii. brick
  - iv. stone
  - v. curved interlock blocks
  - vi. wood pickets
  - vii. tubular steel, wrought iron bars, or other grill work
- k. The finish of walls & fences shall be attractive and compatible with the building materials of adjacent buildings on the site.

- l. The site is fairly level, but will likely require some retaining at the west perimeter adjacent to the Calvary parking lot.
  - i. Retaining walls are permitted, but they must be shown and approved on the Site Development Plan for Building Permit.

DEKKER  
PERICH  
SABATINI

7601 JEFFERSON NE, SUITE 100  
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ARCHITECT

ENGINEER

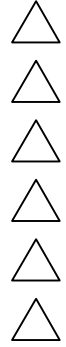
ISSUED FOR  
DRB  
Site Plan for Subdivision

PROJECT

Coors Pavilion

Coors Blvd. NW & St. Joseph NW  
Albuquerque, New Mexico 87122

REVISIONS



DRAWN BY	AMA
REVIEWED BY	AMA
DATE	03.29.2016
PROJECT NO.	15-0158.001
DRAWING NAME	

SITE DEVELOPMENT  
PLAN FOR  
SUBDIVISION  
DESIGN STANDARDS

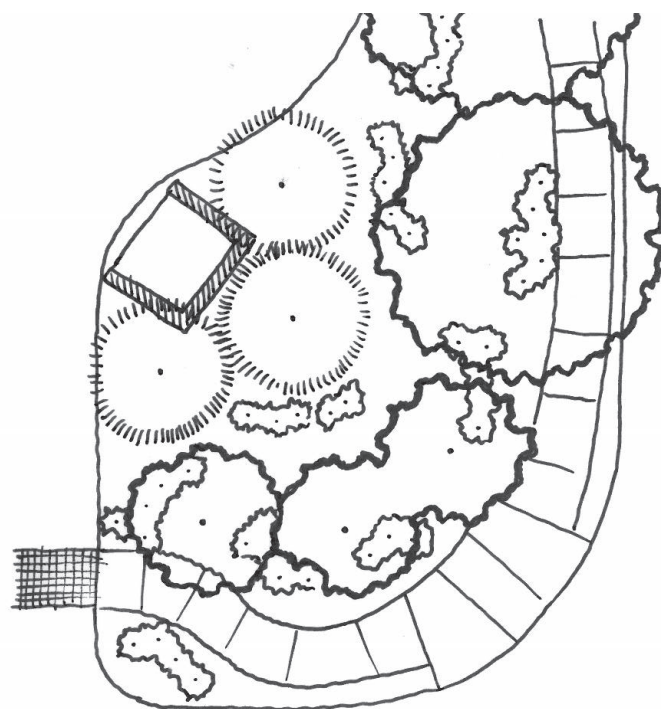
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DESIGN STANDARDS (continued)

- ii. Retaining walls, seat walls, or elements intended to compensate for a slope in the site, shall avoid long unarticulated expanses of wall. Walls shall have varied setbacks of at least one foot with planes not running in one continuous direction for more than fifty feet without a change in height or setback.
- iii. Pedestrian sidewalks and landscape shall be integrated into these locations where applicable to allow for pedestrian access through elevation changes within the site.
- m. Grading and Drainage plans must comply with the City of Albuquerque's Drainage Ordinance.
  - i. All measures shall be taken to provide public safety at the pond location proposed within the northwest corner of the site.
  - ii. Site ponding shall be integrated with the landscape plan.
  - iii. Ponding location may cooperate with the westerly neighbor (St. Joseph's Church) to utilize a joint use pond and explore manners to transport storm water to Atrisco Road or to Rancho Encatado (and discharged into the City of Albuquerque pond facility) – IF APPROVED BY THE CITY OF ALBUQUERQUE PLANNING DEPARTMENT.

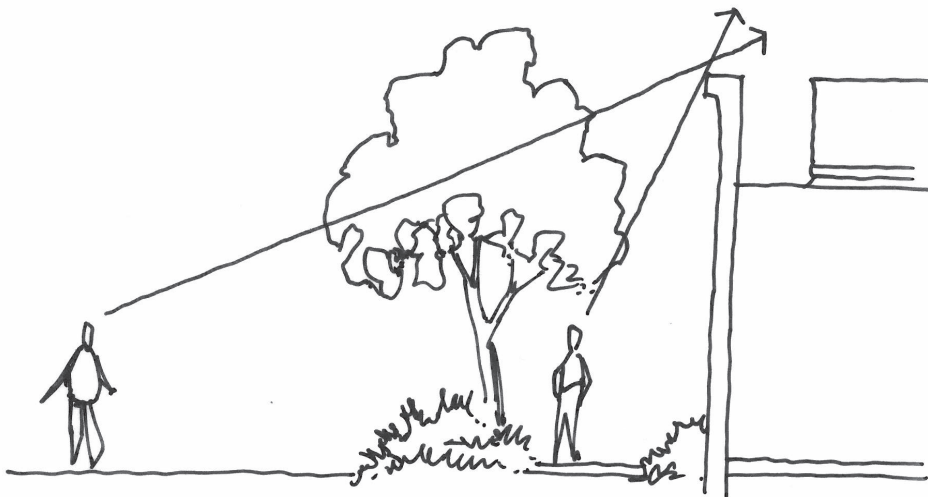


REFUSE CONTAINERS - shall be screened by a 6 foot tall enclosure and plant materials

VII. UTILITIES

To ensure the overall aesthetic quality of the property and natural environment, the visual impact of utilities and equipment should be minimized by the following:

- a. All new electrical distributions lines shall be placed underground (this does not include the existing overhead PNM lines located along Coors Blvd that will be relocated as part of the Coors Blvd. expansion and right in right out deceleration lane).
- b. Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.
- c. When an above-ground backflow prevention device is required, the heated enclosure shall be constructed of materials compatible with the architectural materials used on the adjacent buildings. If prefabricated enclosures are used, they shall be appropriately screened from view with walls and/or landscaping.



MECHANICAL SCREENING - should be screened from public view

VIII. ARCHITECTURE

Architectural design of buildings and site features should demonstrate a high quality aesthetic character throughout the property and should respond to climate, views, solar access, and aesthetic considerations.

- a. All development shall comply with General Building & Site Design Regulations for Non-Residential Uses of the City Zoning Code (14-16-3-18).
- b. Architectural Style
  - i. The development shall provide a cohesive material and color palette among all buildings (earth toned color palette)
  - ii. All buildings shall be “modern” or “southwestern

- modern” or “contemporary southwest” in design (that utilize earth toned color palette).
- iii. Historical references to traditional New Mexico styles should be a modern interpretation of those styles.
- iv. Each building may utilize a southwestern themed wainscot (stacked stone, tile, brick, etc.).

c. Articulation

- i. Buildings shall have a variety of structural forms to create visual character and interest.
- ii. Long unarticulated facades shall be avoided by using windows and glazing. Facades shall have varied front setbacks, with wall planes not running in one continuous direction for more than 100 feet without a change in architectural treatment such as offset, material, glazing, or fenestration.
- iii. Massing elements shall be reinforced with color variation or material distinctions.

d. Materials

- i. The architectural expression of all buildings shall reflect modern design with the use of materials appropriate to the New Mexico climate (EIFS, Stucco, Brick, Stacked Stone, etc.)
- ii. Individual building elements shall be of excellent design and quality materials such as:
  - 1. Metal wall panels
  - 2. Porcelain tile
  - 3. Natural stone panels
  - 4. Concrete
  - 5. Rammed earth
  - 6. Glass
  - 7. Stucco or Exterior Insulation & Finish System
  - 8. Brick or decorative concrete masonry units
- iii. The following external building materials shall be prohibited:
  - 1. Engineered wood paneling
  - 2. Vinyl or plastic siding
  - 3. Plain concrete masonry units
- iv. All glazing shall be clear and neutral in color. Reflective, deeply colored, and patterned glazing is prohibited.
- v. Canopies, trellises, and awnings shall be of durable materials such as metal, corrugated metal, or steel.
- vi. Colors shall include light to medium earth tones with accent colors in limited areas.
  - 1. No more than one accent color shall be used per building.
  - 2. The use of contrasting colors for shade elements or awnings is encouraged.

IX. LIGHTING

To enhance safety, security and visual aesthetics, daytime and night-time appearance of lighting design and fixtures shall be considered. The primary design objective of site lighting shall be to maximize public safety without impacting the adjacent properties, buildings, or roadways with unnecessary glare or reflection.

- a. All lighting shall conform to the requirements of the University of Albuquerque – Lighting section contained within the development guidelines.
- b. All lighting shall conform to the requirements of the Site Lighting section of the Coors Corridor Plan (Page 98).
- c. All lighting shall comply with Section 14-16-3-9, Area Lighting Regulations of the City of Albuquerque's Comprehensive Zoning Code.
- d. Lighting fixtures shall conform to the requirements of the State of New Mexico Night Sky Protection Act.
- e. All free-standing lights shall be of consistent design throughout the site.
- f. High pressure sodium & cobra-head type lighting fixtures are not permitted.
- g. Light fixtures shall be located on Site Development Plans for Building Permit
- h. The height of street lights and off-street parking areas lights shall not exceed 26 feet.
- i. All lights shall be a shielded source to prevent spillage onto adjoining properties or the public right-of-way.
- j. Pedestrian lighting shall not exceed 12 feet in height.

- k. Tree canopy lighting may be used to accent and enhance pedestrian connections.
- l. Exterior elevations of buildings fronting the public right-of-way may be feature lighted to enhance the identity of the building.

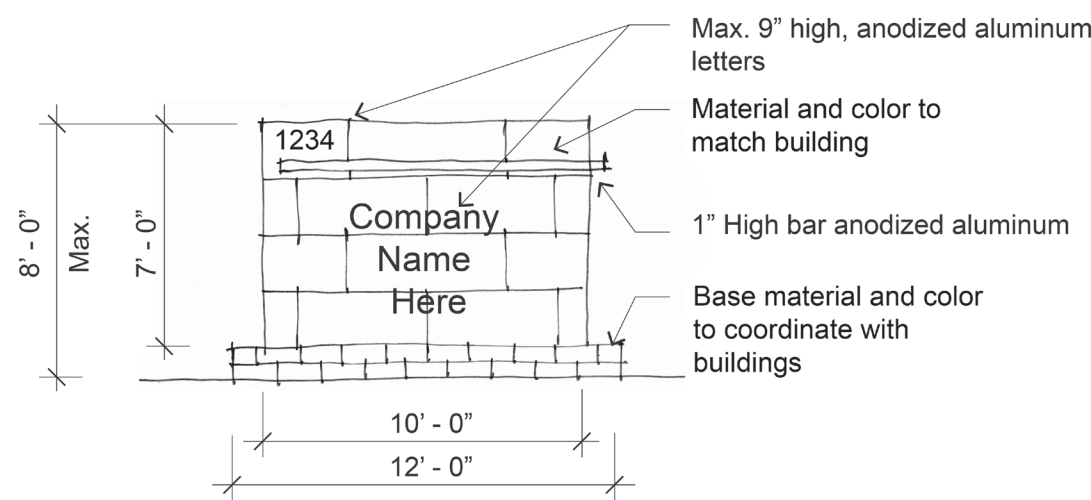


LIGHTING - should be shielded source, with the height kept to a minimum necessary to meet safety standards

X. SIGNAGE

All signage shall conform to the requirements of the University of Albuquerque – Signing and Graphics Criteria section contained within the development guidelines. All signage shall conform to the requirements of the design regulations of the Coors Corridor Plan. Signage and graphics should create a sense of arrival to the development and provide visual continuity between the various lots and their uses.

- a. All on site Signage shall comply with the Section 14-16-3-5 General Sign Regulations of the City of Albuquerque's Comprehensive Zoning Code.
- b. Free standing signs shall be designed so as not to require any external bracing, angle supports, guy wires or similar devices for support.
- c. No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights.
- d. Signs shall not overhang into the public right-of-way or extend above the building roof line.
- e. Off-premise signs and portable signs are prohibited.
- f. Monument signs at each of the points of entry: (1) Corner of St. Joseph's and Coors Blvd. (2) Right In Right Out entrance driveway off of Coors Blvd (3) Entrance driveway off of St. Joseph's. These signs shall be coordinated to have the same appearance (height, size, color, material, text height, style etc.) at all locations.
- g. Building mounted signs shall have contrasting colors from the background and text height and font that ensures readability and comply with City of Albuquerque Code of Ordinances and the Coors Corridor Plan.
- h. No building mounted sign shall intrude upon architectural features including windows, columns, or canopies or decorative features.
- i. There shall be no ELECTRONIC display advertising boards allowed within the Coors Pavilion property.



Sign Area < 75 sf

SIGNAGE - should be coordinated with building and forms.

XI. PROCESS

All of the Site Development Plans for Building Permit for the buildings within this 21 acre community activity center (Coors Pavilion) shall be delegated to the Development Review Board and shall be consistent with the Design Standards established by this Site Development Plan for Subdivision.

XII. SECURITY  
ALL THE BUILDINGS CONSTRUCTED WITHIN THE COORS PAVILION PROPERTY SHALL HAVE EXTERIOR SECURITY CAMERAS.

THIS NOTE WILL BE ADDED TO EACH SUBSEQUENT SITE DEVELOPMENT PLAN FOR BUILDING PERMIT.

DEKKER  
PERICH  
SABATINI

7601 JEFFERSON NE, SUITE 100  
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ARCHITECT

ENGINEER

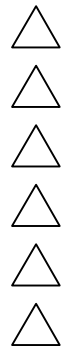
ISSUED FOR  
DRB  
Site Plan for Subdivision

PROJECT

Coors Pavilion

Coors Blvd. NW & St. Joseph NW  
Albuquerque, New Mexico 87122

REVISIONS



DRAWN BY AMA

REVIEWED BY AMA

DATE 09.21.2016

PROJECT NO. 15-0158.001

DRAWING NAME

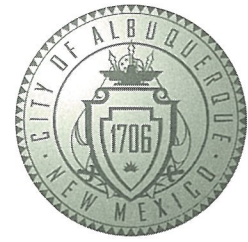
SITE DEVELOPMENT  
PLAN FOR  
SUBDIVISION  
DESIGN STANDARDS

SHEET NO.

DS02  
OF



# CITY OF ALBUQUERQUE



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

## OFFICIAL NOTIFICATION OF DECISION

January 9, 2020

City of Albuquerque  
Planning Department  
Urban Design & Development  
600 2<sup>nd</sup> St. NW, 3<sup>rd</sup> Floor  
Albuquerque, NM 87102

**Project #2019-002765**  
SI-2019-00380 –Site Improvement

### LEGAL DESCRIPTION:

Modulus Architect Inc., agent for Red Shamrock 4 LLC, request the above action for all or a portion of Lots 1 Thru 9 Coors Pavilion (Being A Replat Of Tract X-1-A2, of Tracts X-1-A1 & X-1-A2 University Of Albuquerque Urban Center), located on Coors Blvd. NW, between St. Josephs Dr. NW, and Coors Blvd. NW , containing approximately 21 acres. (G-11)  
Staff Planner: Leslie Naji

PO Box 1293

On January 9, 2020 the Environmental Planning Commission (EPC) voted to DEFER Project 2019-002765/SI-2019-00380, Major Site Amendment, for one month until February 13, 2020.

NM 87103

Sincerely,

  
for Brennon Williams  
Planning Director

www.cabq.gov

BW/LN

cc: COA Planning Department, , 600 2<sup>nd</sup> St. NW, 3<sup>rd</sup> Fl., ABQ, NM 87102  
Josh Skarsgard, Red Shamrock 4, LLC, josh@retailsouthwest.com  
Angela Williamson, awilliamson@modulusarchitects.com  
Alan Varela, avarela@cabq.gov  
Ladera Heights NA, Marie Ludi, aludi2wo@yahoo.com  
Ladera Heights NA, Allan Ludi. Aludi415@gmail.com  
The Enclave at Oxbow HOA, Jill Greene, albqdog@aol.com  
Rancho Encantado HOA, John Vigil, jvigil@centurylink.net  
Rancho Encantado HOA, John Marco, jjm@vmnet.us  
Westside Coalition of Neighborhood Associations, Harry Hendriksen, hlhen@comcast.net  
Westside Coalition of Neighborhood Associations, Rene Horvath, aboard10@juno.com  
Vista Grande NA, Berent Groth, berentgroth@mac.com  
Vista Grande NA, Richard Schaefer, schaefer@unm.edu

## ZONING

Please refer to IDO Section 14-16-2-5(A) for the NR-C Zone District

## APPLICANT INFORMATION



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input checked="" type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		<b>Appeals</b>
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

### APPLICATION INFORMATION

Applicant: <b>Red Shamrock 4, LLC</b>		Phone:
Address: <b>8220 San Pedro Dr. NE</b>		Email:
City: <b>Albuquerque</b>	State: <b>NM</b>	Zip: <b>87113-27476</b>
Professional/Agent (if any): <b>Kimley-Horn / Tom Eagling</b>		Phone: <b>619.744.0156</b>
Address: <b>401 B Street, Suite 600</b>		Email: <b>tom.eagling@kimley-horn.com</b>
City: <b>San Diego</b>	State: <b>CA</b>	Zip: <b>92101</b>
Proprietary Interest in Site:		List <u>all</u> owners:

### BRIEF DESCRIPTION OF REQUEST

**Requesting Major Site Plan Amendment to consolidate 5 existing lots to develop a Large Retail Facility within an existing approved Site Plan.**

### SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: <b>Tracts 8-A, 8-B, 8-C, 9-A and 9-C</b>	Block:	Unit:
Subdivision/Addition: <b>Coors Pavilion</b>	MRGCD Map No.:	UPC Code: <b>TBD</b>
Zone Atlas Page(s): <b>G-11-Z</b>	Existing Zoning: <b>NR-C</b>	Proposed Zoning: <b>NR-C</b>
# of Existing Lots: <b>5</b>	# of Proposed Lots: <b>1</b>	Total Area of Site (acres): <b>13.047</b>

### LOCATION OF PROPERTY BY STREETS

Site Address/Street: <b>4100 Coors Blvd. NW</b>	Between: <b>Coors Blvd. NW</b>	and: <b>Atrisco Dr NW</b>
---	--------------------------------	---------------------------

### CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature:	Date: <b>3/6/2023</b>
Printed Name: <b>Tom Eagling</b>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

### FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting/Hearing Date:			Fee Total:		
Staff Signature:		Date:	Project #		



## FORM P1: SITE PLAN – EPC

**Please refer to the EPC hearing schedule for public hearing dates and deadlines. Your attendance is required.**

☐ SITE PLAN – EPC

☐ MASTER DEVELOPMENT PLAN

☒ MAJOR AMENDMENT TO SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN

☐ EXTENSION OF SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN

X Interpreter Needed for Hearing? NO if yes, indicate language: \_\_\_\_\_

X A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form P1 at the front followed by the remaining documents in the order provided on this form.

X Zone Atlas map with the entire site clearly outlined and labeled

X Letter of authorization from the property owner if application is submitted by an agent

X Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)

X Justification letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-6(J)(3) or 14-16-6-6(F)(3), as applicable

na Explanation of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P)

X Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

X Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)

X Office of Neighborhood Coordination neighborhood meeting inquiry response

na Proof of email with read receipt OR Certified Letter offering meeting to applicable associations

na Completed neighborhood meeting request form(s)

na If a meeting was requested/held, copy of sign-in sheet and meeting notes

X Sign Posting Agreement

X Required notices with content per IDO Section 14-16-6-4(K)(1)

X Required notices with content per IDO Section 14-16-6-4(K)(1) (*not required for extension*)

na Office of Neighborhood Coordination notice inquiry response

na Copy of notification letter, completed notification form(s), proof of additional information provided in accordance with IDO

Section 6-4(K)(1)(b), and proof of first-class mailing to affected Neighborhood Association representatives.

na Proof of emailed notice to affected Neighborhood Association representatives

X Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, completed notification forms(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing

na Completed Site Plan Checklist

na Scaled Site Plan or Master Development Plan and related drawings

*Master Development Plans should include general building and parking locations, as well as design requirements for buildings, landscaping, lighting, and signage.*

X Copy of the original approved Site Plan or Master Development Plan (for amendments only)

X Site Plan or Master Development Plan

na Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C)

na Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for all commercial and multifamily

site plans except if the development is industrial or the multifamily is less than 25 units.

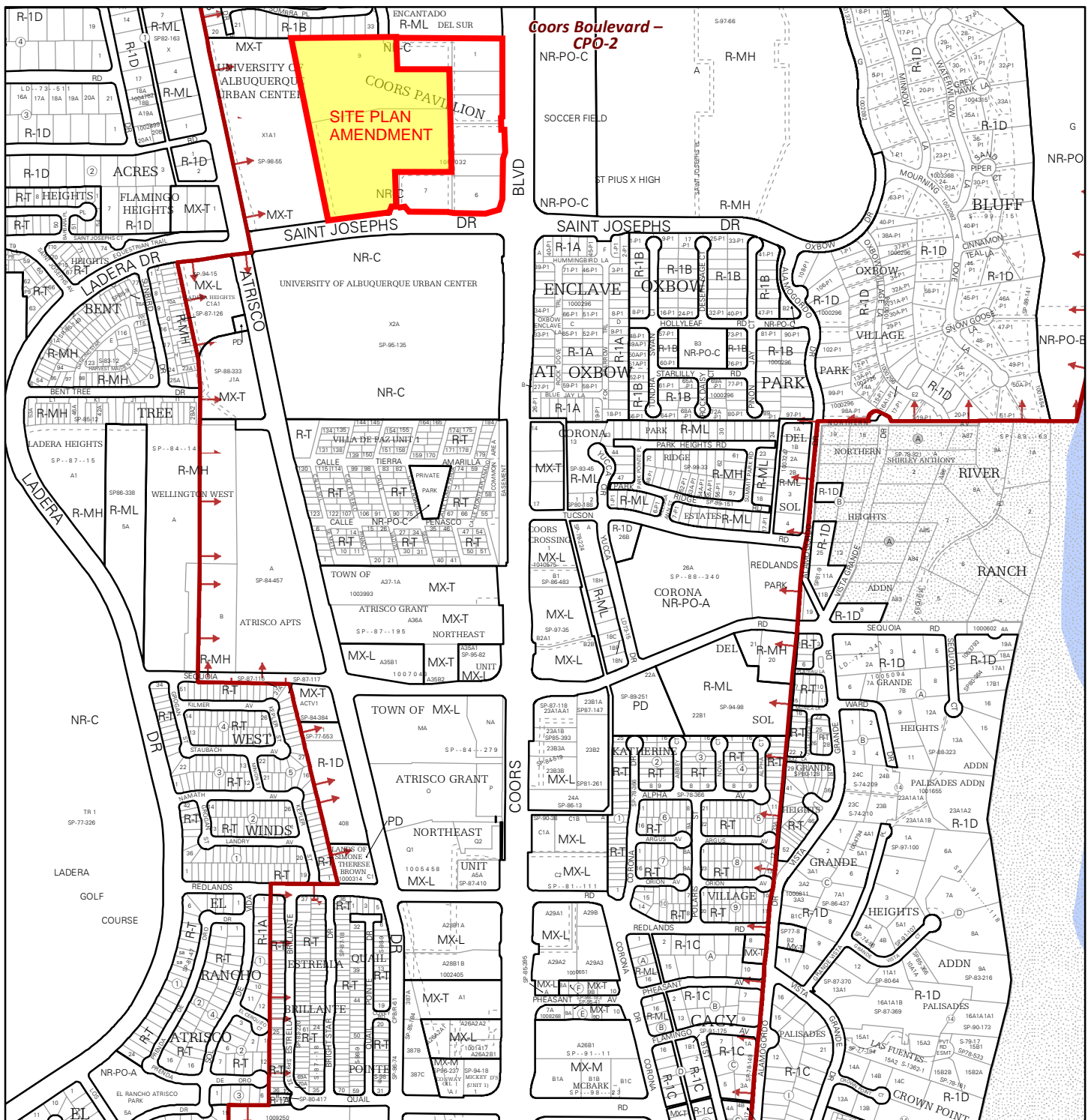
na Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone

X TIS Form

☐ VARIANCE – EPC

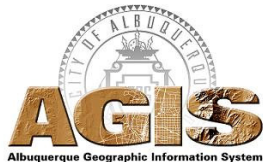
\_\_\_\_ In addition to the above requirements for the Site Plan – EPC or Master Development Plan the proposed variance request is related to, please describe, explain, and justify the variance per the criteria in IDO Section 14-16-6-6(N)(3).

*Note: Any variance request from IDO Standards in Sections 14-16-5-3 (Access and Connectivity), 14-16-5-4 (Subdivision of Land), 14-16-5-5 (Parking and Loading), or DPM standards shall only be granted by the DRB per IDO Section 14-16-6-6(L) See Form V.*

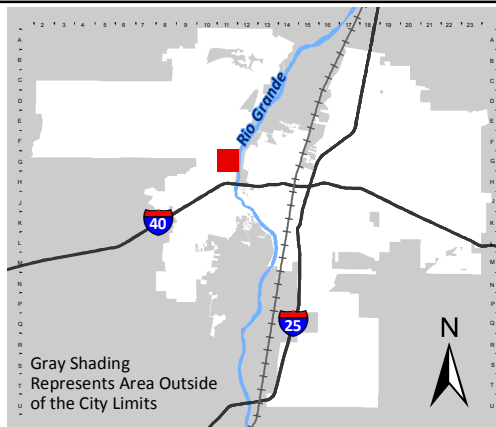


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**G-11-Z**

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

City of Albuquerque  
Environmental Planning Commission  
600 2nd Street NW  
Albuquerque, NM 87102

January 30, 2023

Re: Agent Authorization Notice- NW Corner of Coors BLVD & St. Joseph Dr. (Coors BLVD NW Albuquerque NM 87120)

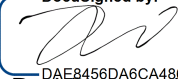
To Whom It May Concern,

Red Shamrock 4, LLC c/o Josh Sarsgard, Managing Partner, hereby authorizes Tom Eagling, with Kimley-Horn & Associates, to perform as the Agent of Record with the City of Albuquerque. This Agent Authorization is for all matters regarding the Coors Pavilion Project, located on the NW Corner of Coors BLVD & St. Joseph Dr.

Project Number: PA# 22-233

This authorization is valid until further written notice from Red Shamrock 4, LLC or Tom Eagling with Kimley-Horn & Associates. (Agent). Please direct all correspondence and communication to our Agent for the purpose of this request for the Environmental Planning Commission and all other related applications for the property.

Sincerely,

DocuSigned by:  


DAE8456DA6CA486...  
Red Shamrock 4, LLC  
c/o Josh Skarsgard, Managing Partner  
8220 San Pedro NE, Suite 500  
Albuquerque, NM 87113  
Josh@retallsouthwest.com





**Tim Keller, Mayor**  
**Sarita Nair, CAO**

**City of Albuquerque**  
P.O. Box 1293 Albuquerque, NM 87103  
**Planning Department**  
Alan Varela, Interim Director

**DATE:** February 14, 2023

**SUBJECT:** Albuquerque Archaeological Ordinance - Compliance Documentation

**Case Number(s):** PR-2023-008219  
**Agent:** Kimley-Horn and Associates  
**Applicant:** Red Shamrock 4, LLC  
**Legal Description:** Tracts 8-A, 8-B, 8-C, 9-A and 9-C, Coors Pavilion  
**Zoning:** NR-C  
**Acreage:** 13.047  
**Zone Atlas Page(s):** G-11-Z

**CERTIFICATE OF NO EFFECT:** ☒ Yes ☐ No

**CERTIFICATE OF APPROVAL:** ☐ Yes ☒ No

**SUPPORTING DOCUMENTATION:**

Historic Google Earth images, NMCRIS Records

**SITE VISIT:** N/A

**RECOMMENDATIONS:**

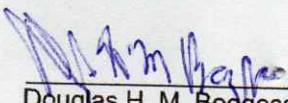
The property was entirely surveyed under NMCRIS 124125 with no sites found. Therefore:

CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 1 "an archaeological investigation has been conducted..."

**SUBMITTED BY:**

**SUBMITTED TO:**

Planning, Development Services

  
Douglas H. M. Boggess, MA, RPA Date  
Senior Principal Investigator  
Acting City Archaeologist  
Lone Mountain Archaeological Services, Inc.

2-14-2023



# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 12/2020)

Project Title: Target Building Permit #: \_\_\_\_\_ Hydrology File #: \_\_\_\_\_

Zone Atlas Page: G-11-Z DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: \_\_\_\_\_

City Address: St Josephs Drive, 500-ft west of Coors Blvd.

Applicant: Tierra West LLC Contact: Amanda Herrera

Address: 5571 Midway Park Pl NE, Albuquerque NM 87109

Phone#: 505-858-3100 Fax#: \_\_\_\_\_ E-mail: aherrera@tierrawestllc.com

### Development Information

Build out/Implementation Year: 2024 Current/Proposed Zoning: NR-C

Project Type: New: (x) Change of Use: ( ) Same Use/Unchanged: ( ) Same Use/Increased Activity: ( )

Proposed Use (mark all that apply): Residential: ( ) Office: (x) Retail: ( ) Mixed-Use: ( )

Describe development and Uses: Target Shopping Center consisting of 146,713-sf.

Days and Hours of Operation (if known): 7 days a week

### Facility

Building Size (sq. ft.): 146,713 SF GFA

Number of Residential Units: \_\_\_\_\_

Number of Commercial Units: \_\_\_\_\_

### Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):\* \_\_\_\_\_

Expected Number of Employees (if known):\* \_\_\_\_\_

Expected Number of Delivery Trucks/Buses per Day (if known):\* \_\_\_\_\_

Trip Generations during PM/AM Peak Hour (if known):\* ITE-11th ed. 813-Free-Standing Discount Superstore

Driveway(s) Located on: Street Name St Josephs Dr AM-151Ent/119Exit PM-308Enter/321Exit

Adjacent Roadway(s) Posted Speed: Street Name St Josephs Dr Posted Speed 35 mph

Street Name Coors Blvd Posted Speed 45 mph



## Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Urban Minor Arterial  
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: n/a  
(urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County): City

Adjacent Roadway(s) Traffic Volume: 9,470 (2022 TAQA) Volume-to-Capacity Ratio: \_\_\_\_\_  
COG ID# 14299 (if applicable)

Adjacent Transit Service(s): Rapid Ride 96,155,790 Nearest Transit Stop(s): Rapid Ride Stop 790

Is site within 660 feet of Premium Transit?: Yes

Current/Proposed Bicycle Infrastructure: Ladera Dr buffered bike lane and Buffered Bike Lane along Coors Blvd  
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Sidewalk is currently existing along the adjacent roadways of St Josephs and Coors Blvd.

## Relevant Web-sites for Filling out Roadway Information:

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: <https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use> (map after Page 5-5)

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: [http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL\\_Jun25.pdf](http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf) (Map Pages 75 to 81)

## TIS Determination

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

Traffic Impact Study (TIS) Required: Yes [ ] No ☒ Borderline [ ]

Thresholds Met? Yes [ ] No ☒

Mitigating Reasons for Not Requiring TIS: \_\_\_\_\_ Previously Studied: [ ]

Notes: The Oxbow Development TIS HT#G11D067 accounted for this development traffic in the Coors Pavilion. No additional study required for this infill project.

 P.E.

2/23/2023

TRAFFIC ENGINEER

DATE

## **Submittal**

The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to the City Traffic Engineer [mgrush@cabq.gov](mailto:mgrush@cabq.gov) . Call 924-3362 for information.

### **Site Plan/Traffic Scoping Checklist**

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([\*check MRCOG Bikeways and Trails in the 2040 MTP map\*](#))
4. Location of nearby multi-use trails, if applicable ([\*check MRCOG Bikeways and Trails in the 2040 MTP map\*](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify v/c ratio on this form.

Mr. David Shaffer, Chairman  
Environmental Planning Commission  
City of Albuquerque  
600 Second Street NW  
Albuquerque, NM. 87102

March 29, 2023

**RE: MAJOR AMENDMENT TO APPROVED SITE PLAN FOR SUBDIVISION-EPC CO DRS PAVILION  
NW CORNER OF COORS BLVD & ST. JOSEPH DR. -ALBUQUERQUE, NM. 87120.**

**AMENDING: SITE DEVELOPMENT PLAN FOR SUBDIVISION -PROJECT NUMBER: PA# 22-233,  
CASE FILE 100032, EPC-2019-002765, SI-2019-00380**

The purpose of this letter is to provide background and justification of the review and decision criteria for the proposed Site Plan Amendment request.

Kimley-Horn and Associates, Inc., hereafter referred to as "Agent" for the purpose of this request, represents Red Shamrock 4 LLC, hereafter referred to as "Applicant." We, "Agent" are requesting approval of a Major Amendment to a prior approved Site Plan for Subdivision of 21 acres total. The proposed amendment area is approximately 13 acres and is undeveloped.

The purpose of this Major Amendment to Site Plan for Subdivision is amend the current approved Site Plan for Subdivision from 13 lots to 9 lots encompassing the same 21 acres. The originally approved Site Plan platted for development was originally intended for large scale "big box" commercial (Project Number: PA# 15-175, CASE FILE 100032, EPC-40123-2013), and was subsequently amended in 2020 (EPC-2019-002765, SI-2019-00380) to reduce the scale of commercial development based on market trends at that time.

The lot consolidation being requested will revert the amended site plan area to its originally approved land use for a large retail facility ("big box"). This site is accessible by transit, passenger vehicles, bicycles, and pedestrians. This request to amend the approved site plan will consolidate 5 existing lots, while still having adequate development parameters, vehicular and pedestrian access locations.

The subject site is located within the Ladera Activity Center as well as the Coors Boulevard - CPO (2). The site is also located within a Major Transit Corridor, in an Area of Change. The site is partially developed; it is surrounded by developments on all sides, and adjacent to St. Joseph Dr. NW to the south.

The existing site to remain is comprised of 1.2 acre lots or smaller adjacent to Coors Blvd. NW which are fully developed or in the planning stages of development. The request will not alter any existing design standards and will still be consistent with the original approvals and the Comprehensive Plan.

**In April of 2016 the Environmental Planning Commission approved the Site Plan for Subdivision (EPC-40123-2013). The Site Plan for Subdivision included design standards to ensure the quality of future development on the site. The approval of the future development was delegated to the ORB.**

**PROPOSED AMENDMENT**

This Amendment to the approved Site Plan for Subdivision (Site Plan) seeks to consolidate Lots 8-A, 8-B, 8-C, 9-A and 9-C to a single lot. This request does not include any changes or modifications to the existing site development for subdivision design standards.

The applicant has identified a “big box” retailer that wishes to develop a Large Retail Facility as defined by IDO Subsection 4-3(D)(37)(b). This would allow the undeveloped lots within the proposed amendment area to be consolidated and developed in a way that is consistent with its originally intended use as approved by EPC.

The site is currently partially developed and is surrounded by developments:

- North of the site - Rancho Encantado, Del Sur and Valle Alegre (Single-Family Residential Development)
- East of the site - Public Park with Soccer Fields, St Pius High School, and Single-Family Residential Development (Enclave at Oxbow)
- South of the site – Currently in development
- West of the site - Church (St. Joseph on the Rio Grande Catholic Church), Offices, Urgent Care Medical Center, Multi-Family Residential Development (Atrisco Apartments).

The site is located within the Ladera Activity Center, as identified in the Albuquerque Comprehensive Plan. The site is also designated as an Area of Change in the Comprehensive Plan. Because the subject site is located within an Activity Center, the land uses are expected to develop as a "provider of goods and services as well as employment for the area."

## **REVIEW AND DECISION CRITERIA**

### **6-6(I) SITE PLAN - EPC**

#### **6-6(I)(3) Review and Design Criteria**

Any application for a Site Plan - EPC shall be approved if it meets all the following criteria:

6-6(I)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as amended.

**The proposed Site Plan Amendment is consistent with the ABC Comp Plan, as amended as shown by furthering (and not being in conflicting with) a preponderance of applicable Goals and Policies in the ABC Comprehensive Plan.**

Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

Future development that would be allowed with this request to amend the Site Plan and associated Design Standards would be subject to IDO requirements including Neighborhood Edges (14-16-5-9), the NR-C dimensional standards (Table 5-1-3) buffer landscaping (14-16-5- 6-(E) and building design standards (14-16-4-11). These would help ensure appropriate scale and location of development and character of building design as well as protect the identity and cohesiveness of the neighborhood. The request furthers Policy 4.1.4.

POLICY 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern. [ABC]

***This request furthers this policy because this property is located in "Area of Change" as well as the Ladera Activity Center and would be an infill project located in a Major Transit Corridor. It would encourage employment density and development on Albuquerque's Westside and would further this policy as it would reduce the need for trips across the river, accommodate growth and discourage the need for development at the urban edge. Designated Centers and Corridors are intended to accommodate the most future growth in the city and county. Instead of growing primarily at our edges, growth is encouraged in Centers and along Corridors, where development can be connected. This request furthers Policy 5.1.1 - Land Use***

5.1.1.4 Promote ongoing public-private cooperation necessary to create private market conditions that support intensified development of jobs and housing in Transit Corridors. [ ABC]

***The Property is located in a Major Transit Corridor adjacent to Coors Blvd. on Albuquerque's Westside in an Activity Center. The ability to develop the property in the future is crucial in order to provide employment and services necessary to create opportunities to live, learn and work and reduce the need to leave the Westside. The location is most appropriate to accommodate development and encourage employment density in an infill location, in a Transit Corridor, and thus discourage the need for development at the urban edge.***

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.



***The subject site is located in a the Ladera Activity Center and in An Area of Change that is intended to develop to provide convenient, day-to-day services at a neighborhood scale to serve the surrounding area within a 20-minute walk or a short bike ride. They are intended to provide a mix of neighborhood commercial. The purpose of the Design Standards is to create an aesthetically pleasing, pedestrian friendly, mixed-use development that adds office and supporting retail/ restaurant amenities to the Coors Blvd. corridor. Relative to the surrounding area, the more-intense development that the request would make possible would be along this Major Transit Corridor. The request furthers Policy 5.1.2 Development Areas.***

**GOAL 5.1 Centers & Corridors**

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

***This request is consistent with Goal 5.1 because the subject site is located on Coors Blvd which is a Major Transit Corridor and is located in the Ladera Activity Center. The Comprehensive Plan designates Centers as areas of more intense development with a variety of uses that allow many different activities connected by Corridors that include a mix of uses and transportation connections within walking distance.***

**POLICY 5.1.5 Employment Centers:** Create Centers that prioritize employment opportunities and foster synergy among businesses. (ABC)

- a. Prioritize office and commercial employment in areas with good access via automobile and transit.

***The proposed Site Plan (Amendment) has thus far developed into a thriving commercial development on Albuquerque's Westside adding to the Ladera Activity Center that prioritizes employment and fosters synergy among businesses. With approximately +/- 14 acres of commercial acreage left undeveloped the opportunity to continue the current trend of development furthers this policy. This request furthers Policy 5.1.5***

**POLICY 5.1.6 Activity Centers:** Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses. [ABC]

***This request furthers this policy because an amended Site Plan allowing for a “big box” retailer with a range of services and amenities that supports healthy lifestyles and meets the needs of nearby residents where additional residential development is not appropriate or desired because of a deficit of jobs or services in relation to housing units in the area. The request furthers Policy 5.1.6 Development Areas.***

**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. [ABC]

***This request furthers Goal 5.2 and Policy 5.2.1 because the proposed Site Plan amendment request would allow for a Large Retail Facility within close proximity to the surrounding neighborhoods on the north, east, south and west sides of this corridor which is conveniently accessible from surrounding neighborhoods. This will encourage development that brings goods and services within walking and biking distance of neighborhoods. The location within a transit corridor offers choke transportation to services and employment. This request furthers Policy 5.2.1— Land Use***

POLICY 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities. [ABC]

***The proposed Site Plan amendment will support additional growth in an Area of Change with existing infrastructure and public facilities. This request furthers Policy 5.3.1— Land Use***

GOAL 5.6 City Development Areas

Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development is 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. [A]

***The subject Property is in an Area of Change and will direct growth and more intense development to this corridor where change is encouraged. Because the proposed amendment will encourage growth and high-quality future development in accordance with this policy in a Major Transit Corridor in an area with infrastructure improvements planned to accommodate the growth. This request furthers Policy 5.6.2— Land Use***

POLICY 6.1.3 —Auto Demand: Reduce the need for automobile traveling by increasing mixed-use development, infill development within Centers and travel demand management (TDM) programs.

***This request would reduce the need for automobile traveling by increasing mixed use development, infill development within the Ladera Activity Center on Albuquerque's Westside, reducing the need for cross river trips. This request furthers Policy 6.1.3 —Auto Demand***

POLICY 8.1.1 Diverse Places: Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

- a. Invest in Centers and Corridors to concentrate a variety of employment opportunities for a range of occupational skills and salary levels. [ABC]

***This request furthers Goal 8.1 and Policy 8.1.1 because this request for an amendment to the Site Plan will foster a greater range of opportunities for different densities and uses in a location highly visible, accessible, and central to Albuquerque's Westside for a rare opportunity to create a sense of "place" and encourage a diverse range of economic development opportunities in an Area of Change. This request furthers Goal 8.1 and Policy 8.1.1***

POLICY 8.1.2 Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy. [ABC]

***This request furthers this Policy because the proposed amendment will provide jobs, goods, and services which improve the life for new and existing residents on the Westside and contribute to a diverse and vibrant economy by creating new opportunities for neighborhood scale commercial development in an area with growth that is consistent with and enhances the establish character of existing development. This type of economic development is best suited***

***for infill locations supported by commercial corridors. This subject site encompasses all aspects of successful economic development and furthers this Policy.***

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As demonstrated in our policy narrative, the proposed Site Plan Amendment would further a preponderance of Goals and Policies found in the ABC Comprehensive Plan and would clearly facilitate the desired goals of the Comp Plan which provides a framework to guide private development land use decisions, and decision makers as they contemplate new plans affecting the whole community.

**6-6(l)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/ or regulations.**

- a. *This site was previously zoned SU-3 to include O-1& C-2 uses with associated design standards. Since adoption of the IDO, the site is now zoned NR-C (Non-Residential Commercial). The request will not replace the design standards of the previous approval and will follow applicable terms and conditions that have been previously approved.*

**6-6(l)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.**

- a. *The Amended Site Plan will comply with all prior approved design standards put in place as the site continues to develop. Where the approved design standards are silent, the IDO standards shall govern.*

**6-6(l)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.**

- a. *The City's existing infrastructure and public improvements, at the property frontages along Coors Blvd. NW and St. Joseph Dr. NW will be upgraded to accommodate the anticipated traffic increase in accordance with the approved Final Traffic Impact study, dated December 20, 2022, by Terry O. Brown, P.E. (per separate project).*

**6-6(l)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.**

- a. *The approved design standards in place with the original approval and layout of the new tracts are intended to ensure that future development will complement residential areas; future development will continue to be in line with the existing subdivision design standards that have been established. This will cause no adverse effects of noise, lighting pollution, and traffic on residential neighborhoods.*

**6-6(l)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.**

*The proposed Major Amendment to Site Plan at Coors Pavilion is not within an approved Master Development Plan and therefore no Master Development Plan standards are applicable.*

**6-6(l)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to Subsections 14-16-5-2(F) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civil or environmental benefits that outweigh the expected impacts.**

*The proposed Major Amendment to Site Plan at Coors Pavilion is not within the Railroad and Spur Small Area and therefore no cumulative impact analysis is required.*

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In conclusion, this proposed Major Amendment to the Site Plan is intended to ensure the future development will complement residential areas and the needs of local residents. This application will revert Coors Pavilion to its previously approved configuration with the intent on providing a big box retail store to anchor the existing shopping center. The future development/ land use will continue to comply with the design standards that have been approved for this subdivision, as well as the City of Albuquerque Integrated Development Ordinance, while meeting the goals and policies of the ABC Comprehensive Plan as discussed above.

Thank you very much for your consideration.

Sincerely,



Tom Eagling  
Kimley-Horn and Associates  
401 B Street, San Diego, CA 92101

Office: 619-744-0156  
Cell: 619-947-0265  
Email: tom.eagling@kimley-horn.com

## PRE-APPLICATION REVIEW NOTES

PA#: 22-233 Notes Provided (date): 10-28-22

Site Address and/or Location: 4100 Coors Blvd. NW

Pre-application notes are for informational purposes only and are non-binding. They do not constitute an approval of any kind. Additional research may be necessary to determine the exact type of process and/or application required. Factors unknown and/or thought of as minor at this time could become significant as a case progresses.

**Request** Consolidation of 5 lots & new 147,500 SF commercial retail development.

### Basic Site Information

Current Use(s): Vacant

Size (acreage): prior approved site plan to be amended  
is approx. 21 acres

Zoning: NR-C

Overlay Zone(s): Coors Boulevard CPO-2

### Comprehensive Plan Designations

Corridor(s): Within 660' of Coors Major Transit Corridor

Development Area: Area of Change

Near Major Public Open Space (MPOS)?: \_\_\_\_\_

Center: Ladera Activity Center

### Integrated Development Ordinance (IDO)

Please refer to the IDO for requirements regarding dimensional standards, parking, landscaping, walls, signage, etc.  
<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

Proposed Use(s): Commercial retail, large

Use Specific Standards: 4-3(D)(37) General Retail – Specifically, 4-3(D)(37)(b) Large Retail Facilities

Applicable Definition(s):

**General Retail:** An establishment providing for the retail sale of general merchandise or food to the general public for direct use and not for wholesale; including but not limited to sale of general merchandise, clothing and other apparel, flowers and household plants that are not grown on-site, dry goods, convenience and specialty foods, hardware and similar consumer goods, cannabis for medical consumption pursuant to Sections 26-2B-1 to 26-2B-10 NMSA 1978 (the Lynn and Eric Compassionate Use Act), or other retail sales not listed as a separate use in Table 4-2-1. See also Adult Retail, Building and Home Improvement Materials Store, Large Retail Facility, Liquor Retail, and Grocery Store.

**3. General Retail, Large:** An establishment of more than 50,000 square feet of gross floor area. See also Large Retail Facility.

**Large Retail Facility** A single-tenant building with at least 50,000 square feet of gross floor area for the purposes of retailing. A collection of establishments, each less than 50,000 square feet, linked by common walls is not considered a large retail facility. See also General Retail.

*Sensitive Lands: Please see IDO Section 14-16-5-2 for information about required analysis, development standards, and changes to process that may result if this Section applies.*

### Notice

Neighborhood Meeting Offer Required? **YES** (see IDO Table 6-1-1). If yes, please refer to:



## Process

Decision Type(s) (see IDO Table 6-1-1): Site Plan EPC & SUBDIVISION OF LAND – MAJOR

Specific Procedure(s)\*: IDO sections 6-6(J) & 6-6(L)

*\*Please refer to specific procedures for relevant decision criteria required to be addressed.*

Decision Making Body/ies: EPC (environmental planning commission) & DRB (development review board)

Is this a PRT requirement? Yes

## Handouts Provided

- |   |  |  |   |
|---|--|--|---|
| <input type="checkbox"/> Zoning Map Amendment             | <input type="checkbox"/> Site Plan Amendments      | <input checked="" type="checkbox"/> Site Plan- EPC | <input type="checkbox"/> Site Plan- DRB         |
| <input type="checkbox"/> Site Plan- Admin                 | <input type="checkbox"/> Variance-ZHE              | <input type="checkbox"/> Conditional Use           | <input checked="" type="checkbox"/> Subdivision |
| <input checked="" type="checkbox"/> Site History/Research | <input checked="" type="checkbox"/> Transportation | <input checked="" type="checkbox"/> Hydrology      | <input type="checkbox"/> Fire                   |

*If you have additional questions, please contact Staff at [planningprt@cabq.gov](mailto:planningprt@cabq.gov) or at (505) 924-3860. Please include the PA# with your inquiry.*

## Applicant Questions:

- 1. We would like to understand the various permits and approvals needed for entitlements and construction, including public outreach and neighborhood meetings.**

*Please see above and more info below: Site Plan - EPC Major Amendment section 614-16-6-6(J) in the IDO which requires all notification found in section 6-4(K) as well as a public hearing (EPC). Please also see Table 6-1-1 on page 382 for all info in one place.*

- 2. We would like to understand the process for plan reviews, including all departments/ agencies, as well as contact info for each reviewer.**

*Review of your Site Plan will be delegated to the DRB for final sign off. This information can be obtained when you go through a sketch plat DRB. You have also received various contacts via email.*

- 3. We would like to understand the estimated time frame for obtaining permits.**

*In short: You will first have to go through site plan EPC major amendment. Please find a calendar here: [HEARING MONTH \(cabq.gov\)](#) If you get an application in by 11-3-22, you can go to the 12-15-22 hearing. Once that request is approved by the EPC you can go to the DRB for final sign off of your site plan (you will start this process during a sketch plat review next week on 10-26-22). Once you receive DRB approval, you can receive a building permit.*

- 4. Are there any known planned public improvements (roads/utilities) that may affect the site?**  
*TBD at DRB*

- 5. Will there be any conditioned public improvements (roads/utilities) with the project?**

*TBD at DRB or upon site plan request submittal*

## Additional Notes:

- The applicant is encouraged to go through a “sketch plat” to review subdivision request. “During a sketch plat, the Development Review Board can give information and feedback about the feasibility of a specific request or any considerations that applicants should keep in mind as they prepare their applications. Applicants will receive written comments that they discuss with the DRB at the meeting.”
  - A sketch plat/preliminary and final plat will be required at the DRB to consolidate the 5 sperate lots into 1 lot.
- The prior approved plat (PR-2019-002765) the subject site according to the attached zone atlas page consists of lots 9-A, 9-C, 8-A, 8-B, and 8-C totaling approx. 13.0467 acres.
  - To consolidate these lots, you will need to go through sketch plat, which the applicant has stated they are doing on 10-26-22.
- The EPC is required to hear this request because a prior approved Site Plan Major Amendment controls the subject site (**PR-2019-002765 /SI-2019-00380**) as well as **the Coors Pavilion Site Development for subdivision (1000032)**. See attached and reach our to Misa Bloom for the required site plans and associated details - [mbloom@cabq.gov](mailto:mbloom@cabq.gov)
  - The EPC is required to review the proposed consolidation of the lots and associated site plan. DRB will be required to review the Site Plan for final sign-off as well as the subdivision of land – major.
  - Major Public Infrastructure or an Infrastructure Improvements Agreement may be needed, so the request does not qualify for an Administrative review
  - Since the Coors Pavilion SDP for Subdivision is still in effect and has infrastructure installed, this requires EPC review. There are also design guidelines that the development will be required to follow for Coors Pavilion.
- Please see IDO section 3-4(C) COORS BOULEVARD – CPO-2 (page 74). Specific development standards may apply to your site including setback standards, building height standards, landscaping, and signage.
- Please see development standards for Parking and Loading specific to Major Transit Corridors. Specific development standards may apply or a Parking reduction may be granted.
- Please see development standards for Activity Centers as the site is within the Ladera Activity Center. Specifically, IDO Section 5-11(E)(2) Façade Design and Parking & Loading.
- As listed above, please see Use Specific Standards for Large retail, IDO section 4-3(D)(37). See Table 4-2-1: Allowable Uses in which you can navigate to Commercial uses & retail sales.
  - Please also see IDO section 5-11(E)(3)(c) Large Retail Facilities and Large Developments under Building design.
- Please see IDO section 2-5(A) for requirements in the NR-C zone district.
- Please see design guidelines for Coors Pavilion. Where the design guidelines are silent, the IDO applies.

1/20/2023

The IDO annual Update as of 12/25/2022 has raised additional questions from the applicant regarding process for a lot consolidation and a new Site Plan at the NW corner of Coors and St. Josephs.

Applicant Follow up Question:

*I am told the ECP and DRB approvals are **no longer required** for these sites, and we can submit apply for our building and grading permits through an administrative process. This is apparently in reference to the recent IDO Amendments from December 2022.*

*Can you please confirm?*

A Site Plan-EPC Major Amendment will still be required. See below:

Lot Consolidation:

- Development Review Services Planning Manager Response-

Lot consolidations or boundary adjustments ARE required for the site in question for the “big-box” development proposal I saw for this site, which will require a platting application be submitted to the Development Hearing Officer (DHO) if lot consolidations or boundary adjustments are in fact required. The DHO is the entity that has replaced the DRB for platting applications as of December 25, 2022.

EPC Approved Site Plan:

- There’s an EPC-approved Site Plan for Subdivision for Coors Pavilion which covers the subject site (Project-# 1000032)
- The controlling Site Development Plan for Subdivision was amended in February 2020 by the EPC. (Project #: 2019-002765 SI-2019-00380)
- The controlling site development plan is still valid and has applicable design standards.
- If the applicant would like to be amended out of the controlling site plan and design standards, a major amendment is required.
- A site plan Major Amendment will be required for a lot consolidation, since it will change the approved site development plan.
- IDO section 6-6(I) for a site plan EPC states that if a proposed site plan is included within the boundary of a prior approves site plan that is still valid, it must be amendment through a Major Amendment. The major amendment must go back to the original approving body that issued the approval being amended. See below:

**6-6(I)(2)(d)** If the boundary of a proposed site plan includes a portion of the boundary of a prior-approved Site Plan that is still valid pursuant to Subsection 14-16-6-4(X), the prior-approved Site Plan must be amended through a Major Amendment pursuant to Subsection

14-16-6-4(Y) or Subsection 14-16-6-4(Z), as applicable, to remove the overlapping area proposed in a new site plan before an application for a new site plan that includes that overlapping area can be decided, because only one site plan shall apply to any property.

#### **6-4(Z)(1)(b) Major Amendments**

All requested amendments that do not qualify as minor amendments pursuant to Subsection (a) above shall be subject to relevant IDO standards, unless a different procedure described below applies.

1. Except as noted in Subsection 2 below, major amendments shall be reviewed and decided by the decision-making body that issued the permit or approval being amended, following the procedures for the most closely equivalent decision in Part 14-16-6 (Administration and Enforcement), including any required application fee, public notice, referral to commenting agencies, and public hearing.

2. For major amendments that involve any of the following, the relevant IDO procedures shall be followed, including any required application fee, public notice, referral to commenting agencies, and public hearing:

Any standard in the Site Development Plan that is covered by an IDO standard in Section 14-16-5-3 (Access and Connectivity), Section 14-16-5-4 (Subdivision of Land), Section 14-16-5-5 (Parking and Loading), or any DPM standard.

Any change affecting an easement.

Any expansion of a nonconforming use or structure.

Any change affecting a nonconforming campground and recreational vehicle park use.

## STAFF INFORMATION



March 23, 2023

TO: Tom Eagling, Kimley Horn  
FROM: Leroy Duarte, Planner  
City of Albuquerque Planning Department  
TEL: (505) 924-3452  
RE: Coors Pavilion Major Amendment

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I've completed a first review of the proposed Major Amendment to approved Site Plan for Subdivision. I have a few questions and suggestions that will help make the justification approvable. I am available to answer questions about the process and requirements. Please provide the following:

⇒ A revised Site Plan- EPC justification letter by **12 pm on Thursday, March 30, 2023.**

⇒ Note: If you have trouble with this deadline, please let me know.

1) Introduction:

- A. Though I've done my best for this review, additional items may arise as the case progresses. If so, I will inform you immediately.
- B. The subject site consists of five lots. This is what I have for the lots: 8-A, 8-B, 8-C, 9-A and 9-C. Is this correct?
- C. Please revise Zone atlas to include whole Site Plan for Subdivision and not just the lots being amended.
- D. Has the invoice been paid?

2) Process:

- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:  
<http://www.cabq.gov/planning/boards-and-commissions/environmental-planning-commission/>
- B. Timelines and EPC calendar: the EPC public hearing for April is the 20<sup>th</sup>. Final staff reports will be available one week prior, on April 13<sup>th</sup>.
- C. Please visit the link above to find copies of Staff reports that will serve as examples of major amendments.
- D. Agency comments will be distributed as they come in. I will email you a copy of all the comments compiled and will forward any late comments to you.

3) Notification & Neighborhood Issues:

- A. Have any neighborhood representatives or members of the public contacted you? Are you aware of any concerns?

#### 4) Project Letter/Overview:

- A. The project letter states Tim MacEachen as the Chairman, The EPC Chairman is David Shaffer. Revise.

#### 5) Major Amendment- General:

- A. A major amendment justification is all about the requirements of IDO 14-16-6-6(I)(3) and how the request meets the criteria.

The exercise is to choose applicable Goals and policies from the Comprehensive Plan show how your request furthers (makes a reality) the chosen Goals and policies. Citations of text from the body of the documents are not used because the Goals and policies embody the thoughts in the text.

#### 6) Major Amendment- Concepts & Research:

- A. Responding to the criteria of IDO 14-16-6-6(I)(3) is more of a legal exercise than anything else. It is critical to “hit the nail on the head” both conceptually and in terms of form. This can be done by:
  - i. answering the questions in the customary way (see examples)
  - ii. using conclusory statements such as “because \_\_\_\_\_”
  - iii. re-phrasing the requirement itself in the response.
  - iv. choosing an option when needed to respond to a requirement.

- B. Refer to the link provided below for examples of Major Amendments:

<https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

#### 7) Major Amendment- Section by Section:

Note: Address all criterion a-g.

Please address and incorporate the following to provide a strengthened, approvable response to 14-16-6-6(I)(3):

- A. 6-6(I)(3)(a): Consider removing Policy 8.1.3, retail jobs are not economic base jobs.
- B. 6-6(I)(3)(b): Response is sufficient.
- C. 6-6(I)(3)(c): Response is sufficient. Add some language that states when design standards are silent the request will adhere to IDO standards.
- D. 6-6(I)(3)(d): Response is sufficient.
- E. 6-6(I)(3)(e): Response is sufficient.
- F. 6-6(I)(3)(f): A response for f is needed even if it means explaining why it does not apply to the request.
- G. 6-6(I)(3)(g): A response for g is needed even if it means explaining why it does not apply to the request.

Conclusion: Elaborate and expand more regarding the request and how it satisfies all criteria.

8) Major Amendment Site Plan:

Site Plan should include a note 4- Indicating that lots 1-7 and 9-B are not part of the proposed Major Amendment.

## NOTIFICATION

## Eagling, Tom

---

**From:** webmaster@cabq.gov  
**Sent:** Tuesday, November 22, 2022 12:43 PM  
**To:** Eagling, Tom  
**Subject:** Neighborhood Meeting Inquiry Sheet Submission  
**Attachments:** IDOZoneAtlasPage\_G-11-Z.pdf

**Categories:** External

You don't often get email from webmaster@cabq.gov. [Learn why this is important](#)

Neighborhood Meeting Inquiry For:

Environmental Planning Commission

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Contact Name

Tom Eagling

Telephone Number

619744-0156

Email Address

tom.eagling@kimley-horn.com

Company Name

Kimley-Horn

Company Address

401 B Street, Ste. 600

City

San Diego

State

CA

ZIP

92101

Legal description of the subject site for this project:

Tracts 8-A, 8-B, 8-C, 9-A and 9-C, Coors Pavilion.

Physical address of subject site:

St. Joseph's Dr. NW

Subject site cross streets:

Coors Blvd. NW

Other subject site identifiers:

This site is located on the following zone atlas page:

G-11-Z

Captcha

x

## Eagling, Tom

---

**From:** Carmona, Dalaina L. <dlcarmona@cabq.gov>  
**Sent:** Monday, November 28, 2022 11:15 AM  
**To:** Eagling, Tom  
**Subject:** St. Joseph's Dr. NW and Coors Blvd. NW Neighborhood Meeting Inquiry Sheet Submission  
**Attachments:** IDOZoneAtlasPage\_G-11-Z.pdf  
**Categories:** External

You don't often get email from dlcarmona@cabq.gov. [Learn why this is important](#)

### PLEASE NOTE:

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to date.

Dear Applicant:

As of Monday, November 28, 2022, there are **NO** neighborhood associations to notify.

Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: [devhelp@cabq.gov](mailto:devhelp@cabq.gov), or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to attach a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

Thank you.



*Dalaina L. Carmona*

Senior Administrative Assistant



Office of Neighborhood Coordination  
Council Services Department  
1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor  
Albuquerque, NM 87102  
505-768-3334  
[dlcarmona@cabq.gov](mailto:dlcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)  
Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



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:** Gleason, Ann <[agleason@cabq.gov](mailto:agleason@cabq.gov)> **On Behalf Of** WebMaster Forms  
**Sent:** Monday, November 28, 2022 10:54 AM  
**To:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@cabq.gov)>  
**Subject:** FW: Neighborhood Meeting Inquiry Sheet Submission



**ANN GLEASON**  
digital engagement analyst  
she / her / hers  
o 505.768.2744  
m 505.362.2118  
[cabq.gov](http://cabq.gov)

---

**From:** [webmaster@cabq.gov](mailto:webmaster@cabq.gov)  
**Sent:** Tuesday, November 22, 2022 1:43 PM  
**To:** Office of Neighborhood Coordination  
**Subject:** Neighborhood Meeting Inquiry Sheet Submission

**[EXTERNAL]** Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

Neighborhood Meeting Inquiry For:

Environmental Planning Commission

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Contact Name

Tom Eagling

Telephone Number

619744-0156

Email Address

[tom.eagling@kimley-horn.com](mailto:tom.eagling@kimley-horn.com)

Company Name

Kimley-Horn

Company Address

401 B Street, Ste. 600

City San Diego  
State CA  
ZIP 92101  
Legal description of the subject site for this project:  
Tracts 8-A, 8-B, 8-C, 9-A and 9-C, Coors Pavilion.  
Physical address of subject site:  
St. Joseph's Dr. NW  
Subject site cross streets:  
Coors Blvd. NW  
Other subject site identifiers:  
This site is located on the following zone atlas page:  
G-11-Z  
Captcha  
x

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION
- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.

B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.


C. No barrier shall prevent a person from coming within five feet of the sign to read it.
2. NUMBER
- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.

B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.
3. PHYSICAL POSTING
- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.

B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.
4. TIME
- Signs must be posted from \_\_\_\_\_ To \_\_\_\_\_
5. REMOVAL
- A. The sign is not to be removed before the initial hearing on the request.

B. The sign should be removed within five (5) days after the initial hearing.

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



Tom Eagling  
Kimley-Horn

3/6/2023  
(Date)

I issued \_\_\_\_\_ signs for this application, \_\_\_\_\_

(Date)(Staff Member)

PROJECT NUMBER: \_\_\_\_\_

[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: February 17, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: see attached buffer map

Mailing Address\*: \_\_\_\_\_

**Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 4100 Coors Blvd. NW  
Location Description NW corner of Coors Blvd. NW and St. Joseph's Dr. NW
2. Property Owner\* Red Shamrock 4, LLC
3. Agent/Applicant\* [if applicable] Kimley-Horn and Associates
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - ☐ Conditional Use Approval
  - ☐ Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - ☒ Site Plan Major Amendment
  - ☐ Subdivision \_\_\_\_\_ (Minor or Major)
  - ☐ Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - ☐ Variance
  - ☐ Waiver
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>1</sup>\*:

Major Amendment of a site plan to accommodate a new big box retail store.

5. This application will be decided at a public meeting or hearing by\*:

- |  |   |
|--|---|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input type="checkbox"/> Development Review Board (DRB)                     |
| <input type="checkbox"/> Landmarks Commission (LC)     | <input checked="" type="checkbox"/> Environmental Planning Commission (EPC) |

<sup>1</sup> Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (\*) are required.]

Date/Time\*: April 20, 2023 at 8:40am

Via Zoom at

Location\*<sup>2</sup>: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>3</sup>:

Contact Tom Eagling at [tom.eagling@kimley-horn.com](mailto:tom.eagling@kimley-horn.com) or (619) 744-0156

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)\*<sup>4</sup> G-11-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

☐ Deviation(s)

☐ Variance(s)

☐ Waiver(s)

Explanation\*:

None

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☒ Yes ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

No meeting was held due to having no neighborhood associations within proximity of the site, according to Office of Neighborhood Coordination.

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

☐ a. Location of proposed buildings and landscape areas.\*

☐ b. Access and circulation for vehicles and pedestrians.\*

☐ c. Maximum height of any proposed structures, with building elevations.\*

(no plans attached  
for site plan amendment)

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

- ☐ d. **For residential development\***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development\***:
  - ☐ Total gross floor area of proposed project.
  - ☐ Gross floor area for each proposed use.

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 13.047 acres for amendment (prior site plan = ~21 acres)
  2. IDO Zone District NR-C
  3. Overlay Zone(s) [if applicable] Coors Blvd Character Protection Overlay Zone (CPO-2)
  4. Center or Corridor Area [if applicable] Within 660' of Coors Major Transit Corridor
- Current Land Use(s) [vacant, if none] vacant
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>



**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



**PART I - PROCESS**

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: **Major Site Plan Amendment**

Decision-making Body: **Environmental Planning Commission**

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☒ Yes ☐ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: **(Amendment only)** ☒ Yes ☐ No **Note: if yes, see second page**

**PART II – DETAILS OF REQUEST**

Address of property listed in application: **4100 Coors Blvd. NW**

Name of property owner: **Red Shamrock 4, LLC**

Name of applicant: **Kimley-Horn and Associates**

Date, time, and place of public meeting or hearing, if applicable: **April 20, 2023 at 8:40am via Zoom**  
<https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

Address, phone number, or website for additional information:

**Contact Tom Eagling at [tom.eagling@kimley-horn.com](mailto:tom.eagling@kimley-horn.com) or (619) 744-0156**

**PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE**

☒ Zone Atlas page indicating subject property.

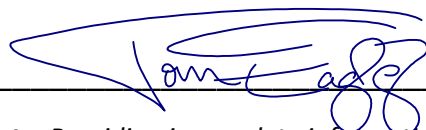
☐ Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if applicable.

☒ Summary of request, including explanations of deviations, variances, or waivers.

**IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [SUBSECTION 14-16-6-4\(K\)](#) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.**

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

 (Applicant signature) February 17, 2023 (Date)

**Note:** Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**

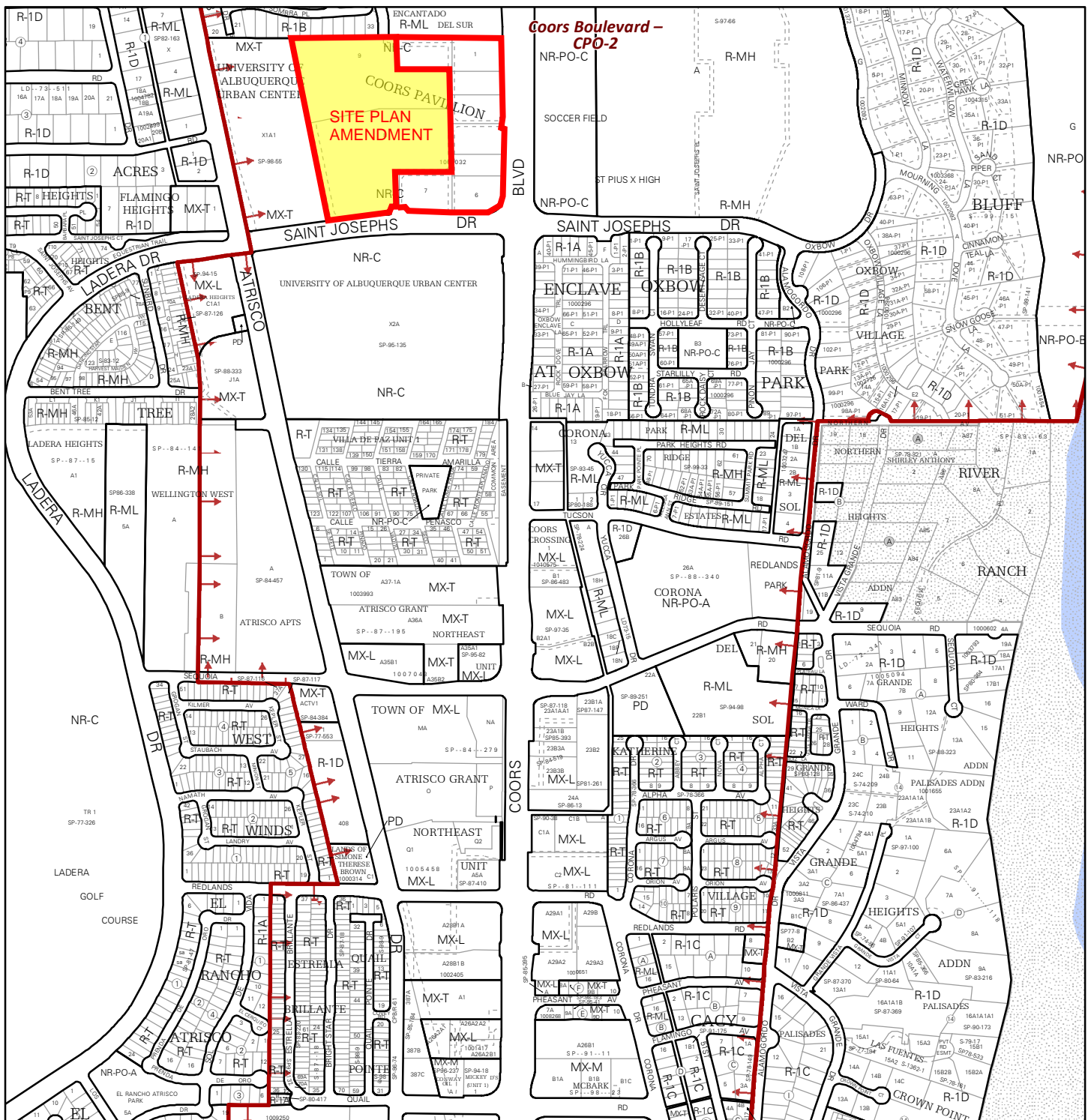


**PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY**

Provide a site plan that shows, at a minimum, the following:

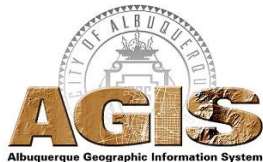
- ☐ a. Location of proposed buildings and landscape areas.
- ☐ b. Access and circulation for vehicles and pedestrians.
- ☐ c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development:
  - ☐ Total gross floor area of proposed project.
  - ☐ Gross floor area for each proposed use.

(no plans attached for site plan amendment)

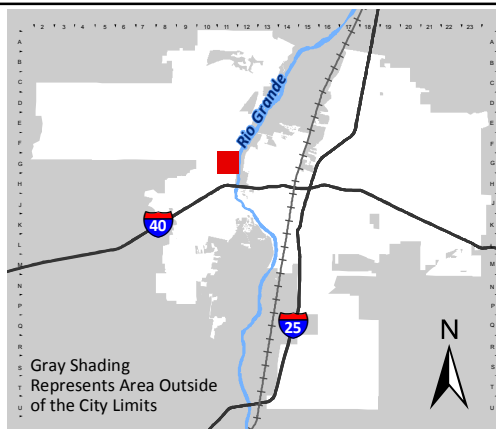


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**G-11-Z**

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

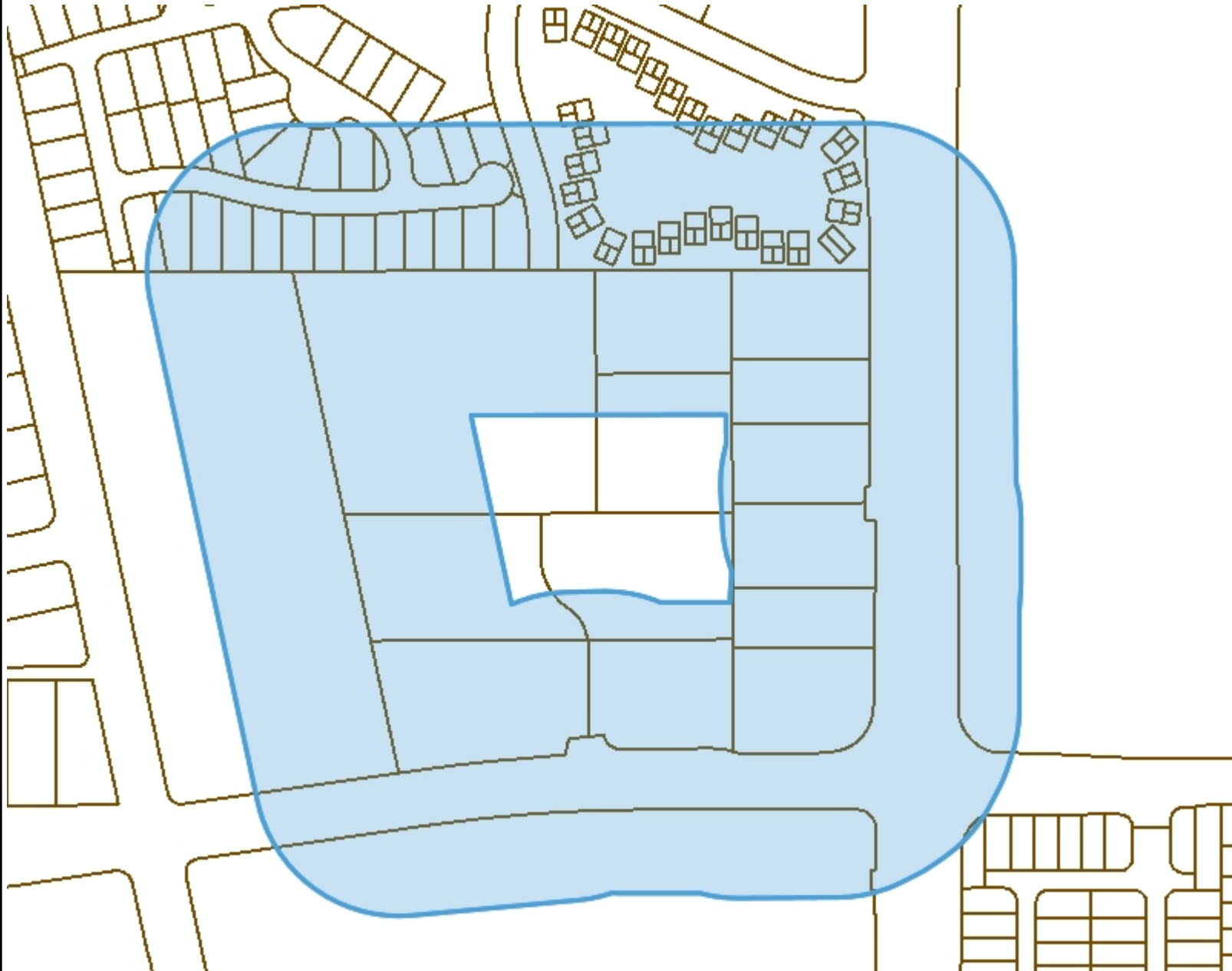


# St. Joseph's Dr. NW and Coors Blvd. NW



## Legend

□ Bernalillo County Parcels



559 0 280 559 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
2/9/2023 © City of Albuquerque

1: 3,356

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

## Notes

Buffer: 275 Ft.  
ROW: Coors Blvd. NW; 175 Ft.

February 17, 2023

**RE: MAJOR AMENDMENT TO APPROVED SITE PLAN FOR COORS PAVILION AT:  
NW CORNER OF COORS BLVD & ST. JOSEPH DR.**

**AMENDING: SITE DEVELOPMENT PLAN FOR SUBDIVISION -PROJECT NUMBER: PA# 22-233,  
CASE FILE 100032, EPC-2019-002765, SI-2019-00380**

Dear Neighbors,

The purpose of this letter is to provide background and justification for the proposed Site Plan Amendment request.

Kimley-Horn and Associates, hereafter referred to as "Agent" for the purpose of this request, represents Red Shamrock 4 LLC, hereafter referred to as "Applicant". We, "Agent" are requesting approval of a Major Amendment to a prior approved Site Plan for Subdivision for 21 acres. The proposed amendment area is approximately 13 acres and is undeveloped.

The purpose of this Major Amendment to Site Plan for Subdivision is to amend the current approved Site Plan for Subdivision from 13 lots to 9 lots encompassing the same 21 acres. The originally approved site plan platted for development was originally intended for large scale "big box" (Project Number: PA# 15-175, CASE FILE 100032, EPC-40123-2013), and was subsequently amended in 2020 (EPC-2019-002765, SI-2019-00380) to reduce the scale of commercial development based on market trends at that time.

The lot consolidation being requested will revert the previously amended site plan area to its originally approved land use for a large retail facility ("big box"). This site is accessible by transit, passenger vehicles, bicycles, and pedestrians. This request to amend the approved site plan will consolidate 5 existing lots, while still having adequate development parameters, vehicular and pedestrian access locations.

The subject site is located within the Ladera Activity Center as well as the Coors Boulevard - CPO (2). The site is also located within a Major Transit Corridor, in an Area of Change. The site is partially developed, it is surrounded by developments on all sides, and adjacent to St. Joseph Dr. NW to the south.

The existing site to remain is comprised of 1.2 acre lots or smaller adjacent to Coors Blvd. NW which are fully developed or in the planning stages of development. The request will not alter any existing design standards and will still be consistent with the original approvals and the Comprehensive Plan.

**In April of 2016 the Environmental Planning Commission approved the Site Plan for Subdivision (EPC-40123-2013). The Site Plan for Subdivision included design standards to ensure the quality of future development on the site. The approval of the future development was delegated to the ORB.**



**PROPOSED AMENDMENT**

This Amendment to the approved Site Plan for Subdivision (Site Plan) seeks to consolidate five Lots to a single lot. This request does not include any changes or modifications to the existing site development for subdivision design standards.

The applicant has identified a "big box" retailer that wishes to develop a Large Retail Facility as defined by IDO Subsection 4-3(D)(37)(b). This would allow the undeveloped lots within the proposed amendment area to be consolidated and developed in a way that is consistent with its originally intended use as approved by EPC.

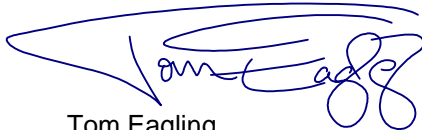
The site is currently partially developed and is surrounded by developments:

- North of the site - Rancho Encantado, Del Sur and Valle Alegre (Single-Family Residential Development)
- East of the site - Public Park with Soccer Fields, St Pius High School, and Single-Family Residential Development (Enclave at Oxbow)
- South of the site – Currently in development
- West of the site - Church (St. Joseph on the Rio Grande Catholic Church), Offices, Urgent Care Medical Center, Multi-Family Residential Development (Atrisco Apartments).

The site is located within the Ladera Activity Center, as identified in the Albuquerque Comprehensive Plan. The site is also designated as an Area of Change in the Comprehensive Plan. Because the subject site is located within an Activity Center, the land uses are expected to develop as a "provider of goods and services as well as employment for the area".

Thank you very much for your consideration.

Sincerely,



Tom Eagling  
Kimley-Horn and Associates  
401 B Street, San Diego, CA 92101

Office: 619-744-0156  
Email: tom.eagling@kimley-horn.com

VIGIL JOHN J & ISABEL J  
5801 MESA SOMBRA PL NW  
ALBUQUERQUE NM 87120-3380

HERRERA MARTIN JR & VANESSA A  
5808 MESA SOMBRA PL NW  
ALBUQUERQUE NM 87120

MONTES LUZ  
4205 MESA RINCON DR NW  
ALBUQUERQUE NM 87120-5324

LOVATO ELVIRA PATRICIA & DENNIS R  
5923 MESA SOMBRA PL NW  
ALBUQUERQUE NM 87120-4563

SALAZAR VICTOR JR & KATHRYN  
TRUSTEES SALAZAR RVT  
1800 CALLE DEL VISTA RD NW  
ALBUQUERQUE NM 87105-1014

LOVATO JACK JR & NANCY J  
5904 MESA SOMBRA PL NW  
ALBUQUERQUE NM 87120

TORREZ RITA C  
6700 LEMITAR PL NE  
ALBUQUERQUE NM 87113-1119

CHAVEZ GEORGE H  
5804 MESA SOMBRA PL NW  
ALBUQUERQUE NM 87120

PHILLIPS TYSON M & ALYCIA D  
5932 MESA SOMBRA PL NW  
ALBUQUERQUE NM 87120-3386

WILLARD KENNETH L & DEBBIE  
SARRACINO  
5912 MESA SOMBRA PL NW  
ALBUQUERQUE NM 87120

RANCHO ENCANTADO HOMEOWNERS  
ASSN INC ATTN: CAROL AKKERT &  
ASSOCIATES  
4121 EUBANK BLVD NE  
ALBUQUERQUE NM 87111-3421

MORENO LILIANA K  
5809 MESA SOMBRA PL NW  
ALBUQUERQUE NM 87120-3380

WILSON BLANE C & WINEFRED A T  
7094 CAMINO NUEVO MEJICO  
LAS CRUCES NM 88007-8937

LOPEZ HAROLD JASON & CHRISTINE  
OPAL  
5805 MESA SOMBRA PL NW  
ALBUQUERQUE NM 87120-3380

ROMERO FIDEL J III & MARIA V  
5919 MESA SOMBRA PL NW  
ALBUQUERQUE NM 87120

CITY OF ALBUQUERQUE  
PO BOX 2248  
ALBUQUERQUE NM 87103-2248

HINTON ROBERT A & KEVIN J MCCARTY  
5800 MESA SOMBRA PL NW  
ALBUQUERQUE NM 87120

MARCO JOHN J  
4200 MESA RINCON DR NW  
ALBUQUERQUE NM 87120

RED SHAMROCK 12 LLC  
8220 SAN PEDRO DR NE SUITE 500  
ALBUQUERQUE NM 87113-2476

GRANGE MELISSA A & CASEY P  
5812 MESA SOMBRA PL NW  
ALBUQUERQUE NM 87120

RANCHO ENCANTADO HOMEOWNERS  
ASSN INC ATTN: CAROL AKKERT &  
ASSOCIATES  
4121 EUBANK BLVD NE  
ALBUQUERQUE NM 87111-3421

DURAN HAROLDINE  
5900 MESA SOMBRA PL NW  
ALBUQUERQUE NM 87120-3386

GONZALES KENNETH M & KATHY M  
4215 MESA RINCON DR NW  
ALBUQUERQUE NM 87120

ABEYTA JOSETTE MATILDA  
4209 MESA RINCON DR NW  
ALBUQUERQUE NM 87120-5324

OXBOW HOMEOWNERS ASSOCIATION  
PO BOX 67590  
ALBUQUERQUE NM 87193-7590

ARCHDIOCESE OF SANTA FE CATHOLIC  
SERVICE BLDG  
4000 ST JOSEPHS PL NW  
ALBUQUERQUE NM 87120-1714

HELEAN KATHERYN B & DONALD P  
HAMELIN  
5920 MESA SOMBRA PL NW  
ALBUQUERQUE NM 87120

BENAVIDEZ ROBERT A SR & REBECCA A  
4201 MESA RINCON DR NW  
ALBUQUERQUE NM 87120-5324

MEDINA ARMANDO & ANGIE &  
MARISOL MEDINA  
5924 MESA SOMBRA PL NW  
ALBUQUERQUE NM 87120

LEVINE INVESTMENTS LIMITED  
PARTNERSHIP  
2801 E CAMELBACK RD SUITE 450  
PHOENIX AZ 85016-0000

KIRTLAND FEDERAL CREDIT UNION  
6440 GIBSON BLVD SE  
ALBUQUERQUE NM 87108-4971

LEVINE INVESTMENTS LIMITED  
PARTNERSHIP  
2801 E CAMELBACK RD SUITE 450  
PHOENIX AZ 85016-4363

RED SHAMROCK 4 LLC  
8220 SAN PEDRO DR NE 500  
ALBUQUERQUE NM 87113-2476

10 BOATS COORS BLVD NM LLC  
2265 E MURRAY HOLLADAY RD  
SALT LAKE CITY UT 84117-5379

4111 COORS BOULEVARD OWNER LLC  
89 MASON CIR APT 208  
BEACON NY 12508-2150

TWO SIPS INVESTMENTS LLC  
4613 VIA GIARDIANO  
MODESTO CA 95357-0661

RED SHAMROCK 4 LLC  
8220 SAN PEDRO DR NE 500  
ALBUQUERQUE NM 87113-2476

LMSTHW LLC & TM4 LLC  
PO BOX 9043  
ALBUQUERQUE NM 87119-9043

ARCHDIOCESE OF SANTA FE REAL  
ESTATE CORPORATION  
4000 ST JOSEPHS PL NW  
ALBUQUERQUE NM 87120-1714

D R HORTON INC  
8440 WYOMING BLVD NE SUITE A  
ALBUQUERQUE NM 87113

RED SHAMROCK 4 LLC  
8220 SAN PEDRO DR NE 500  
ALBUQUERQUE NM 87113-2476

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ALBUQUERQUE NM 87113-2476

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8220 SAN PEDRO DR NE 500  
ALBUQUERQUE NM 87113-2476

RED SHAMROCK 4 LLC  
8220 SAN PEDRO DR NE 500  
ALBUQUERQUE NM 87113-2476

WHARTON CAITLIN ANNE  
5740 VALLE ALEGRE WAY NW #2  
ALBUQUERQUE NM 87120-1818

ESPINOZA JENNA R  
5736 VALLE ALEGRE RD NW  
ALBUQUERQUE NM 87120-1818

SAVEDRA JULIAN MICHAEL  
5744 VALLE ALEGRE RD NW  
ALBUQUERQUE NM 87120-1818

SANCHEZ VALERIE  
5728 VALLE ALEGRE RD NW UNIT 3A  
ALBUQUERQUE NM 87120-1818

BROWN SCHJETNAN TRENA UNIT B  
5724 VALLE ALEGRE RD NW BLDG 3  
ALBUQUERQUE NM 87120-1818

STROMEI SUNNI DEEANDRA  
5732 VALLE ALEGRE RD NW BLDG 3  
UNIT C  
ALBUQUERQUE NM 87120-1818

MONTOYA MICHAEL & ABEYTA-  
MONTOYA ELAINE  
5716 VALLE ALEGRE WAY NW UNIT 4 A  
ALBUQUERQUE NM 87120-1818

LUSSIER ANGELA TRUSTEE HERRERA  
FAMILY TRUST  
1063 PINATUBO PL NW  
ALBUQUERQUE NM 87120-2974

VILLA VERONICA  
5720 VALLE ALEGRE WAY NW UNIT 4 C  
ALBUQUERQUE NM 87120-1818

SCHRADER SHANE A & CHRISTY L  
5704 VALLE ALEGRE WAY NW  
ALBUQUERQUE NM 87120-1818

ETHRIDGE CAMERON DWAYNE & HELEN  
JANET TRUSTEES C D & H J ETHRIDGE  
RVLT  
552 BLACK BEAR RD NE  
ALBUQUERQUE NM 87122-1816

DELMONEGO JOSEPH & CLAIRE  
PO BOX 28073  
PANAMA CITY FL 32411-8073

YAZZIE MELANIE KAREN  
5616 VALLE ALEGRE RD NW  
ALBUQUERQUE NM 87120-1816

SANCHEZ LYNETTE L  
5612 VALLE ALEGRE RD NW #9B  
ALBUQUERQUE NM 87120-1816

HAMMOND JOHN G  
5620 VALLE ALEGRE WAY NW BLDG 9-C  
ALBUQUERQUE NM 87120-1816

SANCHEZ SARAH V & CORDOVA BILL G  
5604 VALLE ALEGRE WAY NW BLDG 10-A  
ALBUQUERQUE NM 87120-1816

SANCHEZ MELISSA A  
5600 VALLE ALEGRE WAY NW BLDG 10-B  
ALBUQUERQUE NM 87120-1816

BERRY DICKEY J & MARILEE G  
6906 DELLA CT SW  
ALBUQUERQUE NM 87105-7077

VER PLOEGH FRANCESCA  
5536 VALLE ALEGRE WAY NW BLDG 11-A  
ALBUQUERQUE NM 87120-1814

MARTINEZ ANITA  
PO BOX 2852  
SANTA FE NM 87504-2852

AMERINE TERRY  
5540 VALLE ALEGRE WAY NW BLDG 11-C  
ALBUQUERQUE NM 87120-1814

LUNA STEPHANIE  
5524 VALLE ALEGRE RD NW UNIT 12A  
ALBUQUERQUE NM 87120-1814

HADDAD ADAM F & KELLY J  
5104 RIVER RIDGE PL NW  
ALBUQUERQUE NM 87114-1231

SMITHOUR NEIL  
5528 VALLE ALEGRE WAY NW 12-C  
ALBUQUERQUE NM 87120-1814

JEANETETE DAVID & JEANEVA  
218 MONTOYA ST  
TAOS NM 87571-6584

DAUGHERTY LINDA A & MIELKE  
CLINTON JOSEPH  
5508 VALLE ALEGRE RD NW #13B  
ALBUQUERQUE NM 87120-1814

STELZER SHARON A & MATTHEW K  
5516 VALLE ALEGRE WAY NW BLDG 13-C  
ALBUQUERQUE NM 87120-1814

SALAZAR DEANNA R  
5504 VALLE ALEGRE WAY NW  
ALBUQUERQUE NM 87102-1651

HADDAD ADAM F & KELLY JO  
5104 RIVER RIDGE PL NW  
ALBUQUERQUE NM 87114-1231

MINOR LARRY L II  
5505 VALLE ALEGRE RD NW  
ALBUQUERQUE NM 87120-1815

BAILEY ALLIE  
5509 VALLE ALEGRE WAY NW BLDG 15B  
ALBUQUERQUE NM 87120-1815

MEDINA KATHERINE MAE  
5501 VALLE ALEGRE WAY NW BLDG 15C  
ALBUQUERQUE NM 87120-1815

BACA JULIETTE  
5519 VALLE ALEGRE WAY NW BLDG 16A  
ALBUQUERQUE NM 87120-1815

SANCHEZ KRISTIN NICOLE  
5523 VALLE ALEGRE RD NW  
ALBUQUERQUE NM 87120-1815

ARMSTRONG JOHN R & PATRICIA C  
5515 VALLE ALEGRE WAY NW BLDG 16-C  
ALBUQUERQUE NM 87120-1815

ADAMS JADE MARIE  
5531 VALLE ALEGRE WAY NW 17-A  
ALBUQUERQUE NM 87120-1815

CHAVEZ ROBERT E & OLIVIA T  
5535 VALLE ALEGRE WAY NW BLDG 17-B  
ALBUQUERQUE NM 87120-1815

GIERSCH JOHN P & DARRLA J  
8011 4TH ST NW  
ALBUQUERQUE NM 87114-1010

MASS CHRISTOPHER L  
2350 MIDVALE AVE  
LOS ANGELES CA 90064-2104

ROCKETT VERNON R  
4604 WAYNESBORO PL NW  
ALBUQUERQUE NM 87120-3840

MONTOYA MARIO UNIT A  
5652 VALLE ALEGRE RD NW BLDG 6  
ALBUQUERQUE NM 87120-1816

PIPER CANDICE  
6964 LA ROCHELLE WAY  
CHINO CA 91710-9061

VIGIL DONNA S  
5656 VALLE ALEGRE RD NW UNIT C  
ALBUQUERQUE NM 87120-1816

MESSNER DAVID  
1410 E GARY WAY  
PHOENIX AZ 85042-6744

TELLEZ FAMILY TRUST (THE)  
2913 REDFERN DR  
ROANOKE TX 76262-1559

ALENCAR ROBERTO & MICHELLE  
KULOVITZ  
5632 VALLE ALEGRE WAY NW BLDG 8-C  
ALBUQUERQUE NM 87120-1816

WONG DOMINIC N  
5640 VALLE ALEGRE WAY NW BLDG 7  
ALBUQUERQUE NM 87120-1816

MELENDEZ MONICA  
5636 VALLE ALEGRA RD NW  
ALBUQUERQUE NM 87120-1816

SPIVEY PHILIP C & BARBARA L TRUSTEES  
SPIVEY RVT  
5644 VALLE ALEGRE WAY NW  
ALBUQUERQUE NM 87120-1816

PACHECO MATTHEW J & ANGELA M &  
BENAVIDES JOHN E  
8320 GARDENBROOK PL NW  
ALBUQUERQUE NM 87120-5612

GALLEGOS DORA  
PO BOX 2812  
LOS LUNAS NM 87031-2812

BUTTRAM WILLIAM G  
5615 VALLE ALEGRE RD NW UNIT 21-C  
ALBUQUERQUE NM 87120-1817

PINO LISA  
5605 VALLE ALEGRE WAY NW BLDG 20 A  
ALBUQUERQUE NM 87120-1817

MAESTAS TIMOTHY A  
5609 VALLE ALEGRE WAY NW BLDG 20-B  
ALBUQUERQUE NM 87120-1817

GUITY RICARDO P  
PO BOX 5043  
ALBUQUERQUE NM 87185-5043

GARDUNO VICTORIA ROSINA  
5555 VALLE ALEGRE WAY NW BLDG 19-A  
ALBUQUERQUE NM 87120-1815

SEDILLO RHONDA LORIE OTERO  
5559 VALLE ALEGRE WAY NW BLDG 19 B  
ALBUQUERQUE NM 87120-1815

HENDRIX LANI C/O LUCIA L BRACKEN  
5551 VALLE ALEGRE WAY NW 19C  
ALBUQUERQUE NM 87120-1815

CASARES ROSALIA  
6572 W CONGRESSIONAL WAY  
FLORENCE AZ 85132-5671

BERRY DICKEY J & MARILEE G  
6906 DELLA CT SW  
ALBUQUERQUE NM 87105-7077

BOURQUE CHRISTIAN  
5539 VALLE ALEGRE PL NW  
ALBUQUERQUE NM 87120-1815



Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



VILLA VERONICA  
5720 VALLE ALEGRE WAY NW UNIT 4 C  
ALBUQUERQUE NM 87120-1818

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



LOVATO JACK JR & NANCY J  
5904 MESA SOMBRA PL NW  
ALBUQUERQUE NM 87120

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



SCHRADER SHANE A & CHRISTY L  
5704 VALLE ALEGRE WAY NW  
ALBUQUERQUE NM 87120-1818

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



PHILLIPS TYSON M & ALCIA D  
5932 MESA SOMBRA PL NW  
ALBUQUERQUE NM 87120-3386

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



OXBOW HOMEOWNERS ASSOCIATION  
PO BOX 67590  
ALBUQUERQUE NM 87193-7590

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



RANCHO ENCANTADO HOMEOWNERS  
ASSN INC ATTN: CAROL AKKERT &  
ASSOCIATES  
4121 EUBANK BLVD NE  
ALBUQUERQUE NM 87111-3421

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



HERRERA MARTIN JR & VANESSA A  
5808 MESA SOMBRA PL NW  
ALBUQUERQUE NM 87120

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



MESSNER DAVID  
1410 E GARY WAY  
PHOENIX AZ 85042-6744

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



VIGIL JOHN J & ISABEL J  
5801 MESA SOMBRA PL NW  
ALBUQUERQUE NM 87120-3380

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



ADAMS JADE MARIE  
5531 VALLE ALEGRE WAY NW 17-A  
ALBUQUERQUE NM 87120-1815

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



MASS CHRISTOPHER L  
2350 MIDVALE AVE  
LOS ANGELES CA 90064-2104

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



PIPER CANDICE  
6964 LA ROCHELLE WAY  
CHINO CA 91710-9061

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



TELLEZ FAMILY TRUST (THE)  
2913 REDFERN DR  
ROANOKE TX 76262-1559

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



MARTINEZ ANITA  
PO BOX 2852  
SANTA FE NM 87504-2852

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



HADDAD ADAM F & KELLY J  
5104 RIVER RIDGE PL NW  
ALBUQUERQUE NM 87114-1231

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



DAUGHERTY LINDA A & MIELKE  
CLINTON JOSEPH  
5508 VALLE ALEGRE RD NW #13B  
ALBUQUERQUE NM 87120-1814



Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101

BACA JULIETTE  
5519 VALLE ALEGRE WAY NW BLDG 16A  
ALBUQUERQUE NM 87120-1815



Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101

RED SHAMROCK 12 LLC  
8220 SAN PEDRO DR NE SUITE 500  
ALBUQUERQUE NM 87113-2476



Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101

WILSON BLANE C & WINEFREDA T  
7094 CAMINO NUEVO MEJICO  
LAS CRUCES NM 88007-8937



Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101

WILLARD KENNETH L & DEBBIE  
SARRACINO  
5912 MESA SOMBRA PL NW  
ALBUQUERQUE NM 87120





Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



SANCHEZ MELISSA A  
5600 VALLE ALEGRE WAY NW BLDG 10-B  
ALBUQUERQUE NM 87120-1816

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



TORREZ RITA C  
6700 LEMITAR PL NE  
ALBUQUERQUE NM 87113-1119

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



CITY OF ALBUQUERQUE  
PO BOX 2248  
ALBUQUERQUE NM 87103-2248

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



DURAN HAROLDINE  
5900 MESA SOMBRA PL NW  
ALBUQUERQUE NM 87120-3386

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



BENAVIDEZ ROBERT A SR & REBECCA A  
4201 MESA RINCON DR NW  
ALBUQUERQUE NM 87120-5324

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



ARCHDIOCESE OF SANTA FE REAL  
ESTATE CORPORATION  
4000 ST JOSEPHS PL NW  
ALBUQUERQUE NM 87120-1714

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



TWO SIPS INVESTMENTS LLC  
4613 VIA GIARDIANO  
MODESTO CA 95357-0661

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



RED SHAMROCK 4 LLC  
8220 SAN PEDRO DR NE 500  
ALBUQUERQUE NM 87113-2476

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



CHAVEZ GEORGE H  
5804 MESA SOMBRA PL NW  
ALBUQUERQUE NM 87120

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



SALAZAR VICTOR JR & KATHRYN  
TRUSTEES SALAZAR RVT  
1800 CALLE DEL VISTA RD NW  
ALBUQUERQUE NM 87105-1014



MONTOYA MARIO UNIT A  
5652 VALLE ALEGRE RD NW BLDG 6  
ALBUQUERQUE NM 87120-1816

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



HAMMOND JOHN G  
5620 VALLE ALEGRE WAY NW BLDG 9-C  
ALBUQUERQUE NM 87120-1816

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



D R HORTON INC  
8440 WYOMING BLVD NE SUITE A  
ALBUQUERQUE NM 87113

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



LOVATO ELVIRA PATRICIA & DENNIS R  
5923 MESA SOMBRA PL NW  
ALBUQUERQUE NM 87120-4563

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



ROMERO FIDEL J III & MARIA V  
5919 MESA SOMBRA PL NW  
ALBUQUERQUE NM 87120

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



DELMONEGO JOSEPH & CLAIRE  
PO BOX 28073  
PANAMA CITY FL 32411-8073



Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



RED SHAMROCK 4 LLC  
8220 SAN PEDRO DR NE 500  
ALBUQUERQUE NM 87113-2476

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



GRANGE MELISSA A & CASEY P  
5812 MESA SOMBRA PL NW  
ALBUQUERQUE NM 87120

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



WHARTON CAITLIN ANNE  
5740 VALLE ALEGRE WAY NW #2  
ALBUQUERQUE NM 87120-1818

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



MONTES LUZ  
4205 MESA RINCON DR NW  
ALBUQUERQUE NM 87120-5324



Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



ALENCAR ROBERTO & MICHELLE  
KULOVITZ  
5632 VALLE ALEGRE WAY NW BLDG 8-C  
ALBUQUERQUE NM 87120-1816

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



YAZZIE MELANIE KAREN  
5616 VALLE ALEGRE RD NW  
ALBUQUERQUE NM 87120-1816

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



MONTOYA MICHAEL & ABEYTA-  
MONTOYA ELAINE  
5716 VALLE ALEGRE WAY NW UNIT 4 A  
ALBUQUERQUE NM 87120-1818

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



SANCHEZ SARAH V & CORDOVA BILL G  
5604 VALLE ALEGRE WAY NW BLDG 10-A  
ALBUQUERQUE NM 87120-1816

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101

ARCHDIOCESE OF SANTA FE CATHOLIC  
SERVICE BLDG  
4000 ST JOSEPHS PL NW  
ALBUQUERQUE NM 87120-1714



Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101

MEDINA ARMANDO & ANGIE &  
MARISOL MEDINA  
5924 MESA SOMBRA PL NW  
ALBUQUERQUE NM 87120



Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101

LOPEZ HAROLD JASON & CHRISTINE  
OPAL  
5805 MESA SOMBRA PL NW  
ALBUQUERQUE NM 87120-3380



Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101

HELEAN KATHERYN B & DONALD P  
HAMELIN  
5920 MESA SOMBRA PL NW  
ALBUQUERQUE NM 87120



Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101

HINTON ROBERT A & KEVIN J MCCARTY  
5800 MESA SOMBRA PL NW  
ALBUQUERQUE NM 87120



Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101

ABEYTA JOSETTE MATILDA  
4209 MESA RINCON DR NW  
ALBUQUERQUE NM 87120-5324



Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101

MORENO LILIANA K  
5809 MESA SOMBRA PL NW  
ALBUQUERQUE NM 87120-3380



Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101

MARCO JOHN J  
4200 MESA RINCON DR NW  
ALBUQUERQUE NM 87120



Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



RANCHO ENCANTADO HOMEOWNERS  
ASSN INC ATTN: CAROL AKKERT &  
ASSOCIATES  
4121 EUBANK BLVD NE  
ALBUQUERQUE NM 87111-3421

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



LEVINE INVESTMENTS LIMITED  
PARTNERSHIP  
2801 E CAMELBACK RD SUITE 450  
PHOENIX AZ 85016-0000

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



VER PLOEGH FRANCESCA  
5536 VALLE ALEGRE WAY NW BLDG 11-A  
ALBUQUERQUE NM 87120-1814

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



LEVINE INVESTMENTS LIMITED  
PARTNERSHIP  
2801 E CAMELBACK RD SUITE 450  
PHOENIX AZ 85016-4363



Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



ESPINOZA JENNA R  
5736 VALLE ALEGRE RD NW  
ALBUQUERQUE NM 87120-1818

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



RED SHAMROCK 4 LLC  
8220 SAN PEDRO DR NE 500  
ALBUQUERQUE NM 87113-2476

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



10 BOATS COORS BLVD NM LLC  
2265 E MURRAY HOLLADAY RD  
SALT LAKE CITY UT 84117-5379

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



SANCHEZ LYNETTE L  
5612 VALLE ALEGRE RD NW #9B  
ALBUQUERQUE NM 87120-1816



Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101

RED SHAMROCK 4 LLC  
8220 SAN PEDRO DR NE 500  
ALBUQUERQUE NM 87113-2476



Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101

LUSSIER ANGELA TRUSTEE HERRERA  
FAMILY TRUST  
1063 PINATUBO PL NW  
ALBUQUERQUE NM 87120-2974



Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101

ETHRIDGE CAMERON DWAYNE & HELEN  
JANET TRUSTEES C D & H J ETHRIDGE  
RVLT  
552 BLACK BEAR RD NE  
ALBUQUERQUE NM 87122-1816



Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101

BROWN SCHJETNAN TRENA UNIT B  
5724 VALLE ALEGRE RD NW BLDG 3  
ALBUQUERQUE NM 87120-1818



Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



WONG DOMINIC N  
5640 VALLE ALEGRE WAY NW BLDG 7  
ALBUQUERQUE NM 87120-1816

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



PACHECO MATTHEW J & ANGELA M &  
BENAVIDES JOHN E  
8320 GARDENBROOK PL NW  
ALBUQUERQUE NM 87120-5612

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



PINO LISA  
5605 VALLE ALEGRE WAY NW BLDG 20 A  
ALBUQUERQUE NM 87120-1817

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



GARDUNO VICTORIA ROSINA  
5555 VALLE ALEGRE WAY NW BLDG 19-A  
ALBUQUERQUE NM 87120-1815

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



CASARES ROSALIA  
6572 W CONGRESSIONAL WAY  
FLORENCE AZ 85132-5671

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



MEDINA KATHERINE MAE  
5501 VALLE ALEGRE WAY NW BLDG 15C  
ALBUQUERQUE NM 87120-1815

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



RED SHAMROCK 4 LLC  
8220 SAN PEDRO DR NE 500  
ALBUQUERQUE NM 87113-2476

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



RED SHAMROCK 4 LLC  
8220 SAN PEDRO DR NE 500  
ALBUQUERQUE NM 87113-2476

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



4111 COORS BOULEVARD OWNER LLC  
89 MASON CIR APT 208  
BEACON NY 12508-2150

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



GALLEGOS DORA  
PO BOX 2812  
LOS LUNAS NM 87031-2812

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



MELENDEZ MONICA  
5636 VALLE ALEGRA RD NW  
ALBUQUERQUE NM 87120-1816

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



MAESTAS TIMOTHY A  
5609 VALLE ALEGRE WAY NW BLDG 20-B  
ALBUQUERQUE NM 87120-1817



Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



SEDILLO RHONDA LORIE OTERO  
5559 VALLE ALEGRE WAY NW BLDG 19 B  
ALBUQUERQUE NM 87120-1815

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



SANCHEZ VALERIE  
5728 VALLE ALEGRE RD NW UNIT 3A  
ALBUQUERQUE NM 87120-1818

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



GIERSCH JOHN P & DARRLA J  
8011 4TH ST NW  
ALBUQUERQUE NM 87114-1010

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



ARMSTRONG JOHN R & PATRICIA C  
5515 VALLE ALEGRE WAY NW BLDG 16-C  
ALBUQUERQUE NM 87120-1815



Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



STROMEI SUNNI DEEANDRA  
5732 VALLE ALEGRE RD NW BLDG 3  
UNIT C  
ALBUQUERQUE NM 87120-1818

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



LMSTHW LLC & TM4 LLC  
PO BOX 9043  
ALBUQUERQUE NM 87119-9043

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



SAVEDRA JULIAN MICHAEL  
5744 VALLE ALEGRE RD NW  
ALBUQUERQUE NM 87120-1818

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



KIRTLAND FEDERAL CREDIT UNION  
6440 GIBSON BLVD SE  
ALBUQUERQUE NM 87108-4971

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



AMERINE TERRY  
5540 VALLE ALEGRE WAY NW BLDG 11-C  
ALBUQUERQUE NM 87120-1814

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



BERRY DICKEY J & MARILEE G  
6906 DELLA CT SW  
ALBUQUERQUE NM 87105-7077

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



BOURQUE CHRISTIAN  
5539 VALLE ALEGRE PL NW  
ALBUQUERQUE NM 87120-1815

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



HENDRIX LANI C/O LUCIA L BRACKEN  
5551 VALLE ALEGRE WAY NW 19C  
ALBUQUERQUE NM 87120-1815

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



SMITHOUR NEIL  
5528 VALLE ALEGRE WAY NW 12-C  
ALBUQUERQUE NM 87120-1814

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



SPIVEY PHILIP C & BARBARA L TRUSTEES  
SPIVEY RVT  
5644 VALLE ALEGRE WAY NW  
ALBUQUERQUE NM 87120-1816

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



BUTTRAM WILLIAM G  
5615 VALLE ALEGRE RD NW UNIT 21-C  
ALBUQUERQUE NM 87120-1817

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



GUITY RICARDO P  
PO BOX 5043  
ALBUQUERQUE NM 87185-5043

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



BERRY DICKEY J & MARILEE G  
6906 DELLA CT SW  
ALBUQUERQUE NM 87105-7077

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



MINOR LARRY L II  
5505 VALLE ALEGRE RD NW  
ALBUQUERQUE NM 87120-1815

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



STELZER SHARON A & MATTHEW K  
5516 VALLE ALEGRE WAY NW BLDG 13-C  
ALBUQUERQUE NM 87120-1814

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



LUNA STEPHANIE  
5524 VALLE ALEGRE RD NW UNIT 12A  
ALBUQUERQUE NM 87120-1814



Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



JEANETETE DAVID & JEANEVA  
218 MONTOYA ST  
TAOS NM 87571-6584

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



SALAZAR DEANNA R  
5504 VALLE ALEGRE WAY NW  
ALBUQUERQUE NM 87102-1651

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



HADDAD ADAM F & KELLY JO  
5104 RIVER RIDGE PL NW  
ALBUQUERQUE NM 87114-1231

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



VIGIL DONNA S  
5656 VALLE ALEGRE RD NW UNIT C  
ALBUQUERQUE NM 87120-1816



Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



ROCKETT VERNON R  
4604 WAYNESBORO PL NW  
ALBUQUERQUE NM 87120-3840

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



CHAVEZ ROBERT E & OLIVIA T  
5535 VALLE ALEGRE WAY NW BLDG 17-B  
ALBUQUERQUE NM 87120-1815

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



SANCHEZ KRISTIN NICOLE  
5523 VALLE ALEGRE RD NW  
ALBUQUERQUE NM 87120-1815

Kimley-Horn & Associates  
401 B Street Suite 600  
San Diego, CA 92101



BAILEY ALLIE  
5509 VALLE ALEGRE WAY NW BLDG 15B  
ALBUQUERQUE NM 87120-1815

## LETTERS

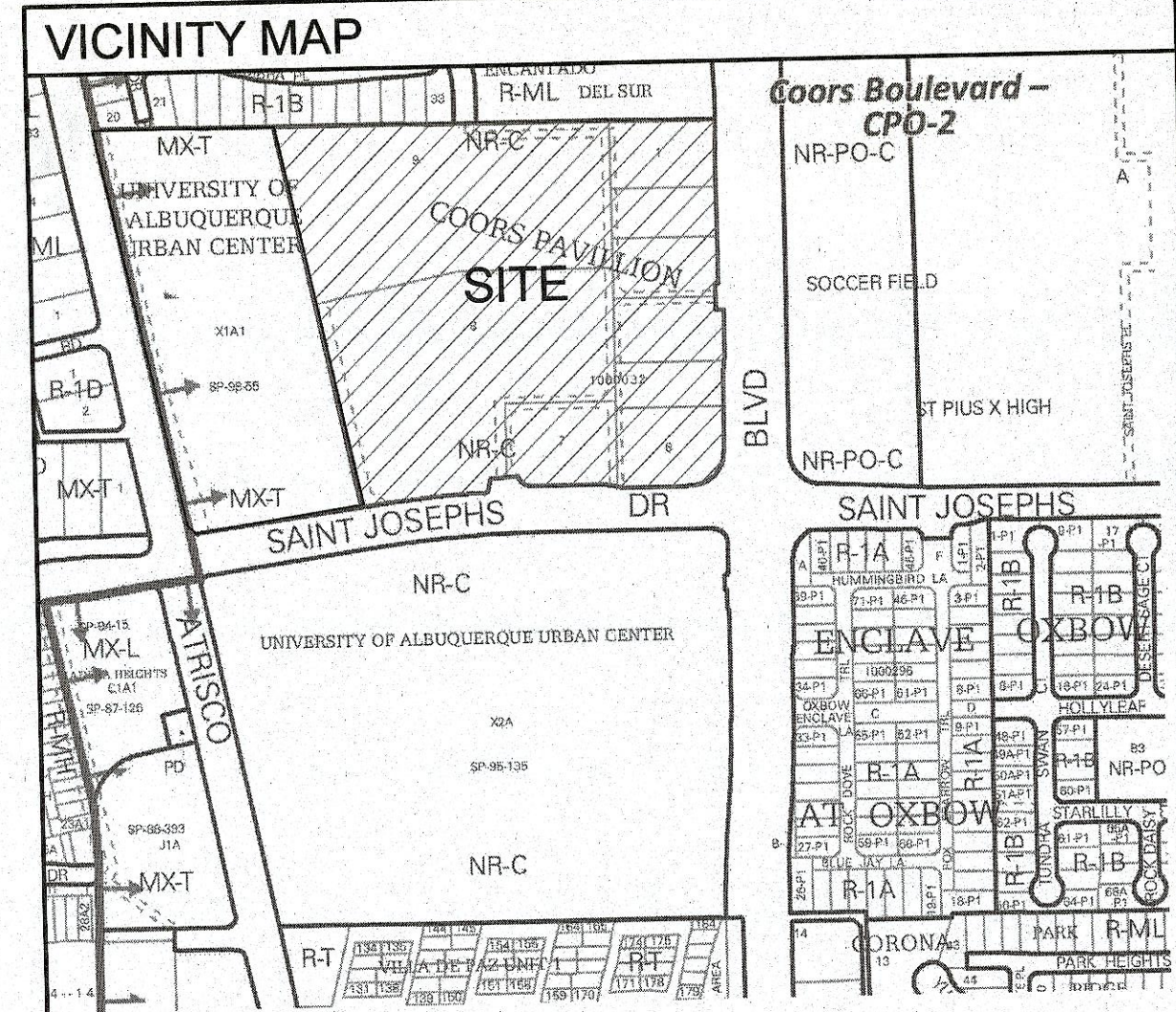
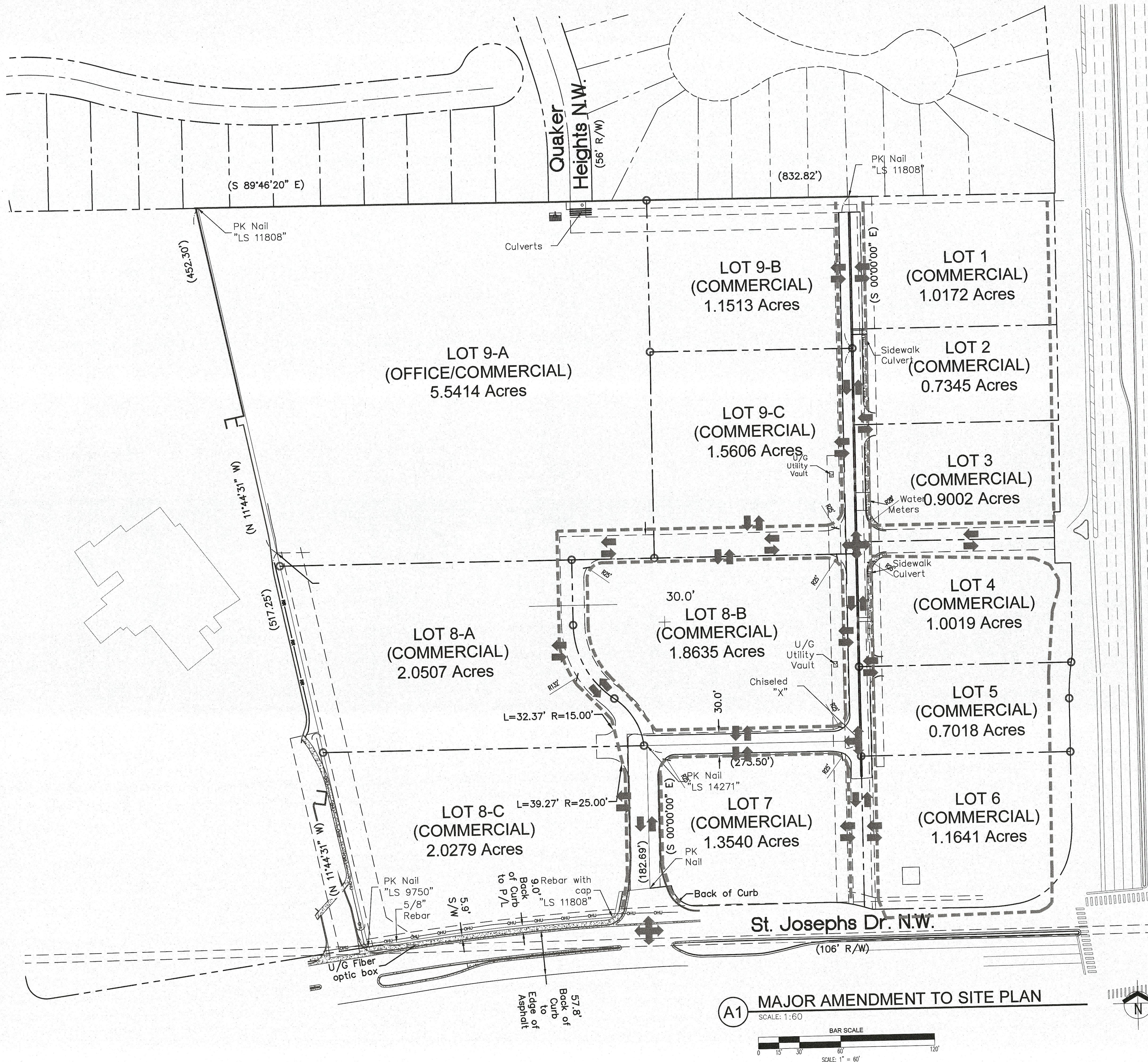
DATE	NAME	CONTACT
2/22/2023	Robert Hinton	505-264-9819
2/23/2023	Christine Salazar	505-290-6254
3/21/2023	Jared Myers	801-438-0018

## COMMENTS

- Robert Hinton calling on behalf of his HOA.
- HOA board members: Kevin McCarty and John Vigile (sp?) – Not on the call.
- Robert asked if this was a proposed Target store and I confirmed.
- Robert is generally in favor of a Target development.
- Some concerns with the site: Light/noise pollution, homelessness, crime, trash.
- Christine has interest in land nearby, part of a family trust (200+ acres).
- Christine was concerned her property may be impacted/ or included in our development. I explained we will not be touching any property that is not owned by applicant and her property will not be impacted.
- She believes Target will be an enhancement to her property/ neighborhood.
- Jared left a voice message, and I returned the call and left a message for Jared. We did not talk directly.
- Jared's voice message indicated he is a property owner for one or more of the existing outparcels at Coors Pavilion.
- Jared asked if he needed to "approve" of our proposal, which he was willing to do.
- He seemed excited about the prospect of a big box retail store within Coors Pavilion and he will attend the public hearing in our support.

## SITE PLAN





Zone Atlas Map G-11-Z nts

**SITE DATA**  
LOT NUMBERED FIVE (5), EIGHT (8), AND NINE (9), OF COORS PAVILION, WITHIN THE TOWN OF ALBUQUERQUE GRANT IN PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRIME MERIDIAN, CITY OF ALBUQUERQUE, BERNILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNILLO COUNTY, NEW MEXICO ON APRIL 11, 2017 IN MAP BOOK 2017C, FOLIO 42.

**SUBDIVISION SUMMARY**

PREVIOUS LOT	PREVIOUS AREA	PROPOSED SUBDIVISION	PROPOSED LOT	PROPOSED AREA
LOT 1	1.0172 ACRES	NONE	SAME	SAME
LOT 2	0.7345 ACRES	NONE	SAME	SAME
LOT 3	0.9002 ACRES	NONE	SAME	SAME
LOT 4	1.0019 ACRES	NONE	SAME	SAME
LOT 5	0.7018 ACRES	NONE	SAME	SAME
LOT 6	1.1641 ACRES	NONE	SAME	SAME
LOT 7	1.3540 ACRES	NONE	SAME	SAME
LOT 8	2.0279 ACRES	YES	LOT 8-A, 8-B, 8-C	5.9421 ACRES
LOT 9	7.0011 ACRES	YES	LOT 9-A, 9-B, 9-C	8.2533 ACRES

**ZONING & STANDARDS SUMMARY**

LOT	OLD ZONING	DO ZONING	MAX BLDG HEIGHT	MIN BLDG SETBACK	MAX BLDG COVERAGE
LOT 1	SU-3	NR-C	35 FEET	5 FEET FRONT	N/A
LOT 2	SU-3	NR-C	35 FEET	5 FEET FRONT	N/A
LOT 3	SU-3	NR-C	35 FEET	5 FEET FRONT	N/A
LOT 4	SU-3	NR-C	35 FEET	5 FEET FRONT	N/A
LOT 5	SU-3	NR-C	35 FEET	5 FEET FRONT	N/A
LOT 6	SU-3	NR-C	35 FEET	5 FEET FRONT	N/A
LOT 7	SU-3	NR-C	35 FEET	5 FEET FRONT	N/A
LOT 8	SU-3	NR-C	35 FEET	5 FEET FRONT	N/A
LOT 8-A	N/A	NR-C	35 FEET	5 FEET FRONT	N/A
LOT 8-B	N/A	NR-C	35 FEET	5 FEET FRONT	N/A
LOT 8-C	N/A	NR-C	35 FEET	5 FEET FRONT	N/A
LOT 9	SU-3	NR-C	35 FEET	5 FEET FRONT	N/A
LOT 9-A	N/A	NR-C	35 FEET	5 FEET FRONT	N/A
LOT 9-B	N/A	NR-C	35 FEET	5 FEET FRONT	N/A
LOT 9-C	N/A	NR-C	35 FEET	5 FEET FRONT	N/A

**GRAPHIC LEGEND**

VEHICULAR INGRESS / EGRESS

PROPERTY LINE EXISTING AS NOTED

PROPERTY LINE PROPOSED AS NOTED

PEDESTRIAN INGRESS / EGRESS

A TRIP GENERATION RATE REPORT FOR EACH NEW BUILDING PROPOSED IN COORS PAVILION SHALL BE PROVIDED WITH THE APPROVAL APPLICATION AS THE PROJECT CONTINUES TO DEVELOP TO ENSURE THAT THE TRIP GENERATION RATE DOES NOT EXCEED 10% ABOVE THE TRIP GENERATION RATE ASSUMED IN THE 2016 TRAFFIC IMPACT STUDY. SHOULD THE PROJECT GENERATE ABOVE THE 10% ALLOWANCE, A NEW TRAFFIC IMPACT STUDY WILL BE REQUIRED.

**SITE DEVELOPMENT PLAN**  
FILE #: PR-2019-00380  
Site Plan - EPC as approved 13 Feb 2020.  
19 Feb 2020  
APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

**A1 MAJOR AMENDMENT TO SITE PLAN**  
SCALE: 1" = 60'

BAR SCALE  
0 15 30 60 120  
SCALE: 1" = 60'

**MODULUS ARCHITECTS**  
100 SUN AVENUE N.E., Ste 305  
ALBUQUERQUE, NEW MEXICO 87109  
PHONE (505) 338-1499 FAX (505) 338-1498

STATE OF NEW MEXICO  
REGISTERED ARCHITECT  
STEPHEN A. DUNBAR  
No. 4218  
27Nov2019

PROJECT TITLE: COORS PAVILION  
Corner of St. Joseph Drive & Coors Blvd. NW  
ALBUQUERQUE, NEW MEXICO  
DRAWN BY: DTD  
JOB NO.:  
PROJECT MANAGER: Devin Nguyen  
SHEET TITLE: Major Amendment to Site Plan

DATE: 20Nov2019  
SCALE: AS NOTED  
SHEET: AS101



