



Environmental Planning Commission

Staff Report

Agenda Item Number: 3
Project #: PR-2019-002284
Case #: SI-2022-01301
Hearing Date: August 18, 2022

Agent	Tierra West, LLC
Applicant	Albuquerque Investors, LLC
Request	Site Plan EPC-Major Amendment to allow Indoor Entertainment on Tract B-1-A
Legal Description	All or a portion of Parcels C-1-A, C-1-B and B-1-A Renaissance Center III
Location	Desert Surf Circle NE, between Alexander Blvd NE, and Montano Rd.
Size	Approximately 24 acres
Zoning	NR-C

Staff Recommendation

APPROVAL of PR-2019-002284, SI-2022-01301, based on the Findings beginning on Page 24 and subject to the Conditions of Approval beginning on page 31.

Staff Planner
Megan Jones, MCRP

Summary of Analysis

The request is for a Major Amendment to the controlling Site Plan for Subdivision that would allow future development of an approximately 97,000 SF Indoor Entertainment facility on Tract B-1-A. The request requires Site Plan-EPC approval because Major Amendments return to the original approving body. The original site development plan was approved by the EPC and zoned SU-1 IP for Water Park and related facilities of a permanent character.

The proposed future site plan would be delegated to the DRB for final Sign-off.

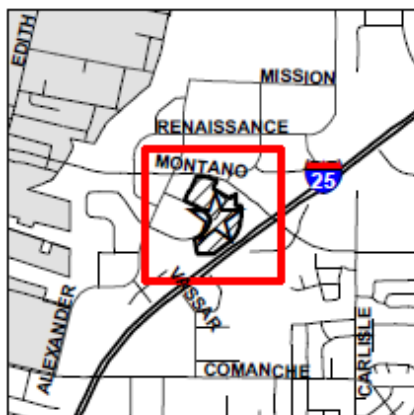
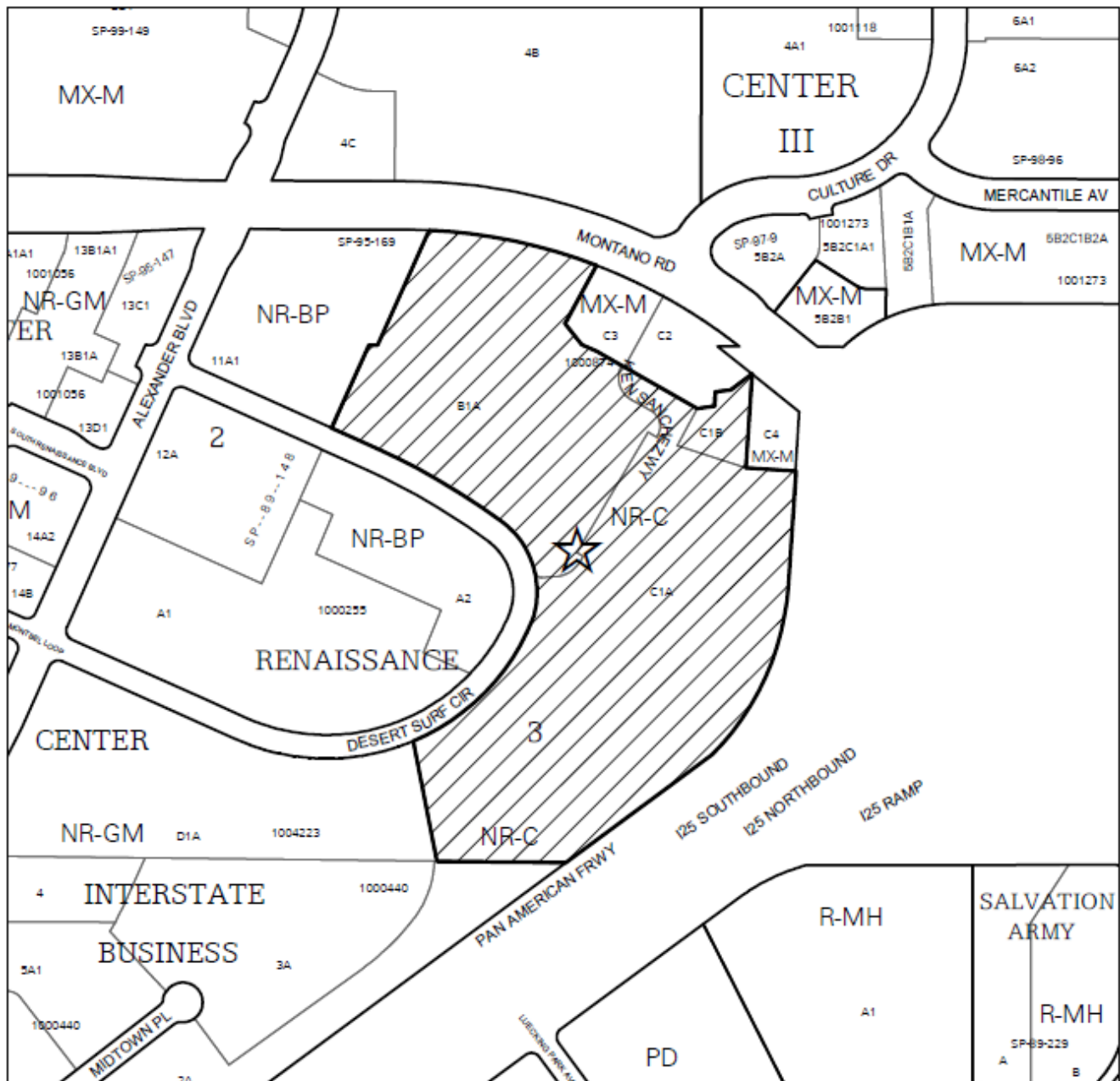
The subject site is in an Area of Change and is within the Renaissance Employment Center.

There are no affected neighborhood organizations and the applicant notified property owners within 100 feet of the subject site as required.

A pre-submittal meeting was not held and a facilitated meeting was not requested. Staff is unaware of any opposition. Staff recommends approval subject to conditions to ensure compliance and provide clarity as the process moves forward.







IDO ZONING MAP

Note: Gray shading indicates County.



1 inch = 350 feet

Hearing Date:

Project Number:

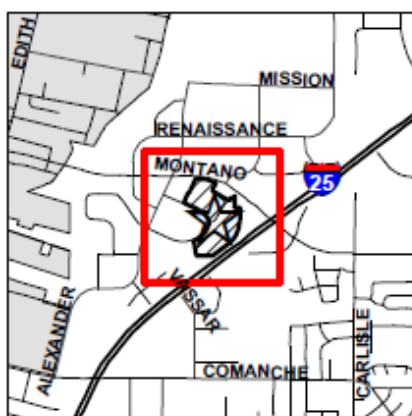
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Case Numbers

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Zone Atlas Page:

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LAND USE MAP

Note: Gray shading
Indicates County.

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



1 inch = 350 feet

Hearing Date:

8/18/2022

Project Number:

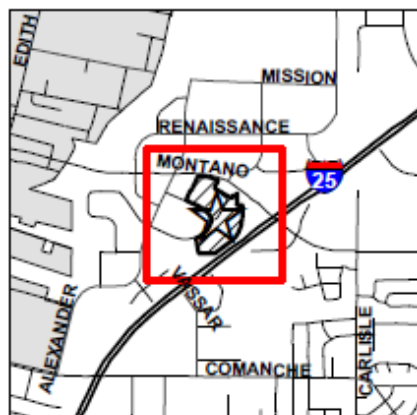
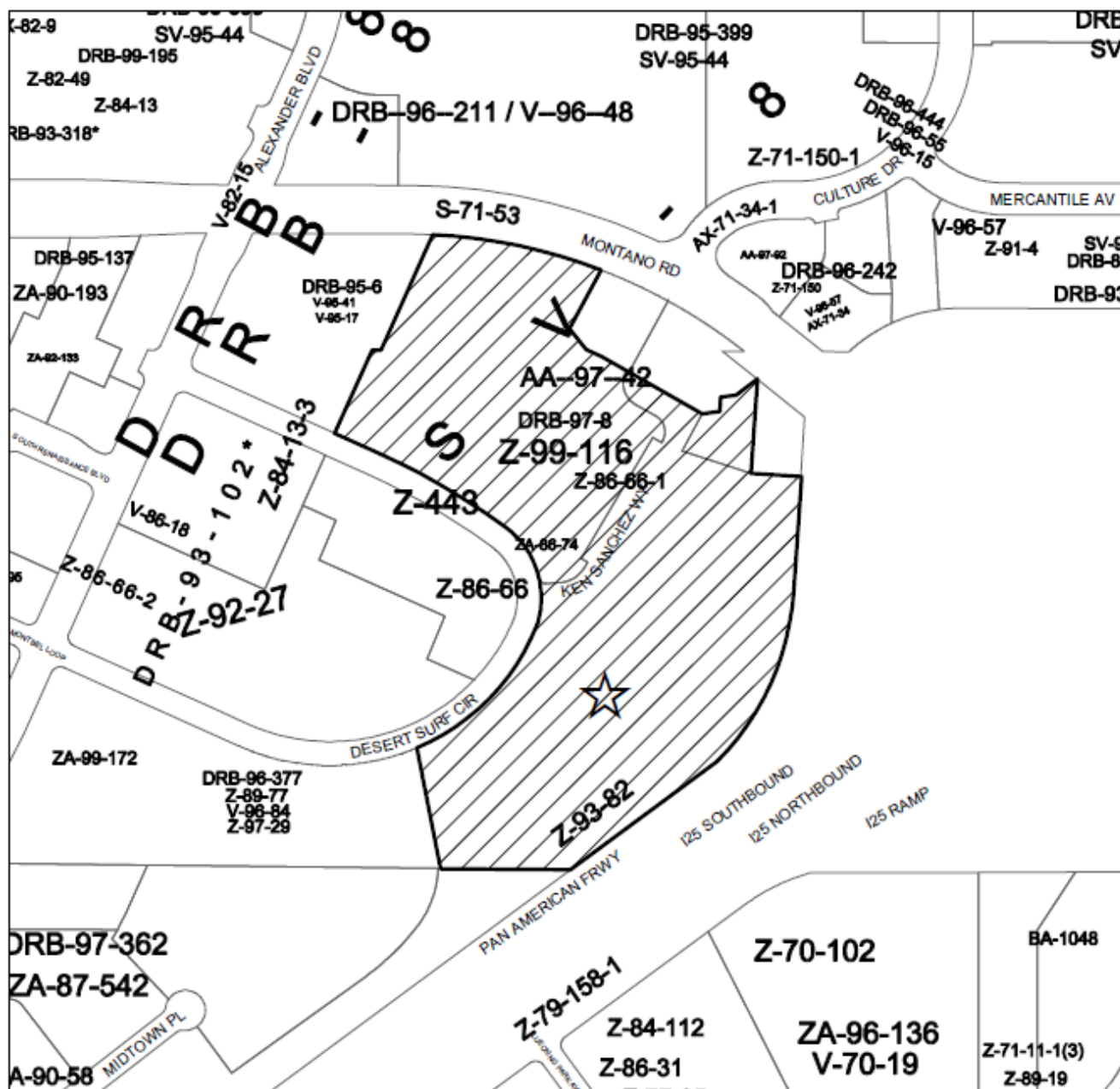
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HISTORY MAP

Note: Gray shading indicates County.

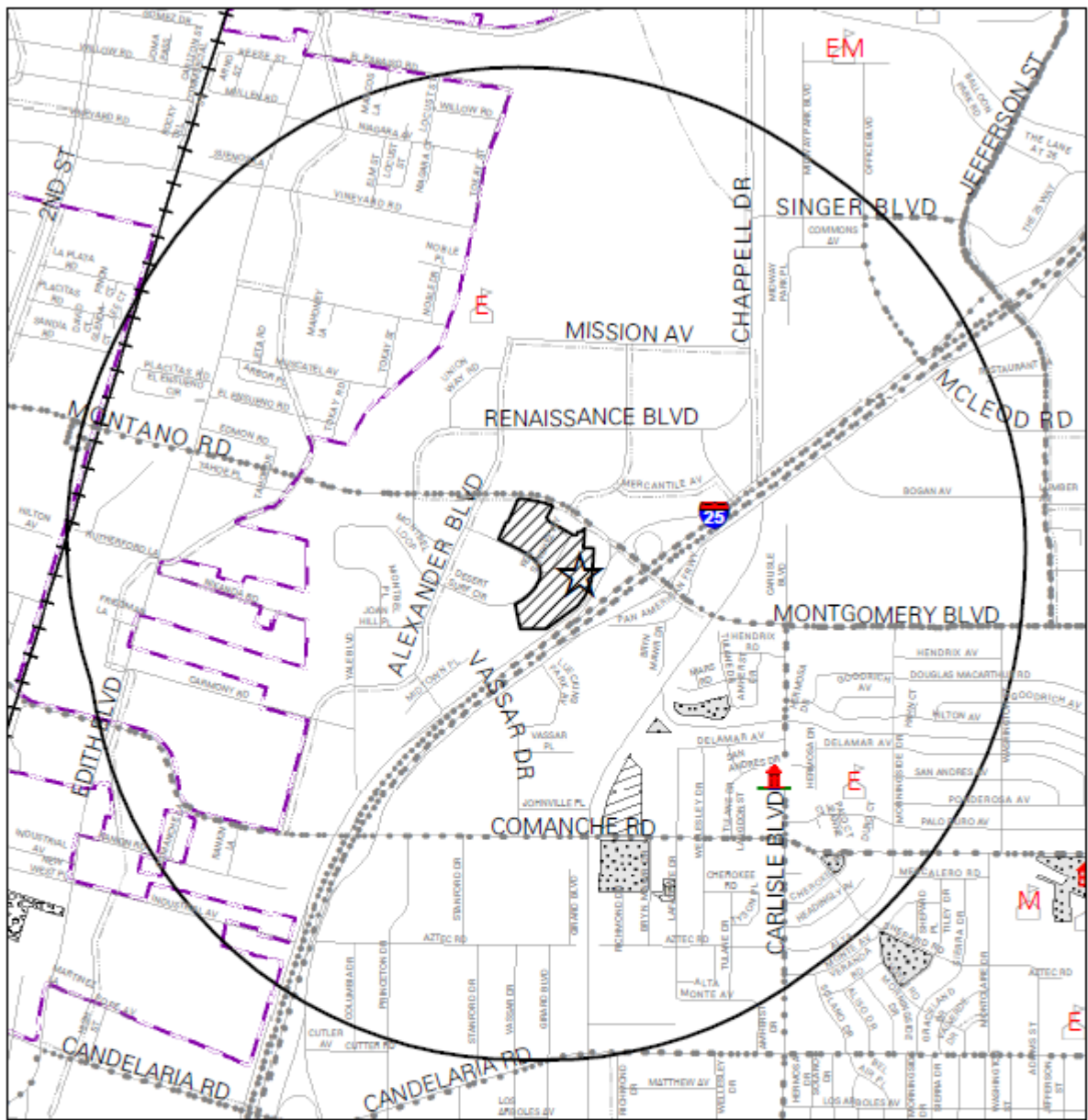


1 inch = 350 feet

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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 |

Project Number: PR-2019-002284

0 0.5 1 Miles

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I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	NR-C	Area of Change	Vacant
<i>North</i>	MX-M	Area of Change	Commercial Retail (general, gas station & restaurant)
<i>South</i>	NR-BP	Area of Change	Vacant, Industrial (wholesaling & distribution center) & Office
<i>East</i>	NR-C	Area of Change	Commercial Retail (restaurant)
<i>West</i>	NR-BP	Area of Change	Commercial Retail (restaurant)

Request

The request is for a Site Plan EPC - Major Amendment to a Pre-IDO Approval for an approximately 24-acre site legally described as all or a portion of Parcels C-1-A, C-1-B and B-1-A Renaissance Center III, Located on Desert Surf Circle NE, between Alexander Blvd NE, and Montano Rd. (the “subject site”).

The applicant wishes to develop a 97,000 SF Indoor Entertainment facility on Tract B-1-A of the controlling Site Plan. The future development would add a use that was not originally approved for the subject site and expand building area, landscape area, and amount of parking within the subject site, which is controlled by the SPS approved in 2019 and the original Beach Water Park Site Plan (PR # 2019-002284 & Z-86-66).

Staff has crafted conditions of approval to create compliance as needed and to provide clarity for the future.

EPC Role

The EPC is hearing this request (SI-2022-01301) because IDO Section 14-16-1-10(A) Pre-IDO Approvals states that any approvals granted prior to the effective date of the IDO shall remain valid and Major amendments return to the original approving body pursuant to 14-16-6-4(Y)(3). The subject site is controlled by an Administrative Amendment approved in 2019, (PR #2019-002284) for Tracts C-1-A, C-1-B and B-1-A, which was an amendment to the original controlling Site Development Plan for Building Permit (Z-86-66) for the development of a Multi-use Recreational facility on Tract C-1-A. The original Site Development Plan was approved by the EPC and formally zoned SU-1 IP for Water Park and related facilities of a permanent character.

Additionally, the proposed development of an Indoor Entertainment facility requires the review of the EPC pursuant to 14-16-6-4(Y) because the amendment would approve a land use that was not

authorized by the original controlling SPS, and expands the building area, landscaping area, and parking spaces within the boundaries of the controlling Administrative Amendment which in turn changes access and circulation on the subject site, requiring EPC review and approval.

Once approved by the EPC, the proposed site plan would go to the DRB for final sign-off.

If the EPC decision is appealed, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to City Council. The City Council would then make the final decision.

Context

The subject site is located in a developed commercial area within the Renaissance Employment Center and is bounded by I-25 to the east, Alexander Blvd. to the west, Montano Rd. to the north, and Desert Surf Circle to the south. It is within the boundaries of the previously approved 24-acre Site Development Plan for Subdivision for a multi-use recreational facility which includes tracts B-1-A, C-1-A and C-1-B. Tract C-1-A and C-1-B comprised of approximately 14.6 acres has been developed and Tract B-1-A containing approximately 9.3 acres remains vacant.

The surrounding area is characterized by a variety of land uses-predominately commercial retail and services, with some office and industrial uses. Abutting Tract B-1-A to the east is a multi-use recreational facility and restaurant, directly to the west is a restaurant and bar, and to the north are two restaurant uses. Desert Surf Circle is a developing restaurant and entertainment area within the Employment center. Across Desert Surf circle are office and industrial uses. Across Montano Rd. there are several general retail stores and more restaurants. There are few residential uses within the employment center.

History

The Beach Water Park was originally approved in 1986 (Z-86-66) by the EPC through a zone change action and site development plan approval for 42 acres. In 1996, 19 acres of the Beach Water Park Site Development Plan was amended (Z-96-128). The Beach Water Park officially closed in 2005.

In 2018, 24 acres of the controlling Site Development Plan was replatted and amended to include a Multi-use Recreational facility on Tract C-1-A, comprising approximately 14 acres of the original Site Development Plan with a final approval in 2019. Tract B-1-A was a part of this approval and was designated as a proposed public drainage area and future youth field. Tract B-1-A remains vacant and operates as a drainage pond to serve the larger subject site.

No further history on the subject site is known.

Transportation System

The Long-Range Roadway System (LRRS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO), identifies the functional classification of roadways.

Desert Surf Circle NE is a local St. and Alexander Blvd. NE is a Major Collector.

Comprehensive Plan Designations

The subject site is in an Area of Change as designated by the Comprehensive Plan. It is within the Renaissance Employment Center as designated by the Comprehensive Plan. Employment Centers prioritize opportunities for industrial and business districts supported by retail and residential uses. They are intended to remain predominately retail centers (CABQ Comp Plan pg. 5-15).

It is within the Near North Valley Community Planning Assessment Area (CPA). This CPA is a semi-rural area that has views of the mountains, multiple small-scale Centers within walking distance of adjacent neighborhoods, and mixed land uses, including industrial and commercial uses, along major streets, etc.

The subject site is within 660' of the Montano Rd. Major Transit Corridor. Major Transit Corridors are anticipated to be served by high frequency and local transit and prioritize transit above other modes to ensure a convenient and efficient transit system. Walkability on these corridors is key to providing a safe and attractive pedestrian environment, as well as good access for pedestrians, cyclists, and transit users to goods and services along these Corridors and the Centers they connect.

Overlay Zones

The subject site is not within the boundaries of a Character Protection Overlay (CPO), a Historic Protection Overlay (HPO), or a View Protection Overlay (VPO).

Trails/Bikeways

The Mid-Region Council of Governments (MRCOG) Metropolitan Transit Plan (MTP) Long Range Bikeway System and the City's Bikeways and Trails Facility Plan designates Alexander Blvd. NE as a proposed bike lane and is accessible from Desert Surf Circle. Montano Rd. is designated as a proposed Bike Lane and is accessible by sidewalk from Desert Surf Circle. Desert Surf Circle does not have a designated bike lane or trail.

Transit

There are currently no transit routes along Desert Surf Circle or Alexander Blvd.

Montano Rd NE is well served by transit. The Montano Blvd-Uptown-KAFB route runs east to west. The Louisiana & Montano Route 157 runs Monday-Saturday at a peak frequency of 45 minutes. There are parallel bus stops adjacent to the northern edge of the subject site near Culture Dr.

Public Facilities/Community Services

Please refer to the Public Facilities Map (Page 6), which shows public facilities and community services located within one mile of the subject site.

II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES

Integrated Development Ordinance (IDO)

Definitions

Areas of Change: An area designated as an Area of Change in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, where growth and development are encouraged, primarily in Centers other than Old Town, Corridors other than Commuter Corridors, Master Development Plan areas, planned communities, and Metropolitan Redevelopment Areas.

Building Height: The vertical distance above the average finished grade, unless specified otherwise in this IDO, at each façade of the building, considered separately, to the top of the coping or parapet on a flat roof, whichever is higher; to the deck line of a mansard roof; or to the average height between the plate and the ridge of a hip, gable, shed, or gambrel roof. On a stepped or sloped project site, the maximum height is to be measured above average finished grade of any distinct segment of the building that constitutes at least 10 percent of the gross floor area of the building, unless specified otherwise in this IDO. See also Building, Building Height Bonus, Finished Grade, and Measurement Definitions for Grade and Ground Floor Clear Height.

Other Indoor Entertainment: A facility providing entertainment or recreation activities where all activities take place within enclosed structures, but not including a theater, auditorium, or any other use listed separately in Table 4-2-1. Examples include, but are not limited to, baseball batting cages, bowling alleys, climbing walls, game arcades, laser tag centers, miniature golf courses, paintball, skating rinks, shooting ranges, swimming pools, tennis clubs, trampoline centers, and velodromes.

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 non-residential 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 would be determined based on the level of detail provided in the prior approval.

Site Plan: An accurate plan that includes all information required for that type of application, structure, or development.

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 Integrated Development Ordinance (IDO) in May 2018, based upon prior zoning and land use designations SU-1 for IP & Amusement facility of a permanent character (not adult establishment).

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.

Pursuant to IDO Table 4-2-1: Allowable Uses, Other Indoor Entertainment uses are permitted in the NR-C zone. Since the controlling site development plan was formally zoned for SU-1 for IP & Amusement facility, it did not include Other Indoor Entertainment uses, which requires EPC review and approval. This use is designated for facilities providing entertainment or recreation activities where all activities take place within enclosed structures, but not including a theater, auditorium, or any other use listed separately 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. Areas of Change allow for a mix of uses and development of higher density and intensity in areas where growth is desired and can be supported by multi-modal transportation.

The intent is to make Areas of Change the focus of new urban-scale development 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.

Applicable Goals and policies are listed below. Staff analysis follows in bold italics.

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 subject site is located in the Renaissance Employment Center and within 660' of the Montano Rd. Major Transit Corridor as designated by the Comprehensive Plan. The request would facilitate development of an Indoor Entertainment facility. Employment Centers are intended to remain predominately retail centers, while Major Transit Corridors are intended to be walkable and accessible along the Corridors and the Centers they connect. The proposed amendment is generally consistent with this goal by providing an additional commercial use in the center that has the infrastructure capacity to remain a walkable/accessible place, therefore strengthening the center. The request is generally consistent with Goal 5.1 Centers and Corridors.

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

The request would generally facilitate the capture of regional growth in Centers and Corridors by allowing the proposed development of an Indoor Entertainment facility that would attract residents from the greater Albuquerque area. The subject site is served by local transit with proposed bike lanes. Additionally, subject site is located in an Area of Change which allows for development that benefits the surrounding community in a designated Center accessible by pedestrians, transit and vehicles. The request would continue to shape the surrounding center and corridor into a sustainable development pattern. The request is generally consistent with Policy 5.1.1 – Desired Growth.

Subpolicy c: Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge

The subject site is located in the Renaissance Employment Center and within 660' of the Montano Rd. Major Transit Corridor as designated by the Comprehensive Plan. The request would facilitate redevelopment of Tract B-1-A on an infill location within the Center, which would create more opportunities for employment. The subject site currently sits vacant in an

Area of Change, where growth is expected and desired. The request is consistent with policy 5.1.1, Subpolicy c.

Subpolicy h: Encourage all new development, especially in designated Centers and Corridors, to address transit connections, linkages, and opportunities within the proposed development.

The request would allow Tract B-1-A to be redeveloped as an Indoor Entertainment facility in a designated Center and Corridor. The applicant has generally addressed transit connections, linkages, and opportunities within the proposed development. The proposed Site Plan that shows vehicular and pedestrian access points, although does not provide a direct connection to transit. The subject site has existing and proposed sidewalks that connect to transit along Montano Rd. The request is generally consistent with Policy 5.1.1, Subpolicy h.

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

Subpolicy a: Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.

The request would generally contribute to a healthy and sustainable community because it would facilitate development in an Employment Center that includes a mix of uses including retail, services, office, industrial and some residential. The subject site is within 660' of a Major Transit Corridor that has a proposed bike lane and existing sidewalks, as well as transit, making it conveniently accessible by pedestrians, transit and motor vehicles to neighborhoods outside of the Center. The request is generally consistent with Policy 5.2.1 and Subpolicy a.

Subpolicy h): Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

The request would allow the development of an Indoor Entertainment use on a vacant lot that functions as an existing drainage pond within the Beach Water Park Site Plan. The proposed use would be complementary to the surrounding Employment Center, which is intended to be maintained a primarily retail area. Future development would be generally compatible in form and scale because Tract B-1-A is zoned NR-C and would be developed based on those standards. An indoor Entertainment use would be compatible with the other permitted uses within the subject site and surrounding area. The request is consistent with Policy 5.2.1, Subpolicy h.

Goal 5.3 – Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

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

The subject site is located in an Area of Change and in a designated center, which are desired infill development locations. The proposed redevelopment on Tract B-1-A of the subject site

would be served by existing infrastructure and public facilities. Future development made possible by the request would promote efficient development patterns and use of land. The request is consistent with Goal 5.3 – Efficient Development Patterns and 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, where growth is expected and desired. The request would encourage enable and direct growth to it. The request is consistent with Goal 5.6-City Development Areas.

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 intent is to direct growth and more intense development to Centers, Corridors, and industrial and business parks. The request would further this policy as it is located in the renaissance Employment Center and within 660’ of a Major Transit Corridor, where more intense development and growth is encouraged. The request is consistent with Policy 5.6.2 – Areas of Change.

Subpolicy b): Encourage development that expands employment opportunities.

The Comprehensive Plan highlights Corridors within Areas of Change as areas where growth is desired and where additional residents, services, and jobs can be accommodated in locations ready for new development (Comp Plan pg. 5-23). The request would facilitate the development of an Indoor Entertainment facility in the Renaissance Employment Center, within 660’ of a Major Transit Corridor, and in an Area of Change. A new Entertainment facility would create more jobs in a Center that is designated for high employment density, therefore the request is consistent with Subpolicy b.

Chapter 7: Urban Design

Policy 7.2.1 Walkability: Ensure convenient and comfortable pedestrian travel.

Subpolicy c: Ensure the location and design of sidewalks reflects the existing or planned character and intensity of surrounding land uses.

Subpolicy j: Emphasize pedestrian connections between buildings on a site and to adjacent uses.

The proposed Site Plan follows the design standards within the NR-C zone district and DPM, therefore provides pedestrian access points at appropriate locations on the Site Plan. It is located within 660’ of the Montano Major Transit Corridor, which has a planned bike route and two transit routes with parallel stops near the subject site. The development of the site will ensure sidewalk construction along the frontage of the site ensuring convenient

pedestrian travel between Tract B-1-A and the greater subject site. The request is generally consistent with Policy 7.2.1 and Subpolicy c and j.

Policy 7.3.2 Community Character: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.

Subpolicy a: Design development to reflect the character of the surrounding area and protect and enhance views.

The subject site is located within the Beach Water Park Site Plan and the Renaissance Employment Center. Although the subject site is not within the boundaries of an affected neighborhood organization, the surrounding community is comprised of retail, services, restaurants, entertainment uses, and some residential. Tract B-1-A is the only undeveloped, 9.3-acre, lot within the 24-acre Beach Water Park Site Plan. The proposed Site Plan is required to follow the design standards within the NR-C zone district and DPM, which puts stringent limitations on design within the NR-C zone district. This will allow the subject site to be developed similar to the surrounding area. Since the subject site is within the Employment Center, the site as a prime infill development location where high-density employment and predominate retail growth is desired. The request would reflect the character of the surrounding area and its distinct identity as an Employment Center by following IDO standards, therefore is partially consistent with Policy 7.3.2 and Subpolicy a.

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 request is for the development of an Indoor Entertainment use on Tract B-1-A of the subject site, which is currently vacant. The request would promote infill that blends in style with the surrounding structures and the streetscape by following design standards in the IDO for the NR-c zone district, Employment Centers, and Major Transit areas. The request is consistent with Policy 7.3.4 – Infill.

Chapter 8: Economic Development

Goal 8.1- Placemaking: Create places where business and talent will stay and thrive.

The Comprehensive Plan states that infill of vacant land is crucial to economic development and will help provide attractive, well-connected urban places that attract knowledge-based employers and the workforce they need (Comp Plan pg. 8-15). The subject site zoned NR-C and in the Renaissance Employment Center, which the comprehensive plan designates as a high employment density area near transit. The request would help contribute to this. The request is generally consistent with Goal 8.1 – placemaking.

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.

The request would facilitate the development of a new Indoor Entertainment Facility in a designated Employment Center on an infill site. The development could result in a new employment opportunity for new and existing residents in the surrounding area, which is accessible by all transportation modes. The request could foster a robust, resilient, and diverse economy by providing a new Indoor Entertainment facility in an established Employment Center and within 660' of a Major transit Corridor, therefore is generally consistent with Policy 8.1.2.

Not Applicable

Policy 5.1.1, Subpolicy a: Create walkable places that provide opportunities to live, work, learn, shop, and play.

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

The request is for the proposed development of an Indoor Entertainment use in an Employment Center that is highly concentrated commercial retail/services, and restaurants, with little to no residential uses. This would not create a walkable place that provides an opportunity to live work learn shop and play, therefore the request does not apply to Policy 5.1.1, Subpolicy a or Goal 5.2.

Goal 6.1- Land Use- Transportation Integration: Plan, develop, operate, and maintain a transportation system to support the planned character of existing and future land uses.

Policy 6.1.2: Transit-Oriented Development: Prioritize transit-supportive density uses and building design along Transit Corridors.

Subpolicy a: Identify transit-oriented development opportunities when planning transit service on Major Transit and Premium Transit Corridors.

The request is for the development of an indoor Entertainment facility within an existing Site Development Plan. It does not plan for, develop, maintain, or prioritize transit-oriented development or plan for transit service within the Major Transit corridor. Goal 6.1, Policy 6.1.2 or Subpolicy a do not apply.

Policy 6.1.2, Subpolicy b: Prioritize pedestrian amenities and a higher level of connectivity within 660 feet of transit stations.

The subject site is not within 660' of a transit station, therefore Policy 6.1.2, Subpolicy b does not apply.

Policy 8.1.2, Subpolicy a: Maximize opportunities for economic development that furthers social, cultural, and environmental goals.

The applicant has not demonstrated how the request furthers social, cultural, and environmental goals. The request does not apply to Policy 8.1.2, Subpolicy a.

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

The request is for a Major Amendment of a Pre-IDO approval for the review of auto-related uses and services. IDO Section 14-16-6-6(J)(3) states that any application for a Site Plan-EPC, including a Major Amendment, would be approved if it meets all of the following criteria:

- 6-6(J)(3)(a) The site plan is consistent with the ABC Comp Plan, as amended.
As demonstrated by the policy-based analysis (see above), the request is consistent with applicable Comprehensive Plan Goals and policies.
- 6-6(J)(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.
The subject site is zoned NR-C. Therefore, the above criterion does not apply.
- 6-6(J)(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 proposed major amendment would allow an approximately 97,000 SF Indoor Entertainment facility on Tract B-1-A of the controlling Site Plan. The proposed site plan would comply with all applicable provisions of the IDO, DPM and any other adopted City regulations.
- 6-6(J)(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 has adequate capacity for the proposed development made possible by this request. The applicant has stated that the developer is responsible for mitigating any potential negative impacts to any existing infrastructure.
- 6-6(J)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.
The applicant has demonstrated that the request would not negatively impact the surrounding area based on their responses to applicable Comp Plan Goals and Policies. The applicant has stated that the proposed development would comply with the IDO mitigating any significant adverse impacts on the surrounding area to the maximum extent practicable.
- 6-6(J)(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 subject property is not within a Master Development Plan. It is within the boundaries of the beach Water Park Site Plan and is zoned NR-C. The request

for Indoor Entertainment uses is permissible under this zone district pursuant to the IDO.

- 6-6(J)(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 would 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 subject property is not within the Railroad and Spur Area and no cumulative impact analysis is required. Therefore, the above criterion does not apply.

III. SITE PLAN MAJOR AMENDMENTS

Request

The request is for a Major Amendment to the 2019 Administrative Amendment (controlling Site Plan) which includes Tracts C-1-A, C-1-B, and B-1-A, approximately 24-acres, of the original Beach Water Park SPS (PR # 2019-002284 & Z-86-66). The original Beach Water Park SPS was comprised of approximately 42-acres for SU-1 for IP & Amusement facility of a permanent character. With the most recently approved Administrative Amendment, a Multi-use Recreational facility was developed on Tracts C-1-A and C-1-B. The controlling Administrative Amendment includes a drainage pond as well as a proposed future play field on Tract B-1-A (see attachments).

The proposed Major Amendment would allow the remaining 9.3-acre Tract B-1-A to be developed with a use that was not originally included in the SPS or the Administrative Amendment, as follows:

- A 97,000 SF Indoor Entertainment facility on tract B-1-A, which would include an indoor karting track, a restaurant, banquet hall, and a gaming arcade. This would increase the approved building square footage by over 10%, add additional landscaping, and parking within the boundaries of the controlling Administrative Amendment.
- The request changes the access and circulation of the site by adding 3 new access points and a parking lot to Tract B-1-A along Desert Surf Circle NE. This could increase peak traffic times within the subject site.

The applicant has stated that the proposed development would follow all applicable provisions and Design Standards for the NR-C zone district of the IDO and DPM.

Staff has crafted conditions of approval to create compliance as needed. With the approval of the intended use on the subject site, the Site Plan would go to the DRB for final Sign-off.

Pursuant to IDO Section 14-16-6-4(Q), the decision-making body may impose conditions necessary to ensure compliance with the development standards of this IDO via the Site Plan-EPC Review and Decision Criteria of IDO Section 14-16-6-6(J).

A. Review of Proposed Site Plan

Site Plan Layout/Configuration

The proposed site plan is for an approximately 97,000 square foot, Indoor Entertainment facility on the 9.3-acre Tract B-1-A within the subject site. This tract is currently vacant and is utilized as a drainage pond, so it would need adequate infrastructure installed.

In addition to the 97,000 SF building, the Site Plan includes three vehicular access points off of Desert Surf Circle, a proposed parking lot with curb and gutter, sidewalks, lighting, signage, and a landscaping plan. A grading and drainage plan has been provided which proposes a retention pond on the northwest corner of the tract.

Pedestrian, Bicycle and Transit Access

There are currently no transit routes along Desert Surf Circle or Alexander Blvd, but there are parallel bus stops adjacent to the northern edge of the subject site near Culture Dr. along Montano Rd. There will not be any access points off of Montano Rd. so pedestrians will need to utilize sidewalks along Ken Sanchez Way between tract C-1-A and C-1-A. Montano Blvd-Uptown-KAFB and the Louisiana-Montano route runs east to west.

There is adequate sidewalk infrastructure along the boundaries of the subject site, including an existing 7' wide sidewalk easement and a proposed 5' wide sidewalk. These will provide walkability from the nearby offices, restaurants, and retail. Alexander Blvd. NE is a proposed bike lane and is accessible from sidewalks along Desert Surf Circle. Desert Surf Circle does not have a designated bike lane or trail.

The Site Plan includes one ADA public access pathway from Desert Surf Circle to the front entrance of the Indoor Entertainment facility. There are three sets of parallel ADA curb ramps at a vehicular access point along Desert Surf Circle.

Vehicular Access, Circulation and Parking

The subject site does not have existing driveways along Desert Surf Circle or Montano Rd. The site plan proposes three new access points off of Desert Surf Circle and will not be accessible from Montano Rd. Two access drives are located on the eastern side of the building along Desert Surf Circle, with access to a main parking lot and the front entrance of the building. One entrance/exit is located on the western side of the building which has access to the main parking lot and the loading area at the back of the building.

Table 5-5-1, parking for the Indoor Entertainment use requires 1 space / 3 persons design capacity. The subject site qualifies for a 20% reduction in parking since it is in an Employment center and within 660' of the Montano Rd. Major Transit (MT) corridor. Additionally, the development is required to provide 12 ADA parking spaces and 2 van spaces, which have been provided.

The applicant has provided:

- 243 Parking Spaces based on Table 5-5-2 requirements for an amusement park, which is not the accurate use based on the Other Indoor Entertainment use requirements stated above.
- 17 spaces pursuant to the IDO requirements for Other Indoor Entertainment Use Requirements
- 12 ADA spaces
- 20% parking reduction for the Major Transit corridor of -52 spaces.
- Total = 343 spaces

The applicant has stated that they are completing a Trip Generation analysis that will be presented to the Transportation Division to discuss any potential impacts as well as an updated TIS for Desert Surf Circle. Additionally, the applicant has provided justification for a lesser parking requirement than what is required in the IDO. Staff has conditioned that the parking requirement be met or a Parking Study Reduction be submitted. If the applicant wishes to request a parking reduction, they must submit a letter, outlining what they have provided in their justification letter, to the Planning Director pursuant to 14-16-5-5(C)(5)(e) Parking Study Reduction.

Required bicycle parking per the IDO Table 5-5-5 is 3 spaces or 10% of required off-street parking spaces, whichever is greater. The existing site development plan is in compliance with this requirement and includes 35 bike spaces. Two rows of bike racks are proposed on the eastern side of the building, near the proposed entrance to the entertainment facility.

Landscaping, Buffering and Screening

IDO section 14-16-5-6 requires that a minimum of 15 percent of the net lot area of each development shall contain landscaping. The proposed development is located on 9.3 acres (Tract B-1-A) of the subject site. The required landscape area is 45,893 SF and proposed landscaping provided on the Site Plan is 146,542 SF. The proposed site plan is in compliance with IDO landscaping calculation requirements.

The Landscape Plan shows the proposed location and type of trees and ground cover being provided. A fully automated irrigation system would be used to irrigate the trees, shrubs and groundcover planting areas.

Landscape Area Coverage:

- Required landscaped area (15%): 45,893 SF
- Proposed landscaped area: 146,542 SF
- Required ground-level plant coverage (75%): 109,905 SF
- Provided ground-level plant coverage: 205,745 SF

Walls and Fences

The request does not include any proposed walls or fencing.

Building Design & Architecture

The applicant has followed all IDO development standards for building design; heights, setbacks, colors, materials, etc. for this request (see attachments).

The applicant is required to meet maximum building height requirements in the NR-C zone district pursuant to Table 2-5-1. The required building height is 38' in the NR-C zone district. The elevations

show a top of parapet height dimensioned as 38'6" and 38'9", exceeding the maximum height allowable by 6" and 9" on the western and eastern side of the building. All other facades meet the allowable maximum height. Meeting the maximum height requirement will be listed as a condition to be met.

Signage

The applicant has stated that all signage will comply with the design standards within IDO section 14-16-5-12. A sign permit is needed for both monument signs as well as all building mounted signs. IDO 14-16-5-12(D)(1) states that signs greater than 24 SF, illuminated signs, freestanding signs, and signs taller than 8', etc. May not be erected until a sign permit is obtained. IDO Table 5-12-2 states that wall signs shall not exceed 15% of the façade in which it is located in the NR-C zone district. (see attachments for elevations/signs).

Lighting

The applicant has provided required light pole locations on the Site Plan and Utility Plan and light pole details showing height, materials and colors.

Grading & Drainage Plan

The proposed grading and drainage plan shows a retention pond on the north western portion of Tract B-1-A. The site was originally developed for drainage to be directed to the existing detention pond on the tract and will be redesigned for all drainage to continue to collect there. All drainage generally flows to the north and northwest portion of the tract and the controlling Administrative Amendment shows that the site is located within basin 1 of the grading and drainage plan. Grading is ADA compliant.

Utility Plan

The applicant provided a Master Utility Plan showing any existing overhead utilities, sanitary sewer lines, eater lines, and storm sewer lines.

V. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other interested agencies reviewed this application. Few but notable agency comments were received. Agency Comments received were based upon the initial application submittal on July 7, 2022. Staff has based the analysis on a revised project letter submitted on August 8, 2022.

Solid Waste department made a notable comment that a single enclosure will not suffice for a proposed building square footage. A sanitary drain will be required for the trash enclosure, along with a site plan approved by the Solid Waste Department.

The ABCWUA (Water Authority) and PNM offered standard comments which will become more important when the Site Plan is delegated to the DRB for final sign-off.

AMAFCA has provided a comment stating that they will need to review the grading and drainage plan and drainage report for this site. They recommend that none of the existing drainage easements or covenants be vacated/released prior to approval of the grading and drainage plan and drainage report.

Agency Comments begin on page 31 of this report.

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 are no registered neighborhood organizations that they subject site is within, although property owners within 100 feet of the subject site were notified, as required (see attachments).

A pre-submittal neighborhood meeting was offered and a facilitated meeting was offered with no requests or no known objections. As of this writing, Staff has not received any comments in support or opposition to the request.

VI. CONCLUSION

The applicant proposes a Major Amendment to the controlling Site Development Plan containing approximately 24-acres legally described as all or a portion of Parcels C-1-A, C-1-B and B-1-A Renaissance Center III, Located on Desert Surf Circle NE, between Alexander Blvd NE, and Montano Rd (the “subject site”).

The applicant wishes to amend Tract B-1-A of the Site Development Plan develop a future 97,000 SF Indoor Entertainment facility. This development would add a use that was not originally approved for the subject site and expand building area, landscape area, and amount of parking within the subject site, which is controlled by the SPS approved in 2019 and the original Beach Water Park Site Plan (PR # 2019-002284 & Z-86-66).

The subject site is zoned NR-C (Non-residential - Commercial). It is located within the Renaissance Employment Center, within 660’ of the Montano Rd. major Transit Corridor and is in an Area of Change as designated by the Comprehensive Plan.

The request is generally consistent with applicable Comprehensive Plan goals and policies. Generally, not finding any conflicts with the IDO or other regulations, Staff recommends approval, subject to conditions needed to improve compliance and create clarification.

FINDINGS – SI-2022-01301, EPC-Major Amendment, August 18, 2022

1. The request is for a Site Plan EPC-Major Amendment of a Pre IDO-Approval for an approximately 24-acre site legally described as all or a portion of Parcels C-1-A, C-1-B and B-1-A Renaissance Center III, Located on Desert Surf Circle NE, between Alexander Blvd NE, and Montano Rd. (“the subject site”).
2. The subject site is zoned NR-C (non-residential – Commercial), a zoning designation received upon adoption of IDO in May 2018. The subject site was formerly zoned SU-1 for SU-1 IP for Water Park and related facilities of a permanent character.
3. The subject site is within the boundaries of the 24-acre Beach Water Park Site Plan (Z-86-66). The subject site is controlled by an Administrative Amendment approved in 2019, (PR #2019-002284) for Tracts C-1-A, C-1-B and B-1-A, which was an amendment to the original controlling Site Development Plan
4. The EPC is hearing this request because IDO Section 14-16-1-10(A) Pre-IDO Approvals states that any approvals granted prior to the effective date of the IDO shall remain valid, subject to expiration. Major Amendments of Pre-IDO Approvals return to the original decision-making body pursuant to 14-16-6-4(Z)(1)(b).
5. The applicant wishes to amend the controlling Site Development Plan (PR # 2019-002284) to allow a 97,000 square foot Indoor Entertainment facility on tract B-1-A.
6. The subject site is located in the Renaissance Employment Center, within 660-feet of the Montano Rd. Major Transit Corridor, and in an Area of Change as designated by the Comprehensive Plan. It is in the Northwest Mesa Community Planning Area (CPA).
7. 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.
8. The request is consistent with the following Comprehensive Plan Goals and Policies regarding Centers and Corridors from 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 subject site is located in the Renaissance Employment Center and within 660’ of the Montano Rd. Major Transit Corridor as designated by the Comprehensive Plan. The request would facilitate development of an Indoor Entertainment facility. Employment Centers are intended to remain predominately retail centers, while Major Transit Corridors are intended to be walkable and accessible along the Corridors and the Centers they connect. The proposed amendment is generally consistent with this goal by providing an additional commercial use in the center that has the infrastructure capacity to remain a walkable/accessible place, therefore strengthening the center.

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

The request would generally facilitate the capture of regional growth in Centers and Corridors by allowing the proposed development of an Indoor Entertainment facility that would attract residents from the greater Albuquerque area. The subject site is served by local transit with proposed bike lanes. Additionally, subject site is located in an Area of Change which allows for development that benefits the surrounding community in a designated Center accessible by pedestrians, transit and vehicles. The request would continue to shape the surrounding center and corridor into a sustainable development pattern.

- C. Policy 5.1.1, Subpolicy c: Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge

The subject site is located in the Renaissance Employment Center and within 660' of the Montano Rd. Major Transit Corridor as designated by the Comprehensive Plan. The request would facilitate redevelopment of Tract B-1-A on an infill location within the Center, which would create more opportunities for employment.

- D. Policy 5.1.1, Subpolicy h: Encourage all new development, especially in designated Centers and Corridors, to address transit connections, linkages, and opportunities within the proposed development.

The request would allow Tract B-1-A to be redeveloped as an Indoor Entertainment facility in a designated Center and Corridor. The applicant has generally addressed transit connections, linkages, and opportunities within the proposed development. The proposed Site Plan that shows vehicular and pedestrian access points, although does not provide a direct connection to transit. The subject site has existing and proposed sidewalks that connect to transit along Montano Rd.

9. The request is consistent with the following Comprehensive Plan Goals and Policies regarding Efficient Development Patterns and Infill from Chapter 5: Land Use

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

Subpolicy (a): Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.

The request would generally contribute to a healthy and sustainable community because it would facilitate development in an Employment Center that includes a mix of uses including retail, services, office, industrial and some residential. The subject site is within 660' of a Major Transit Corridor that has a proposed bike lane and existing sidewalks, as well as transit, making it conveniently accessible by pedestrians, transit and motor vehicles to neighborhoods outside of the Center.

- B. Policy 5.2.1 Subpolicy h: Infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

The request would allow the development of an Indoor Entertainment use on a vacant lot that functions as an existing drainage pond within the Beach Water Park Site Plan. The proposed use would be complementary to the surrounding Employment Center, which is intended to be maintained a primarily retail area. Future development would be generally compatible in form and scale because Tract B-1-A is zoned NR-C and would be developed based on those standards. An indoor Entertainment use would be compatible with the other permitted uses within the subject site and surrounding area.

- C. Goal 5.3 – Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

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

The subject site is located in an Area of Change and in a designated center, which are desired infill development locations. The proposed redevelopment on Tract B-1-A of the subject site would be served by existing infrastructure and public facilities. Future development made possible by the request would promote efficient development patterns and use of land.

- D. 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, where growth is expected and desired. The request would encourage enable and direct growth to it.

- E. 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 intent is to direct growth and more intense development to Centers, Corridors, and industrial and business parks. The request would further this policy as it is located in the renaissance Employment Center and within 660' of a Major Transit Corridor, where more intense development and growth is encouraged.

- F. Policy 5.6.2, Subpolicy b): Encourage development that expands employment opportunities.

The Comprehensive Plan highlights Corridors within Areas of Change as areas where growth is desired and where additional residents, services, and jobs can be accommodated in locations ready for new development (Comp Plan pg. 5-23). The request would facilitate the development of an Indoor Entertainment facility in the Renaissance Employment Center, within 660' of a Major Transit Corridor, and in an Area of Change. A new Entertainment facility would create more jobs in a Center that is designated for high employment density.

10. The request is consistent with the following Comprehensive Plan Goals and Policies from chapter 7: Urban Design

- A. Policy 7.2.1 Walkability: Ensure convenient and comfortable pedestrian travel.

Subpolicy c: Ensure the location and design of sidewalks reflects the existing or planned character and intensity of surrounding land uses.

Subpolicy j: Emphasize pedestrian connections between buildings on a site and to adjacent uses.

The proposed Site Plan follows the design standards within the NR-C zone district and DPM, therefore provides pedestrian access points at appropriate locations on the Site Plan. It is located within 660' of the Montano Major Transit Corridor, which has a planned bike route and two transit routes with parallel stops near the subject site. The development of the site will ensure sidewalk construction along the frontage of the site ensuring convenient pedestrian travel between Tract B-1-A and the greater subject site.

- B. 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 request is for the development of a Indoor Entertainment use on Tract B-1-A of the subject site, which is currently vacant. The request would promote infill that blends in style with the surrounding structures and the streetscape by following design standards in the IDO for the NR-c zone district, Employment Centers, and Major Transit areas.

11. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 8: Economic Development

- A. Goal 8.1- Placemaking: Create places where business and talent will stay and thrive.

The Comprehensive Plan states that infill of vacant land is crucial to economic development and will help provide attractive, well-connected urban places that attract knowledge-based employers and the workforce they need (Comp Plan pg. 8-15). The subject site zoned NR-C and in the Renaissance Employment Center, which the comprehensive plan designates as a high employment density area near transit. The request would help contribute to this.

- 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.

The request would facilitate the development of a new Indoor Entertainment Facility in a designated Employment Center on an infill site. The development could result in a new employment opportunity for new and existing residents in the surrounding area, which is accessible by all transportation modes. The request could foster a robust, resilient, and diverse economy by providing a new Indoor Entertainment facility in an established Employment Center and within 660' of a Major transit Corridor.

12. The request meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(J)(3) as follows:
 - A. 14-16-6-6(J)(3)(a) As demonstrated by the policy analysis of the site plan, the request is consistent with applicable Comprehensive Goals and Policies.
 - B. 14-16-6-6(J)(3)(b) The subject site is zoned NR-C; therefore, this criterion does not apply.
 - C. 14-16-6-6(J)(3)(c) The proposed major amendment would allow an approximately 97,000 SF Indoor Entertainment facility on Tract B-1-A of the controlling Site Plan. The proposed site plan would comply with all applicable provisions of the IDO, DPM and any other adopted City regulations.
 - D. 14-16-6-6(J)(3)(d) The City's existing infrastructure has adequate capacity for the proposed development made possible by this request. The applicant has stated that the developer is responsible for mitigating any potential negative impacts to any existing infrastructure.
 - E. 14-16-6-6(J)(3)(e) The applicant has demonstrated that the request would not negatively impact the surrounding area based on their responses to applicable Comp Plan Goals and Policies. The applicant has stated that the proposed development would comply with the IDO mitigating any significant adverse impacts on the surrounding area to the maximum extent practicable.
 - F. 14-16-6-6(J)(3)(f) The subject property is not within a Master Development Plan. It is within the boundaries of the beach Water Park Site Plan and is zoned NR-C. The request for Indoor Entertainment uses is permissible under this zone district pursuant to the IDO.
 - G. 14-16-6-6(J)(3)(g) The subject property is not within the Railroad and Spur Area and no cumulative impact analysis is required.
13. There is not any affected, registered neighborhood organizations for the subject site. Property owners within 100 feet of the subject site were notified, as required.
14. A pre-submittal neighborhood meeting and a facilitated meeting were offered, but not held.
15. Staff has crated conditions of approval to ensure applicable IDO regulations are met prior to DRB final sign-off.
16. As of this writing, Staff is not aware of any support or opposition to the request.

RECOMMENDATION – PR-2019-002284, SI-2022-01301, August 18, 2021

APPROVAL with conditions of Project # 2019-002284, SI-2022-01301, a Site EPC-Major Amendment for a Pre-IDO Approval for all or a portion of Parcels C-1-A, C-1-B and B-1-A Renaissance Center III, Located on Desert Surf Circle NE, between Alexander Blvd NE, and Montano Rd. based on the preceding Findings and subject to the Conditions of Approval.

CONDITIONS OF APPROVAL – SI-2022-01301

1. The EPC delegates final sign-off authority of this site plan to the Site Plan- DRB Process as per IDO Section 14-16-6-6(I). The reviewer will be responsible for ensuring that the EPC Conditions have been satisfied and that other applicable City requirements have been met.
2. The applicant shall coordinate with the Staff planner prior to submitting to the DRB for final sign-off.
3. Site Plan (Sheet SP-1):
 - A. Show location of Keyed Note 13.
 - B. Parking Calculations must be shown and pursuant to IDO Table 5-5-1 for Other indoor entertainment, which is listed as 1 space / 3 persons design capacity, or IDO Table 5-5-2, whichever is greater. Table 5-5-2 does not have this use listed, so the former applies.
4. Landscape Plan (Sheet 2)
 - A. Provide dimensions for all plant beds, distances between trees, etc. Street frontage trees must be 25-feet apart pursuant to IDO 5-6(D)(1).
 - B. Show all curb cuts pursuant to IDO section 14-16-5-6(C)(13).
5. Lighting:
 - A. Show locations of light poles on the site plan.
 - B. Provide light pole detail indicating height, color, and finish.
6. Detail Sheet (Sheet Det-1):

Standard Curb General note 1: should state COA specs, not Wal-Mart specs in the body.
7. Elevation Sheets/Signage:
 - A. Max building height in NR-C is 38-feet. The top of parapet exceeds this max by 9” and must be reduced to 38-feet.
 - B. Signage area calculations shall be provided
 - C. Building mounted signs shall not exceed 15% of façade area in which it is located in the NR-C zone district, pursuant to IDO Table 5-12-2.
 - D. Add sign details to elevations.
 - E. Sign permits shall be acquired for all monument signs as well as wall signs greater than 24 square feet, pursuant to IDO 5-12(D)(1).
8. Condition from Solid Waste Management Department:

A single enclosure will not suffice for a proposed 96,000 SF building. A sanitary drain will be required for the trash enclosure, along with a site plan approved by the Solid Waste Department.

9. Conditions from PNM:

- A. Applicant will coordinate with PNM regarding any existing easements that have to be revisited and/or new easements that need to be created for any electric facilities as determined by PNM.
- B. Any existing and/or new PNM easements and facilities need to be reflected on any resulting future Site Plan or Plat.
- C. Typical electric utility easement widths vary depending on the type of facility. On-site transformers should have a ten-foot clear area around them to allow for access and maintenance. Structures, especially those made of metal like storage buildings and canopies, should not be within or near PNM easements.
- D. Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities. Any trees within or near PNM easements including any required Street Trees should comply with IDO Section 5-6(C)(10) as applicable.

10. Condition from AMAFCA:

AMAFCA will need to review the grading and drainage plan and drainage report for this site. AMAFCA recommends that none of the existing drainage easements or covenants be vacated/released prior to approval of the grading and drainage plan and drainage report.

Megan Jones

**Megan Jones, MCRP
Current Planner**

Notice of Decision CC list:

Albuquerque Investors LLC, Att.: Woodsonia Real Estate Inc., 20010 Manderson St. Suite 101,
Elkhorn, NE 68022-1264

Tierra West LLC, rrb@tierrawestllc.com

Legal, Dking@cabq.gov

EPC file

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning / Code Enforcement

Long Range Planning

No comments were provided.

CITY ENGINEER

Transportation Development Review Services

Hydrology

New Mexico Department of Transportation (NMDOT)

Department of Municipal Development (DMD)

Traffic Engineering Operations (Department of Municipal Development)

Street Maintenance (Department of Municipal Development)

ABC WATER UTILITY AUTHORITY (ABCWUA)

No adverse comment to the major amendment.

For information only:

Statement 220616 covers this project and is currently under review. When issued, it will cover the conditions to receive service.

SOLID WASTE MANAGEMENT DEPARTMENT

A single enclosure will not suffice for a proposed 96,000 SF building. A sanitary drain will be required for the trash enclosure, along with a site plan approved by the Solid Waste Department.

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM)

There are PNM facilities abutting and/or in easements along the Crown Rd and Unser Blvd frontages and along the east side of the site.

It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.

There are PNM facilities abutting and/or in easements along the Desert Surf Circle frontage, the western edge of the site, and along Montaño Road. There is a PNM facility within the site that runs from Desert Surf Circle to the commercial area along Montaño Road.

It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements. Any existing easements may have to be revisited and/or new easements may need to be created for any electric facilities as determined by PNM.

Any existing and/or new PNM easements and facilities need to be reflected on the Site Plan and any related Plat.

Typical electric utility easement widths vary depending on the type of facility. On-site transformers should have a ten-foot clear area around them to allow for access and maintenance. Structures, especially those made of metal like storage buildings and canopies, should not be within or near PNM easements.

Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities. Any trees within or near PNM easements including any required Street Trees should comply with IDO Section 5-6(C)(10) as applicable.

The applicant should contact PNM's New Service Delivery Department as soon as possible to coordinate electric service regarding any proposed project. Submit a service application at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.

If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.

ABQ RIDE

No comment.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

Parks and Recreation (PRD)

Open Space Division (OSD)

City Forester

Police Department/Planning/Crime Prevention Through Environmental Design (CPTED)

Fire Department/Planning

Comments from Other Agencies

ALBUQUERQUE PUBLIC SCHOOLS

No comments.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)

No adverse comments to the site plan amendment. AMAFCA will need to review the grading and drainage plan and drainage report for this site. AMAFCA recommends that none of the existing drainage easements or covenants be vacated/released prior to approval of the grading and drainage plan and drainage report.

COUNTY OF BERNALILLO

PLANNING AND DEVELOPMENT SERVICES

No adverse comments.

MID-REGION METROPOLITAN PLANNING ORGANIZATION(MRMPO)

No adverse comment.

For informational purposes:

- Montano Rd is functionally classified as a Principal Arterial.
- A Proposed Bike Lane is identified on Montano Rd in the Long Range Bikeway System (LRBS).
- A Tertiary Transit Route is identified on Montano Rd in the Long Range Transit Network (LRTN).
- Montano Rd 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.

BERNALILLO COUNTY PUBLIC WORKS/TRANSPORTATION PLANNING

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PETROGLYPH NATIONAL MONUMENT

AVIATION DEPARTMENT

KIRTLAND AIR FORCE BASE



Figure 1: Looking NE at Tract B-1-A, vacant lot & drainage pond.

Figure 2: photo of sign posting and Tract B-1-A on Desert Surf Cir.



Figure 3: Eastern side of Subject Site, Top Golf Development, across Ken Sanchez Rd., east of Tract B-1-A



Figure 4: Looking west from the subject site at NR-BP development along Desert Surf Cir.

Figure 5:
restaurant/entertainment
development adjacent to the
subject site to the west.



HISTORY

City of Albuquerque
Planning Department
Planning Division
P.O. Box 1293, Albuquerque, New Mexico 87103

Date: November 7, 1986

NOTIFICATION OF DECISION

Montiel, Inc.
P.O. Box 2899
Albuquerque, NM 87197

File: 2-86-66
Location: South of Montano Road, N.E., between
Alexander Boulevard, N.E., and Interstate Route 25,
containing approximately 42.33 acres. (F-16)

On November 6, 1986, the Environmental Planning Commission voted to approve your request to change the zone from M-2 to S-1 for I-P and Water Park and Related Facilities for Tract 6A, Block 4, and Lots 3 and 4, Sandt's Industrial Subdivision, based on the following Findings:

Findings:

1. The request is consistent with the development objectives for the Established Urban area of the Comprehensive Plan, based on the appropriateness for non-residential zoning for this site.
2. The request is consistent with Resolution 278-1989, Policies for Zone Map Amendments, based on the advantage to the community from a more restrictive zoning.


The Environmental Planning Commission voted to defer your request for approval of the site plan to the December 4, 1986, public hearing in order to allow the applicant to submit a complete site plan as it is required for approval.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY NOVEMBER 21, 1986, IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$40 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Any person aggrieved with any determination of the Environmental Planning Commission acting under this ordinance may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 60 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Sincerely,


Peter Carr is
City Planner

PCJ/vb
cc: Bryan & Flynn-Brian, 500 Coppell, N.W., Suite 281, 87102
(5566)

City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: November 22, 1996

OFFICIAL NOTIFICATION OF DECISION

The Beach Waterpark , Inc.
1600 Desert Surf Circle Ne
Albuquerque, NM 87107

FILE: Z-96-128

LEGAL DESCRIPTION: For Parcels B and C, Renaissance III Subdivision, zoned SU-1 / IP & Amusement Facility of a Permanent Character, located on Desert Surf Circle NE in the southwest quadrant of the intersection of Montano Road NW and Interstate Route 25, containing approximately 19 acres. (F-19) CHRISTINE KUDIJA, STAFF PLANNER

On November 21, 1996, the Environmental Planning Commission voted to approve Z-96-128, site development plan amendment based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request to approve a Site Development Plan to allow a new 70' tall water slide structure, a band shell and picnic area, to modify existing shade structures, add new shade structures, to increase storage areas, add a new caretaker's residence, and to approve the submitted site plan as an "as-built" plan, which will incorporate changes that were made in the field when the project was originally built, and which differ from the plan on file in the Planning Department, Development Services Division.
2. The proposed 70' water slide structure is approximately 38' taller than the previously approved structure height limit of 32'.
3. A structure of this height and scale is consistent with the site zoning, SU-1 for a Recreational Facility of a Permanent Character.
4. The additional parking required, a minimum of fifty spaces, will be determined by the Public Works Department, Transportation Division, and can be accommodated on Parcel B, which is part of the undeveloped portion of the site.
5. The other structures proposed, including the bandstand, caretaker's lodging, shade structures and picnic areas, are consistent with the SU-1 zoning, and with the "permanent character" of the recreational facility.
6. The proposed landscaping is generally consistent with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance.
7. The waterslide tower would be an ideal site for a cellular antenna.

CONDITIONS

1. The applicant shall comply with the requirements of the agencies comments in the staff report.

OFFICIAL NOTIFICATION OF DECISION

Z-96-128

PAGE 2

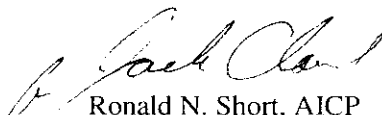
2. The applicant shall submit a complete landscaping plan to the Development Review Board, which complies with all appropriate City ordinances for non-residential landscaping. The applicant shall submit a complete landscaping plan to the Development Review Board, which complies with all appropriate City ordinances for non-residential landscaping. The landscaping plan shall include tall deciduous trees, of a minimum 4" caliper, to screen the water slide tower base and portions of the water slide from Interstate 25, generally as indicated on Sheet 1A, "Slide Tower View Plane," of the applicant's submittal package.
3. The applicant shall provide additional off-street parking to accommodate the proposed uses. Parking shall be negotiated to the satisfaction of the City Transportation Division of the Public Works Department.
4. The tower for the waterslide shall be partially enclosed with solid massing.
5. This site should be considered for a cell tower location.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY DECEMBER 6, 1996 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Sincerely,



Ronald N. Short, AICP
Planning Director

RNS/WG/ac

cc: Tierra West Development Management Services, 4421 McLeod Rd. NE, Ste D, Albuquerque, NM 87109

MOVED BY COMMISSIONER CHAVEZ
SECONDED BY COMMISSIONER BEGAY

MOTION CARRIED UNANIMOUSLY

8. Z-96-128 Tierra West Development Management Services, agents for the Beach Waterpark, Inc., request site development plan amendment for Parcels B and C, Renaissance III Subdivision, zoned SU-1 / IP & Amusement Facility of a Permanent Character, located on Desert Surf Circle NE in the southwest quadrant of the intersection of Montaña Road NW and Interstate Route 25, containing approximately 19 acres. (F-19) CHRISTINE KUDIJA, STAFF PLANNER

STAFF PLANNER:

Christine Kudija, Planning Department

PERSONS PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

Ron Bohannon, 4421 McLeod Rd. NE, Ste. D

THERE WAS NO ONE TO SPEAK IN OPPOSITION OF THIS REQUEST:

MS. KUDIJA: Reiterated comments made in the staff report in which approval was recommended.

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve Z-96-128, site development plan amendment based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request to approve a Site Development Plan to allow a new 70' tall water slide structure, a band shell and picnic area, to modify existing shade structures, add new shade structures, to increase storage areas, add a new caretaker's residence, and to approve the submitted site plan as an "as-built" plan, which will incorporate changes that were made in the field when the project was originally built, and which differ from the plan on file in the Planning Department, Development Services Division.
2. The proposed 70' water slide structure is approximately 38' taller than the previously approved structure height limit of 32'.
3. A structure of this height and scale is consistent with the site zoning, SU-1 for a Recreational Facility of a Permanent Character.
4. The additional parking required, a minimum of fifty spaces, will be determined by the Public Works Department, Transportation Division, and can be accommodated on Parcel B, which is part of the undeveloped portion of the site.

5. The other structures proposed, including the bandstand, caretaker's lodging, shade structures and picnic areas, are consistent with the SU-1 zoning, and with the "permanent character" of the recreational facility.
6. The proposed landscaping is generally consistent with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance.
7. The water slide tower would be an ideal site for a cellular antenna.

CONDITIONS

1. The applicant shall comply with the requirements of the agencies comments in the staff report.
2. The applicant shall submit a complete landscaping plan to the Development Review Board, which complies with all appropriate City ordinances for non-residential landscaping. The applicant shall submit a complete landscaping plan to the Development Review Board, which complies with all appropriate City ordinances for non-residential landscaping. The landscaping plan shall include tall deciduous trees, of a minimum 4" caliper, to screen the water slide tower base and portions of the water slide from Interstate 25, generally as indicated on Sheet 1A, "Slide Tower View Plane," of the applicant's submittal package.
3. The applicant shall provide additional off-street parking to accommodate the proposed uses. Parking shall be negotiated to the satisfaction of the City Transportation Division of the Public Works Department.
4. The tower for the water slide shall be partially enclosed with solid massing.
5. This site should be considered for a cell tower location.

MOVED BY COMMISSIONER STEPHENSON

SECONDED BY COMMISSIONER HEISER

MOTION CARRIED UNANIMOUSLY

9. Z-96-119 Myers, Oliver & Price, P.C., agents for Charles E. Williams, et al.(The "Tesch Group"),
SD-95-4-1 request an amendment to the Uptown Sector Development Plan, plus approval of a site plan development plan for subdivision purposes and a site development plan for building purposes for the Monroe Junior High School Site, located in the southeast corner of the intersection of Louisiana Boulevard NE and Indian School Road NE, containing approximately 9.6 acres. (J-19) CHRISTINE KUDIJA, STAFF PLANNER
[DEFERRED FROM OCTOBER 17, 1996]

STAFF PRESENT:

Christine Kudija, Planning Department
Dan Warren, Environmental Health Department
Joel Wooldridge, Planning Department
Dave Harmon, Transportation Division, Public Works
Joe David Montaño, Transportation Division, Public Works

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)
		Appeals
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Albuquerque Investors LLC Attn: Woodsonia Real Estate Inc		Phone:
Address: 20010 Manderson St Suite 101		Email:
City: Elkhorn	State: NE	Zip: 68022-1264
Professional/Agent (if any): Tierra West, LLC		Phone: 505-858-3100
Address: 5571 Midway Park Place NE		Email:
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Owner		List all owners:

BRIEF DESCRIPTION OF REQUEST

Major Amendment Site Plan - EPC

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

Lot or Tract No.: Parcel B-1-A Correction Plat of Parcels C-1-A, C-1-B and B-1-A	Block:	Unit:
Subdivision/Addition: Renaissance Center III	MRGCD Map No.:	UPC Code: 101606122811730119
Zone Atlas Page(s): F-16-Z	Existing Zoning: NR-C	Proposed Zoning: NR-C
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): 9.2281 acres

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Desert Surf Circle NE	Between: Alexander Blvd NE	and: Desert Surf Circle NE
--	----------------------------	----------------------------

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

PR-2018-001634/ SI-2018-00178, 100874, PR-2018-001774/SD-2018-00103, SD-2018-00113, PR-2019-002284/SI-2019-00096, SD-2019-0115, SD-2018-00114,

Signature:	Date: 06.06.2022
Printed Name: Ronald R. Bohannon	<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**

N/A Interpreter Needed for Hearing? ____ if yes, indicate language: _____

☒ A Single PDF file of the complete application including all documents being submitted must be emailed to 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.

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

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

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

☒ 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

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

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

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

☒ Office of Neighborhood Coordination neighborhood meeting inquiry response

N/A Proof of email with read receipt OR Certified Letter offering meeting to applicable associations

N/A Completed neighborhood meeting request form(s)

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

☒ Sign Posting Agreement

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

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

N/A Office of Neighborhood Coordination notice inquiry response

N/A 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.

N/A Proof of emailed notice to affected Neighborhood Association representatives

☒ 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

☒ Completed Site Plan Checklist

☒ 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.

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

☒ Site Plan or Master Development Plan

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

☒ 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.

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

☐ **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.

July 7, 2022

Mr. Tim MacEachen, Chair
Environmental Planning Commission
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: **MAJOR AMENDMENT SITE PLAN- EPC
ANDRETTI RACING- ENTERTAINMENT FACILITY
PARCEL B-1-A CORRECTION PLAT OF PARCELS C-1-A
C-1-B AND B-1-A RENAISSANCE CENTER III
ZONE ATLAS PAGE: F-16-Z**

Dear Mr. MacEachen:

The purpose of this letter is to authorize Tierra West LLC to act as agent on behalf of Albuquerque Investors, LLC C/O Jeff Elliott pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

Jeff Elliott

Print Name



Signature

Member, Albuquerque Investors, LLC

Title

7/7/2022

Date



Tim Keller, Mayor
Sarita Nair, CAO

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

DATE: July 6, 2022

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): PR-2018-001634/SI-2018-00178, 100874, PR-2018001774/SD-2018-00113, PR-2019-002284
Agent: Tierra West, LLC
Applicant: Albuquerque Investors LLC Attn: Woodsonia Real Estate Inc.
Legal Description: Parcel B-1-A Correction Plat of Parcels C-1-A, C-1-B and B-1-A Renaissance Center III
Zoning: NR-C
Acreage: 23.297
Zone Atlas Page(s): F-16-Z

CERTIFICATE OF NO EFFECT: ☒ Yes ☐ No

CERTIFICATE OF APPROVAL: ☐ Yes ☒ No

SUPPORTING DOCUMENTATION:

Historic Google Earth Images

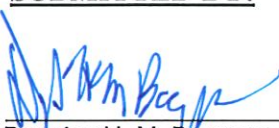
SITE VISIT: N/A

RECOMMENDATIONS:

Aerial photographs show the property had been bladed by 1991.

Therefore: CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 2 "The property has been disturbed through previous land use"

SUBMITTED BY:



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

SUBMITTED TO:

Planning, Development Services

7-6-2022



DEVELOPMENT REVIEW BOARD

Planning - Case Comments

HEARING DATE: 5/25/22 -- **AGENDA ITEM:** #5

Project Number: PR-2018-001774

Application Number: PS-2022-00102

Project Name: Andretti's Racing

Request:

Sketch Plan to construct a 95,000 square foot entertainment facility and parking lot w/ drainage ponds

**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

COMMENTS:

- Due to past EPC Site Plan approvals on the site, a Major Amendment to Site Plan – EPC will be required for the proposed development as the proposed development exceeds thresholds for an allowable Minor/Administrative Amendment, including the 10% building GFA maximum threshold for an allowable Minor/Administrative Amendment per Table 6-4-4 of the IDO.
- Where development plan is silent, project must meet all applicable standards and provisions of the IDO and the DPM. Including but not limited to:
NR-C standards, Parking standards (1 space / 1,000 sq. ft. GFA or 1 space / 4 seats in main assembly area whichever is greater). Include any shared parking agreements, Landscaping standards, Building/Façade design, Walls/Fences, and Signage standards.
- Clarify if there will be multiple uses proposed.
- Clarify existing easements and changes with proposed development.
- The project and application numbers must be added to Plan sheets, prior to final sign-off from Planning. Utility signatures, AMAFCA signatures and DXF File approval from AGIS will be required for the Preliminary and/or Final Plat actions. Those signatures must be obtained and included with all submittals prior to the acceptance of that application and the placement on a DRB agenda.

**(See additional comments on next page)*

- All Plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico. Future Landscape Plans must be sealed and signed by a Landscape Architect licensed in the State of New Mexico.
- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions.
- Re-plating action cannot increase any existing nonconformity or create a new nonconformity.
- The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items on Form S or P as a part of the application process and obtain the required signatures.



Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Jay Rodenbeck/Jolene Wolfley/Robert Webb
Planning Department

DATE: 05/24/22



TIERRA WEST, LLC

August 8, 2022

Mr. Tim MacEachen, Chair
Environmental Planning Commission
600 Second NW
Albuquerque, NM 87102

**RE: MAJOR AMENDMENT TO SITE PLAN- EPC
CORRECTION PLAT OF PARCELS C-1-A, C-1-B AND B-1-A
RENAISSANCE CENTER III
ZONE ATLAS PAGE: F-16-Z**

Dear Mr. MacEachen:

Request

Tierra West, LLC, on behalf of Woodsonia Real Estate, Inc. C/O Drew Snyder, requests approval of a Major Amendment to the controlling Site Development Plan for a new entertainment facility. The parcel is zoned NR-C which permits this type of use. This Major Amendment goes back to the original site plan for the Beach Water Park (Z-96-128) which contained 23.29 acres that was amended to allow the Top Golf Facility to be placed on 14.07 acres leaving 9.23 acres vacant as Parcel B-1-A. This Major amendment expands the use and proposes a new Andretti Racing Facility on the 9.23 acres of land currently being used for ponding and is undeveloped land due west of the current Top Golf Facility. The existing 9.23-acre parcel was used to borrow material to elevate the Top Golf. The site is being amended to allow the additional use and have the specific site development plan follow the IDO guidelines where further review will fall under the Development Review Board jurisdiction on the approval of the site specifics and realignment of the existing drainage pond.

Site Location

The site is bounded by Interstate 25 to the East, Montano Roadway to the North and Desert Surf Circle to the south. To the west is the current Revel entertainment facility. Access to the new facility is via three proposed driveways off Desert Surf Circle. Existing access to the rest of the area is via a right in/right out entrance on the frontage road and via Ken Sanchez Way which intersects with Montano Road.

Context

The plan is to raise the site (Parcel B-1-A) and fill in the borrow area with approximately 90,000 cubic yards of dirt to help balance the site. The new two-story facility will be approximately 2 to 3 feet below Desert Surf and will still be 30 feet below Montano on the north. The drainage easements and a pond covenant encumbering the site that will be modified through the DRB process and continue to function and handle the drainage that flows to the site. Access will be through Desert Surf Circle. Parking has been calculated and we have under existing market conditions provided by the user the parking is adequate for the facility. We have attached a section outlining parking attached to this report. The other parcels will remain as they exist today. Shown on the attached plans are the elevations and landscaping that is proposed for the site and will complement the surrounding properties.

5571 Midway Park Pl. NE
Albuquerque, NM 87109
(505) 858-3100
fax (505) 858-1118
tierrawestllc.com

History

This parcel was originally developed in the early 1980's as part of the Beach Waterpark. The Beach functioned for several decades until the functionality of the facility did not warrant keeping the parcel. In other words, the potential repairs of leaks were greater than the value of the facility. The Beach was demolished and sat vacant for several years until the Top Golf facility was constructed and built. The original Site Plan for the Beach Waterpark was amended in 2018 and approximately half of the original Beach Water Park was redeveloped into what is now Top Golf (PR-2018-001634, December 19, 2018). Parcel B-1-A was used as a source of dirt to raise the Top Golf site. This depression is proposed to be filled with dirt and graded for this project.

Proposed Site Plan

The proposed development contains an approximately 96,000 square foot building that will house a variety of entertainment uses. This includes a 45,000 SF multi-level indoor kart track, restaurant and bar, a gaming area, and a banquet room area. There will be a detention pond on the northwest corner of the site that will accept storm sewer from adjacent properties, the proposed site and discharge to an existing storm sewer. This use will complement and enhance the entertainment corridor that is developing along I-25 that contains Top Golf, Main Event, Urban Air and Revel.

The proposed development will be designed to meet current City of Albuquerque Integrated Development Ordinance standards (IDO). The intent is to build a standalone facility, we feel that the nature of the business is compatible and promotes the area. As part of the original Beach Site Development plan this new project falls under the jurisdiction of the EPC and as such, we are submitting this Major Amendment.

Transportation System

The Long-Range Roadway System (2040 LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), includes existing roadways and future recommended roadways along with their regional role. The Site lies adjoining two, Montano and Interstate 25. This parcel was included in a Traffic Impact Study complete for the Top Golf site and we are in the process of working with City Transportation on evaluating the facility. However, we believe the traffic for this facility will be less than what was anticipated in the original report and assumptions. We are currently completing a Trip Generation analysis to present to City Transportation and discuss the potential impacts, if any, to the existing transportation network. An updated Traffic Impact Study is being prepared showing the impact to the intersections of Desert Surf roadway and Alexander Blvd.

Vehicle Access, Circulations and On-Site Parking

The access points for the Major Amendment are not changing and all access for the Major Amendment will be through three access points connecting to Desert Surf Circle. A fire lane and complete circulation provides 360-degree access for fire and the entrances are located on the east side of the facility. The major parking area is situated between the proposed building and the Ken Sanchez Way roadway separating the site from Top Golf.

As this particular use is not defined in the IDO the parking calculations are based on similar uses in Albuquerque as well as a summary analysis of parking approved in other jurisdictions for this facility. Of the 96,000 square feet of building, 45,000 square feet is solely used for an indoor karting track. At most, there will be 50 occupants either observing, servicing or participating in that activity. The remaining 51,000 square feet are used similar to the Main Event across Interstate 25.

The Main Event is 49,000 square feet and was required to have 302 parking spaces. The amount provided on that site was 342 spaces. Similarly, Urban Air at 36,000 square feet was required to have 156 parking spaces, which is what was provided. Top Golf is 48,295 square feet and required 208 parking spaces but provided 376 spaces.

Being a unique entertainment venue not seen anywhere in New Mexico we are asking pursuant to IDO 5-5(C)(4)c we be allowed to establish the minimum parking requirement based on the examples provided above as well as based on the parking analysis provided by Andretti's.

Main Event minimum parking required is 1 space per 165 square feet.

Urban Air minimum parking required is 1 space per 230 square feet.

Top Golf minimum parking required is 1 space per 232 square feet

Following these examples, we propose that the 45,000 indoor track area parking requirements be based on the occupant's load of 50 persons and provide 1 parking space per 3 occupants which is 17 parking spaces. The remaining 51,000 square feet require 1 parking space per 210 square feet which is the average of the 3 examples above. Therefore, that area would require 243 parking spaces. Thus, the required parking for this facility would be 260 spaces.

IDO Section 5-5(C)(5)(a) General Reductions for Centers and Corridor Areas states that in UC-AC-EC-MS areas or in MT areas in Areas of Change, where Table 5-5-1 and Table 5-5-2 do not indicate a different parking requirement for the relevant Center or Corridor area, a 20 percent reduction in required off-street parking spaces shall apply to properties in those areas. Therefore, a reduction of 52 spaces is also warranted so the required parking spaces is 208 spaces.

The amount of parking provided is 343 spaces. Attached to the application is the parking analysis provided by the user detailing what has been required around the country at various sites.

Landscaping, Buffering and Screening

The attached landscape plan provides site landscaping that meets the landscape requirements of the City of Albuquerque Requirements in section 14-16-5-6 of the IDO. The city requires 15 percent of the net lot area to be landscaped. The approximate required amount of landscaping is 45,893 square feet and based on the attached landscaping plan the site meets the minimum requirement with 146,542 square feet of provided landscaped area. Additionally, the required landscaping areas are utilized to manage storm water runoff and will meet the current Drainage Ordinance for managing and retaining the 90th percentile storm event which is contained in the detention pond.

Drainage

This parcel has contained a retention pond since the Beach Waterpark was developed. That pond serves several properties around the area. The pond was modified with the Top Golf development and because of the depth of the pond it was converted from a retention pond to a detention pond.

The intent with this project is to raise and reshape the ponding area and convert it back into a retention pond releasing water through a water quality outlet structure into the existing storm sewer where the pond previously discharged. Per the Renaissance Center Master Drainage Plan the maximum discharge will be 0.10 cubic feet per acre. As this pond accepts drainage from 23.8 acres to pond, that total discharge will be 2.38 cfs. There is another 36.28 cfs from off-site areas that will be allowed to pass through as it did prior to the deep pond being constructed. The pond will be sized for a 100-year, 6 hr. event and will detain the required water quality volume.

Notice to Association and Neighboring Properties

A request to the Office of Neighborhood Coordination for a list of Neighborhood Associations and Coalitions was submitted. Currently, there are NO neighborhood associations or coalitions to notify. Therefore no facilitated meeting was conducted. The request for the neighboring properties list that lie within 100 feet of the subject property was received and information of the Major Amendment to the Site Development Plan application was mailed. As such, just like Top Golf this facility will not impact any residential communities. Located along Montano, the site is centrally located for easy access for the east and west side of the metropolitan area.

Signage

All signage shall comply with the design standards set forth by the IDO section 14-16-5-12. Any proposed signs future and current shall not confuse traffic and shall not be located within the clear sight triangle. The prohibited signs are any rotating, pulsating, oscillating beacons of light, searchlights, HID strobe lights, or any sign with audible device.

Comprehensive Plan Major Site Development Plan Amendment Justification

The Comprehensive Plan Goals and Policies listed below provide justification for EPC to support the Major Amendment to the Site Development Plan request.

The request furthers the following Comprehensive Plan Goals and Policies

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

This project further develops a growing entertainment area on both sides of the interstate that is accessible via mass transportation, bicycles, pedestrian walkways and vehicular access. This is an employment center served by mass transit corridor and pedestrian connections. This location will also start to promote and start drawing more visitors where if one venue is busy then they have options for other venues.

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

This is an infill project that provides another option to a centralized location of entertainment venues. By expanding the recreational opportunities it promotes the growth where other, retail shops, commercial business will have a desire to locate and work off of the traffic generated by the venues. . The site is located just off Interstate 25 in the center of the city where someone can visit a number of different businesses within short distance of each other.

(a) Create walkable places that provide opportunities to live, work, learn, shop, and play.

This area was formally the Beach Waterpark and now has Top Golf and Revell Entertainment in the immediate area and across I-25 lies Urban Air and Main Event. Further up I-25 is Cliff's Amusement Park as well. This use will compliment those and establish an entertainment area where you can park once and visit several venues. While walking some of the grades to and from the retail to the north, the west is fairly pedestrian oriented. This will promote some of the redevelopment opportunities of the properties and shopping opportunities to the west and north.

(c) Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge

This project will infill a vacant parcel left over from the redevelopment of the Beach Waterpark and complement the other entertainment use in the area. This project is located in the center of the city within a developed area containing a mix use of employment opportunities. The area is also adjacent to a Mass Transit Corridor allowing for easy access to several businesses within walking distance of the transit stops. This reduces the trips being traveled by the general public to reach the venue as well as bring retail jobs to the area.

(h) Encourage all new development, especially in designated Centers and Corridors, to address transit connections, linkages, and opportunities within the proposed development.

While this is normally a destination type of facility it is also connected to a major transit corridor and other uses via sidewalks promoting pedestrian connectivity. The project infills a vacant parcel located in the middle of an employment center of business populated by a wide range of businesses. This use can cater to the North I-25 corridor.

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

This project adds to an area that contains numerous retail, commercial, restaurant and entertainment venues within short distance of each other. Individuals can park at one location and visit several others via several pedestrian walkways.

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

This project is adjacent to the Renaissance Center Business Center as well as the multitude of industrial and manufacturing centers south of Montano that has minimal impacts to residences. The area is accessed via multi-modal transportation and pedestrian walkways.

a) Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.

The request supports communities where surrounding residents can live, work, learn, shop, and play together. The proposed project allows for a greater mix of uses that are conveniently placed and that are accessible by the surrounding community. According to geographical information systems no similar use is located within a mile radius and with the development being implemented it would contribute to cutting down on total vehicle miles traveled.

1. h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

The request is an infill development that adds a complementary use and is compatible in form and scale to the immediate surrounding area. The proposed project furthers this policy because it would be developing a vacant lot that is already surrounded by growing commercial, retail and entertainment developments. Additionally, the proposed development would reduce the need for long-distance travel and further assist in reducing congestion on other major roads.

Comprehensive Plan Goal 5.3- Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

This project is an infill development that is surrounded by existing infrastructure and public facilities already being utilized by other developments in the area. There is no need to extend any infrastructure or public facilities to this project.

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

The request supports additional growth in areas with existing infrastructure and public facilities. The proposed project furthers this policy because it would take advantage of the existing infrastructure around the subject site. The proposed development shall efficiently utilize existing utilities, public transportation infrastructure and drainage infrastructure. Large scale infrastructure improvement projects are not required to develop the subject site. Additionally, any required infrastructure improvements shall be the responsibility of the developer.

Comprehensive Plan Goal 5.6- City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area. This goal is furthered by finishing the redevelopment of the Beach Waterpark that was closed long ago. This area has changed into an entertainment center with the development of this project along with Top Golf and Revel Entertainment providing new venues to the City not offered previously.

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.

This request furthers this policy by providing growth in an area that was previously a waterpark and is now developed into several entertainment venues and restaurants. This change has fostered more employment opportunities and unique venues not previously found in New Mexico. This entertainment area is surrounded by other retail and commercial businesses providing a concentration of shopping and employment that is adjacent to a mass transit corridor. According to Figure 5-6 the of the ABC Comp Plan the subject site is located within an area of change therefore the area of change policies applies.

(a) Encourage development that expands employment opportunities.

The request expands employment opportunities by establishing a new entertainment use on a vacant piece of ground that has never been used previously. This parcel is the last piece of the Beach Waterpark to be developed and the new venue provides a number of different employment opportunities within itself.

Comprehensive Plan Goal 6.1- Land Use- Transportation Integration: Plan, develop, operate, and maintain a transportation system to support the planned character of existing and future land uses.

This project is an infill project that was originally part of the Beach Waterpark. The transportation network is able to support the construction of this use and is being reanalyzed to ensure there is no impact to the surrounding network. This entertainment use is consistent with other entertainment uses already in operation within this area.

Policy 6.1.2: Transit-Oriented Development: Prioritize transit-supportive density uses and building design along Transit Corridors.

This project provides unique entertainment use in an area of other entertainment uses that is all adjacent to mass transit systems. The project is located along a mass transit corridor allowing easy access to the area as well as easy vehicular access from Interstate 25 and Montano Road where someone can park once and visit several businesses. A transit stop is located at the northeast corner of the site. There is a pedestrian connection from that stop to this project that also passes a number of other businesses.

(a) Identify transit-oriented development opportunities when planning transit service on Major Transit and Premium Transit Corridors

This project is adjacent to a major transit corridor and promotes multi-modal transportation. There is a transit stop located near the northeast corner of the site which is connected to this parcel via pedestrian sidewalks that also serve several other businesses in this area.

(b) Prioritize pedestrian amenities and a higher level of connectivity within 660 feet of transit stations

This project will connect to an established pedestrian corridor that leads to a bus stop at the northeast corner of the site. There is a transit stop located near the northeast corner of the site which is connected to this parcel via pedestrian sidewalks that also serve several other businesses in this area.

Policy 7.2.1: Walkability: Ensure convenient and comfortable pedestrian travel.

This project will be connected to other entertainment, retail, commercial and restaurant uses via sidewalks.

(c) Ensure the location and design of sidewalks reflects the existing or planned character and intensity of surrounding land uses.

This project connects to established sidewalks that connect to other similar uses. The sidewalks also connect to a transit stop within a short walking distance of this project.

(j) Emphasize pedestrian connections between buildings on a site and to adjacent uses.

This project connects to established sidewalks that connect to other similar uses. These sidewalk connections provide the opportunity to park at one location and visit several other businesses within a short distance. This uses include other entertainment venues, restaurants and retail businesses.

Policy 7.3.2 Community Character: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.

This project is a unique entertainment venue not found in New Mexico and compliments the other entertainment uses in this area. The area has become a centralized entertainment area, essentially becoming its own entertainment district. It is also located within an employment center where other commercial and retail businesses are concentrated.

a) Design development to reflect the character of the surrounding area and protect and enhance views.

The request reinforces the sense of place and embraces the character of the adjacent community by utilizing site design parameters which include but is not limited to buffering, landscape, screening, setbacks, access, circulation and many more. Where the site plan for subdivision is silent on a particular requirement the development shall comply with the development requirements of the IDO.

Additionally, construction plans are reviewed by various city departments to ensure the site follows current city standards.

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 request provides infill that enhances the built environment or shall blend in style and building materials with surrounding structures and the streetscape of the block by designing this development to the IDO and DPM standards and requirements for the NR-C zone.

Comprehensive Plan Goal 8.1- Placemaking- Create places where business and talent will stay and thrive.

This project adds to a concentrated area of employment and provides a unique entertainment venue that should thrive in the Albuquerque market. This area is easily accessible by a number of different travel modes and is located in the center of the city.

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.

This project fills in a long vacant parcel completing an area of development with similar uses that complement each other. The proposed use is new to the state of New Mexico and is very popular where it is already established. This provides another entertainment option for the residents not previously offered in the state.

(a) Maximize opportunities for economic development that furthers social, cultural, and environmental goals

This project will bring a new company to the Albuquerque and New Mexico market that provides entertainment uses not provided anywhere else in the city. It is located in an area of mixed use and develops a vacant lot to complete the development of the Beach Waterpark property.

IDO Section 6-6 (J) (3)- Review and Decision Criteria for Site Plan EPC

The justification presented below addresses the Site Plan for EPC request requirements pursuant to IDO Section 6-6(J)(3).

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

This area was designated as an entertainment area when the Beach Waterpark was developed, and this use is consistent with the ABC Comp Plan for this area.

6-6(J)(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.

This site is not subject to any development agreements or regulations nor is it part of NR-SU or PD Zoning. Therefore, this requirement is not applicable to this site.

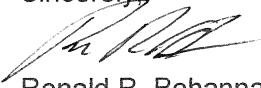
- 6-6(J)(3)(e)** **The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.**
This parcel is zoned NR-C and complies with the IDO and DPM.
- 6-6(J)(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.**
This parcel is part of a larger development, and the existing transportation network shall not be impacted by this project. There are existing utilities and storm sewer facilities that have the capacity to service this project.
- 6-6(J)(3)(e)** **The application mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent practicable.**
This project will replace a vacant parcel that has been known to attract homeless camps. It will not have any adverse impact on the surrounding area but will enhance and complement it by providing a unique entertainment experience. A Traffic Impact Study is currently underway to determine if there are any effects to the existing transportation system and if so, how to mitigate them.
- 6-6(J)(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.** This site is not located within a Master Development Plan nor is it subject to any design standards. Therefore, this requirement is not applicable to this site.
- 6-6(J)(3)(g)** **If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to Subsection 14-16-5-2 (F) (Cumulative Impacts) and 14-16-6-4 (H) (Cumulative Impact 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.** This site is not located adjacent to a railroad spur. Therefore, this requirement is not applicable to this site.

Closing

This is a request for approval of a Major Site Plan Amendment to the Beach Waterpark plan that was amended for the Top Golf to allow further development of entertainment uses (PR-2018-001634). We are requesting EPC approve the major amendment to the previously approved Site Plan. This approval will allow for a new 96,000 square foot entertainment facility that is new to the Albuquerque market. We have shown that the development of this infill parcel aligns with the major applicable goals and policies of the ABC Comprehensive Plan and is advantageous to the surrounding community and neighborhood. Due to the large amount of entertainment uses in the area this area, this development will not adversely impact or reduce opportunities for employment in this area and will not jeopardize the health, safety, and wellbeing of the surrounding community.

We respectfully request approval of the EPC major amendment to the -Site Development Plan. If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

cc: Drew Snyder
Chad Montgomery

JN: 2022011
RRB/ln

STAFF INFORMATION

July 27, 2022

TO: Tierra West LLC

FROM: Megan Jones, Current Planner

City of Albuquerque Planning Department

TEL: (505) 924-3352

RE: Project #2019-002284/SI-2022-01301, Renaissance Center III MA Andretti Racing

I reviewed the proposed Major Amendment to the controlling site development plan for approximately 27 acres of the Beach Water Park Site Development plan. I have a few clarifying questions and suggestions for revisions to adequately justify your request. Please provide the following:

⇒ A revised project letter (electronic)

⇒ A revised controlling site plan for subdivision with label (electronic)

⇒ A revised set of drawings (electronic)

by 12 pm on Wednesday, August 3, 2022.

⇒ resend notification by Wednesday August 2 and send receipts/photos to me

1) Request

- A. The request is a major amendment to the controlling Site Plan for Subdivision to allow the development of a new indoor entertainment facility, approximately 96069 SF, on tract B-1-A. **The site plan will be delegated to the DRB for final sign-off. Please make this clear in your letter and explain why (grading & drainage/infrastructure etc.)**
- B. The justification letter needs a lot of work for adequate justification. Please add more substantial information. I have included a redline.
- C. Legal description needs to include the boundaries of the entire site plan for subdivision: All or a portion of Parcels C-1-A, C-1-B and B-1-A Renaissance Center III, Located on Desert Surf Circle NE, between Alexander Blvd NE, and Montano Rd., approximately 24 acres (F-16-Z).
- D. Is there anything you'd like to tell me about the proposed major amendment?

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-commissions/environmental-planning-commission>

- B. Timelines and EPC calendar: the EPC public hearing for August 18, 2022. Final staff reports will be available about one week prior, on August 11th.
- C. I will email you a copy of the agency comments once they are received and will forward any late ones to you.

3) Notification & Neighborhood Issues:

Notification requirements for a zone change are explained in Section 14-16-6-4(K), Public Notice (IDO, p. 378). The required notification consists of: i) an offer of neighborhood meeting, ii) an emailed letter to neighborhood representatives indicated by the ONC, iii) a mailed letter (first-class) to property owners within 100 feet of the subject site, and iv) yellow sign posting.

- A. It appears that all notification offering the pre-application facilitated meeting is complete, but it did not include the boundaries of the proposed major amendment to the controlling Site Plan for Subdivision in its entirety. You will need to **re-send out all notification by Tuesday August 2, 2022 in order to meet deadlines and avoid a 1-month deferral.**
- B. It looks like a pre-application facilitated meeting was not requested. Is that correct?
- C. **The sign posting period is 15 days prior and after the EPC hearing date from Wednesday August 3, 2022 to September 2, 2022.**
- D. Have any neighborhood representatives or members of the public contacted you so far or Are you aware of any neighborhood concerns?

5) Case Background and Process:

- A. The AA that you included from 2018 is controlling. It is case # PR-2018-001634

2) Project Letter:

I have some redline mark-ups from an initial review of the project letter. I can send these to you in electronic format rather than write them all out here. The following are more general comments:

- A. In general, the project letter needs a lot of work. Please do an overall proofread of my markups and revise. You need to add a lot more substance and adequately justify your request in order for the recommendation of approval for this amendment.
- B. Follow the revised Tierra West justification letter for last month's EPC for a major amendment as an example. Follow that formatting. That was written much better and provided more substance and justification. You need just as much justification if not more for this request.
- C. Please revise the letter to state that the request is for 27 acres, not just the tract that you are proposing to develop. Remember this is an amendment of the controlling site development plan, so we have to include the boundaries of its entirety.
- D. State that you will be following IDO requirements for design standards under the Proposed Site Plan Section and that it will be delegated to the DRB for final sign-off (your wording is a little off).

- E. Please expand on the request for a major amendment to allow the development of the entertainment facility on tract B-1-A.
- F. Under context, please elaborate on why the MA is needed even though the subject site is properly zoned for the intended use.
- G. Please add more site history if possible. The original site plan for the beach, the previous amendment and top golf, etc.
- H. **Please expand on the sections for the Proposed Site Plan & listing out how Design Standards are being met. You need to include a section for each unless it is not at all applicable:**
 - A. transportation system, vehicle access, circulation and parking, pedestrian bicycle and transit access , landscape buffering and screening, walls and fences, grading and drainage, signage, landscaping, utilities, building design. This section can also be moved under 6(J)(3)(d). Current Planning staff will be reviewing the proposed site plan and writing conditions for the DRB. The site plan will be reviewed again at DRB for final sign off.

3) Site Development Plan Major Amendments – 6-6(J)(3) Review and Decision Criteria

- A. The task in a justification is to choose **applicable Goals and policies** from the Comprehensive Plan and demonstrate how the request furthers (makes a reality) each applicable Goal and policy. Furthering is shown by providing explanations using “because” statements and tailoring the response to match the wording of the Goal or policy.
- B. Responding to the review and decision criteria 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, and
 - iv. choosing an option when needed to respond to a requirement.
- C. Please move the Comprehensive Plan Major Site Development Plan Amendment Justification under the Review and Decision Criteria under your response to Criterion A.
- D. Please, elaborate on goals and policy explanations and be as detailed and concise as you can be through the use of “because” and “how” statements.
- E. Please read through your responses to the criteria and be confident that you have provided sound justification for the proposed amendment/expansion.
- F. Each goal, policy, and Subpolicy should have a response if you have listed it. See redlines.
- G. Your responses to A-G do not provide enough justification for your request. Please see example from last month’s EPC letter dated July 14th, but expand more than that one did.

8) Site Plan Major Amendment

A. The subject site (Tract B-1-A) is part of controlling site development plan for subdivision (SPS). any action that would affect the existing SPS would affect the entire boundary of 24 acres.

B. SPS: A note will need to be included on the top sheet describing the current request, In August 2022 the EPC approved a major amendment request to allow the development of a 97,000 SF entertainment facility on Tract B-1-A. The development of the site is consistent with design standards of the IDO.

9) Site Plan Edits

A. Sheet SP-1

- a. Please change the title to "SITE PLAN EPC-MAJOR AMENDMENT"
- b. Dimension all setbacks
- c. Update the vicinity map to the current IDO zone designations
- d. Label pedestrian walkways per 5-3(D)(3)(C) IDO page 242
- e. Keyed notes:
 - i. I cant find #4, it is the same as 14?
 - ii. Can't locate 6, 11 or 13
 - iii. Move the label 7 for retention ponds, they are hard to read.
 - iv. Move label 10 for monument sign it is hard to read on Montano Rd.
- f. Site Data:
 - i. How is parking calculated? Based on Table 5-5-1 (IDO page 264) Other indoor entertainment 1 space / 3 persons design capacity, or per Table 5-5-2, whichever is greater. Table 5-5-2 does not have this use listed. Please explain what criteria you are using.

B. Sheet 2: Landscape

- a. Dimension plant spacing. Street frontage trees must be 25' apart oer IDO 5-6(D)(1)
- b. Provide Emitter details & specs, per IDO 5-6(C)(14)
- c. Add curb cuts

C. Sheet GR-1 Grading & Drainage

- a. Add arrows showing flow of water
 - b. Add curb cuts
- D. Sheet MU-1 Utility Plan
 - a. Label where proposed light poles are to be placed
- E. Sheet Det-1
 - a. Curb general notes 1: should read COA specs, but reads wal-mart.
 - b. Make sure all colors/materials to be used are on each detail
- F. Elevation Sheets
 - a. Add title blocks
 - b. Add sign detail to main elevation sheets. Need to dimension signage so that we can calculate area.
 - c. Add dimensions to height, length of building
 - d. Max building height in NR-C is 38', your east elevation exceeds this max.
 - e. Make sure you have 2 Features along 30% of the length of the facade per IDO 5-11(E)(2) Façade design
- G. Signage on elevations
 - a. Signage area shall be provided.
 - b. Building mounted signs shall not exceed 15% of façade. Per IDO table 5-12-2(pg. 350) Also see for freestanding signage.
 - i. Sign Designs with an area greater than 24 Sq. ft as well as illuminated signs require a Sign Permit, per IDO 5-12 (D)(1). (In addition to free standing monument signage).
 - c. Need a detail of all signs, not just monument signs.
- H. Monument sign requires a sign permit per IFO 5-12(D)(1). Only 1 sign per street frontage up to 100 sq. ft. and 26' in height. Please provide a detail when applying for sign permit.

NOTIFICATION

**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 Amendment Site Plan- EPC

Decision-making Body: EPC 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: ☒ Yes ☐ No **Note: if yes, see second page**

PART II – DETAILS OF REQUEST

Address of property listed in application: 1500 Desert Surf Cir. NE 87107

Name of property owner: Woodsonia Real Estate Inc.

Name of applicant: Tierra West, LLC.

Date, time, and place of public meeting or hearing, if applicable: August 18, 2022 9:00 AM

<http://cabq.zoom.us/j/2269592859> Call In: (301) 715-8592 Meeting ID: 2269592859

Address, phone number, or website for additional information:

Tierra West, LLC./ 5571 Midway Park Place NE. Albuquerque, NM. 87109/ 505-858-3100/ Jon Niski

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. N/A

☐ Summary of request, including explanations of deviations, variances, or waivers. N/A

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)

07.06.2022

(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.

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Tuesday, June 7, 2022 9:17 AM
To: Yvanna Escajeda
Subject: DESERT SURF CIR & ALEXANDER BLVD NE Neighborhood Meeting Inquiry Sheet Submission
Attachments: IDOZoneAtlasPage_F-16-Z.pdf

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:

Please note that 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, 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, 9th Floor
Albuquerque, NM 87102
505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



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From: webmaster=cabq.gov@mailgun.org <webmaster=cabq.gov@mailgun.org> **On Behalf Of** webmaster@cabq.gov

Sent: Tuesday, June 7, 2022 6:55 AM

To: Office of Neighborhood Coordination <yescajeda@tierrawestllc.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Neighborhood Meeting Inquiry Sheet Submission

[EXTERNAL] Forward to 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

Yvanna Escajeda

Telephone Number

5058583100

Email Address

yescajeda@tierrawestllc.com

Company Name

Tierra West, LLC

Company Address

5571 Midway Park Place NE, Rutledge Red NE and Paseo Del Norte NE

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

PARCEL B-1-A CORRECTION PLAT OF PARCELS C-1-A C-1-B AND B-1-A RENAISSANCE CENTER III

Physical address of subject site:

DESERT SURF CIR NE

Subject site cross streets:

DESERT SURF CIR & ALEXANDER BLVD NE

Other subject site identifiers:

This site is located on the following zone atlas page:

F-16-Z

Captcha

x



PROPOSED USE / OPERATION DESCRIPTION

Andretti Indoor Karting & Games (“Andretti”) is a premiere indoor entertainment/amusement/recreation facility featuring multiple entertainment venue featuring multiple entertainment and F&B offerings under one roof. Typical Andretti facilities include many of the following attractions for its guests:

- Indoor Electric Karting
 - 120+ Arcade Games
 - Immersive Virtual Reality Experiences
 - 7D Xperience Motion Theater
 - Laser Tag Arena
 - Racing Simulators
 - Boutique/Duckpin Bowling
 - Ropes Course, Rock Wall and Zip Line
 - Full Restaurant / Bar
 - On-site scratch kitchen
 - Over 10,000 SF of Meeting & Event Space w/ Gourmet In-House F&B service
-
- Building Improvements: ±96,000 SF (“Andretti Facility”).
 - Off-Street Site Parking: ±343 parking spaces (see narrative below).

ANDRETTI INDOOR KARTING & GAMES PEAK OPERATING DAYS/HOURS & CUSTOMER TRAFFIC

The peak operating days/hours for Andretti Indoor Karting & Games (“Andretti” or “Applicant”) will not conflict with or add to peak commuter traffic times. Andretti opens for business after weekday commuter hours. Weekday customer visitation is light from late morning to early evening. Friday evenings, Saturday and Sunday are the peak days and times of operation.

- Typical hours of operation:
Sunday - Thursday 11:00 AM-12:00 PM
Friday - Saturday 11:00 AM – 1:00 AM
- Projected number of customers on weekdays and weekends, based on ±13,250 customers per week. The customer/facility occupancy amount for any given day is spread throughout various day parts.



Monday - 750 customers
Tuesday - 750 customers
Wednesday - 750 customers
Thursday - 1,000 customers
Friday - 2,500 customers
Saturday - 4,500 customers
Sunday - 3,000 customers

- Schedule and size of private events: Most private events Monday - Friday are in the PM hours. Birthday parties and private events are on-going throughout Saturday and Sunday.

PROPOSED PARKING AT THE SUBJECT PROPEERTY

Parking Requirement for Andretti's Proposed Development at the Project Location

Applicant will provide ± 343 parking spaces, which will be adequate to support the Andretti Facility and is historically supported based on other Andretti Facilities represented below.

Comparison of Parking at Existing AIKG Facilities

Andretti has a 20-year operating history which demonstrates ± 325 to ± 350 parking spaces are adequate to serve each location during peak time days and hours.

Andretti Location	Gross Floor Area	Parking Spaces	Parking Ratio
PROPOSED Albuquerque, NM – Desert Surf Circle	96,000	343	3.57 / 1,000 SF
Orlando, FL	First Floor 94,375 SF Mezzanine 41,555 SF Total 135,930 SF (1)	329	2.42 / 1,000 SF
Atlanta (Marietta), GA	105,470 SF	373	3.54 / 1,000 SF
Atlanta (Buford), GA	88,600 SF	351	3.96 / 1,000 SF
Houston (Katy), TX	88,260 SF	325	3.68 / 1,000 SF
San Antonio, TX	87,020 SF	330	3.79 / 1,000 SF

- (1) The Orlando Andretti facility contains a second level mezzanine for karting and F&B resulting in large amounts of low-occupancy space.

Alternative Parking Calculation Based on Indoor Recreation Occupancy Per Activity Zone



The proposed parking provided for the Andretti Facility is comparable to other recreation and entertainment uses such as family entertainment centers, golfing ranges, bowling, indoor skydiving, amusement centers, etc. Such uses typically utilize a focused approach to evaluate parking requirements taking into account peak customer occupancy and day-parts, and high and low occupancy areas within each facility. This is a more precise methodology applicable to recreation/entertainment concepts containing multiple activities. This methodology was used in the planning and entitlements for Andretti locations in Durham, Orlando, Atlanta, Houston, San Antonio and Grand Prairie.

Half of the proposed space within the Andretti facility at the Project Location will be devoted to very low occupancy uses (karting track and support area, administrative offices, kitchen and back-of-house areas). The indoor karting area is the largest low-occupancy area estimated to be $\pm 45,000$ square feet (47%) of the total $\pm 96,000$ square feet. The karting area ($\pm 45,000$ SF) will accommodate a maximum of 24 customers driving at one time. Given the large amount of low-occupancy square footage in the proposed Andretti Facility, Peak Time Occupancy parking requirements would be calculated as follows:

- One (1) car for every three (3) estimated customers
- One (1) space for each employee. (average ± 80 per location)

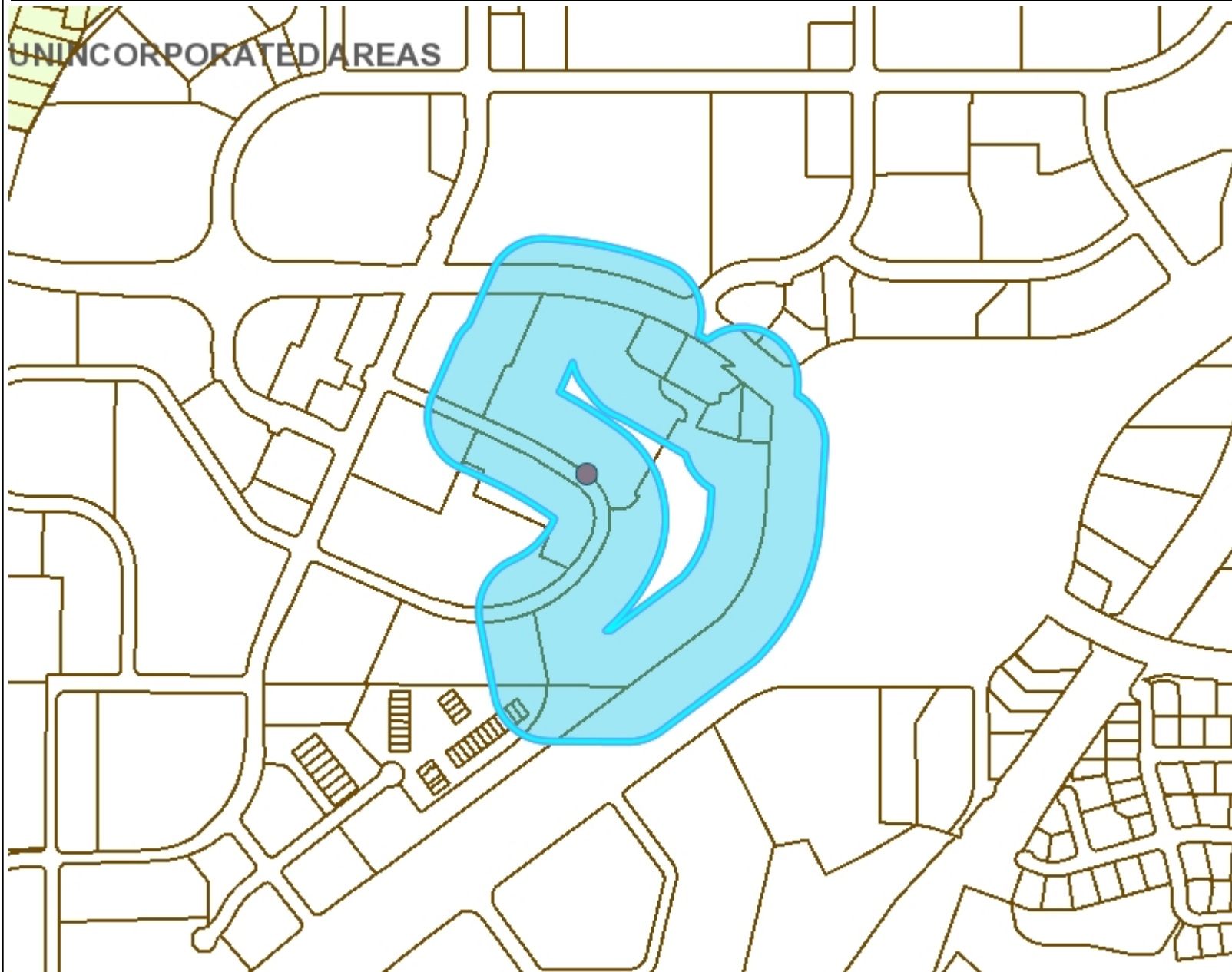
	Occupancy	Parking Requirement for Recreation/Entertainment Uses	Parking Spaces
Customers – All activity zones	800	1 space / 3 customers	267
Employees	90	1 space / employee	80
Typical Andretti Facility Parking Requirement			347
Parking Provided			343

CONCLUSION

Andretti has a 20-year operating history demonstrating ± 325 to ± 350 parking spaces are adequate to serve a typical Andretti location during peak time days and hours. Based on this history and industry parking standards for comparable recreation and entertainment uses, Applicant projects the ± 343 parking spaces proposed for the Subject Property will be satisfactory to meet the operating needs for the Andretti Facility.



Desert Surf Cir NE



Legend

- Bernalillo County Parcels
- Municipal Limits
 - Corrales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED

Notes

Buffer : 225 ft.
ROW Montano Rd NE : 125 ft.

1,202 0 601 1,202 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
7/11/2022 © City of Albuquerque

1: 7,212

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

CIRCLE K STORES INC
PO BOX 52085
PHOENIX AZ 85072-2085

MJG CORPORATION C/O PROPERTY TAX
ASSOCIATES
1801 WYOMING AVE SUITE 201
EL PASO TX 79902

ALBUQUERQUE INVESTORS LLC ATTN:
WOODSONIA REAL ESTATE LLC
20010 MANDERSON ST SUITE 101
ELKHORN NE 68022-1264

TSAO JANELLE & TSAO JUNE CO-
TRUSTEES TSAO FAMILY TRUST 1979
26526 CRAFTSMEN CT
SANTA CLARITA CA 91350-5726

ARCHLAND PROPERTY I LLC C/O
MCDONALDS CORP 30-0172
PO BOX 182571
COLUMBUS OH 43218-2571

HOLLY PARTNERS LLC
904 COPPERHEAD CT NE
ALBUQUERQUE NM 87113-2299

SECURITY SELF STORAGE INC C/O JOHN
MECHENBIER
8500 WASHINGTON ST NE SUITE A-5
ALBUQUERQUE NM 87113-1861

WENDYS PROPERTIES LLC
ONE DAVE THOMAS BLVD
DUBLIN OH 43017

COSTCO WHOLESALE CORP C/O
PROPERTY TAX DEPT 116
999 LAKE DR
ISSAQUAH WA 98027-8990

JULDAN LLC
4425 TOWNER AVE NE
ALBUQUERQUE NM 87110-3909

4500 ALEXANDER DE LLC & ALEXANDER
DAVID DE LLC & ALEXANDER MONICA
DE LLC C/O SES
15 AMERICA AVE SUITE 301A
LAKEWOOD NJ 08701-4582

MARKET CENTER AT RENAISSANCE LLC
6812 ACADEMY PARKWAY EAST NE
ALBUQUERQUE NM 87109-4404

COMMUNITY COMMON ELEMENTS C/O
INTERSTATE COMMERCE CENTER LLC
2420 COMANCHE RD NE SUITE H6
ALBUQUERQUE NM 87107

BERNALILLO COUNTY C/O COUNTY
MANAGER
415 SILVER AVE SW
ALBUQUERQUE NM 87102-3225

TG ALBUQUERQUE LLC
9811 W CHARLESTON BLVD SUITE #2-
537
LAS VEGAS NV 89117-7528

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ELKHORN NE 68022-1264

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PO BOX 90608
ALBUQUERQUE NM 87199-0608

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2420 MIDTOWN PL NE SUITE C
ALBUQUERQUE NM 87107-3232

DESERT CREEK G&G LLC
7255 VIEWPOINT RD
APTOS, CA 95003-3342

NGP V ALBUQUERQUE NM LLC C/O
NGP V FUND LLC
1650 TYSONS BLVD SUITE 1500
MCLEAN, VA 22102-4846

SECURITY SELF STORAGE INC
C/O JOHN MECHENBIER
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ALBUQUERQUE, NM 87113-1861

COMMUNITY COMMON ELEMENTS
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ALBUQUERQUE, NM 87107

BERNALILLO COUNTY C/O COUNTY
MANAGER
415 SILVER AVE SW
ALBUQUERQUE, NM 87102-3225

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

Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice*: August 2, 2022

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*: PLATORO INVESTMENTS LLC

Mailing Address*: PO BOX 90608, ALBUQUERQUE NM 87199-0608

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

1. Subject Property Address* Desert Surf Cir NE
Location Description CORRECTION PLAT OF PARCELS C-1-A C-1-B AND B-1-A RENAISSANCE CENTER III
2. Property Owner* WOODSONIA
3. Agent/Applicant* [if applicable] Tierra West, LLC.
4. Application(s) Type* per IDO [Table 6-1-1](#) {mark all that apply}
☐ Zoning Map Amendment
☒ Other: EPC Site Plan

Summary of project/request¹*:
planning an approximate 96,000 SF entertainment facility.

5. This application will be decided at a public hearing by*:
☒ Environmental Planning Commission (EPC) ☐ City Council

This application will be first reviewed and recommended by:
☒ Environmental Planning Commission (EPC) ☐ Landmarks Commission (LC)

☐ Not applicable (Zoning Map Amendment – EPC only)

Date/Time*: August 18, 2022 9:00 AM

Location*²: City of Albuquerque Zoom meeting
<http://cabq.zoom.us/j/2269592859> Call In: (301) 715-8592
Meeting ID: 2269592859

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

² Physical address or Zoom link

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

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*³:

Tierra West, LLC / 5571 Midway Park Place NE, Albuquerque, NM. 87109/ 505-858-3100/ Jon Niski

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

1. Zone Atlas Page(s)*⁴ F-16-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*:

N/A

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:

NA

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

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

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

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 23.297 acres
 2. IDO Zone District NR-C
 3. Overlay Zone(s) [if applicable] N/A
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant

NOTE: For Zoning Map Amendment – EPC only, 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 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 or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

*T*IERRA WEST LLC

5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



AERIS INVESTMENTS LLC
2420 MIDTOWN PL NE SUITE C
ALBUQUERQUE NM 87107-3232

TERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



MJG CORPORATION C/O PROPERTY TAX
ASSOCIATES
1801 WYOMING AVE SUITE 201
EL PASO TX 79902

TERRA O/EST. LLC

5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



SECURITY SELF STORAGE INC C/O JOHN
MECHENBIER
8500 WASHINGTON ST NE SUITE A-5
ALBUQUERQUE NM 87113-1861

TERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

BERNALILLO COUNTY C/O COUNTY
MANAGER
415 SILVER AVE SW
ALBUQUERQUE NM 87102-3225



TERRA WEST, LLC

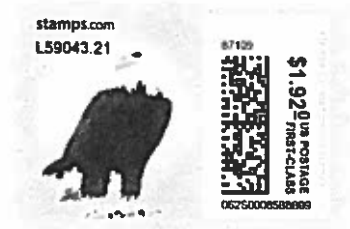
5571 MIDWAY PARK PLACE NE
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COMMUNITY COMMON ELEMENTS C/O
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2420 COMANCHE RD NE SUITE H6
ALBUQUERQUE NM 87107

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DAVID DE LLC & ALEXANDER MONICA
DE LLC C/O SES
15 AMERICA AVE SUITE 301A
LAKEWOOD NJ 08701-4582

TERRA WEST, LLC

71 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



ALBUQUERQUE INVESTORS LLC ATTN:
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20010 MANDERSON ST SUITE 101
ELKHORN NE 68022-1264

TIERRA WEST LLC

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ALBUQUERQUE NM 87109



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PO BOX 52085
PHOENIX AZ 85072-2085

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ALBUQUERQUE NM 87109

COSTCO WHOLESALE CORP C/O
PROPERTY TAX DEPT 116
999 LAKE DR
ISSAQUAH WA 98027-8990

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TERRA WEST LLC
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ALBUQUERQUE NM 87109

HOLLY PARTNERS LLC
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ALBUQUERQUE NM 87113-2299



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COLUMBUS OH 43218-2571

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537
LAS VEGAS NV 89117-7528

TERRA WEST LLC

571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



TSAO JANELLE & TSAO JUNE CO-
TRUSTEES TSAO FAMILY TRUST 1979
26526 CRAFTSMEN CT
SANTA CLARITA CA 91350-5726

TERRA WEST, LLC

5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

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TERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
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WENDYS PROPERTIES LLC
ONE DAVE THOMAS BLVD
DUBLIN OH 43017

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Tierra West LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



PLATORO INVESTMENTS LLC
PO BOX 90608
ALBUQUERQUE NM 87199-0608

TERRA WEST LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

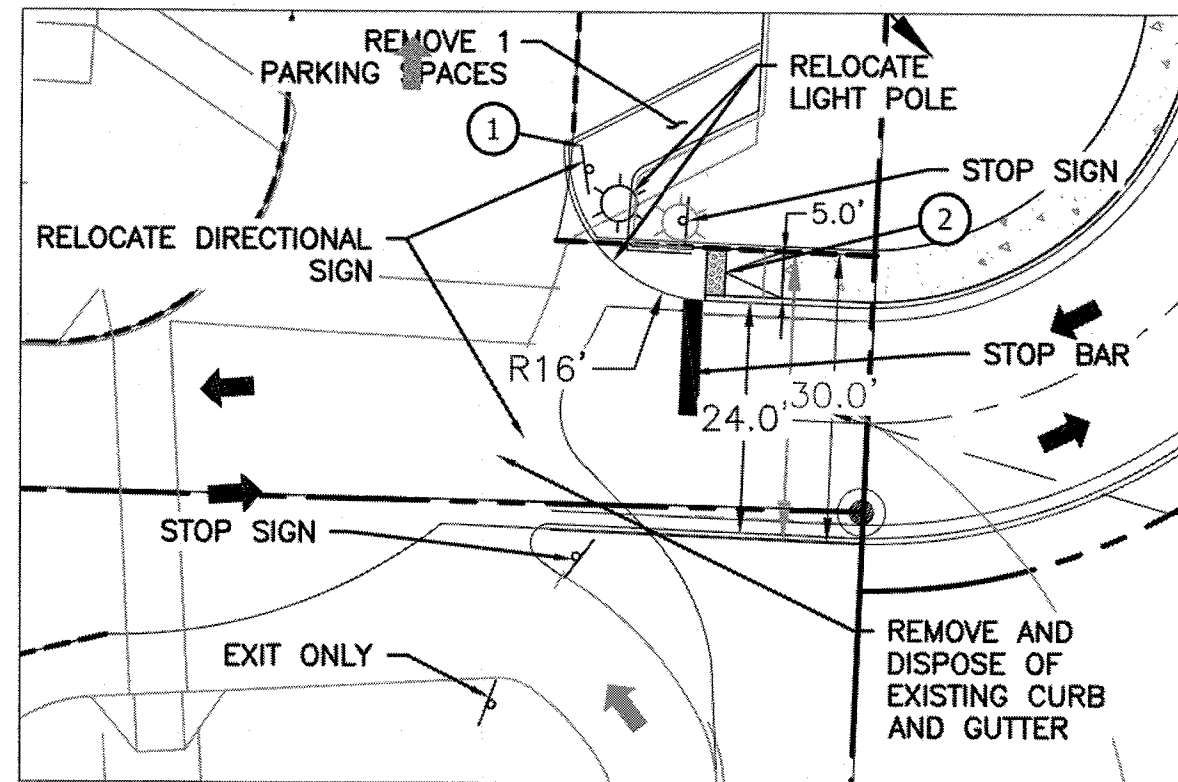
PLATORO INVESTMENTS LLC
PO BOX 90608
ALBUQUERQUE NM 87199-0608



Site Plan Major Amendment

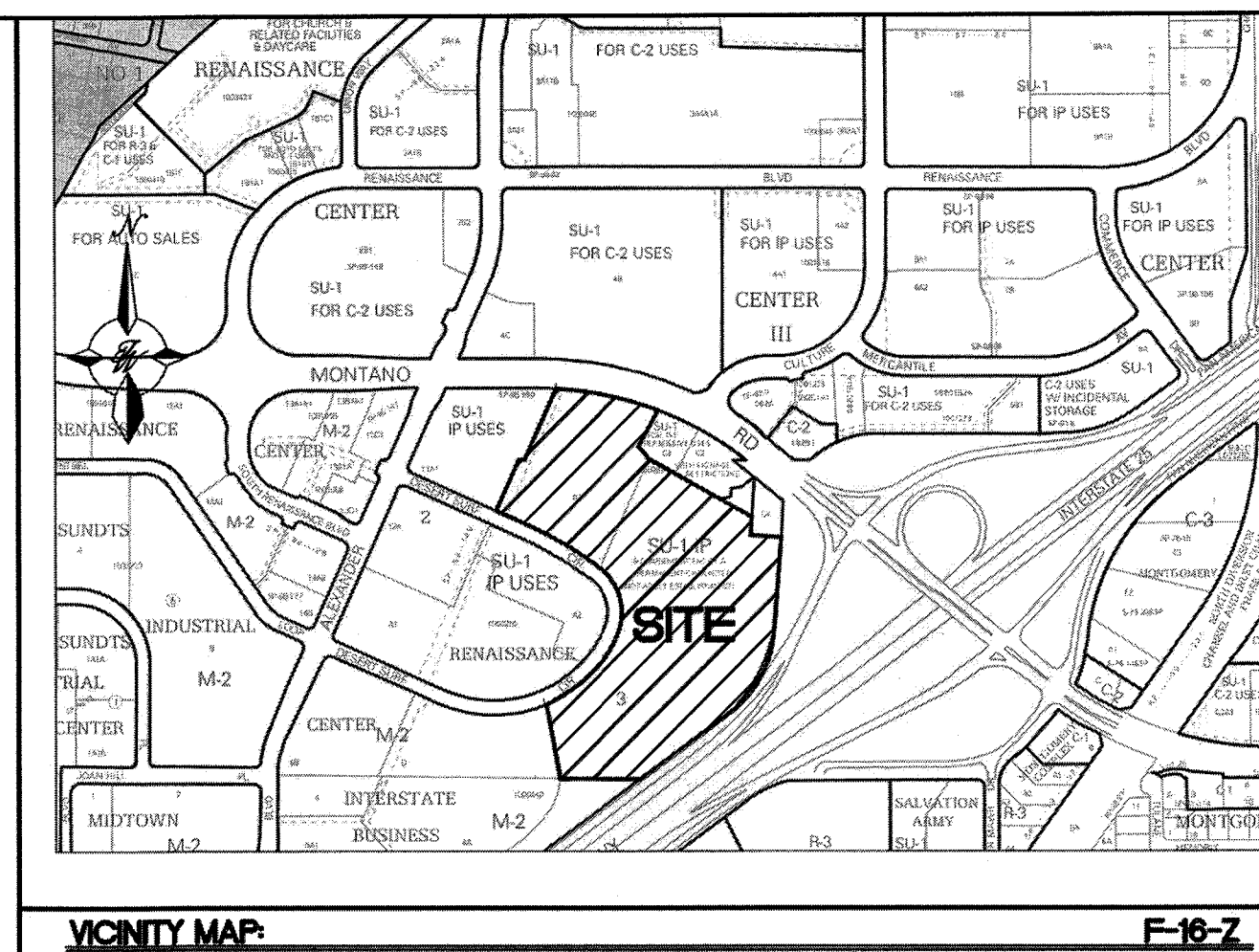
Z:\2017\2017035 Top Golf Albuquerque.dwg DBB\2017035_AA-Site Plan For Building Permit_032719.dwg Apr 02, 2019 - 4:12pm

- LEGEND**
- CURB & GUTTER
 - BOUNDARY LINE
 - EASEMENT
 - CENTERLINE
 - RIGHT-OF-WAY
 - BUILDING
 - SIDEWALK
 - SCREEN WALL
 - RETAINING WALL
 - PARKING LOT LIGHTS
 - LANE
 - STRIPING
 - EXISTING CURB & GUTTER
 - EXISTING BOUNDARY LINE
 - EXISTING EASEMENT
 - EXISTING SIDEWALK
 - EXISTING LANE
 - EXISTING STRIPING

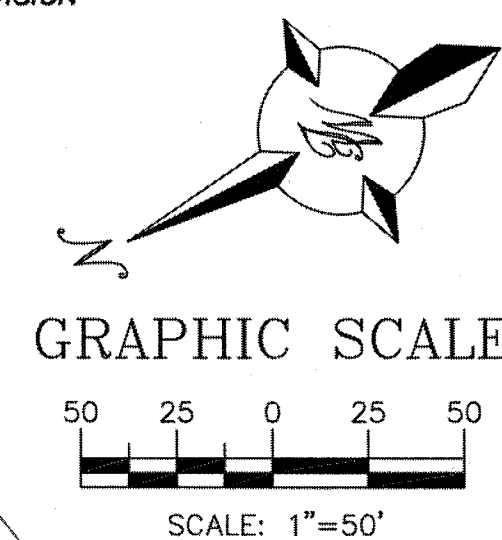


30' BLANKET PRIVATE CROSS DRAINAGE EASEMENT ON PARCELS C-3, C-2 FOR THE BENEFIT OF PARCELS C-4 & C-3, WITH MAINTENANCE BY SAME

ADMINISTRATIVE AMENDMENT
FILE # 51-2019 PROJECT # 202264
Revised building square footage
03 Apr 2019
APPROVED BY DATE



LEGAL DESCRIPTION:
LOT C-1, RENAISSANCE CENTER III SUBDIVISION



MONTANO RD

INTERSTATE 25

PARCEL "C-1-A"
AREA = 612,771.94 sq. ft.
14.067 acres ±

SITE DATA

PROPOSED USAGE: SU-1, IP & AMUSEMENT FACILITY OF A PERMANENT CHARACTER
LOT AREA: 612,771.94 SF (14.067 ACRE)
BUILDING AREA: 48,295 SF
FUTURE EXPANSION: 5,134 SF
TOTAL FUTURE BUILDING AREA: 53,429 SF
PARKING REQUIRED: 75 SPACES (15,000 SF/1 SPACE PER 200 SF)
PARKING REQUIRED: 133 SPACES (31,222 SF/1 SPACE PER 250 SF)
TOTAL PARKING REQUIRED: 208 SPACES
PARKING PROVIDED: 384 SPACES

HC PARKING REQUIRED: 12 SPACES
HC PARKING PROVIDED: 12 SPACES
2 SPACE VAN ACCESSIBLE

SC PARKING PROVIDED: 34 SPACES

MC PARKING REQUIRED: 6 SPACES
MC PARKING PROVIDED: 6 SPACES

BICYCLE PARKING REQUIRED: 20 SPACES
(15% NET LOT AREA)
BICYCLE PARKING PROVIDED: 20 SPACES

LANDSCAPE AREA REQUIRED: 84,982 SF
LANDSCAPE AREA PROVIDED: 288,516 SF

EXISTING DRIVEWAYS TO BE REMOVED AND REPLACED WITH CITY STANDARD CURB, GUTTER AND SIDEWALK PER COA STD DWGS, 2415A AND 2430

KEYED NOTES:

- 1 CURB & GUTTER (SEE DETAIL SHEET C12)
- 2 STRAIGHT HC RAMP (SEE DETAIL SHEET C12)
- 3 6 FT. SIDEWALK
- 4 6 FT. PEDESTRIAN CROSSING (SEE DETAIL SHEET C12)
- 5 DUMPSTER ENCLOSURE
- 6 EXISTING BILLBOARD TO BE ADJUSTED TO NEW GRADING
- 7 ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET C12 FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN"-INDICATES VAN ACCESSIBLE SPACE)
- 8 PROPOSED PEDESTAL SIGN (SEE SHEET C13)
- 9 PROPOSED MONUMENT SIGN (SEE SHEET C13)
- 10 WHEEL STOP
- 11 SMALL CAR SPACE (SEE DETAIL SHT. C12)
- 12 ZERO CURB (SEE DETAIL SHT. C12)

13 CLEAR SIGHT TRIANGLE. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

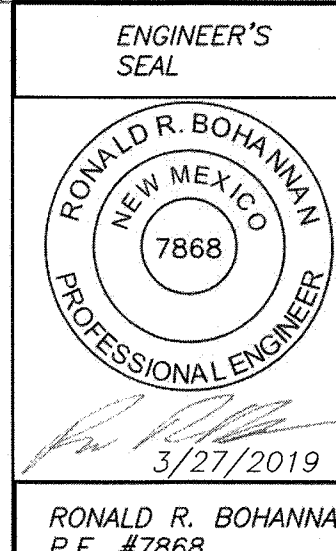
- 14 PARKING LOT LIGHTS (SEE DETAIL SHEET 13)
- 14 ROLL CURB (SEE DETAIL SHEET 13)

NOTES

1. ALL BROKEN OR CRACKED CURB, GUTTER AND SIDEWALKS MUST BE REPLACED WITH CITY STANDARD CURB, GUTTER AND SIDEWALK PER COA STD DWGS, 2415A AND 2430
2. NEW VALLEY GUTTER TO MATCH EXISTING CURB AND GUTTER.

REQUEST AMENDING THIS SITE PLAN TO INCLUDE NEW ENTERTAINMENT FACILITY ON PARCEL B-1-A, WHICH IS VACANT. THE DEVELOPMENT OF PARCEL B-1-A INCREASES THE BUILDING AREA, LANDSCAPED AREA AND PARKING SPACES SHOWN ON THIS PLAN. THE DEVELOPMENT OF PARCEL B-1-A COMPLETES THE DEVELOPMENT OF THIS SITE PLAN AND WILL NOT AFFECT ANY OF THE SITE INFORMATION ON PARCEL C-1-A.

REQUESTED AMENDMENT 07/07/2022



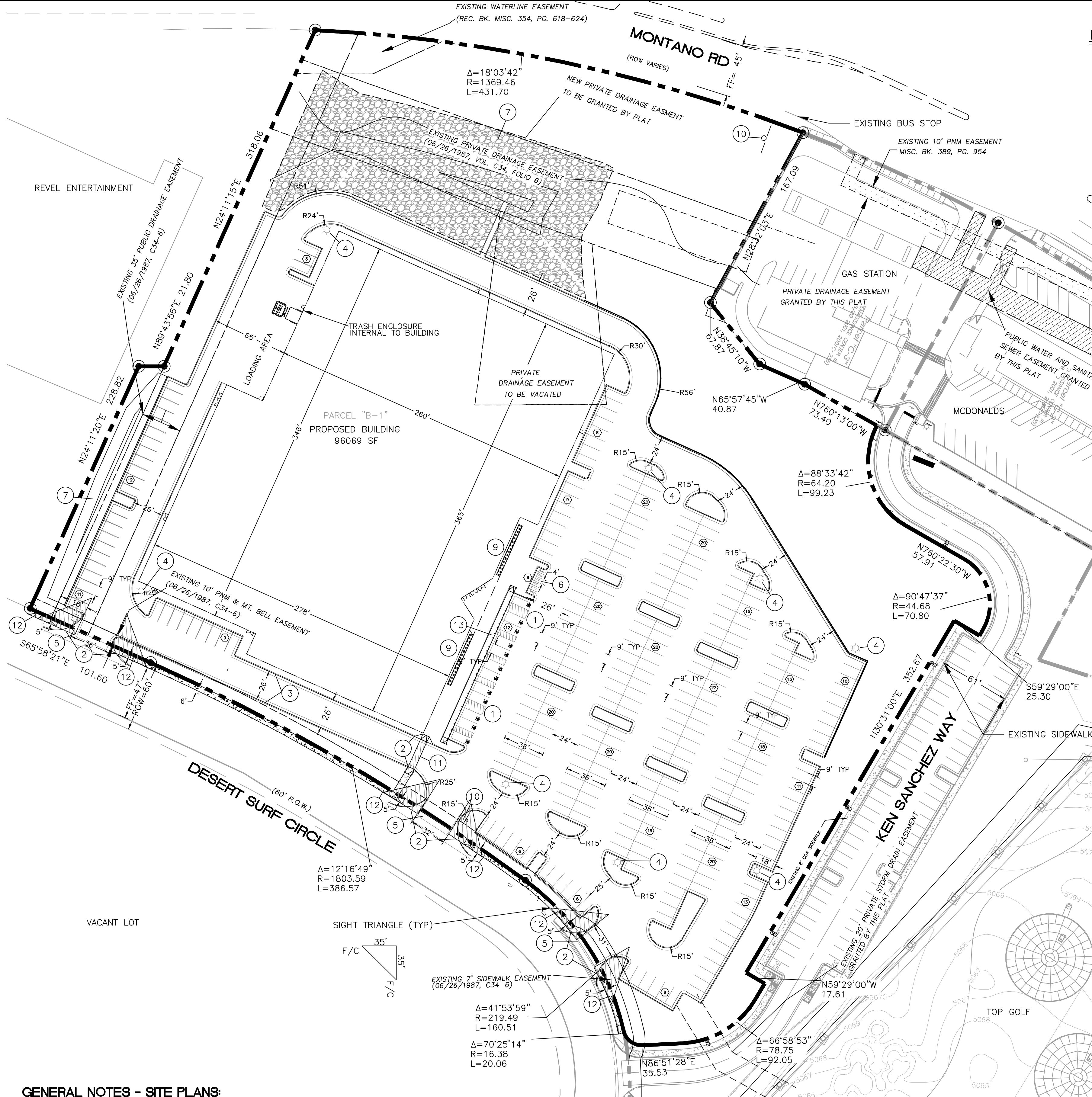
MULTI-USE RECREATIONAL FACILITY, ALBUQUERQUE, NM

SITE PLAN

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505) 858-3100
www.tierwestllc.com

DRAWN BY: BF
DATE: 9/20/18
2017035_SPB-3
SHEET #: C2
JOB #: 2017065

PROPOSED SITE PLAN



LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- BUILDING
- PROPOSED SIDEWALK
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- LIGHT
- PARKING COUNT

KEYED NOTES

- 1 ACCESSIBLE PARKING W/SIGN PER ADA STANDARDS (1.0% MIN - 2.0% MAX SLOPE) SEE DETAIL SHEET DET-1
- 2 UNIDIRECTIONAL ACCESSIBLE RAMP
- 3 STANDARD CURB AND GUTTER (TYP) PER COA STD DWG 2415A SEE DETAIL SHEET DET-1
- 4 PARKING LOT LIGHT STANDARD (TYP) FULL CUTOFF LED'S, 25' HIGH
- 5 6' VALLEY GUTTER PER COA STD DWG 2415B SEE DETAIL SHEET DET-1
- 6 MOTORCYCLE SPACE (4'X8' MIN) W/SIGN
- 7 RETENTION POND
- 8 NEW ASPHALT PAVING SEE DETAIL SHEET DET-1
- 9 BICYCLE RACK, SEE DETAIL SHEET DET-1
- 10 MONUMENT SIGN
- 11 6' PEDESTRIAN CROSSING SEE DETAIL SHEET DET-1
- 12 NEW 5' CONCRETE SIDEWALK PER COA STD DW 2430 SEE DETAIL SHEET DET-1
- 13 ZERO-FLUSH CURB W/ 8" BOLLARDS SEE DETAIL SHEET DET-1

SITE DATA

PROPOSED USAGE	INDOOR ENTERTAINMENT
LOT AREA	402445 SF (9.23 ACRES)
ZONING	NR-C
FRONT: 5'	
SIDE: 0'	
REAR: 0'	

PARKING REQUIRED

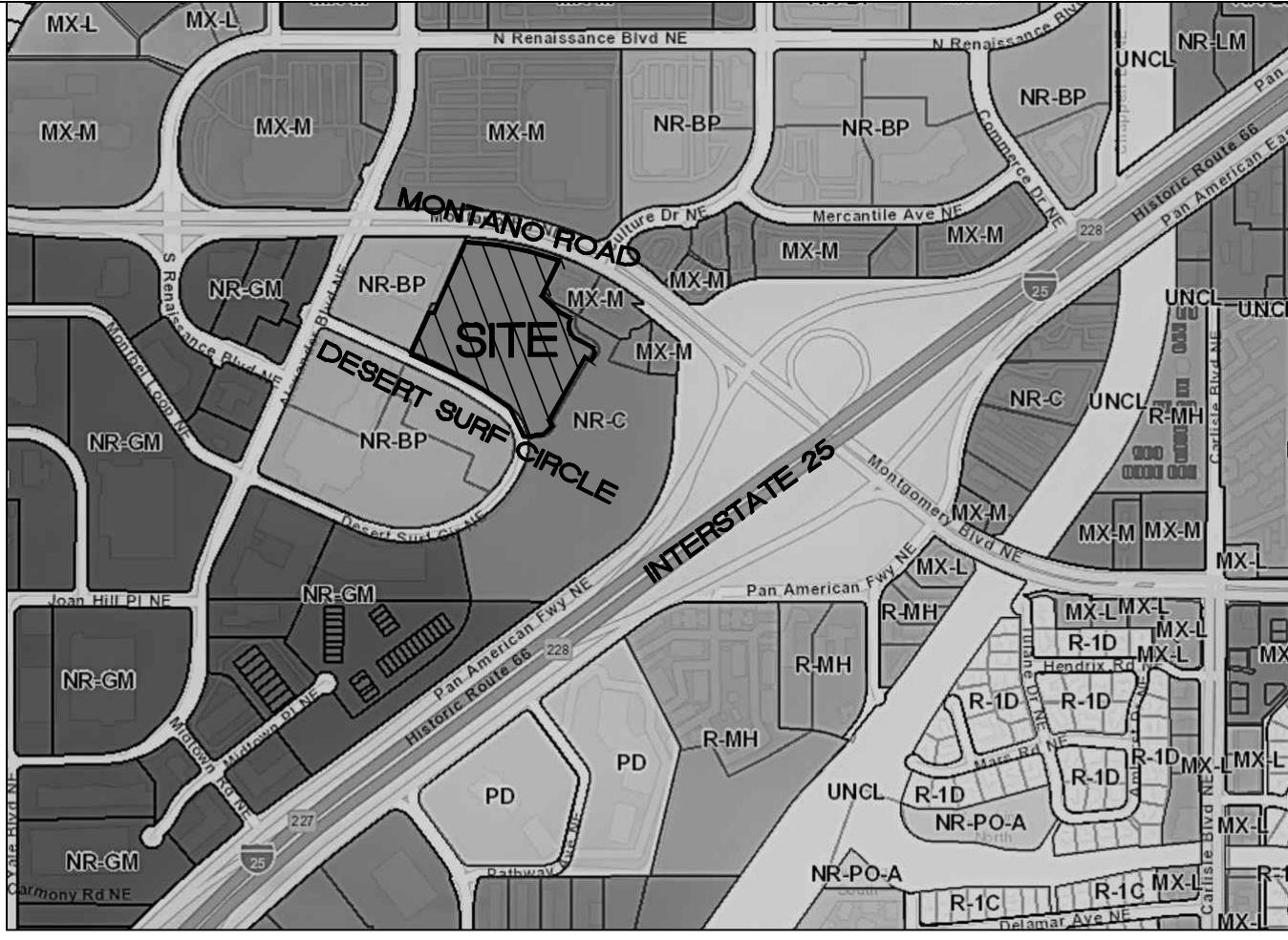
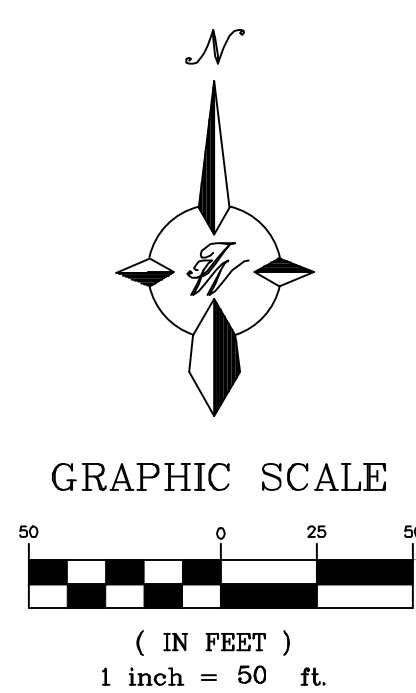
- 1 SPACE/210 GSF FOR 51,000 GSF= 243 SPACES PER TABLE 5-5-2
- 1 SPACE/3 OCCUPANTS FOR INDOOR TRACK (50 OCCUPANTS)= 17 SPACES
- 20% PARKING REDUCTION FOR EMPLOYMENT CENTER AND MASS TRANSIT CORRIDOR= -52 SPACES

PARKING PROVIDED

TOTAL REQUIRED PARKING=	208 SPACES
PARKING PROVIDED=	343 SPACES
HC PARKING REQUIRED	12 SPACES (2 VAN SPACES)
HC PARKING PROVIDED	12 SPACES (2 VAN SPACES)
BICYCLE SPACES REQUIRED	10% OF OFF-STREET PARKING
BICYCLE SPACES PROVIDED	35 SPACES
MOTORCYCLE SPACES REQUIRED	6 SPACES
MOTORCYCLE SPACES PROVIDED	6 SPACES

- GENERAL NOTES - SITE PLANS:**
1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING THIS WORK. IN CASE OF ANY DISCREPANCIES, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND WORK SHALL NOT COMMENCE WITHOUT APPROVAL FROM THE ARCHITECT.
 2. WRITTEN DIMENSIONS OF DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE BUILDING SITE, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
 3. GC AND LIGHTING CONTRACTOR TO ENSURE SITE LIGHTING FIXTURE HEADS HAVE THE CORRECT ORIENTATION. REFER TO PHOTOMETRIC DRAWINGS FOR HEAD PLACEMENT.
 4. GC TO COORDINATE SITE SECURITY LAYOUT AND CONDUIT SIZE & LOCATION WITH THE OWNER.
 5. GC TO ENSURE PAVING AT ALL EXITS SHALL NOT EXCEED A 2% MAX SLOPE IN ALL DIRECTIONS.
 6. PAVING SHALL BE LOWER THAN THE BUILDING SLAB BY THE FOLLOWING AMOUNTS UNO:
 - 1/2" @ ALL EXIT DOORS
 - 1/2" @ ALL SHOWROOM GLAZING LOCATIONS
 - 1 1/2" @ OVERHEAD DOORS
 - 1 1/2" @PRE-FAB METAL WALL PANELS

- NOTICE TO CONTRACTORS**
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
 2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
 3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990 (OR DIAL 811 LOCALLY), FOR LOCATION OF EXISTING UTILITIES.
 4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.



VICINITY MAP

LEGAL DESCRIPTION:

PARCEL B-1-A CORRECTION PLAT OF PARCELS C-1-A, C-1-B AND B-1-A RENAISSANCE CENTER III CONT 9.2281 AC

NOTES:

1. COMMON STORM DRAINAGE, PEDESTRIAN, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.
2. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
3. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
4. LIGHT POLES SHALL BE A MAXIMUM OF 20' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 20' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS. LIGHT POLES WITHIN 100' OF RESIDENTIAL ZONING SHALL BE LIMITED TO 16' HIGH.
5. THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
6. ACCESS AT DESERT SURF CIRCLE BE FULL MOVEMENT.
7. ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

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

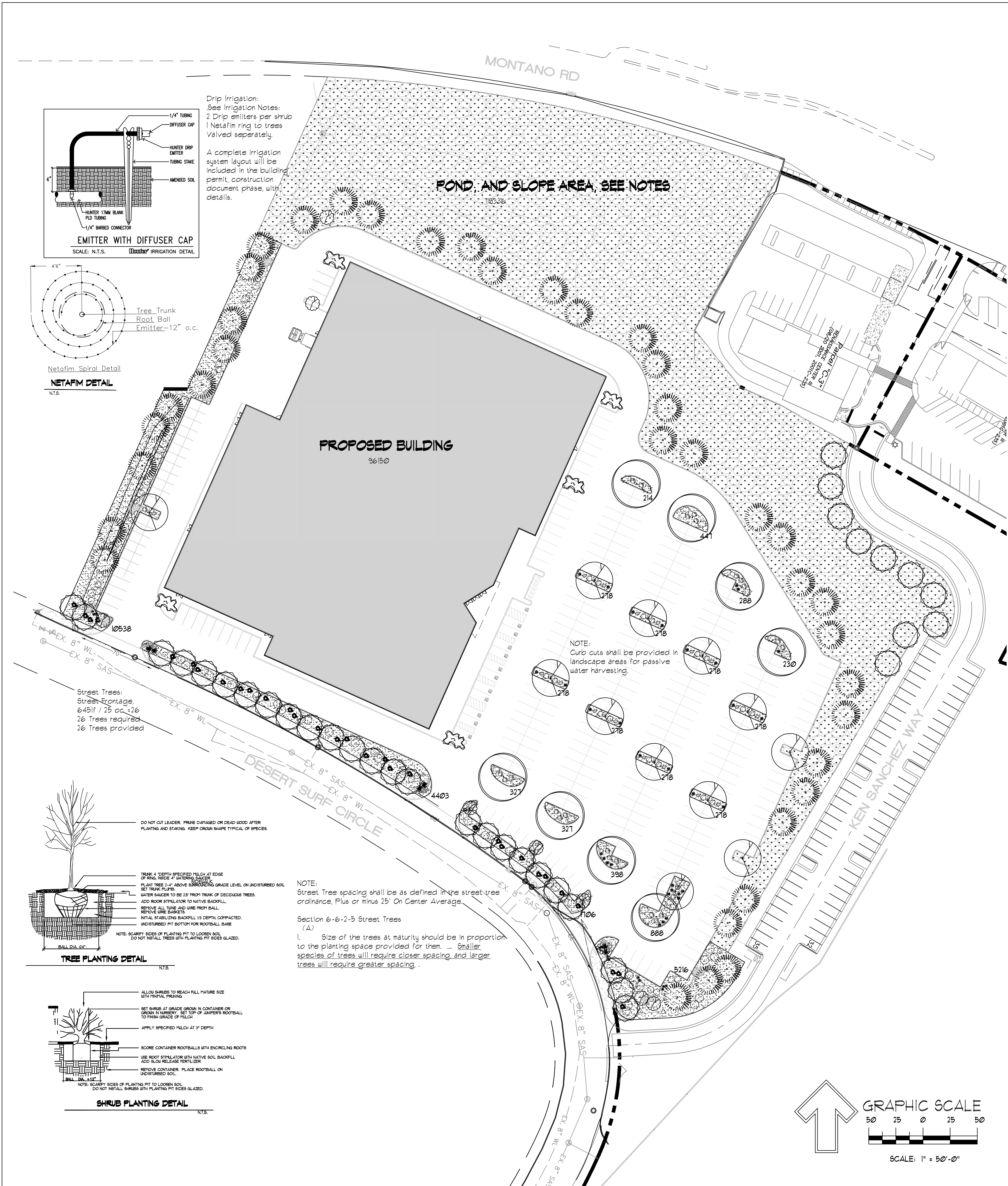
Is an Infrastructure List required? () Yes () No If Yes, then a set of approved DRB plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
Code Enforcement	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary

	ANDRETTI'S RACING ALBUQUERQUE, NM	DRAWN BY JL
	SITE PLAN EPC- MAJOR AMENDMENT	DATE 6-08-22
		DRAWING
		SHEET # SP-1
	JOB # 2022011	



LANDSCAPE LEGEND

QTY	SIZE	COMMON/BOTANICAL	H2O USE
Trees			
12	2" cal	Chinese Pistache <i>Pistacia chinensis</i>	1225 141200 M
8	2" cal	Honey Locust <i>Gleditsia triacanthos</i>	2025 161200 M
38	6 - 8'	Austrian Pine <i>Pinus nigra</i>	625 23750 M
5	15 Gal	Crape Myrtle <i>Lagerstroemia indica</i> Tree Form, 18'-20' at maturity	400 2000 M
6	4 - 6'	Palm Yucca <i>Yucca faxoniana</i>	15x6 36 216 M
8	15 Gal	Oklahoma Redbud <i>Cercis reniformis</i>	144 1152 M
30	15 Gal	Desert Willow <i>Chilopsis linearis</i>	625 10150 M
Shrubs & Groundcovers			
28	5 Gal	India Hawthorne <i>Raphiolepis indica</i>	3x5 25 100 M
10	5 Gal	Feather Reed Grass <i>Calamagrostis arundinacea</i>	25x2 4 40 M
16	5 Gal	Wintergreen Barberry <i>Berberis julianae</i>	5x5 25 400 M
4	5 Gal	Butterfly Bush <i>Buddleia davidii</i>	5x7 49 196 M
22	5 Gal	Winter Jasmine <i>Jasminum nudiflorum</i>	4x12 144 3168 M
8	5 Gal	Buffalo Juniper <i>Juniperus sabino 'Buffalo'</i>	1x12 144 1152 M
8	5 Gal	Cherry Sage <i>Salvia greggii</i>	2x3 9 72 M
7	5 Gal	Blue Mist <i>Caryopteris x clandonensis</i>	3x3 9 63 M
20	5 Gal	Fern Bush <i>Chamaebatiaria millefolium</i>	5x6 36 120 L
26	5 Gal	Apache Plume <i>Fallugia paradoxa</i>	6x7 49 1214 L
28	5 Gal	Chamisa <i>Chrysothamnus nauseosus</i>	5x7 49 1372 L
32	5 Gal	Dwarf Fountain Grass <i>Pennisetum alopecuroides 'Hamelin'</i>	3x3 9 288 M
17	5 Gal	Carpet Roses <i>Rosa sp.</i>	2x4 16 272 L
32	2-3cf	Boulders To be placed at contractor discretion	9645 SHRUB COVERAGE
27206		Landscape Gravel / Filter Fabric	
119336		3/4" Crushed Grey	
146542		RIP RAP AND SEEDED SLOPE. SEE DRAINAGE BASIN NOTES	
		REFERENCE: GRADING PLAN	
		TOTAL LANDSCAPE AREA	

LANDSCAPE NOTES:

Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain all landscaping in a living, healthy, and attractive condition.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Landscape Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas.

IRRIGATION NOTES:

Irrigation system maintenance and operation shall be the sole responsibility of the owner. It shall be the owner's responsibility to ensure that fugitive water does not leave the site due to overwatering.

Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (30' length) with 3 loops at a final radius of 45' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of 6 gph. Shrubs to receive (2) 10 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 15 hours, 3 times per week. Run time will be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

LANDSCAPE CALCULATIONS

TOTAL LOT AREA (sf)	402105
TOTAL BUILDING AREA (sf)	-96149
TOTAL LOT AREA (sf)	305956
LANDSCAPE REQUIREMENT	X .15
TOTAL LANDSCAPE REQUIRED (15%)	45893
TOTAL ON-SITE LANDSCAPE PROVIDED	146542
TOTAL LIVE GROUND COVER REQUIRED (15%)	109905
TOTAL NATIVE SEED AREA, POND AND SLOPE	19336
TOTAL LIVE PLANT COVER PROVIDED	86413
TOTAL LIVE PLANT COVERAGE	205149

Street Tree Notes:

Per Section 5-6(D) (1) (a) Required Street Trees. Trees are GENERALLY required along street frontages every 25 feet on center unless otherwise specified in Part 6-2-2 of ROA 1934 (Street Trees)

Section 6-6-2-5 Street Trees

- (A)
- Size of the trees at maturity should be in proportion to the planting space provided for them. ... Smaller species of trees will require closer spacing, and larger trees will require greater spacing. Spacing shall be approved as part of the plan approval process.
 - On sites where evenly spaced street trees are not possible, or do not conform to the overall design objectives of the site, provided that the number of trees equals or exceeds the number that would be required if the trees were evenly spaced

Clear Site Triangle Note:

Landscaping and signage will not interfere with clear site requirements. Signs, walls, trees and shrubbery between 3 and 8 feet tall, (as measured from the gutter pan) are not included within the clear site triangle.

Drainage Basin Treatments

Per City of Albuquerque

Drainage Basin Treatments

The bottom and sides must be seeded with a native mix per City Standard specification 1012.2 depending on soil type for that City area. Please reference this native seed selection and the section on plan sheet.

For pond bottoms: Gravel 3/4 to 1 inch mulch. One layer thick, not stacked

Native grass establishment must be achieved by the contractor within a 3 year time frame. Temporary irrigation or water trucks must be used when rain is lacking. Seeds must germinate in one year or reseeded will likely be needed.

Maintenance will be per City of Albuquerque Specification 1012.3.9.1 and 1012.3.9.2.

Contractor must weed the basin during/after the first growing season.

Needs city inspection. Stormwater Quality Ordinance-final stabilization must be accepted by the City.

Landscapist

ANDRETTI'S RACING

ALBUQUERQUE, NM

LANDSCAPE PLAN FOR

BUILDING PERMIT

TERRA WEST, LLC

5571 MIDWAY PARK PL NE

ALBUQUERQUE, NEW MEXICO 87109

(505) 858-3100

www.tierrowestllc.com

DRAWN BY

pm

DATE

5-17-22

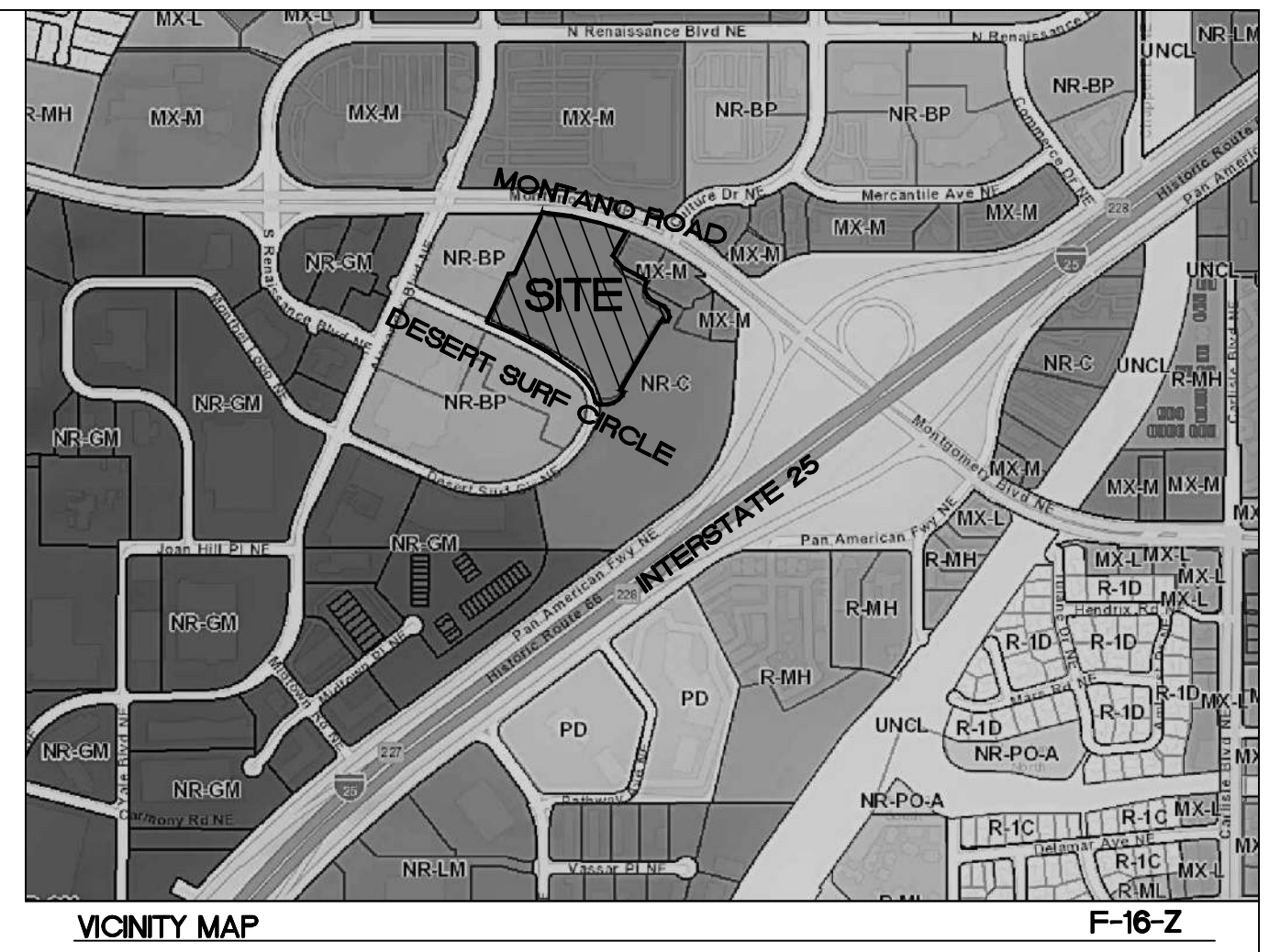
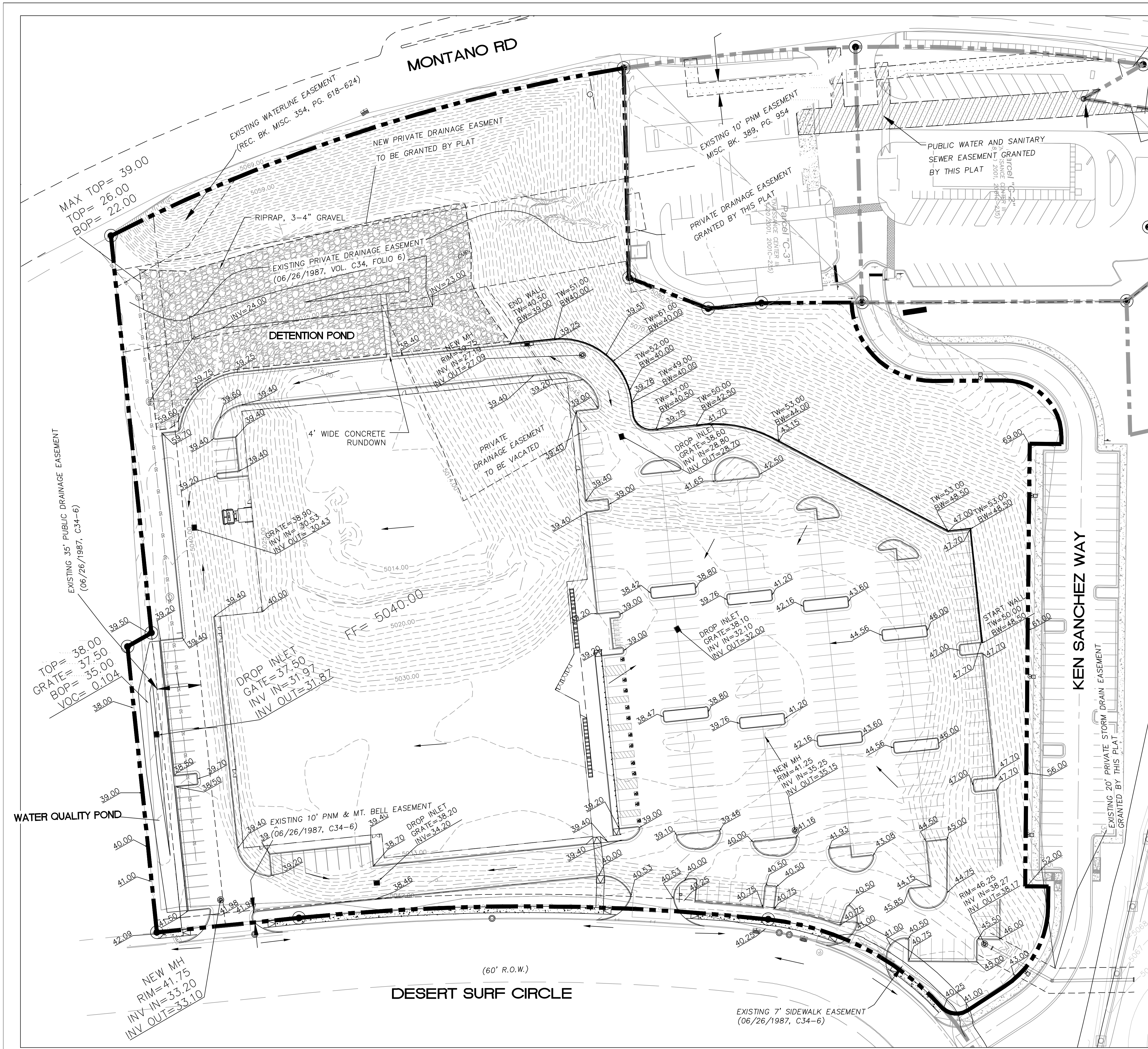
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SHEET #

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JOB #

2022011



LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- PROPOSED SIDEWALK
- EXISTING CURB & GUTTER
- WATER BLOCK
- LANDSCAPING
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- FLOW

NOTE

ADD 5000 TO ALL SPOT ELEVATIONS
ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED

CAUTION

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

NOTICE TO CONTRACTORS

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

EROSION CONTROL NOTES

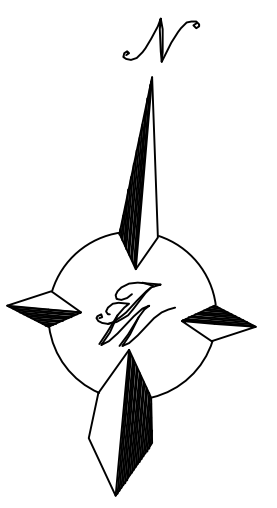
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.
- ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL BE STABILIZED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE SPECS OR 3" GRAVEL

PROPOSED DRAINAGE:

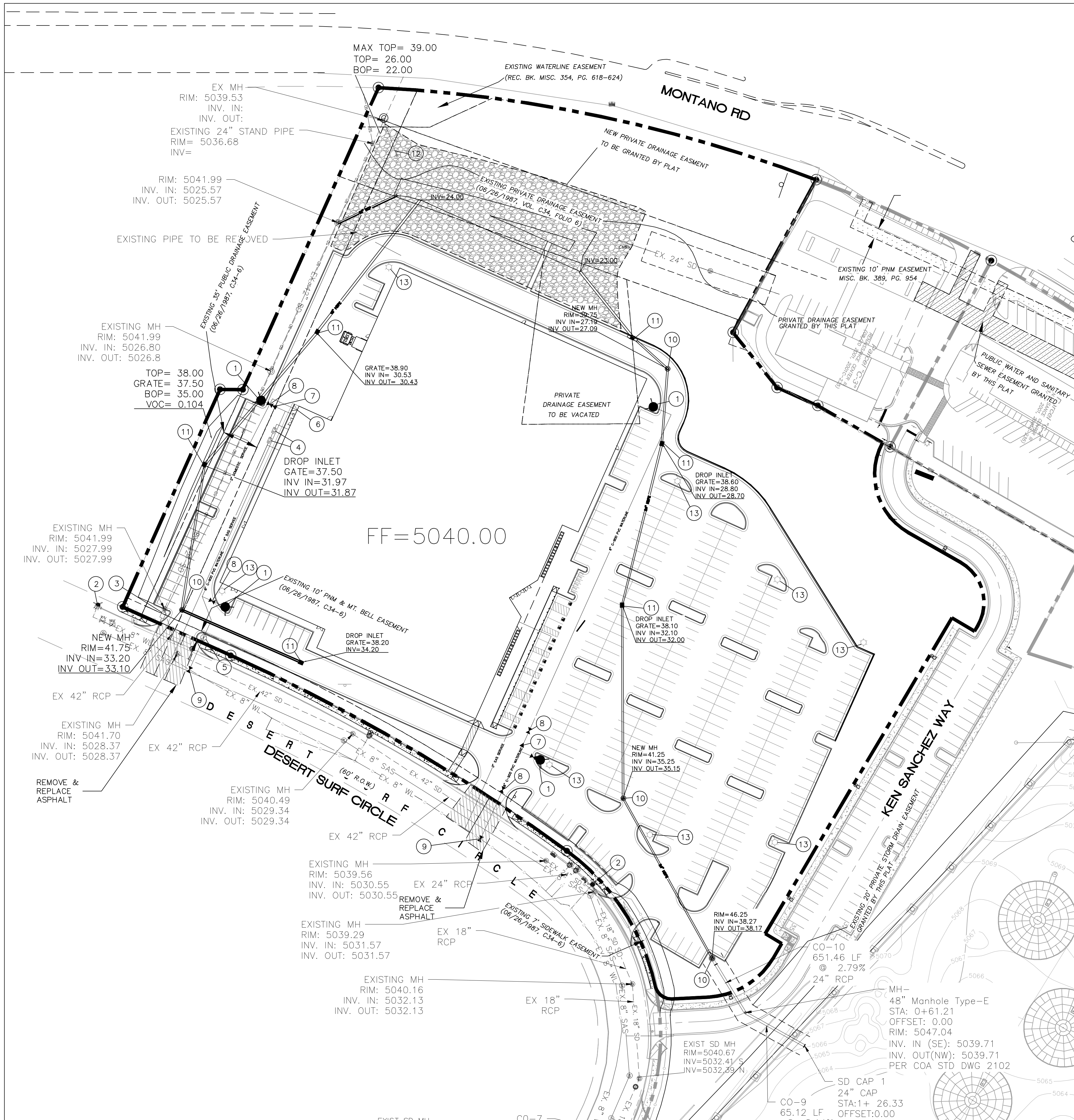
THE SITE WILL CONTINUE TO DRAIN AS PER THE APPROVED TOP GOLF DRAINAGE PLAN. ALL OF THE DRAINAGE WILL BE DIRECTED TO THE POND LOCATED IN THE NORTHWEST CORNER OF THE SITE. THE POND IS CURRENTLY A DETENTION POND DUE TO THE DEPTH BUT IT WILL BE RAISED AND CONVERTED BACK TO A RETENTION POND AS IT WAS PREVIOUSLY DESIGNED. ACCORDING TO THE RENAISSANCE CENTER MASTER DRAINAGE PLAN THE DISCHARGE FROM THE POND IS RESTRICTED TO 0.10 CFS PER ACRE THAT DRAINS TO IT. THE POND ACCEPTS DRAINAGE FROM 23.8 ACRES SO THE RELEASE RATE WILL BE 2.38 CFS. THE POND IS SIZED FOR THE 100YR, 6HR STORM AND WILL ALSO RETAIN THE REQUIRED STORM WATER QUALITY VOLUME PER THE DPM. OFF SITE FLOWS ARE ALSO DIRECTED TO THIS POND AND WILL BE RELEASED AT A RATE OF 36.28 CFS WHICH IS THE FLOW IN THE PIPE PRIOR TO THE DIVERSION. THEREFORE THE TOTAL DISCHARGE FROM THE POND WILL BE 38.66 CFS

EXISTING DRAINAGE:

THIS SITE IS CURRENTLY VACANT AND WAS FORMALLY PART OF THE BEACH WATERPARK. THE SITE IS LOCATED WITHIN BASIN 1 OF THE OVERALL TOP GOLF MASTER GRADING AND DRAINAGE PLAN (F16D003E1) COMPLETED BY TIERRA WEST LLC AND APPROVED 10/29/18. THE SITE IS BOUNDED BY REVEL ENTERTAINMENT TO THE WEST, MONTANO ROAD TO THE NORTH, DESERT SURF CIRCLE TO THE SOUTH AND KEN SANCHEZ WAY TO THE EAST. AS PER THE APPROVED OVERALL DRAINAGE PLAN THERE ARE A NUMBER OF PARCELS THAT DRAIN TO THE EXISTING POND LOCATED IN THE NORTHWEST CORNER OF THE SITE. THE SITE IS LOCATED ON FIRM MAP 3500C0138H AS SHOWN ABOVE. THE MAP SHOWS THAT THE SITE DOES NOT LIE WITHIN ANY 100 YEAR FLOOD PLAIN.



<div>ENGINEER'S SEAL</div> <div></div> <div>RONALD R. BOHANNAN P.E. #7868</div>	ANDRETTI'S RACING ALBUQUERQUE, NM	DRAWN BY JL
	CONCEPTUAL GRADING PLAN	DATE 6-8-22
		DRAWING
		SHEET #
	<div>TIERRA WEST, LLC</div> <div>5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com</div>	JOB # 2022011



LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- RIGHT-OF-WAY
- BUILDING
- PROPOSED SIDEWALK
- EXISTING CURB & GUTTER
- SANITARY SEWER LINE
- STORM SEWER LINE
- WATERLINE
- PROPOSED HYDRANT
- NEW WATER VALVE
- NEW SINGLE WATER METER
- EXISTING SAS MH
- EXISTING GATE VALVE
- EXISTING WATERLINE
- EXISTING SAS
- LIGHT

KEYED NOTES

- 1 PROPOSED FIRE HYDRANT
- 2 EXISTING FIRE HYDRANT
- 3 3" WATER METER PIT
- 4 PROPOSED GREASE INTERCEPTOR
- 5 PIV
- 6 FDC
- 7 8"X6" REDUCER
- 8 6" PRIVATE GATE VALVE
- 9 6" PUBLIC GATE VALVE
- 10 PROPOSED MANHOLE
- 11 PROPOSED INLET
- 12 EX. STORM SEWER
- 13 PARKING LOT LIGHT STANDARD (TYP) FULL CUTOFF LED'S, 25' HIGH

CAUTION

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



VICINITY MAP

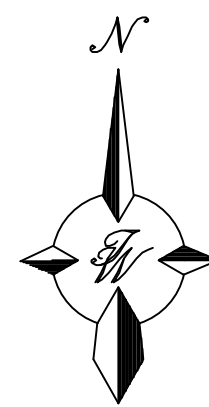
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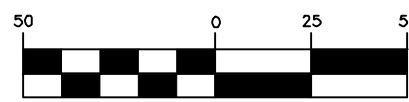
PARCEL B-1-A CORRECTION PLAT OF PARCELS C-1-A, C-1-B AND B-1-A RENAISSANCE CENTER III CONT 9.2281 AC

GENERAL UTILITY NOTES:

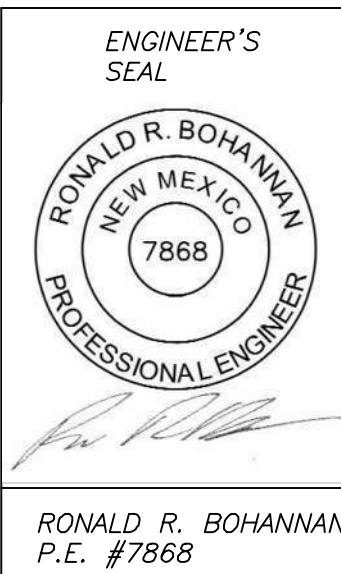
- ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH CITY OF RIO RANCHO STANDARDS AND SPECIFICATIONS LATEST EDITION.
- 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
- REFERENCE PLUMBING PLANS FOR WATER LINE RISER LOCATIONS, BACKFLOW PREVENTOR LOCATED INSIDE BUILDING
- CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS AT LOCATIONS INDICATED AND AT MID RUN IF LONGER THAN 100'
- ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
- FIRE LINE AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC. TO BE PROVIDED IN THE BUILDING
- ALL EX. SD INLETS AND MH'S SHALL HAVE CONCRETE COLLARS POURED AND BE ADJUSTED TO FINISHED GRADE.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
- ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



ANDRETTI'S RACING
ALBUQUERQUE, NM

CONCEPTUAL
MASTER UTILITY PLAN

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY

JL

DATE

6-09-22

DRAWING

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JOB #

2022011

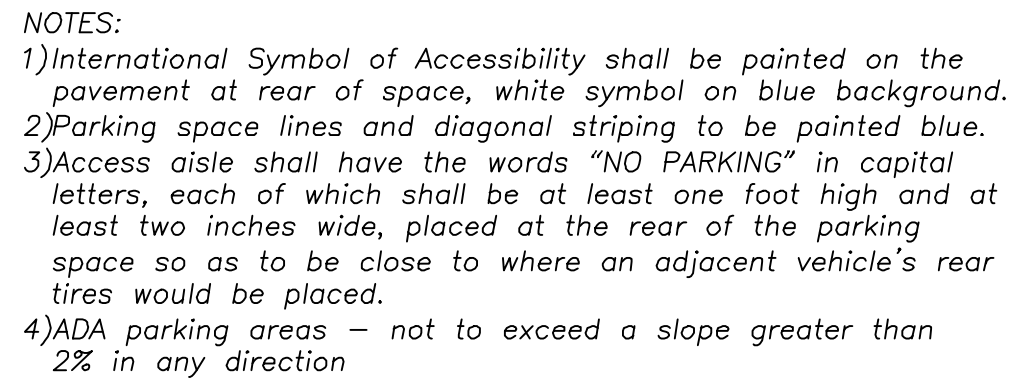
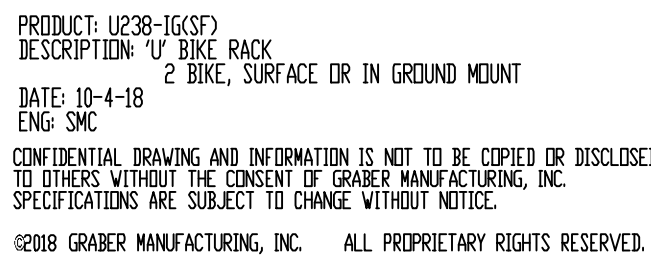


Diagram illustrating the dimensions and specifications for a wheelchair:

- 6" (TYPICAL) - Width of the seat.
- 2.5"R - Radius of the front casters.
- 6.5' - Width of the base.
- WHITE STRIPING 2 (TYP.) - Specification for the wheelchair's color/finish.

ACCESSIBLE PARKING SYMBOL



1. ALL CURBS TO BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE, PER WAL-MART SPECIFICATIONS.
2. PROVIDE CONTRACTION JOISTS. 12" MAX., SPACING, 1/2" EXP. JTS. AT CURB RETURNS AND AT A MAX. SPACING OF 120" BETWEEN CURB RETURNS AND EACH SIDE OF SEPARATELY CONSTRUCTED DRIVEWAYS. CONTRACTION JTS., CHAIRS BE EITHER SAWED OR TOOLED A MINIMUM OF 1" DEEP AT FINISHED FACES.
3. ALL EDGES SHALL BE EDGED WITH A 3/8" RADIIUS EDGING TOOL.
4. 1/4" ISOLATION JOINT SHALL BE PLACED BETWEEN SIDEWALK AND CURB WHEN CAST ADJACENT TO EACH OTHER.

10' TO 6' CROSSWALK

1' 8' TO 4' 1'

EXPOSED AGGREGATE OR COLOR PER OWNER SPECIFICATIONS

MATCH PAVEMENT

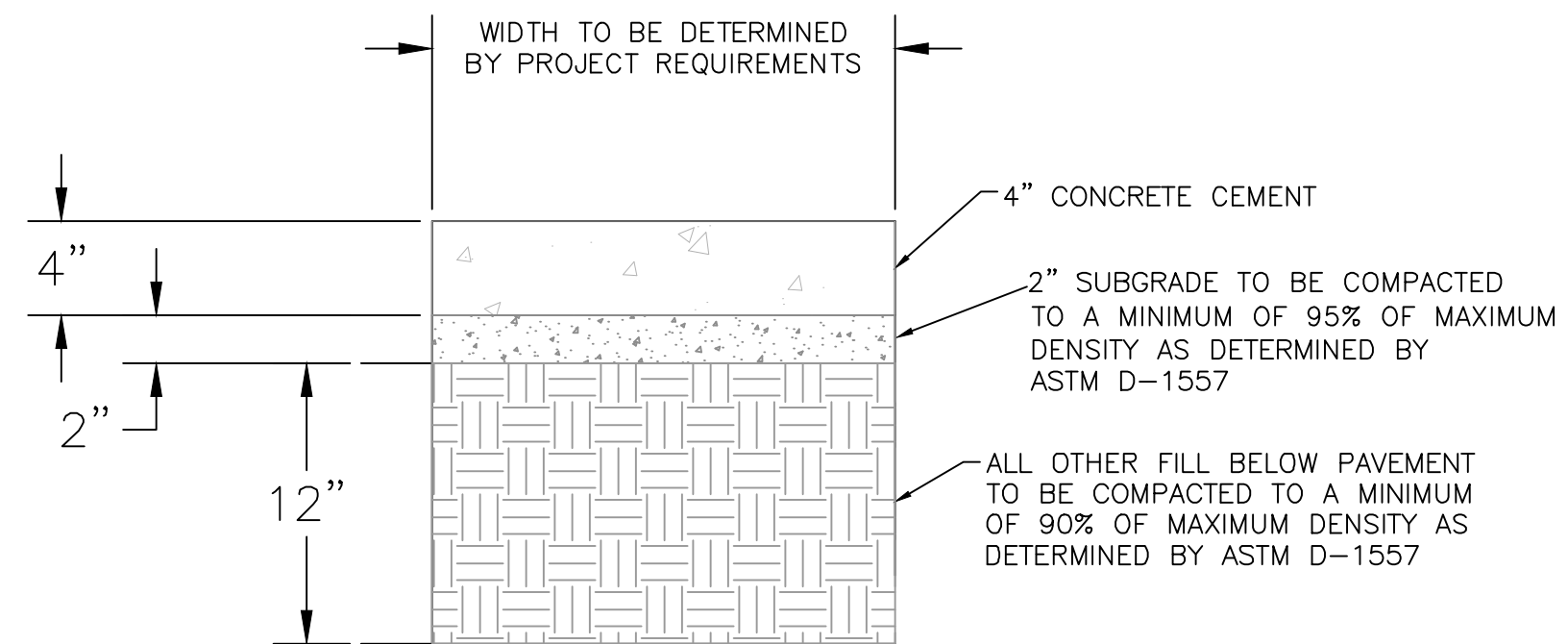
1/2"

4" BASE COURSE COMPACTED 95% ASTM D1557 PER GEOTECHNICAL RECOMMENDATIONS

5" PCC (4000 PSI)

6"x6"x6G WELDED WIRE MESH

BOLLARD DETAIL



1.5" ASPHALTIC CONCRETE TO BE COMPACTED TO MINIMUM OF 96% OF MAXIMUM MARSHALL DENSITY (75 BLOWS)

1.5" ASPHALTIC CONCRETE TO BE COMPACTED TO MINIMUM OF 96% OF MAXIMUM MARSHALL DENSITY (75 BLOWS)


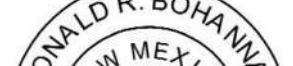

TACK COAT

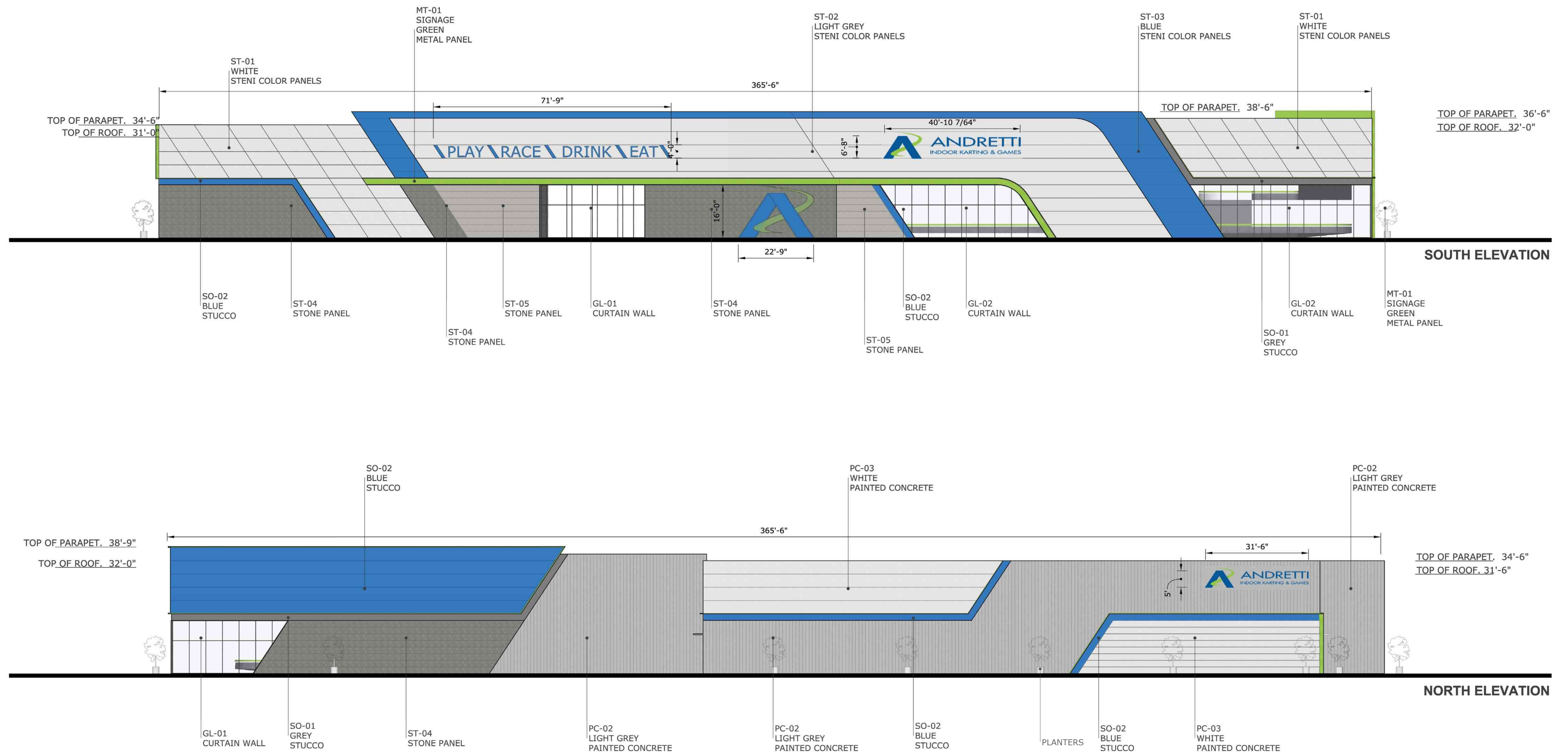
6" AGGREGATE BASE COURSE TO BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557

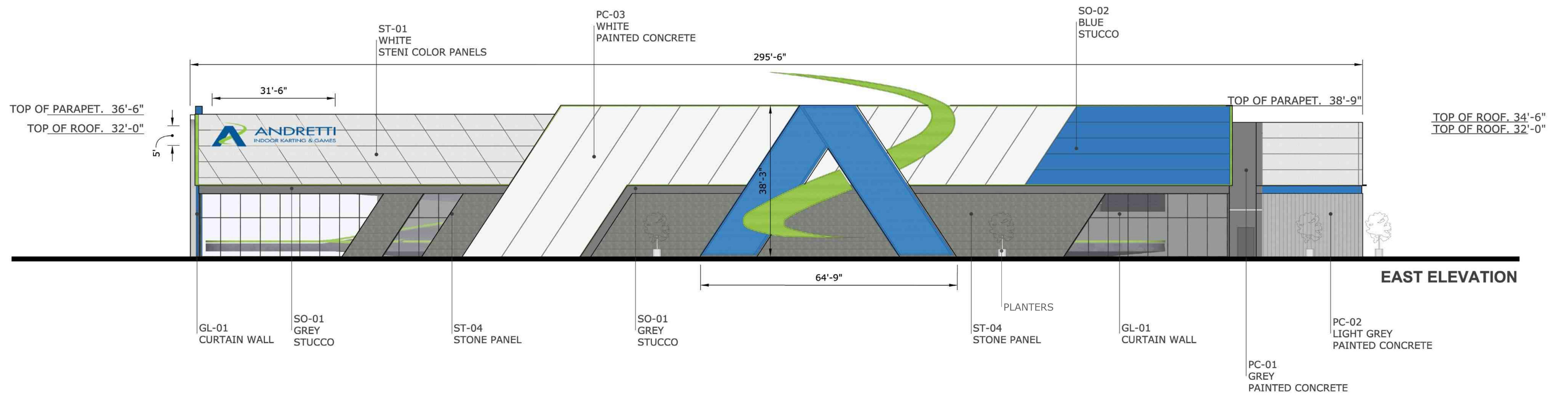
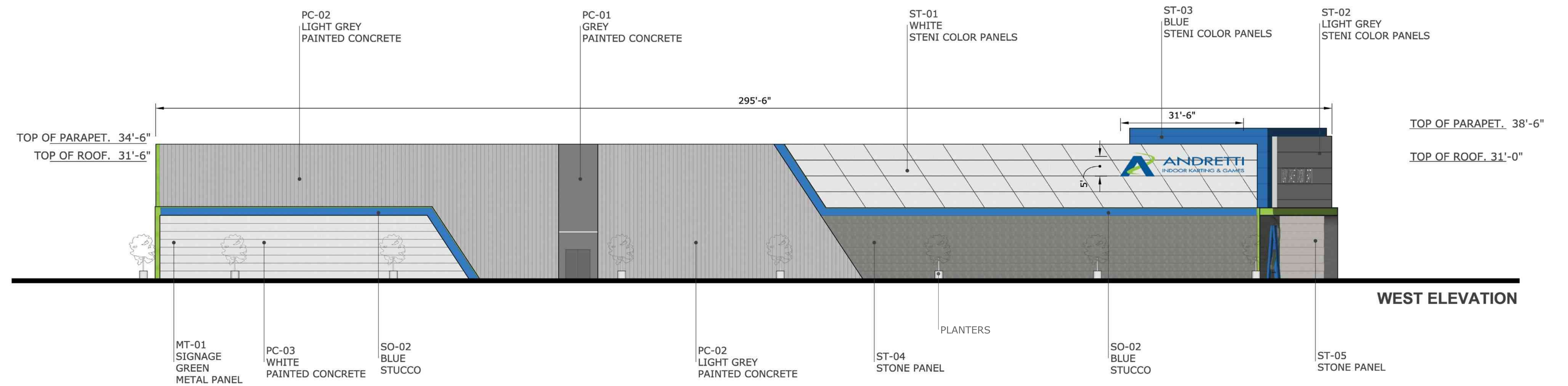
12" SUBGRADE TO BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557

ALL OTHER FILL BELOW PAVEMENT TO BE COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557

NOTE: CONTRACTOR TO VERIFY WITH OWNER
PROVIDED SOILS REPORT.

	ANDRETTI'S RACING ALBUQUERQUE, NM		DRAWN BY JL
	DETAIL SHEET BUILDING PERMIT		DATE 6-8--22
			DRAWING
	<div style="text-align: center;">  <i>Tierra West, LLC</i> </div> <div style="text-align: center;"> 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com </div>		SHEET # DET-1
	RONALD R. BOHANNAN P.E. #7868		JOB # 2022011





COLORED ELEVATIONS NORTH/SOUTH

005 - INTERNALLY LIT D/F MONUMENT

NOTE:
SSC PROVIDING CABINET & SUPPORT STEEL ONLY;
SETTING OF STEEL BY GC;
MASONRY BASE, PAD & FOOTING BY GC;
POWER TO LOCATION BY OTHERS

SPECIFICATIONS

- 3" DEEP INTERNALLY LIT CHANNEL LOGO WITH V1 & V2 VINYL.
- INTERNALLY LIT CABINET PAINTED WHITE WITH REVEALS TO MATCH BUILDING ELEVATIONS. ROUTE OUT WHERE GRAPHICS OCCUR AND PUSH THROUGH 1" ACRYLIC WITH FIRST SURFACE APPLIED VINYL - V2
- CMU MASONRY BASE TO MATCH BUILDING ELEVATION

SS
SIGNS & LIGHTING
972.219.2

CLIENT

Andretti Indoor Karting & Games

ADDRESS

E. Northrop Blvd. & S. Cooper Rd.
Chandler, AZ

DATE 03.22.22

DESIGNER - RSI

DRAWING NO.

#21OP4737-14

REVISION

9. ADD COVE LIGHTING

10. NEW NORTH ELEVATION

11. NEW ELEVATIONS

12. REVISE LIGHTING COVE

13. VARIOUS CHANGES

14. VARIOUS CHANGES

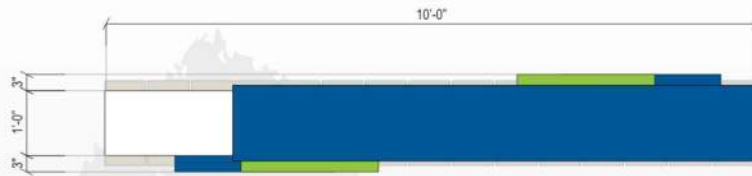
APPROVAL DATE

APPROVED BY -

This sign is intended to be installed in accordance with the requirements of Article 10-10 of the City of Chandler Municipal Code, and other applicable local, state and federal codes. The design and construction of this sign includes proper ground bonding of the sign. The dimensions shown are approximate and may vary due to construction conditions. The exact field conditions shown areas close as possible to what will allow. Always follow the specifications. All rights reserved. This design has been created by SSC Signs & Lighting, Inc. and is being planned for your project. It may be reproduced in any form without prior consent.

PAGE 15 OF 15

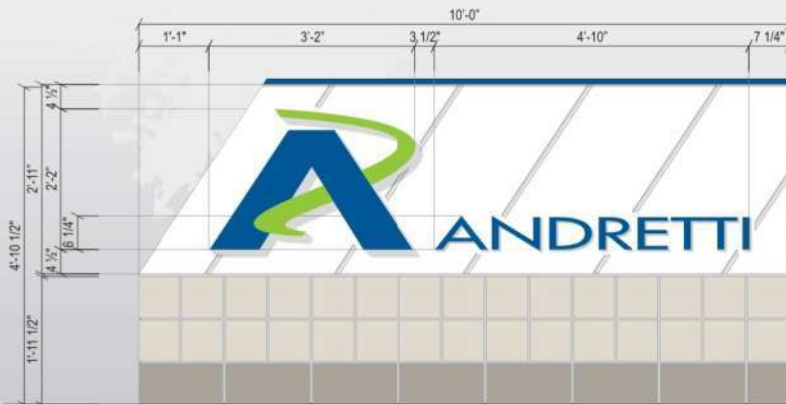
WWW.SSCSIGNS.COM



PLAN VIEW



NIGHT VIEW



SIDE A



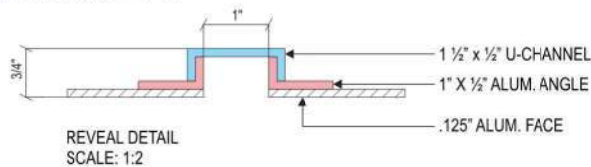
END VIEW



SIDE B

005 DOUBLE-FACE MONUMENT SIGN

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



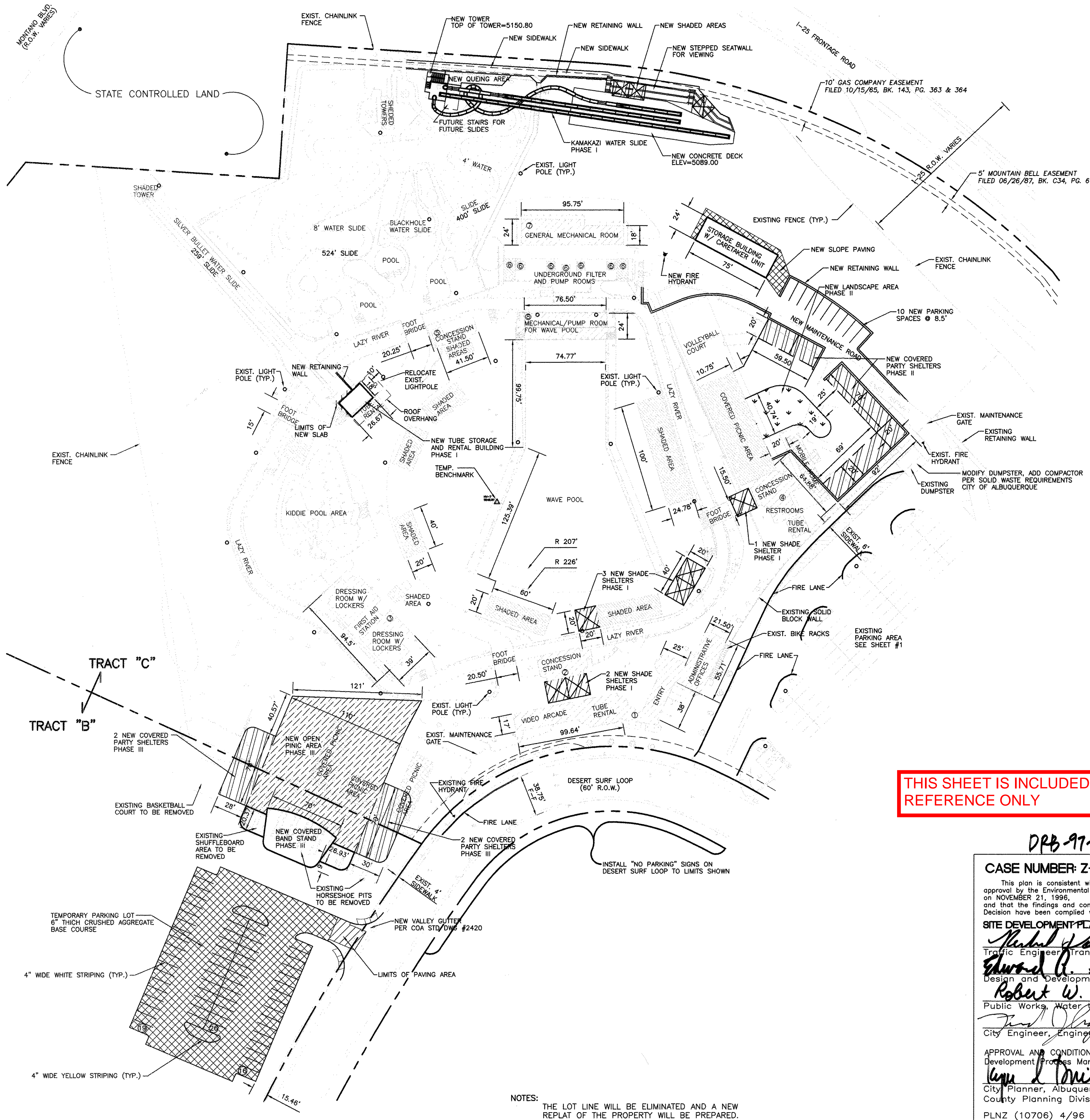
REVEAL DETAIL
SCALE: 1:2

- P3 - MAP SATIN - WHITE
- M1 - CMU TO MATCH BUILDING
- M2 - CMU TO MATCH BUILDING
- V1 - VINYL TO MATCH 3M BRILLIANT GREEN 3730-106L
- V2 - VINYL TO MATCH SULTAN BLUE 3730-157L

SITE PLAN EXHIBITS







LEGEND

	EXISTING FENCE
	EXISTING RETAINING/PRIVACY WALLS
	PROPOSED NEW STRUCTURES
	EXISTING SHADED AREAS
	EXISTING BUILDINGS
	EXISTING STRUCTURES TO BE REMOVED
	PAVING LIMITS
	6" RECYCLED CRUSHED AGGREGATE

PROJECT DATA

- LEGAL DESCRIPTION: TRACTS "B" & "C" OF RENAISSANCE III, REPLAT OF LOTS 3 AND 4, BLOCK 4, AND TRACT 6-A OF SUNDT'S INDUSTRIAL CENTER.
- CURRENT ZONING IS SU-1 IP. FOR WATER PARK AND RELATED FACILITIES.
- PROPOSED USES: WATER AMUSEMENT PARK.
- EXISTING BUILDING INFORMATION:

BUILDING NUMBER	DESCRIPTION	FLOOR AREA
1	ENTRY/ADMIN. OFFICES VIDEO ARCADE	4,817 SQ. FT.
2	CONCESSION STAND	1,102 SQ. FT.
3	DRESSING ROOMS AND FIRST AID STATION	3,222 SQ. FT.
4	CONCESSION STAND AND RESTROOMS	1,590 SQ. FT.
5	CONCESSION STAND	463 SQ. FT.
6	PUMP AND FILTER HOUSES	666 SQ. FT.
7	GENERAL MAINTENANCE BUILDING	2,034 SQ. FT.
8	MECHANICAL AND PUMP BUILDING FOR WAVE POOL	2,125 SQ. FT.

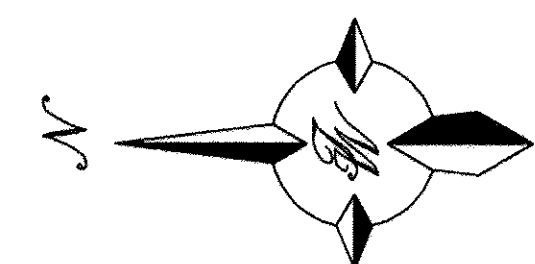
PROPOSED BUILDING INFORMATION:

PHASE	DESCRIPTION	FLOOR AREA
I	3 WATER SLIDES "THE KAMAKAZE"	
I	TWO STORY STORAGE BUILDING & CARETAKER UNIT	1,800 SQ. FT.
I	TUBE RENTAL/STORAGE BUILDING	480 SQ. FT.
II	COVERED PICNIC AREA	14,389 SQ. FT.
III	COVERED BAND STAND W/ 4 COVERED SHELTERS	21,231 SQ. FT.
I, II	OTHER COVERED AREAS	2,400 SQ. FT.

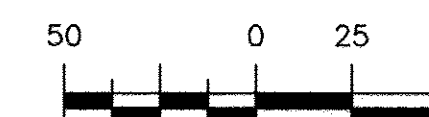
TOTAL SQUARE FOOTAGE EXISTING	16,019
TOTAL SQUARE FOOTAGE PROPOSED	40,300
TOTAL SQUARE FOOTAGE OVERALL	56,319

- PARKING DATA:

PARKING REQUIRED:	78
PARKING PROVIDED:	576 AND 5 BUS SPACES
HANDICAP PARKING REQUIRED:	4
HANDICAP PARKING PROVIDED:	11
TOTAL PARKING SPACES PROVIDED:	591
- LIGHTING: EXISTING LIGHTING IS METAL HALIDE MULTI-VAPOR LAMPS ON 15' TO 35' HIGH POLES.
- TRASH REFUSE CONTAINERS ARE LOCATED ON THE SOUTHEAST CORNER OF THE PROPERTY CONTAINING TWO STANDARD DUMPSTERS.
- BUILDINGS: BUILDINGS WILL BE TRADITIONAL OR SOUTHWEST STYLE WITH EITHER FLAT OR TILED PITCHED ROOFS. BUILDINGS WILL BE EITHER STUCCO, BRICK, SIDING, OR ANY COMBINATION. COLORS WILL BE EARTHTONE WITH ACCENTS.
- LANDSCAPING: ANY CHANGES FROM WHAT IS APPROVED ON THE SITE DEVELOPMENT PLAN FOR THE SUBDIVISION PURPOSES WILL REQUIRE AN AMENDMENT TO THE PLAN AND THAT SITE DEVELOPMENT PLAN FOR BUILDING PURPOSES WILL BE REQUIRED FOR THE PROPOSED PARCEL "C" THROUGH A PUBLIC HEARING AT THE DEVELOPMENT REVIEW BOARD. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.



GRAPHIC SCALE



SCALE: 1"=50'

THIS SHEET IS INCLUDED FOR REFERENCE ONLY

DRB 97-B

CASE NUMBER: Z- 96 - 128

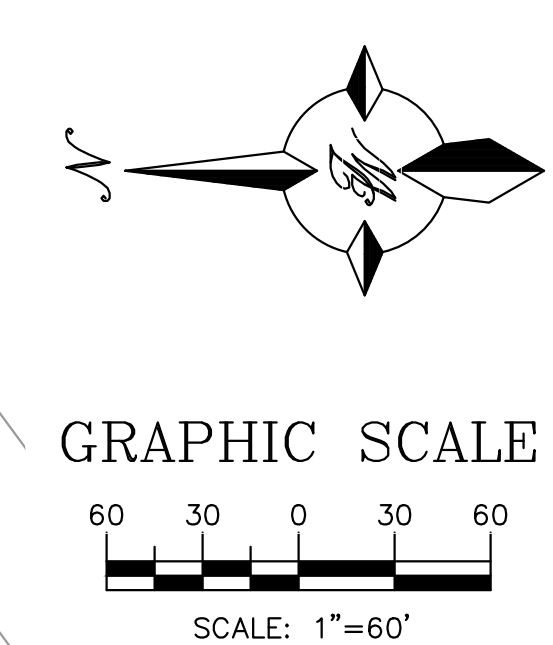
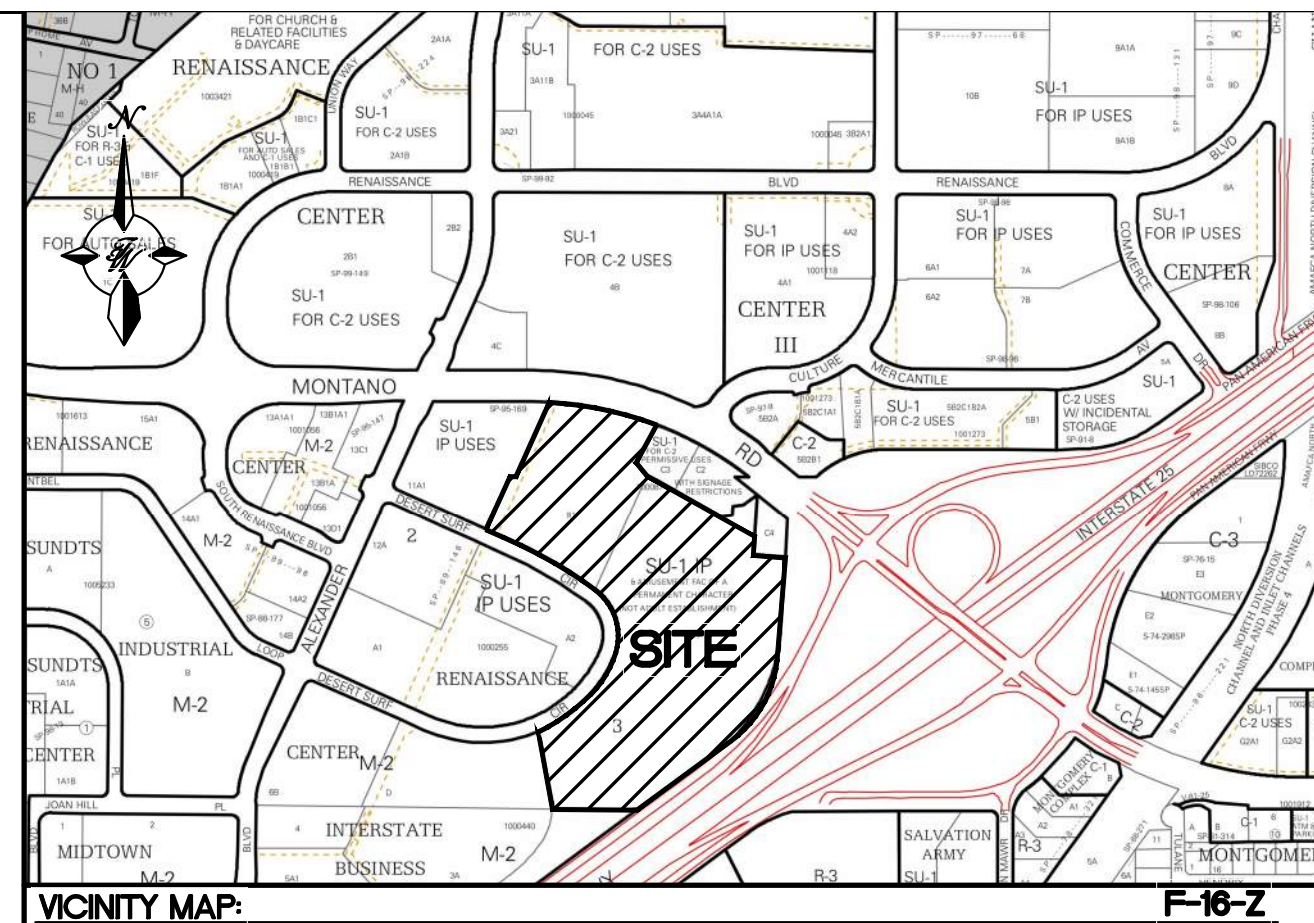
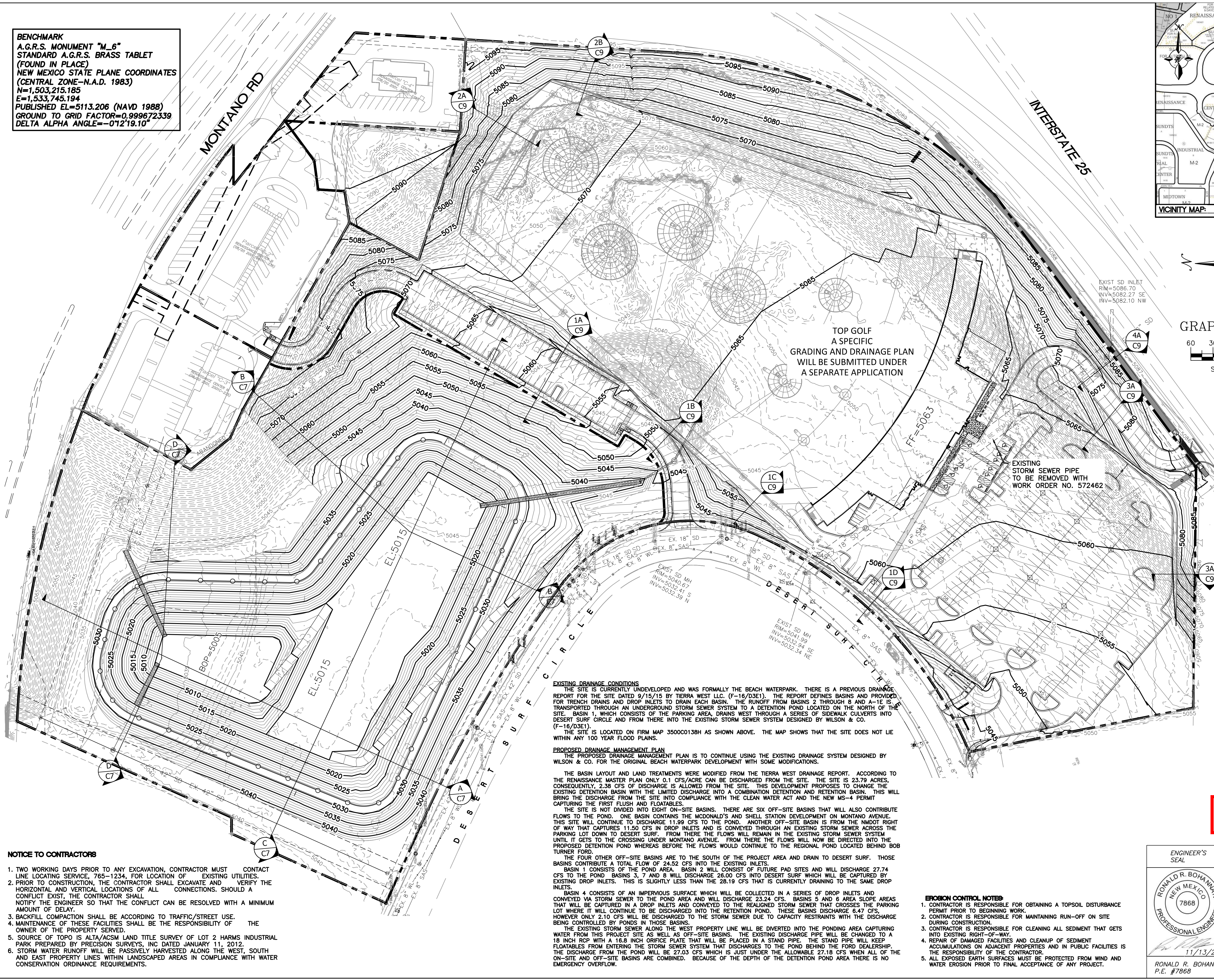
This plan is consistent with the specific site development plan approval by the Environmental Planning Commission (EPC) on NOVEMBER 21, 1996, and that the findings and conditions in the Official Notice; Notification of Decision have been complied with:

SITE DEVELOPMENT PLAN

	1-07-97
Public Works, Transportation Division	Date
	1-7-97
Design and Development, CIP	Date
	1-7-97
Public Works, Water Utilities Division	Date
	1-7-97
City Engineer, Engineering Division / AMAFCA	Date
APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.	
	1-28-97
City Planner, Albuquerque / Bernalillo	Date
County Planning Division	
PLN2 (10706) 4/96	

ENGINEER'S SEAL	THE BEACH WATER PARK	DRAWN BY JDN
	SITE PLAN	DATE 12/23/96
	TIERRA WEST DEVELOPMENT MANAGEMENT SERVICES	SHEET # 2 OF 6
	4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	JOB # 960042

BENCHMARK
A.G.R.S. MONUMENT "M_6"
STANDARD A.G.R.S. BRASS TABLET
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,503,215.185
E=1,533,745.194
PUBLISHED EL=5113.206 (NAVD 1988)
GROUND TO GRID FACTOR=0.999672339
DELTA ALPHA ANGLE=-0°12'19.10"



LEGEND	
	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	SCREEN WALL
	RETAINING WALL
	CONTOUR MAJOR
	CONTOUR MINOR
	SPOT ELEVATION
	FLOW ARROW
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	PROPOSED CONTOUR MAJOR
	PROPOSED CONTOUR MINOR
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	EXISTING SPOT ELEVATION

NOTICE TO CONTRACTORS

- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- SOURCE OF TOPO IS ALTA/ACSM LAND TITLE SURVEY OF LOT 2 HARMS INDUSTRIAL PARK PREPARED BY PRECISION SURVEYS, INC DATED JANUARY 11, 2012.
- STORM WATER RUNOFF WILL BE PASSIVELY HARVESTED ALONG THE WEST, SOUTH AND EAST PROPERTY LINES WITHIN LANDSCAPED AREAS IN COMPLIANCE WITH WATER CONSERVATION ORDINANCE REQUIREMENTS.

EXISTING DRAINAGE CONDITIONS
THE SITE IS CURRENTLY UNDEVELOPED AND WAS FORMALLY THE BEACH WATERPARK. THERE IS A PREVIOUS DRAINAGE REPORT FOR THE SITE DATED 9/15/15 BY TIERRA WEST LLC. (F-16/D3E1). THE REPORT DEFINES BASINS AND PROVIDED FOR TRENCH DRAINS AND DROP INLETS TO DRAIN EACH BASIN. THE RUNOFF FROM BASINS 2 THROUGH 8 AND A-1E IS TRANSPORTED THROUGH AN UNDERGROUND STORM SEWER SYSTEM TO A DETENTION POND LOCATED ON THE NORTH OF THE SITE. BASIN 1, WHICH CONSISTS OF THE PARKING AREA, DRAINS WEST THROUGH A SERIES OF SIDEWALK CULVERTS INTO DESERT SURF CIRCLE AND FROM THERE INTO THE EXISTING STORM SEWER SYSTEM DESIGNED BY WILSON & CO. (F-16/D3E1).
THE SITE IS LOCATED ON FIRM MAP 35000C138H AS SHOWN ABOVE. THE MAP SHOWS THAT THE SITE DOES NOT LIE WITHIN ANY 100 YEAR FLOOD PLAINS.

PROPOSED DRAINAGE MANAGEMENT PLAN
THE PROPOSED DRAINAGE MANAGEMENT PLAN IS TO CONTINUE USING THE EXISTING DRAINAGE SYSTEM DESIGNED BY WILSON & CO. FOR THE ORIGINAL BEACH WATERPARK DEVELOPMENT WITH SOME MODIFICATIONS.

THE BASIN LAYOUT AND LAND TREATMENTS WERE MODIFIED FROM THE TIERRA WEST DRAINAGE REPORT. ACCORDING TO THE RENAISSANCE MASTER PLAN ONLY 0.1 CFS/ACRE CAN BE DISCHARGED FROM THE SITE. THE SITE IS 23.79 ACRES. CONSEQUENTLY, 2.38 CFS OF DISCHARGE IS ALLOWED FROM THE SITE. THIS DEVELOPMENT PROPOSES TO CHANGE THE EXISTING DETENTION BASIN WITH THE LIMITED DISCHARGE INTO A COMBINATION DETENTION AND RETENTION BASIN. THIS WILL BRING THE DISCHARGE FROM THE SITE INTO COMPLIANCE WITH THE CLEAN WATER ACT AND THE NEW MS-4 PERMIT CAPTURING THE FIRST FLUSH AND FLOATABLES.

THE SITE IS NOT DIVIDED INTO EIGHT ON-SITE BASINS. THERE ARE SIX OFF-SITE BASINS THAT WILL ALSO CONTRIBUTE FLOWS TO THE POND. ONE BASIN CONTAINS THE MCDONALD'S AND SHELL STATION DEVELOPMENT ON MONTANO AVENUE. THIS SITE WILL CONTINUE TO DISCHARGE 11.99 CFS TO THE POND. ANOTHER OFF-SITE BASIN IS FROM THE INMOT RIGHT OF WAY THAT CAPTURES 11.50 CFS IN DROP INLETS AND IS CONVEYED THROUGH AN EXISTING STORM SEWER ACROSS THE PARKING LOT DOWN TO DESERT SURF. FROM THERE THE FLOWS WILL REMAIN IN THE EXISTING STORM SEWER SYSTEM UNTIL IT GETS TO THE CROSSING UNDER MONTANO AVENUE. FROM THERE THE FLOWS WILL NOW BE DIRECTED INTO THE PROPOSED DETENTION POND WHEREAS BEFORE THE FLOWS WOULD CONTINUE TO THE REGIONAL POND LOCATED BEHIND BOB TURNER FORD.

THE FOUR OTHER OFF-SITE BASINS ARE TO THE SOUTH OF THE PROJECT AREA AND DRAIN TO DESERT SURF. THOSE BASINS CONTRIBUTE A TOTAL FLOW OF 24.52 CFS INTO THE EXISTING INLETS.

BASIN 1 CONSISTS OF THE POND AREA. BASIN 2 WILL CONSIST OF FUTURE PAD SITES AND WILL DISCHARGE 27.74 CFS TO THE POND. BASINS 3, 7 AND 8 WILL DISCHARGE 26.00 CFS INTO DESERT SURF WHICH WILL BE CAPTURED BY EXISTING DROP INLETS. THIS IS SLIGHTLY LESS THAN THE 28.19 CFS THAT IS CURRENTLY DRAINING TO THE SAME DROP INLETS.

BASIN 4 CONSISTS OF AN IMPERVIOUS SURFACE WHICH WILL BE COLLECTED IN A SERIES OF DROP INLETS AND CONVEYED VIA STORM SEWER TO THE POND AREA AND WILL DISCHARGE 23.24 CFS. BASINS 5 AND 8 AREA SLOPE AREAS THAT WILL BE CAPTURED IN A DROP INLETS AND CONVEYED TO THE REALIGNED STORM SEWER THAT CROSSES THE PARKING LOT WHERE IT WILL CONTINUE TO BE DISCHARGED INTO THE RETENTION POND. THESE BASINS DISCHARGE 6.47 CFS. HOWEVER ONLY 2.10 CFS WILL BE DISCHARGED TO THE STORM SEWER DUE TO CAPACITY RESTRAINTS WITH THE DISCHARGE BEING CONTROLLED BY PONDS IN THOSE BASINS.

THE EXISTING STORM SEWER ALONG THE WEST PROPERTY LINE WILL BE DIVERTED INTO THE PONDING AREA CAPTURING WATER FROM THIS PROJECT SITE AS WELL AS OFF-SITE BASINS. THE EXISTING DISCHARGE PIPE WILL BE CHANGED TO A 18 INCH RCP WITH A 16.8 INCH ORIFICE PLATE THAT WILL BE PLACED IN A STAND PIPE. THE STAND PIPE WILL KEEP FLOATABLES FROM ENTERING THE STORM SEWER SYSTEM THAT DISCHARGES TO THE POND BEHIND THE FORD DEALERSHIP. THE DISCHARGE FROM THE POND WILL BE 27.03 CFS WHICH IS JUST UNDER THE ALLOWABLE 27.18 CFS WHEN ALL OF THE ON-SITE AND OFF-SITE BASINS ARE COMBINED. BECAUSE OF THE DEPTH OF THE DETENTION POND AREA THERE IS NO EMERGENCY OVERFLOW.

THIS SHEET IS INCLUDED FOR
REFERENCE ONLY

	ENGINEER'S SEAL	MULTI-USE RECREATIONAL FACILITY, ALBUQUERQUE, NM	DRAWN BY BF
		OVERALL MASS GRADING	DATE 10/31/18
			2017035_OVERALL MASS GRADING PLAN
		 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # C3
			JOB # 2017065

EROSION CONTROL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

SIGN POSTING

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. 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 for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or 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.

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.



(Applicant or Agent)

6/9/2022

(Date)

I issued _____ signs for this application, _____, _____
(Date) (Staff Member)

PROJECT NUMBER: _____