



Environmental Planning Commission

**Agenda Number: 2
Project #: 2019-002765**

SI-2019-00380

Hearing Date: February 13, 2020

Supplemental Staff Report

To be read with Staff Report from January 9, 2020

Agent	Modulus Architects, Inc.
Applicant	Red Shamrock 4, LLC
Request	Major Amendment to Site Plan –EPC
Legal Description	Tracts X-1-A1 (portion of Parcel A) & Lots 1 thru 9, X-1-A2 (Parcel B), University of Albuquerque Urban Center
Location	St. Joseph Drive NW between Coors Blvd. and Atrisco Drive
Size	Approximately 47.7 acres
Zoning	NR-C

Staff Recommendation

APPROVAL of Project 2019-002765, SI-2019-00380, based on the Findings beginning on Page 4 and Condition on page 8.

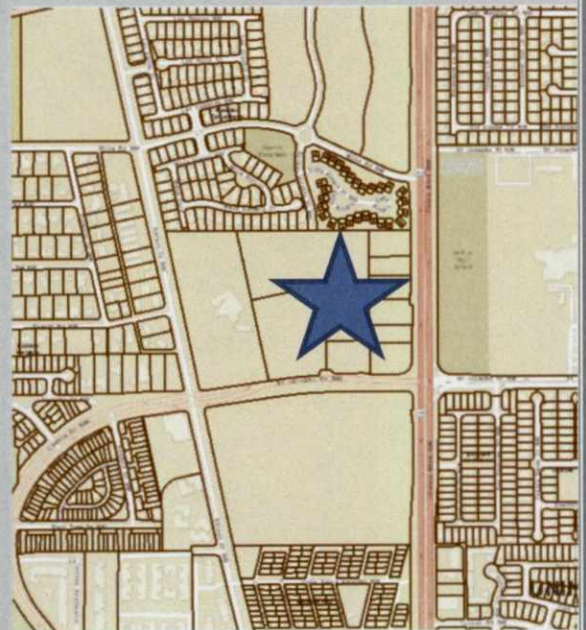
***Staff Planner
Leslie Naji, AIA-Senior Planner***

Summary of Analysis

This is a supplemental report for the request for a Major Amendment of Prior Approval, Site Development Plan on property owned by Red Shamrock 4 LLC. The site (Lot B) is an approximately 21.3 acre parcel located on St. Josephs Drive NW between Coors Blvd. and Atrisco Drive. The existing zoning for the subject site is NR-C for Mixed Use (O-1 & C-2 Uses). The EPC deferred this case to get input from the Transportation Development Engineer regarding the need, or not, for a new Traffic Impact Study (TIS).

The applicant proposes a reconfiguration of the 9 Lots that comprise Parcel B of the University of Albuquerque Urban Center. Lots 8 and 9 are both to be subdivided into 3 smaller developable lots. Design Standards are to remain per previous approval.

The applicant notified neighborhood associations and property owners as required. Staff has not received any comments in support or opposition to the request. Staff recommends approval subject to condition for traffic generation monitoring.



I. INTRODUCTION

The Environmental Planning Commission (EPC) heard this case at its January 9, 2020 public hearing. The EPC voted to defer the request for 30 days to the February 13, 2020 hearing to hear the opinion of the Transportation Development Engineer regarding the need, or not, for a new Traffic Impact Study (TIS).

The EPC requested a deferral as it determined that additional information was necessary in order to render a decision. There were unanswered questions and concern that the smaller lot sizes would generate more traffic than the originally proposed and approved large lots.

Per Rule 8(a) of the EPC Rules of Conduct of Business:

“A deferral is usually approved to allow for additional information to be presented to the Commission, i.e. revisions to site plans, additional justification from the applicant, additional meetings with the public, etc. A deferral by the Commission is usually accompanied by directions to the staff or applicant. Public testimony must be taken. In order to vote at a subsequent hearing, Commissioners who were not present at the original hearing(s) must review the entire oral and written record of previous hearing(s).”

Request

The request is for a Major Amendment of a Prior Approval of a Site Development Plan for a property known as Coors Pavilion, located at the northwest corner of Coors Blvd NW and St. Josephs Dr. NW (“subject site”). The subject site is approximately 47.7 acres and is owned by Red Shamrock 4 LLC (Tract X-1-A2) and the Archdiocese of Santa Fe (Tract X-1-A1). Only Tract X-1-A2 is being reviewed for changes to the approved site plan.

The applicant states that due to changing market demands, smaller lot sizes are being requested that will allow more flexibility. It is also submitted that smaller lots will promote and encourage high-quality future developments. Of the nine lots in Tract X-1-A2, three are currently developed.

The request consists of the following major changes to the existing, governing site development plan:

1. Decrease in size of Lot 8 from 7.2285 acres to:
 - 2.0507 acres for the renamed Lot 8-A
 - 1.8635 acres for the renamed Lot 8-B
 - 2.0279 acres for the renamed Lot 8-C
2. Decrease in size of Lot 9 from 7.0011 acres to:

- 5.5414 acres for the renamed Lot 9-A
- 1.1513 acres for the renamed Lot 9-B
- 1.5606 acres for the renamed Lot 9-C

Since the request is for an amendment to a prior approval, analysis of the proposed site plan pursuant to the new Site Plan-EPC Criteria 6-6(H)(3) is not required.

II. ANALYSIS OF APPLICABLE ORDINANCES, PLANS, AND POLICIES

For an analysis of Comprehensive Plan Goals and policies that apply to the request, and the Integrated Development Ordinance (IDO) Review and Decision Criteria for Site Plan Amendments, please refer to the January 9, 2020 Staff Report.

III. AGENCY & NEIGHBORHOOD CONCERNS

The following is only inclusive of new comments.

Reviewing Agencies Transportation-

Until such time as actual buildings are proposed, providing floor area and uses, it would be impossible to determine trips generated, and subsequently, a new Traffic Impact Study.

The Traffic Impact Study for the proposed Coors Pavilion at the northwest corner of St. Joseph's Dr. / Coors Blvd. was processed and approved in 2016. The City of Albuquerque policy is that the Traffic Impact Study is valid for a period of five years. Therefore, it will be valid until 2021. Modulus Architects has prepared a Major Amendment to Site Plan for the development to carry through the City of Albuquerque's entitlement process for approval. A review of the proposed Amendment does not reveal whether the proposed changes will result in an increased number of trips generated by the Coors Pavilion development. Factors such as floor-area ratio and actual land use will impact the number of trips generated. The 2016 Traffic Impact Study assumed certain uses for the project including general office uses on Lot 9 (Lots 9-A, 9-B, and 9-C on the Amendment). In the past, the City has generally allowed a 10% increase in project trip generation rates for a project of this size and nature before requiring an update to the Traffic Impact Study. Therefore, it is recommended that the City of Albuquerque require a Trip Generation Rate report for each new building proposed in Coors Pavilion as the project continues to develop to ensure that the trip generation rate does not exceed 10% above the trip generation rate assumed in the 2016 Traffic Impact Study. Should the project generate above the 10% allowance, a new Traffic Impact Study will be required.

Neighborhood/Public

As of this writing, staff has not received any neighborhood comments.

IV. CONCLUSION

The request is for a Major Amendment of a Prior Approval of a Site Development Plan for an approximately 21-acre property known as Lots 1 thru 9, X-1-A2 (Parcel B), University of Albuquerque Urban Center (the "subject site"). Major Amendments are required to be heard by the original, approving body, which in this case is the EPC. The request consists of the following major changes to the existing, governing site development plan:

1. Decrease in size of Lot 8 from 7.2285 acres to:
 - 2.0507 acres for the renamed Lot 8-A
 - 1.8635 acres for the renamed Lot 8-B
 - 2.0279 acres for the renamed Lot 8-C
2. Decrease in size of Lot 9 from 7.0011 acres to:
 - 5.5414 acres for the renamed Lot 9-A
 - 1.1513 acres for the renamed Lot 9-B
 - 1.5606 acres for the renamed Lot 9-C

Neighborhood organizations affected were notified as required. Property owners within 100 feet of the subject site were also notified, as required. The applicant conducted a neighborhood meeting where no opposition was expressed.

The subject site is along a Major Transit Corridor. The request generally furthers a preponderance of applicable Goals and Policies and meets applicable IDO requirements.

Although, traffic generated by the reduced lot sizes may change from the original site plan, it is not possible to determine until parcels are designed. As this transpires, new traffic generated reports should be provided for each parcel

FINDINGS –SI-2019-00380, February 13, 2020-Site Plan Major Amendment

1. The request is for a Major Amendment of a Prior Approval of a Site Development Plan for an approximately 21.3-acre parcel located on St. Josephs Drive NW between Coors Blvd. and Atrisco Drive. The request consists of the following four major changes to the existing, governing site development plan:
2. The request exceeds the thresholds for a Minor Amendment, and therefore is being considered pursuant to Section 14-16-6-4(Y)(1)(b)1, which states that Major Amendments shall be reviewed and decided by the decision-making body that issued the approval being amended. The EPC approved the existing site development plan for the subject site prior to effective date of the IDO. Pursuant to IDO Section 14-6-4(P)(2), the decision-making body may impose conditions necessary to bring the application into compliance with the requirements of this IDO.
3. The subject site is located in an Area of Change area as designated by the Comprehensive Plan. Located along Coors Blvd., the subject site is along a Major Transit Corridor.
4. 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.

5. The request generally furthers the following, applicable Comprehensive Plan policies:

- a. 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 allow new infill development and employment opportunities to be located along a designated Corridor, a location that is deemed appropriate area to accommodate higher density and intensity of growth over time to facilitate the City's vision for sustainable growth patterns, while reducing development pressures on the urban fringe and established neighborhoods. The request furthers Goal 5.1-Centers & Corridors and Policy 5.1.1-Desired Growth.

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

The subject site is located in a the Ladera Activity Center and in an Area of Change that is intended to provide convenient, day-to-day services at a neighborhood scale to serve the surrounding area. The multiple lots can provide a mix of neighborhood commercial and office space.

- c. Policy 5.1.5 - Employment Centers: Create Centers that prioritize employment opportunities and foster synergy among businesses. Prioritize office and commercial employment in areas with good access via automobile and transit.

With approximately 14 acres for commercial development, the site provides concentrated employment opportunities along a transit corridor and within easy vehicular access.

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

This request furthers this policy because an amended Site Plan allowing for smaller lots will allow medium scale mixed use development with a range of services and amenities that supports healthy lifestyles. Future site development of individual lots will require DRB approval whereby Site Design Standards and Guidelines requiring connectivity within the overall development and pedestrian friendly access, as well as landscaping and open spaces, can be reviewed and enforced.

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

The request would make possible, development of commercial uses along Coors Blvd with close proximity to the surrounding neighborhoods on the north, east, south and west sides of this corridor which is conveniently accessible from surrounding neighborhoods.

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

The property, located at the Ladera Activity Center area, is served by existing infrastructure. It is designated as an area where infill development is desired.

- g. 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 subject Property is located in an Area of Change and will direct growth and more intense development to this corridor where change is encouraged. The proposed amendment will encourage growth and high-quality future development in accordance with this policy along a Major Transit Corridor with adequate infrastructure.

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

As each parcel is developed, necessary setbacks, buffering and limits on building heights will be assured through DRB site review. The changes with this Site Plan Amendment will not affect transitions.

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

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

Demand. Mixed-use development along a major transit corridor and adjacent to transit stops on Coors Blvd. will further reduce auto demand as jobs and shopping on the site can be easily reached by multiple bus routes.

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

Although the proposal creates significantly smaller lots than what is currently available, there is still a range of lot sizes ranging from 1.1 acres to 5.5 acres. This will still enable a wide variety of potential economic opportunities

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

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

- l. Policy 8.1.3 Economic Base: Strengthen and diversify the economic base to help reduce reliance on government spending. [ABC]

This request furthers this Policy by allowing for future development of the property providing an incentive to local business to expand and diversify employment, promote local hiring, higher wages and business that contributes to the economic base of the community and region that helps reduce reliance on government spending.

6. The applicant has adequately justified the request pursuant to the Integrated Development Ordinance (IDO) Section 6-6(H)(3)-Review and Decision Criteria for Site Plan- EPC as follows:

- a. Criterion A: The Site Plan is consistent with the ABC Comp Plan, as amended. It supports and promotes several of the Comprehensive Plan's Goals and Policies as noted in Finding 5.

- b. Criterion B: The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

This site was previously zoned SU-3 to include O-1 & C-2 uses with associated design standards. Since adoption of the IDO, the site is now zoned NR-C (Non-Residential Commercial). The request will not replace the design standards of the previous approval and will follow applicable terms and conditions that have been previously approved. The proposed site plan changes the amount of (O-1) Office use on the site designations from 7 acres to 5.5 acres. Both uses are permissible within the IDO NR-C designation, as well as light industrial.

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

The Amended Site Plan will comply with all prior approved design standards put in place as the site continues to develop. There will be a reduction of O-1 uses per previous approvals. The NR-C Zone allows medium-scale retail, office, commercial, and institutional uses.

- d. Criterion 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.

As the request is for replating of the approved development, there will be no additional burden on the City's infrastructure. Subsequent development on each plot may still require DRB review and approval, based on IDO development process thresholds.

- e. Criterion E: The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

The approved design standards in place with the original approval and layout of the new tracts are intended to ensure that future development will complement residential areas; future development will continue to be in line with the existing subdivision design standards that have been established. This will cause no adverse effects of noise, lighting pollution, and traffic on residential environments. Smaller lots will simply encourage future site developments to emerge. All uses shall comply with the standard that have been approved for this subdivision. Where the site plan's design standards are silent, the IDO's standards, including Neighborhood Edge requirements, will apply.

7. The applicant's policy analysis adequately demonstrates that the request furthers a preponderance of applicable Goals and policies in the Comprehensive Plan and does not significantly conflict with it. The proposed site plan amendment would be more advantageous to the community if it promotes development of the site.
8. The applicant notified the Ladera Heights Neighborhood Associations (NA), The Enclave at Oxbow HOA, Rancho Encantado HOA, Westside Coalition of NA, and Vista Grande NA as required. Property owners within 100 feet of the subject site were also notified as required.
9. The applicant conducted an informal neighborhood meeting. They state that the three neighborhood representatives in attendance were not opposed to the request, rather inquired on the previous projects that were proposed on the site and that they would like to see the land developed.
10. As of this writing, staff has received no community comments concerning this application.
11. Although traffic generated by the reduced lot sizes may change from the original site plan, it is not possible to determine until parcels are designed. As this transpires, new traffic generated reports should be provided for each parcel.

RECOMMENDATION - SI-2019-00380, February 13, 2020

APPROVAL of Project #2019-002765, Case #SI-2019-00380, a Major Amendment to an existing Site Plan for an approximately 47.7-acre site located at St. Joseph Drive NW between Coors Blvd. and Atrisco Drive; Tracts X-1-A1 (portion of Parcel A) & Lots 1 thru 9, X-1-A2 (Parcel B), University of Albuquerque Urban Center, based on the preceding Findings and subject to the following condition of approval.

Condition of Approval

1. A Trip Generation Rate report for each new building proposed in Coors Pavilion shall be provided with site approval application as the project continues to develop to ensure that the trip generation rate does not exceed 10% above the trip generation rate assumed in the 2016 Traffic Impact Study. Should the project generate above the 10% allowance, a new Traffic Impact Study will be required.



Leslie Naji, AIA
Senior Planner

Notice of Decision CC list:

Josh Skarsgard, Red Shamrock 4, LLC, josh@retailsouthwest.com
Angela Williamson, awilliamson@modulusarchitects.com
Alan Varela, avarela@cabq.gov
Ladera Heights NA, Marie Ludi, aludi2wo@yahoo.com
Ladera Heights NA, Allan Ludi, Aludi415@gmail.com
The Enclave at Oxbow HOA, Jill Greene, albqdog@aol.com
Rancho Encantado HOA, John Vigil, jvigil@centurylink.net
Rancho Encantado HOA, John Marco, jjm@vmnet.us
Westside Coalition of Neighborhood Associations, Harry Hendriksen, h1hen@comcast.net
Westside Coalition of Neighborhood Associations, Rene Horvath, aboard10@juno.com
Vista Grande NA, Berent Groth, berentgroth@mac.com
Vista Grande NA, Richard Schaefer, schaefer@unm.edu

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

CITY ENGINEER

Transportation Development

The Traffic Impact Study for the proposed Coors Pavilion at the northwest corner of St. Joseph's Dr. / Coors Blvd. was processed and approved in 2016. The City of Albuquerque policy is that the Traffic Impact Study is valid for a period of five years. Therefore, it will be valid until 2021. Modulus Architects has prepared a Major Amendment to Site Plan for the development to carry through the City of Albuquerque's entitlement process for approval. A review of the proposed Amendment does not reveal whether the proposed changes will result in an increased number of trips generated by the Coors Pavilion development. Factors such as floor-area ratio and actual land use will impact the number of trips generated. The 2016 Traffic Impact Study assumed certain uses for the project including general office uses on Lot 9 (Lots 9-A, 9-B, and 9-C on the Amendment). In the past, the City has generally allowed a 10% increase in project trip generation rates for a project of this size and nature before requiring an update to the Traffic Impact Study. Therefore, it is recommended that the City of Albuquerque require a Trip Generation Rate report for each new building proposed in Coors Pavilion as the project continues to develop to ensure that the trip generation rate does not exceed 10% above the trip generation rate assumed in the 2016 Traffic Impact Study. Should the project generate above the 10% allowance, a new Traffic Impact Study will be required.

CITY OF ALBUQUERQUE



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

OFFICIAL NOTIFICATION OF DECISION

January 9, 2020

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

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

LEGAL DESCRIPTION:

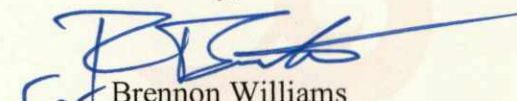
Modulus Architect Inc., agent for Red Shamrock 4 LLC, request the above action for all or a portion of Lots 1 Thru 9 Coors Pavilion (Being A Replat Of Tract X-1-A2, of Tracts X-1-A1 & X-1-A2 University Of Albuquerque Urban Center), located on Coors Blvd. NW, between St. Josephs Dr. NW, and Coors Blvd.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

PO Box 1293

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

NM 87103

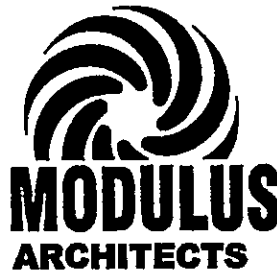
Sincerely,


for Brennon Williams
Planning Director

www.cabq.gov

BW/LN

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



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

January 30, 2020

RE: DEFERRAL OF PROJECT 2019-002765

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

Dear Commissioners,

On January 9, 2020 you (Environmental Planning Commission) voted to DEFER Project 2019-002765, Major Amendment Site Plan for one month until February 13, 2020. This deferral was based on concerns raised by Commissioner Hudson regarding the impact that additional lots could have an adverse impact on traffic. I was not prepared to properly address the discussion of traffic at that time with factual information.

Since that hearing, I have reviewed the original Traffic Study that was done for Coors Pavilion, I have met with Terry Brown, PE (Traffic Engineer) that did the Traffic Study as well as Jeanne Wolfenbarger, PE, City Transportation Engineer to discuss the issues that were raised by the Commission.

The Traffic Study completed in 2016 used the following for analysis of generated trips for the proposed development which consisted of the following described land uses.

- a. A 105,000 SF of Retail Commercial Floor Space
- b. A 4,500 SF Variety Store
- c. A 7,000 SF Fast Food restaurant w/ drive-thru window
- d. A 6,200 SF High Turnover (Sit-Down) Restaurant
- e. A 48,000 SF General Office Building

The submittal before you for an Amendment to the Site Plan for Subdivision does not constitute a change in uses nor is it anticipated that the uses outlined above will change from this approved TIS and therefore it was determined by our Traffic Engineer and the City Transportation Engineer that an updated Trip Generation report would not be needed at this time. Mr. Brown discussed the project with the City Transportation Engineer and provided the following statement:

Terry Brown "The Traffic Impact Study for the proposed Coors Pavilion at the northwest corner of St. Joseph's Dr. / Coors Blvd. was processed and approved in 2016. The City of Albuquerque policy is that the Traffic Impact Study is valid for a period of five years. Therefore, it will be valid until 2021. Modulus

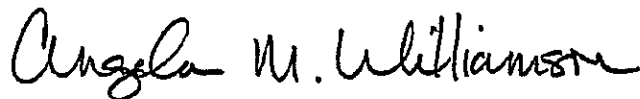
Architects has prepared a Major Amendment to Site Plan for the development to carry through the City of Albuquerque's entitlement process for approval. A review of the proposed Amendment does not reveal whether the proposed changes will result in an increased number of trips generated by the Coors Pavilion development. Factors such as floor-area ratio and actual land use will impact the number of trips generated. The 2016 Traffic Impact Study assumed certain uses for the project including general office uses on Lot 9 (Lots 9-A, 9-B, and 9-C on the Amendment). In the past, the City has generally allowed a 10% increase in project trip generation rates for a project of this size and nature before requiring an update to the Traffic Impact Study. Therefore, I would recommend that the City of Albuquerque require a Trip Generation Rate report for each new building proposed in Coors Pavilion as the project continues to develop to ensure that the trip generation rate does not exceed 10% above the trip generation rate assumed in the 2016 Traffic Impact Study. Should the project generate above the 10% allowance, a new Traffic Impact Study will be required."

This was also the consensus of the Engineer that signed the TIS form required for the EPC submittal (copy attached) which states, "As this site develops a new TIS form will be needed to determine if development requires an updated TIS".

Ms. Jeanne Wolfenbarger, City Transportation Engineer will be at the next Hearing to address any additional questions or concerns that you may have relating to traffic or the project request in its entirety.

Thank you for the consideration of my request for a Major Amendment to the Site Plan for Subdivision for Coors Pavilion. For your review, I have attached a copy of the signed TIS Form, The statement from Terry Brown, Traffic Engineer as well as the original Trip Generation Data used for the approved TIS completed in 2016.

All my best,



Angela Williamson, CEO/ Managing Partner (Agent)
Modulus Architects, Inc.
100 Sun Ave NE, Suite 305
Albuquerque, New Mexico 87109
Office: 505.338.1499 ext. 1000
Cell: 505.999.8016
Email: awilliamson@modulusarchitects.com

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Modulus Architects DATE OF REQUEST: 11/7/19 ZONE ATLAS PAGE(S): G-11-2

CURRENT:

ZONING NR-C

PARCEL SIZE (AC/SQ. FT.) ± 21 acres

LEGAL DESCRIPTION:

LOT OR TRACT # 8.9 BLOCK # _____

SUBDIVISION NAME _____

REQUESTED CITY ACTION(S):

ANNEXATION ☐

ZONE CHANGE (): From _____ To _____

SECTOR, AREA, FAC, COMP PLAN ☐

AMENDMENT (Map/Text) ☐

SITE DEVELOPMENT PLAN:

SUBDIVISION* ☐ AMENDMENT ☐

BUILDING PERMIT ☐ ACCESS PERMIT ☐

BUILDING PURPOSES ☐ OTHER ☐

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT ☒

NEW CONSTRUCTION ☐

EXPANSION OF EXISTING DEVELOPMENT ☐

GENERAL DESCRIPTION OF ACTION:

OF UNITS: _____ Lot line adjustment
BUILDING SIZE: _____ (sq. ft.) only

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

APPLICANT OR REPRESENTATIVE

Regina Olvera

DATE

11/7/19

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

Planning Department, Development & Building Services Division, Transportation Development Section -
2nd Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3894

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES ☐ NO ☒ BORDERLINE ☐

THRESHOLDS MET? YES ☐ NO ☒ MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: ☐

Notes: As this site develops a new TIS form will be needed to determine if development requires a TIS

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

[Signature]
TRAFFIC ENGINEER

11/8/19
DATE

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

TIS
-SUBMITTED 1/1
-FINALIZED 1/1

TRAFFIC ENGINEER

DATE

Revised January 20, 2011

Terry O. Brown P.E.

Coors Pavilion Retail Development
(St. Joseph's Dr. / Coors Blvd.)

Traffic Impact Study

February 2, 2017

FINAL

Presented to:

City of Albuquerque
Transportation Development Section

New Mexico Dept. of Transportation
District 3

Prepared for:

Joshua J. Skarsgard
Retail Southwest Development
8220 San Pedro NE #500



Terry O. Brown

Terry O. Brown P.E.
P.O. Box 92051
Albuquerque, NM 87199
505 · 883 · 8807

**Coors Pavillion Retail Development
(St. Josephs Dr. / Coors Blvd.)
TRAFFIC IMPACT STUDY**

STUDY PURPOSE

This study is being conducted in conjunction with a request for approval of a site development plan for implementation of a retail development such as the one shown in the Appendix (Page A-3) of this report. The purpose of this study is to identify the impact of the proposed development on the adjacent transportation system, and to make recommendations to mitigate any significant adverse impact on the adjacent transportation system. This study is being submitted to satisfy the requirements of the City of Albuquerque Transportation Development Section and the New Mexico Department of Transportation, District 3 Office.

STUDY PROCEDURES

A scoping meeting was held with City of Albuquerque Transportation staff members as well as with Nancy Perea at the New Mexico Department of Transportation, District 3 prior to beginning the study to discuss scope and methodology to be utilized within the proposed Coors Pavillion Retail Development Traffic Impact Study. Specific items included format, intersections to be studied, intersection analysis procedures, existing traffic counts, trip distribution methodology, and implementation year definition.

The basic procedure followed is described as follows:

- 1) Calculate the generated trips for the proposed development consisting of the following described land uses (See Appendix Pages A-17 thru A-22):
 - a. *A 105,000 SF of Retail Commercial Floor Space*
 - b. *A 4,500 SF Variety Store*
 - c. *A 7,000 SF Fast Food restaurant w/ drive-thru window*
 - d. *A 6,200 SF High Turnover (Sit-Down) Restaurant*
 - e. *A 48,000 SF General Office Building*
- 2) Calculate trip distribution for the newly generated trips by this development. The new commercial trips will be distributed based on year 2018 population within a 3-mile radius of the new project (See Appendix Pages A-23 thru A-34).
- 3) Determine Trip Assignments for the newly generated trips based on the results of the Trip Distribution Analysis and logical routing to and from the site (See Appendix Pages A-35 thru A-36).
- 4) Acquire recent traffic counts for all intersections to be analyzed in this report (See Appendix Pages A-112 thru A-120).
- 5) Calculate growth rate for the area utilizing a Mid-Region Council of Governments' 2005 thru 2014 Traffic Flow Map Data to define area traffic growth rate (See Appendix Pages A-8 thru A-16).
- 6) Determine 2018 NO BUILD Volumes by growing the existing turning movement counts to the year 2018 utilizing the calculated annual historic growth rate for the area (See Appendix Pages A-37 thru A-61).

- 7) Add the trips generated by the development to the 2018 NO BUILD Volumes to obtain 2018 BUILD Volumes for this project (See Appendix Pages A-37 thru A-61).
- 8) Apply a 30% pass-by trips rate to the driveways (See Appendix Page A-17).
- 9) Provide signalized and / or unsignalized intersection analyses for the following intersections:

INTERSECTION	TYPE CONTROL	NO BUILD	BUILD
1) Sequoia Rd. / Coors Blvd.	Traffic Signal	2018	2018
2) St. Josephs Dr. / Coors Blvd.	Traffic Signal	2018	2018
3) Western Trail / Coors Blvd.	Traffic Signal	2018	2018
4) Western Trail / Atrisco Dr.	Traffic Signal	2018	2018
5) St. Josephs Dr. / Atrisco Dr.	Traffic Signal	2018	2018
6) Milne Rd. / Atrisco Dr.	Stop Sign	2018	2018
9) Milne Rd. / Coors Blvd.	Stop Sign	2018	2018
10) St. Joseph's Dr. / Driveway "A"	Stop Sign	N/A	2018
11) Driveway "B" / Coors Blvd.	Stop Sign	N/A	2018

PREVIOUS RELATED TRAFFIC IMPACT STUDIES

There are no trips from previously approved projects to consider for this development.

GENERAL AREA CHARACTERISTICS

The proposed requested site development plan is for a property bounded on the east by Coors Blvd., on the west by an existing development, on the south by St Joseph's Dr., and on the north by an existing residential subdivision as shown on the Vicinity Map on Page A-1 of the Appendix of this report. An aerial map of the adjacent transportation system to be considered and analyzed in this study may be found on Page A-2 in the Appendix of this report. The subject tract of land is in a moderately developed area of Northwest Albuquerque. The surrounding development is a mix of residential, commercial, and office uses. Also, there is a private school to the east of this site and a church to the west.

AREA STREET NETWORK

The impacted adjacent street network targeted for analysis in this study are defined on the 2040 Long Range Roadway System from the Mid-Region Metropolitan Planning Organization (MRMPO). They include the Coors Blvd. corridor and Atrisco Dr. from St. Josephs Dr. to Western Trail. Also included are the streets fronting the project or running through the project.

Coors Blvd is classified as a Regional Principal Arterial Roadway and is generally a six lane urban facility with raised medians. The posted speed limit along Coors Blvd. in the vicinity of this project is 45 MPH.

Atrisco Dr. and Sequoia Rd. are classified as Major Collector Streets. They are generally two lane urban roadways with left turn lanes at major intersections. The posted speed limit along these roads in the vicinity of this project is 35 MPH.

Western Trail and St. Joseph's Dr. are both classified as Minor Arterial Roadways and both are ultimately planned to be divided four lane paved urban roadway sections. Western Trail is fully improved from Atrisco Dr. to Coors Blvd. as a four lane urban roadway. The center of Western Trail is either a center two-way left turn lane or designated left turn lanes near the major intersections. St. Joseph's Dr. is currently a paved two lane roadway section between Atrisco Dr. and Coors Blvd.

The remaining roadways for the project are not classified.

EXISTING TRAFFIC VOLUMES

2014 Average Weekday Traffic Volumes (AWDT) for major streets in the site plan area are shown on Page A-6 thru A-7 of the Appendix.

Current turning movement volumes obtained during the AM and PM Peak Hours for the following intersections were acquired from recent field counts for the following intersections:

*Sequoia Rd. / Coors Blvd.
St. Joseph's Dr. / Coors Blvd.
Western Trail / Coors Blvd.
Western Trail / Atrisco Dr.
St. Joseph's Dr. / Atrisco Dr.
Milne Rd. / Atrisco Dr.
Milne Rd. / Coors Blvd.*

The counts are included in Appendix Pages A-112 thru A-120.

EXISTING TRANSIT, BICYCLE AND PEDESTRIAN SERVICES

This area is serviced by the ABQ RIDE Route 155 (Coors Blvd.) provides service approximately every 30 minutes from 6:30 a.m. to 10:00 p.m. 6 days a week and limited service from 10:00 a.m. to 5:00 p.m. on Sunday, and by the Westside Rapid Ride Route 790 which provides hourly service during the AM and PM Peak Hour periods 6 days a week. (See Appendix Pages A-122 thru A-124).

Bicycle facilities in the project area include existing bicycle lanes along Coors Blvd., Atrisco Dr. and Western Trail and an existing bicycle route along St. Joseph's Dr. Bicycle lanes are proposed for Atrisco Dr., St. Joseph's Dr. and Western Trail, according to the Mid-Region Metropolitan, Planning Organization's 2040 Long Range Bikeway System Map (Appendix Page A-121).

Pedestrian facilities include a mix of sidewalk and paved trails along Coors Blvd., Atrisco Dr. and St. Joseph's Dr. adjacent to the property; however, currently, no pedestrian facilities exist along the immediate frontage of the proposed site along Coors Blvd. and Western Trail.

PROPOSED DEVELOPMENT

The conceptual site plan as it is shown in this report proposes two primary access points into the site. One access will be at (Driveway "A") off of St. Joseph's Dr. The second access will be a right-in, right-out driveway off of Coors Blvd (Driveway "B").

The proposed conceptual site development plan associated with this project consists of several different land uses summarized in the following table:

Land Use Description	Size Proposed
Shopping Center	105,000 S.F.
Variety Store	4,500 S.F.
Fast Food Restaurant w/ drive-thru window	7,000 S.F.
High Turnover (Sit-Down) Restaurant	6,200 S.F.
General Office Building	48,000 S.F.

See the conceptual site development plan on Page A-3 in the Appendix of this report to acquire more detailed information about the proposed development. This site plan is conceptual at this point in time and is subject to some changes as progress takes place in the design process. The plan should, however, provide a reliable basis upon which to analyze the impact of the development on the adjacent transportation system and provide guidelines for mitigating the impact and establishing access criteria.

TRIP GENERATION

Projected trips were calculated from data in the Institute of Transportation Engineers Trip Generation Manual (9th Edition, 2009). Trips for the development were determined based on land uses defined on the Conceptual Site Development Plan on Page A-3 in the Appendix of this report.

The resulting number of trips generated for the proposed development is summarized in the following table:

Angela Williamson

From: Terry Brown <terryobrown@outlook.com>
Sent: Tuesday, January 28, 2020 11:02 AM
To: Jeanne Wolfenbarger (jwolfenbarger@cabq.gov)
Cc: Angela Williamson
Subject: Coors Pavilion (St. Joseph's Dr. / Coors Blvd.)

Jeanne,

The Traffic Impact Study for the proposed Coors Pavilion at the northwest corner of St. Joseph's Dr. / Coors Blvd. was processed and approved in 2016. The City of Albuquerque policy is that the Traffic Impact Study is valid for a period of five years. Therefore, it will be valid until 2021. Modulus Architects has prepared a Major Amendment to Site Plan for the development to carry through the City of Albuquerque's entitlement process for approval. A review of the proposed Amendment does not reveal whether the proposed changes will result in an increased number of trips generated by the Coors Pavilion development. Factors such as floor-area ratio and actual land use will impact the number of trips generated. The 2016 Traffic Impact Study assumed certain uses for the project including general office uses on Lot 9 (Lots 9-A, 9-B, and 9-C on the Amendment). In the past, the City has generally allowed a 10% increase in project trip generation rates for a project of this size and nature before requiring an update to the Traffic Impact Study. Therefore, I would recommend that the City of Albuquerque require a Trip Generation Rate report for each new building proposed in Coors Pavilion as the project continues to develop to insure that the trip generation rate does not exceed 10% above the trip generation rate assumed in the 2016 Traffic Impact Study. Should the project generate above the 10% allowance, a new Traffic Impact Study will be required.

Please call me if you have questions or need additional information.

Best Regards,

Terry O. Brown, P.E.

P. O. Box 92051
Albuquerque, NM 87199-2051
(505) 883-8807 – Office
(505) 270-6981 – Cell
e-mail: terryobrown@outlook.com

Naji, Leslie

From: Wolfenbarger, Jeanne
Sent: Wednesday, January 29, 2020 3:14 PM
To: Naji, Leslie
Cc: Brito, Russell D.
Subject: FW: Coors Pavilion (St. Joseph's Dr. / Coors Blvd.) - EPC Case (Feb. 13th, 2020)

From: Terry Brown [mailto:terryobrown@outlook.com]
Sent: Tuesday, January 28, 2020 11:02 AM
To: Wolfenbarger, Jeanne
Cc: Angela M. Williamson (awilliamson@modulusarchitects.com)
Subject: Coors Pavilion (St. Joseph's Dr. / Coors Blvd.)

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(505) 883-8807 – Office
(505) 270-6981 – Cell
e-mail: terryobrown@outlook.com

This message has been analyzed by Deep Discovery Email Inspector.

Naji, Leslie

From: Wolfenbarger, Jeanne
Sent: Wednesday, January 29, 2020 3:52 PM
To: Naji, Leslie
Cc: Brito, Russell D.
Subject: RE: Coors Pavilion (St. Joseph's Dr. / Coors Blvd.) - EPC Case (Feb. 13th, 2020)

Leslie, yes, I concur.

From: Naji, Leslie
Sent: Wednesday, January 29, 2020 3:16 PM
To: Wolfenbarger, Jeanne
Cc: Brito, Russell D.
Subject: RE: Coors Pavilion (St. Joseph's Dr. / Coors Blvd.) - EPC Case (Feb. 13th, 2020)

Thank you Jeanne. Do you concur with this?

Leslie

From: Wolfenbarger, Jeanne
Sent: Wednesday, January 29, 2020 3:14 PM
To: Naji, Leslie <lnaji@cabq.gov>
Cc: Brito, Russell D. <RBrito@cabq.gov>
Subject: FW: Coors Pavilion (St. Joseph's Dr. / Coors Blvd.) - EPC Case (Feb. 13th, 2020)

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Environmental Planning Commission

Agenda Number: 3
Project #: 2019-002765

SI-2019-00380

Hearing Date: January 9, 2020

Staff Report

Agent	Modulus Architects, Inc.
Applicant	Red Shamrock 4, LLC
Request	Major Amendment to Site Plan –EPC
Legal Description	Tracts X-1-A1 (portion of Parcel A) & Lots 1 thru 9, X-1-A2 (Parcel B), University of Albuquerque Urban Center
Location	St. Joseph Drive NW between Coors Blvd. and Atrisco Drive
Size	Approximately 47.7 acres
Zoning	NR-C

Staff Recommendation

APPROVAL of SI-2019-00380, based on the Findings beginning on p. 16.

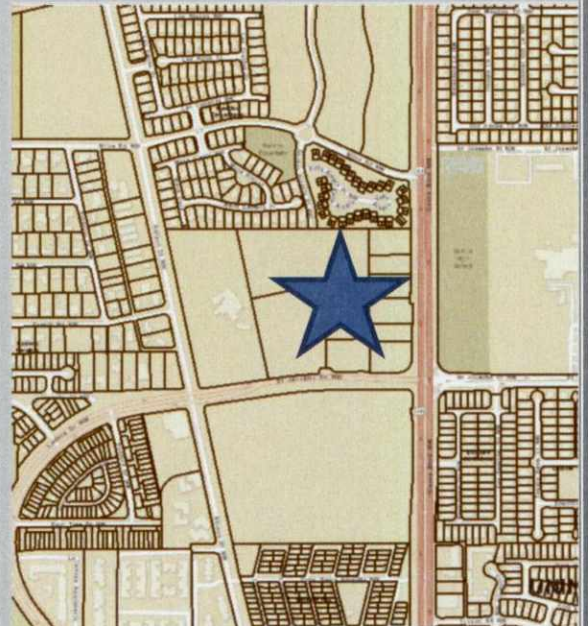
Staff Planner
Leslie Naji, AIA-Senior Planner

Summary of Analysis

The request is for a Major Amendment of Prior Approval, Site Development Plan on property owned by Red Shamrock 4 LLC. The site (Lot B) is an approximately 21.3 acre parcel located on St. Josephs Drive NW between Coors Blvd. and Atrisco Drive. The existing zoning for the subject site is NR-C for Mixed Use (O-1 & C-2 Uses). Design Standards are to remain per previous approval.

The applicant proposes a reconfiguration of the 9 Lots that comprise Parcel B of the University of Albuquerque Urban Center. Lots 8 and 9 are both to be subdivided into 3 smaller developable plots

The applicant notified neighborhood associations and property owners as required. Staff has not received any comments in support or opposition to the request. Staff recommends approval subject to conditions needed to ensure that IDO requirements are met and to provide clarification.



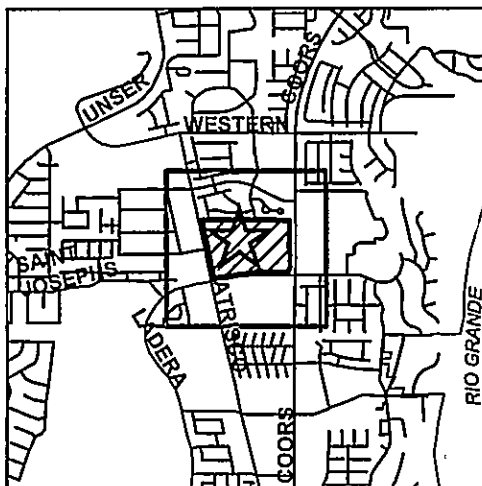
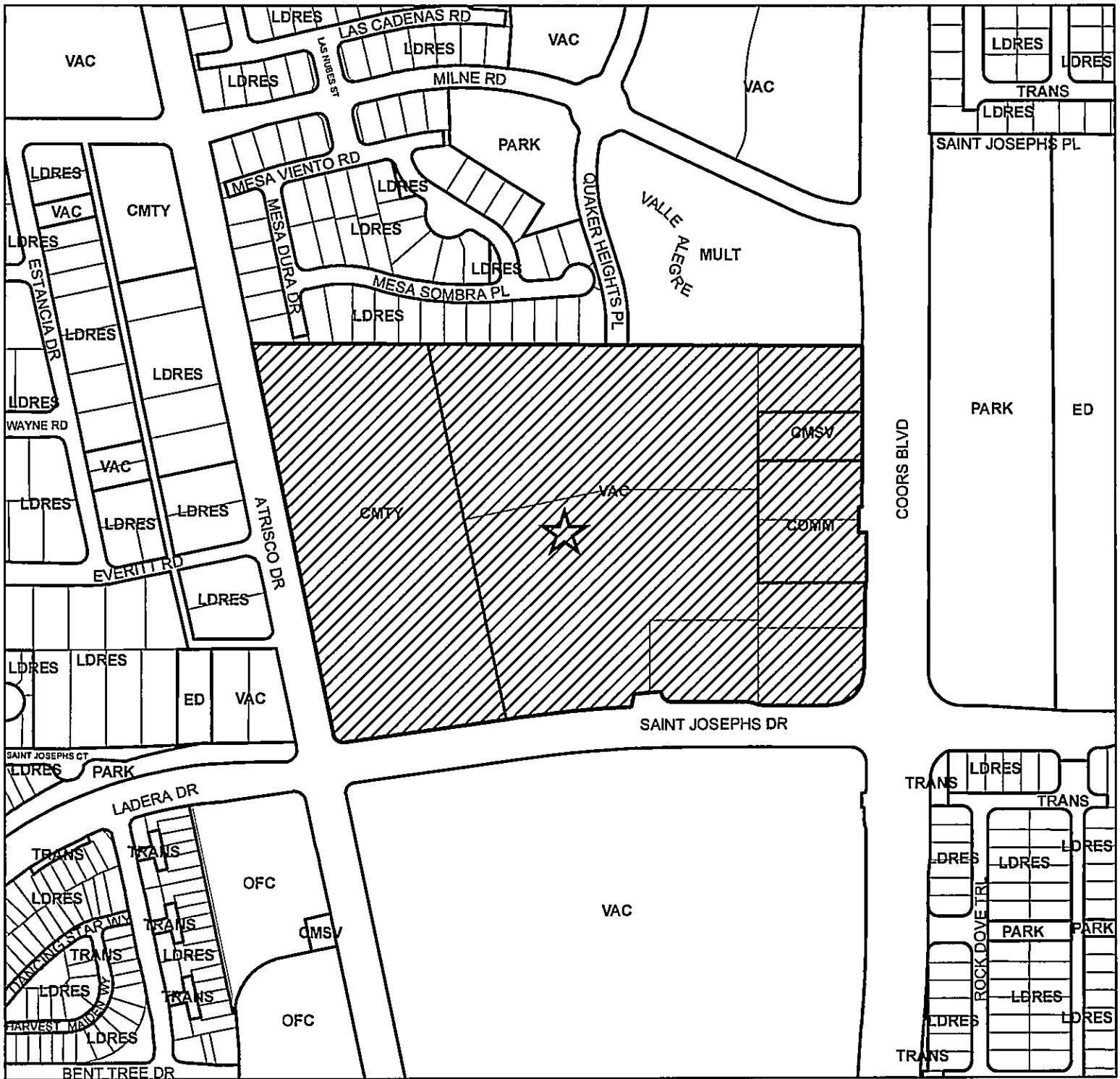
Hearing Date:
January 9, 2020

Project Number:
PR-2019-002765

Case Numbers:
SI-2019-00380

0 325 650
Feet





LAND USE MAP

Note: Gray shading
indicates County.

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:

1/9/2020

Project Number:

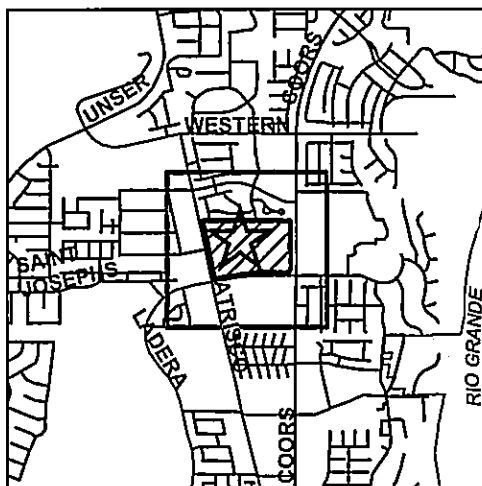
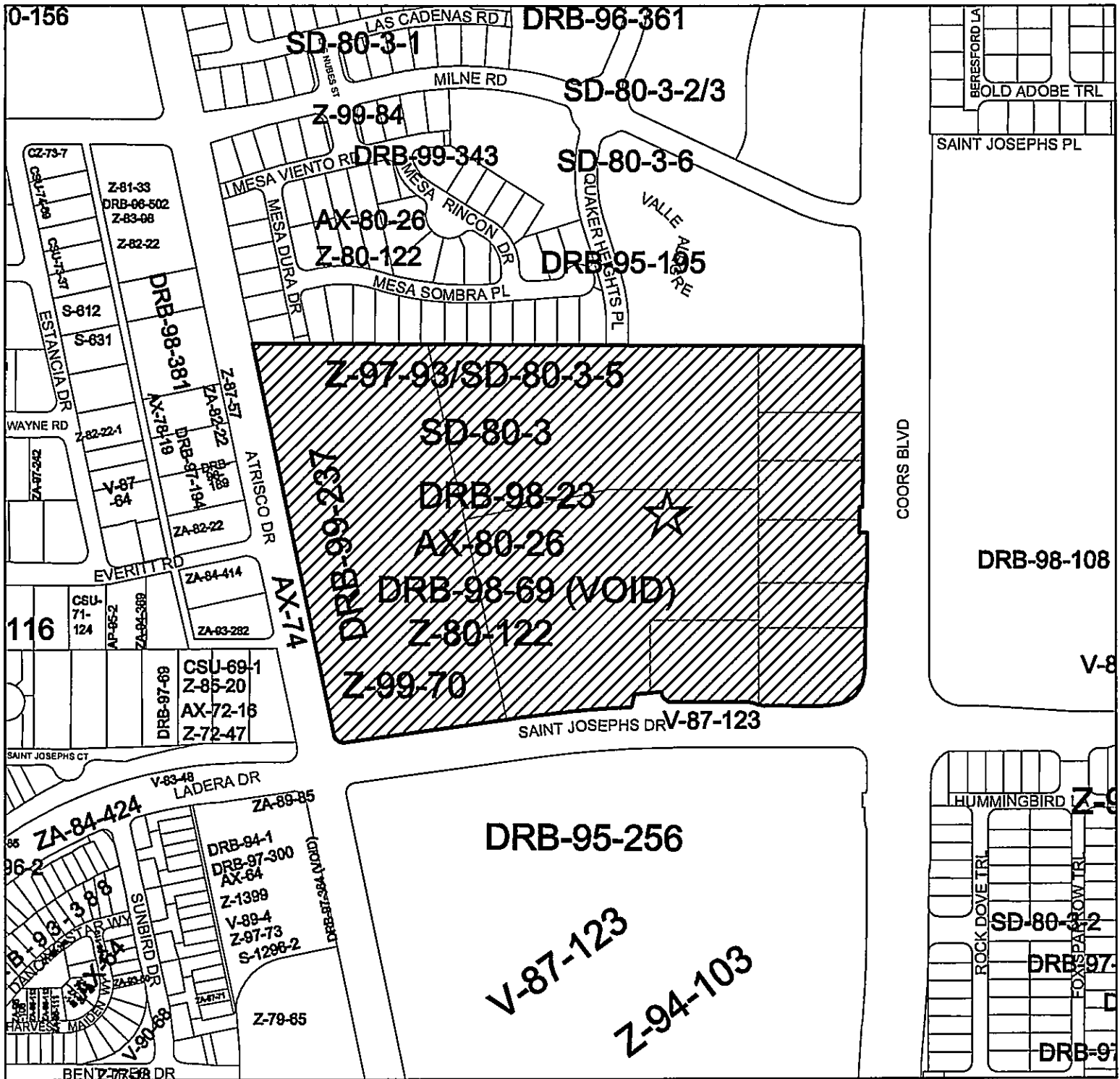
PR-2019-002765

Case Numbers:

SI-2019-00380

Zone Map Page:

G-11



HISTORY MAP

Note: Gray shading
indicates County.



1 inch = 350 feet

Hearing Date:

1/9/2020

Project Number:

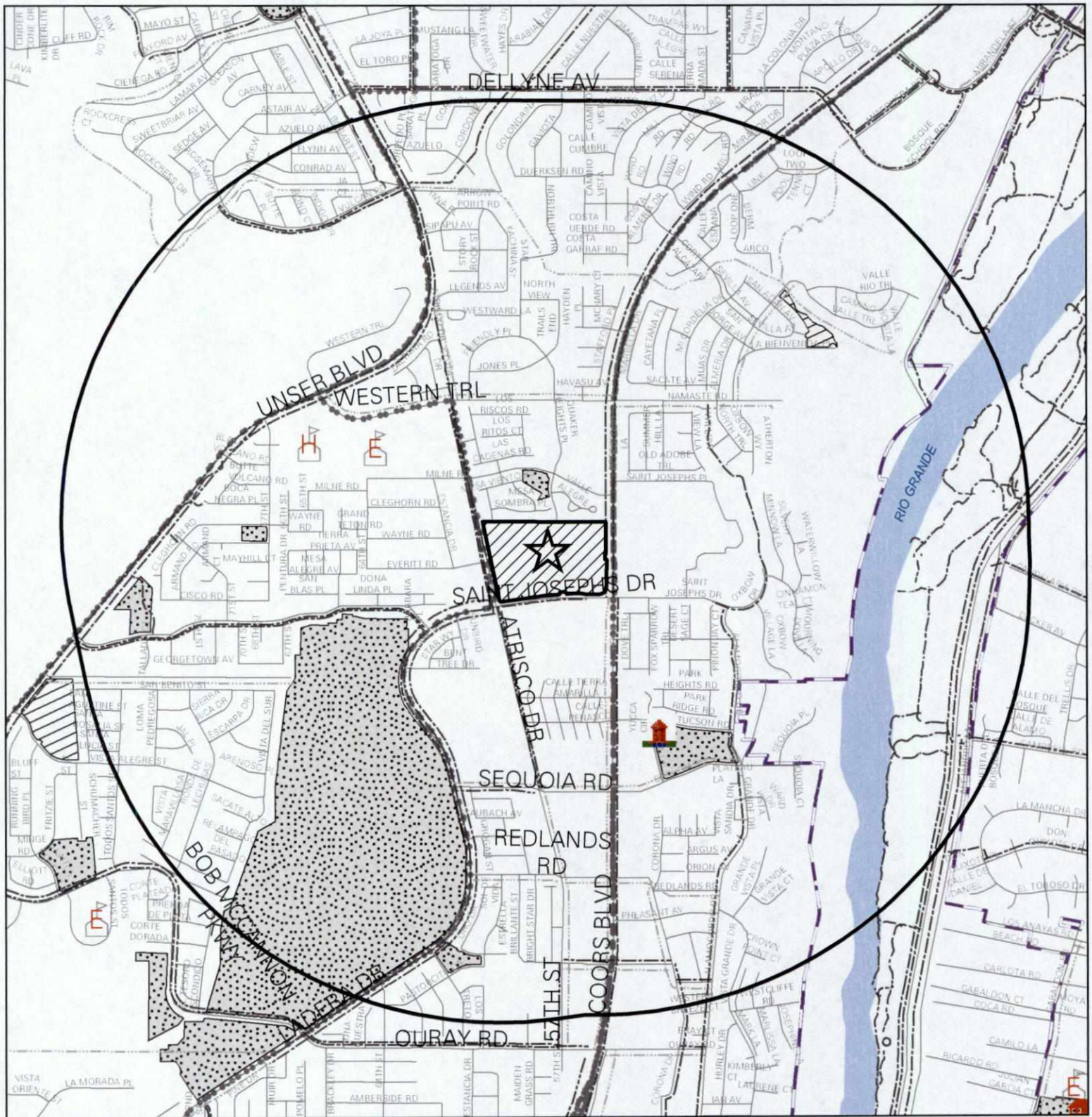
PR-2019-002765

Case Numbers:

SI-2019-00380

Zone Map Page:

G-11



Public Facilities Map with One-Mile Buffer



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

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I. INTRODUCTION

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

Request

The request is for a Major Amendment of a Prior Approval of a Site Development Plan for a property known as Coors Pavilion, located at the northwest corner of Coors Blvd NW and St. Josephs Dr. NW ("subject site"). The subject site is approximately 47.7 acres and is owned by Red Shamrock 4 LLC (Tract X-1-A2) and the Archdiocese of Santa Fe (Tract X-1-A1). Only Tract X-1-A2 is being reviewed for changes to the approved site plan.

The applicant states that due to changing market demands, smaller lot sizes are being requested that will allow more flexibility. It is also submitted that smaller lots will promote and encourage high-quality future developments. Of the nine lots in Tract X-1-A2, three are currently developed.

The request consists of the following major changes to the existing, governing site development plan:

1. Decrease in size of Lot 8 from 7.2285 acres to:
 - o 2.0507 acres for the renamed Lot 8-A
 - o 1.8635 acres for the renamed Lot 8-B
 - o 2.0279 acres for the renamed Lot 8-C
2. Decrease in size of Lot 9 from 7.0011 acres to:
 - o 5.5414 acres for the renamed Lot 9-A
 - o 1.1513 acres for the renamed Lot 9-B
 - o 1.5606 acres for the renamed Lot 9-C

Since the request is for an amendment to a prior approval, analysis of the proposed site plan pursuant to the new Site Plan-EPC Criteria 6-6(H)(3) is not required.

EPC Role

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

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

History/Background

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

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

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

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

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

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

Context

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

Roadway System

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

Comprehensive Plan Corridor Designation

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

Trails/Bikeways

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

Transit

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

Public Facilities/Community Services

Please refer to the Public Facilities Map (see attachment) for a complete listing of 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)

Prior to the effective date of the IDO on May 17, 2018, the subject site's zoning was SU-3 for Mixed Use (O-1 & C-2), which converted to NR-C (Non-Residential Commercial) under the IDO.

The purpose of the NR-C zone district is to accommodate medium-scale retail, office, commercial, and institutional uses, particularly where additional residential development is not appropriate or not desired because of a deficit of jobs or services in relation to housing units in the area. Primary land uses include a wide spectrum of retail and commercial uses intended to serve both neighborhood and area-wide needs, as well as some light industrial uses. If approved, this Site Plan will continue to control the site since it is a prior approval, and any major amendments will be required to be reviewed by the EPC in the future.

Overlay Zones

The subject site is governed by the Coors Blvd. Character Protection Overlay (CPO-2). None of the restriction of the CPO are affected by the site plan change requested.

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 are intended to be the focus of urban-scale development that benefits job growth and housing opportunities.

The subject site is located on Coors Blvd. which the Comprehensive Plan designates as a Major Transit Corridor. Specific Comprehensive Plan policies and IDO regulations apply to these Corridor designations.

Applicable Goals and policies are listed below. The *applicant's policy analysis*, which is a response to the Site Plan-EPC Review and Decision Criteria, is in *plain italics*. *Staff analysis* follows in ***bold italic*** text.

CHAPTER 4: COMMUNITY IDENTITY

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

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

CHAPTER 5: LAND USE

GOAL 5.1-CENTERS & CORRIDORS:

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

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

The proposed change to the number of individual lots will continue to support goal of commercial and community growth along a Major Transit Corridor and within a designated Activity Center.

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

The request would allow new infill development and employment opportunities to be located along a designated Corridor, a location that is deemed appropriate area to accommodate higher density and intensity of growth over time to facilitate the City's vision for sustainable growth patterns, while reducing development pressures on the urban fringe and established neighborhoods. The request furthers Goal 5.1-Centers & Corridors and Policy 5.1.1-Desired Growth.

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

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

Applicant's response is sufficient.

Policy 5.1.5 - Employment Centers: Create Centers that prioritize employment opportunities and foster synergy among businesses. [ABC]

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

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

The proposed change indicates a reduction in the amount of designated office use and a higher area of designated Commercial. Both uses are allowed in NR-C, but continued Office use may do more to promote employment within the Activity center.

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

This request furthers this policy because an amended Site Plan allowing for smaller lots will allow medium scale mixed use development with a range of services and amenities that supports healthy lifestyles and meets the needs of nearby residents where additional residential development is not appropriate or desired because of a deficit of jobs or services in relation to housing units in the area. The request furthers Policy 5.1.6 Development Areas.

Future site development of individual lots will require DRB approval whereby Site Design Standards and Guidelines requiring connectivity within the overall development and pedestrian friendly access, as well as landscaping and open spaces, can be reviewed and enforced.

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

This request furthers Goal 5.2 and Policy 5.2.1 because the proposed Site Plan amendment request would allow for a mixture of non-residential uses that could help create a healthy, sustainable and distinct community in an Area of Change on Albuquerque's Westside. The request would make possible development of commercial uses along Coors Blvd with close proximity to the surrounding neighborhoods on the north, east, south and west sides of this corridor which is conveniently accessible from surrounding neighborhoods. This will encourage development that brings goods and services within walking and biking distance of neighborhoods. The location within a transit corridor offers choice transportation to services and employment. Characteristics of the community will be maintained since the requested zoning is virtually equivalent to the historic zoning designation, and occur in an

existing commercial zone within a transit corridor. This request furthers Policy 5.2.1 – Land Use.

The change requested will not negatively affect the current development trends. Though these may not suggest a particularly distinctive and healthy community, the size of the lots is not likely to change the final outcome. It is the hope of the applicant that smaller lots will be more appealing to quality projects which would serve the surrounding community better than vacant lots.

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.

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

The Ladera Activity Center area is served by existing infrastructure. It is designated as an area where infill development is desired.

GOAL 5.6-CITY DEVELOPMENT AREAS:

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

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

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

Applicants response is sufficient.

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

As each parcel is developed, necessary setbacks, buffering and limits on building heights will be assured through DRB site review.

CHAPTER 6: TRANSPORTATION

GOAL 6.1-TRANSPORTATION INTEGRATION:

Plan, develop, operate, and maintain a transportation system to support the planned character of existing and future land uses.

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

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

Mixed-use development along a major transit corridor and adjacent to transit stops on Coors Blvd. will further reduce auto demand as jobs and shopping on the site can be easily reached by multiple bus routes.

CHAPTER 8: ECONOMIC DEVELOPMENT

GOAL 8.1 - PLACEMAKING

Create places where business and talent will stay and thrive.

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

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

development opportunities in an Area of Change. This request furthers Goal 8.1 and Policy 8.1.1

Although the proposal creates significantly smaller lots than what is currently available, there is still a range of lot sizes ranging from 1.1 acres to 5.5 acres. This will still enable a wide variety of potential economic opportunities

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

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

Applicants response is sufficient.

Policy 8.1.3 Economic Base: Strengthen and diversify the economic base to help reduce reliance on government spending. [ABC]

This request furthers this Policy by allowing for future development of the property providing an incentive to local business to expand and diversify employment, promote local hiring, higher wages and business that contributes to the economic base of the community and region that helps reduce reliance on government spending.

The smaller lots may be more easily developed which will bring about employment and services to area.

Integrated Development Ordinance (IDO) 6-6(H)(3)-Review and Decision Criteria for Site Plan Amendments

Any application for a site plan – EPC shall be approved if it meets all of the following criteria:

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

As set forth in the ABC Comprehensive Plan analysis above, the proposed changes to the site plan are consistent with and in support of many of the Comp Plan's goals and policies.

6-6(h)(3)(b) the site plan is consistent with any applicable Terms and Conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

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

The proposed site plan changes the amount of (O-1) Office use on the site designations from 7 acres to 5.5 acres. Both uses are permissible within the IDO NR-C designation, as well as light industrial.

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

The Amended Site Plan will comply with all prior approved design standards put in place as the site continues to develop.

At the time of the area's annexation into the City of Albuquerque, it was designated as "Employment Center, Technical Services, Light Industrial, and/or Office Park (Campus Type)." In 1996 residential uses were approved by City Council; however, additional residential units were not seen to be consistent with Transit policies or with the West Side Strategic plan.

In 2007, the residential uses were removed from the allowable uses, instead designating a minimum of 17 acres of O-1 development and the remainder as a mix of O-1 and C-2 uses.

Although all current design standards will remain in place, there will be a reduction of O-1 uses per previous approvals. The NR-C Zone allows medium-scale retail, office, commercial, and institutional uses.

6-6(H)(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.

1. *The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet the following requirements:*
 - a. *Have adequate capacity to serve the development made possible by the change of zone.*
 - b. *Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.*
 - c. *Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.*

- ### C. Secondary impacts induced as a result of the proposed project-

The change in lot sizes as proposed will not result in foreseeable secondary impacts. As each parcel is developed, it will require DRB review and approval and will have to follow the previously approved design guidelines for the site.

D. Cumulative impacts –

Cumulative impacts are not likely to be affected by the changing of lot sizes.

III. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

Long- Range Planning:

All other Agencies responded with No Comments.

Neighborhood/Public

The applicant notified the Ladera Heights Neighborhood Associations (NA), The Enclave at Oxbow HOA, Rancho Encantado HOA, Westside Coalition of NA, and Vista Grande NA as required. The applicant also notified property owners within 100-feet of the property boundaries as required.

The applicant conducted an informal neighborhood. They state that the three neighborhood representatives in attendance were not opposed to the request, rather inquired on the previous projects that were proposed on the site and that they would like to see the land developed.

As of this writing, staff has not received any neighborhood comments.

IV. CONCLUSION

The request is for a Major Amendment of a Prior Approval of a Site Development Plan for an approximately 21-acre property known as Lots 1 thru 9, X-1-A2 (Parcel B), University of Albuquerque Urban Center (the “subject site”). Major Amendments are required to be heard by the original, approving body, which in this case is the EPC. The request consists of the following major changes to the existing, governing site development plan:

1. Decrease in size of Lot 8 from 7.2285 acres to:
 - 2.0507 acres for the renamed Lot 8-A
 - 1.8635 acres for the renamed Lot 8-B
 - 2.0279 acres for the renamed Lot 8-C
2. Decrease in size of Lot 9 from 7.0011 acres to:
 - 5.5414 acres for the renamed Lot 9-A
 - 1.1513 acres for the renamed Lot 9-B

- 1.5606 acres for the renamed Lot 9-C

Neighborhood organizations affected were notified as required. Property owners within 100 feet of the subject site were also notified, as required. The applicant conducted a neighborhood meeting where no opposition was expressed.

The subject site is along a Major Transit Corridor. The request generally furthers a preponderance of applicable Goals and Policies and meets applicable IDO requirements.

FINDINGS –SI-2019-00380, January 9, 2020-Site Plan Major Amendment

1. The request is for a Major Amendment of a Prior Approval of a Site Development Plan for an approximately 21.3-acre parcel located on St. Josephs Drive NW between Coors Blvd. and Atrisco Drive. The request consists of the following four major changes to the existing, governing site development plan:
2. The request exceeds the thresholds for a Minor Amendment, and therefore is being considered pursuant to Section 14-16-6-4(Y)(1)(b)1, which states that Major Amendments shall be reviewed and decided by the decision-making body that issued the approval being amended. The EPC approved the existing site development plan for the subject site prior to effective date of the IDO. Pursuant to IDO Section 14-6-4(P)(2), the decision-making body may impose conditions necessary to bring the application into compliance with the requirements of this IDO.
3. The subject site is located in an Area of Change area as designated by the Comprehensive Plan. Located along Coors Blvd., the subject site is along a Major Transit Corridor.
4. 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.
5. The request generally furthers the following, applicable Comprehensive Plan policies:

- a. 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 allow new infill development and employment opportunities to be located along a designated Corridor, a location that is deemed appropriate area to accommodate higher density and intensity of growth over time to facilitate the City's vision for sustainable growth patterns, while reducing development pressures on the urban fringe and established neighborhoods. The request furthers Goal 5.1-Centers & Corridors and Policy 5.1.1-Desired Growth.

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

The subject site is located in a the Ladera Activity Center and in an Area of Change that is intended to provide convenient, day-to-day services at a neighborhood scale to serve the surrounding area. The multiple lots can provide a mix of neighborhood commercial and office space.

- c. Policy 5.1.5 - Employment Centers: Create Centers that prioritize employment opportunities and foster synergy among businesses. Prioritize office and commercial employment in areas with good access via automobile and transit.

With approximately 14 acres for commercial development, the site provides concentrated employment opportunities along a transit corridor and within easy vehicular access.

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

This request furthers this policy because an amended Site Plan allowing for smaller lots will allow medium scale mixed use development with a range of services and amenities that supports healthy lifestyles. Future site development of individual lots will require DRB approval whereby Site Design Standards and Guidelines requiring connectivity within the overall development and pedestrian friendly access, as well as landscaping and open spaces, can be reviewed and enforced.

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

The request would make possible, development of commercial uses along Coors Blvd with close proximity to the surrounding neighborhoods on the north, east, south and west sides of this corridor which is conveniently accessible from surrounding neighborhoods.

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

The property, located at the Ladera Activity Center area, is served by existing infrastructure. It is designated as an area where infill development is desired.

- g. 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 subject Property is located in an Area of Change and will direct growth and more intense development to this corridor where change is encouraged. The proposed amendment will encourage growth and high-quality future development in accordance with this policy along a Major Transit Corridor with adequate infrastructure.

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

As each parcel is developed, necessary setbacks, buffering and limits on building heights will be assured through DRB site review. The changes with this Site Plan Amendment will not affect transitions.

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

This request would reduce the need for automobile traveling by increasing mixed use development, infill development within the Ladera Activity Center on Albuquerque's Westside, reducing the need for cross river trips. This request furthers Policy 6.1.3 – Auto Demand. Mixed-use development along a major transit corridor and adjacent to transit stops on Coors Blvd. will further reduce auto demand as jobs and shopping on the site can be easily reached by multiple bus routes.

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

Although the proposal creates significantly smaller lots than what is currently available, there is still a range of lot sizes ranging from 1.1 acres to 5.5 acres. This will still enable a wide variety of potential economic opportunities

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

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

- l. Policy 8.1.3 Economic Base: Strengthen and diversify the economic base to help reduce reliance on government spending. [ABC]

This request furthers this Policy by allowing for future development of the property providing an incentive to local business to expand and diversify employment, promote local hiring, higher wages and business that contributes to the economic base of the community and region that helps reduce reliance on government spending.

6. The applicant has adequately justified the request pursuant to the Integrated Development Ordinance (IDO) Section 6-6(H)(3)-Review and Decision Criteria for Site Plan- EPC as follows:

- a. Criterion A: The Site Plan is consistent with the ABC Comp Plan, as amended. It supports and promotes several of the Comprehensive Plan's Goals and Policies as noted in Finding 5.

- b. Criterion B: The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

This site was previously zoned SU-3 to include O-1 & C-2 uses with associated design standards. Since adoption of the IDO, the site is now zoned NR-C (Non-Residential Commercial). The request will not replace the design standards of the previous approval and will follow applicable terms and conditions that have been previously approved. The proposed site plan changes the amount of (O-1) Office use on the site designations from 7 acres to 5.5 acres. Both uses are permissible within the IDO NR-C designation, as well as light industrial.

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

The Amended Site Plan will comply with all prior approved design standards put in place as the site continues to develop. There will be a reduction of O-1 uses per previous approvals. The NR-C Zone allows medium-scale retail, office, commercial, and institutional uses.

- d. Criterion 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.

As the request is for replating of the approved development, there will be no additional burden on the City's infrastructure. Subsequent development on each plot may still require DRB review and approval, based on IDO development process thresholds.

- e. Criterion E: The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

The approved design standards in place with the original approval and layout of the new tracts are intended to ensure that future development will complement residential areas; future development will continue to be in line with the existing subdivision design standards that have been established. This will cause no adverse effects of noise, lighting pollution, and traffic on residential environments. Smaller lots will simply encourage future site developments to emerge. All uses shall comply with the standard that have been approved for this subdivision. Where the site plan's design standards are silent, the IDO's standards, including Neighborhood Edge requirements, will apply.

7. The applicant's policy analysis adequately demonstrates that the request furthers a preponderance of applicable Goals and policies in the Comprehensive Plan and does not significantly conflict with it. The proposed site plan amendment would be more advantageous to the community if it promotes development of the site.

8. The applicant notified the Ladera Heights Neighborhood Associations (NA), The Enclave at Oxbow HOA, Rancho Encantado HOA, Westside Coalition of NA, and Vista Grande NA as required. Property owners within 100 feet of the subject site were also notified as required.
9. The applicant conducted an informal neighborhood meeting. They state that the three neighborhood representatives in attendance were not opposed to the request, rather inquired on the previous projects that were proposed on the site and that they would like to see the land developed.
10. As of this writing, staff has received no comments concerning this application.

RECOMMENDATION - SI-2019-00380, January 9, 2020

APPROVAL of Project #2019-002765, Case #SI-2019-00380, a Major Amendment to an existing Site Plan for an approximately 47.7-acre site located at St. Joseph Drive NW between Coors Blvd. and Atrisco Drive; Tracts X-1-A1 (portion of Parcel A) & Lots 1 thru 9, X-1-A2 (Parcel B), University of Albuquerque Urban Center, based on the preceding Findings.

***Leslie Naji, AIA
Senior Planner***

Notice of Decision CC list:

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CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Long Range Planning

Address: Coors Blvd. NW at St. Josephs

IDO Zoning: NR-C

Request: Major Amendment to Site Plan – EPC

LR Comments:

The request is for a major amendment to an approved site plan for subdivision. The request would not alter the existing site plan design standards. This request does not qualify as a minor subdivision because it would create more lots than were originally approved through the site plan, which is why this is being heard by the EPC as a Major Site Plan Amendment. (See PRT notes). The applicant requests the creation of a new lot, Lot 5-A (2.5653 acres), as well as changing lot lines to create Lot 9-A (1.1513 acres) with the consolidation of remaining land from existing Lots 8 and 9 into Lot 8-A (11.1843 acres). All of the aforementioned lots are currently undeveloped. The applicant states a change in the market away from larger lots and toward smaller lots as justification for subdivision. Proposed Lots 5-A and 9-A would be more comparable in size to the other existing lots, which range from 0.7354 acres (Lot 2) to 1.3540 acres (Lot 7). A higher resolution copy of the site plan needs to be included in the file, especially the page detailing the subdivisions.

Historically, the site was governed by the University of Albuquerque Urban Center Sector Development Plan (SDP), which was written in the 1980s and intended for the area to develop primarily commercial and office uses per its SU-3 zoning. The IDO converted this property to NR-C to reflect the office and commercial entitlements. The proposed subdivision of lots aligns with the purpose of the NR-C zone "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" (IDO 2-5(A)(1)).

This subdivision request is consistent with the IDO requirements and will allow development of this site in a manner consistent with the existing character, which is standalone commercial buildings.

CITY ENGINEER

Transportation Development

Hydrology Development

New Mexico Department of Transportation (NMDOT)

DEPARTMENT OF MUNICIPAL DEVELOPMENT (DMD)

Transportation Planning

No comments.

Traffic Engineering Operations (Department of Municipal Development)

Street Maintenance (Department of Municipal Development)

ABC WATER UTILITY AUTHORITY (ABCWUA)

○

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

AMAFCA has no objections to the EPC case being heard in September.

ALBUQUERQUE PUBLIC SCHOOLS

No adverse impacts.

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO has no adverse comments.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO



⬠ Denotes location of photographer for images.



Figure 1: Looking north,
from corner of Coors and
St. Josephs Dr. NW.



Figure 2: Looking
west along subject site
along St. Josephs Dr.
NW.

Figure 3: Looking north
into the subject site, from
access drive on St.
Josephs Dr. NW



Figure 4: Looking east,
along the subject site
along St. Josephs.

Figure 5: Looking south
towards St Josephs NW,
from within site



Figure 6: Looking
north from center of
site.



Figure 7: Looking west from center of site

Figure 8: Looking northeast across site from center property.





Figure 9: View south within site along access road.

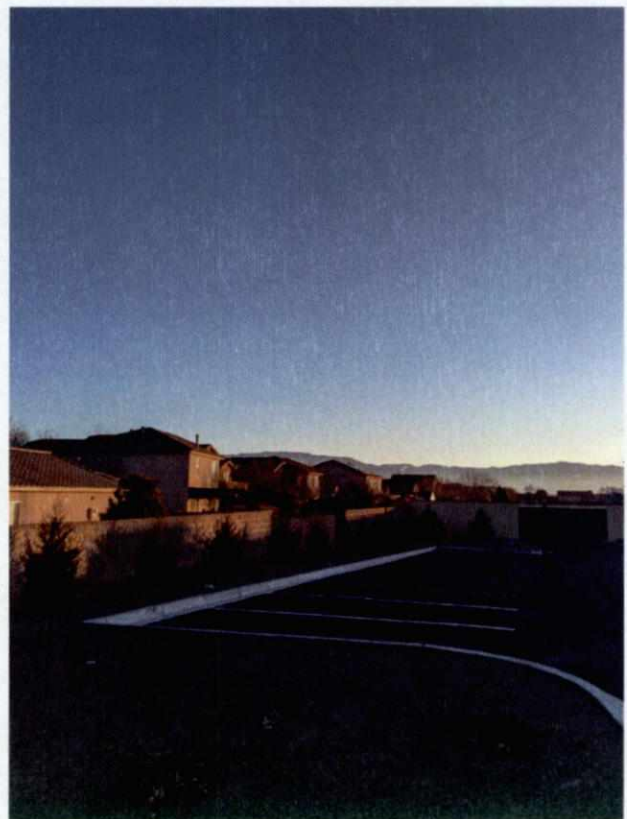


Figure 10: View north within site along access road.



Figure 11: View west
along north property
line from within site.

Figure 12: View east from
Parcel A along north
property line.

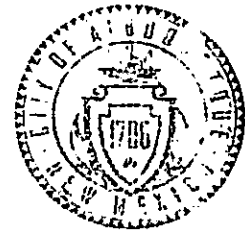


ZONING

for specifics of the NR-C zone,
please refer to IDO Section 14-16-2-5

HISTORY

CITY OF ALBUQUERQUE



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

AMENDED OFFICIAL NOTIFICATION OF DECISION

April 15, 2016

Oxbow Town Center
Thomas Keleher
201 third St NW Suite 1200
Albuquerque, NM 87102

Project# 1000032
15EPC-40079 Site Development Plan for Subdivision

LEGAL DESCRIPTION:

The above actions for all or a portion of Tract X-1-A2 Plat of Tracts X-1-A1 & X-1-A2 University of Albuquerque Urban Center, zoned SU-3/Mixed Use, located on Coors Blvd., between St. Josephs and Western Trail NW, containing approximately 21.3 acres. (G-11)
Staff Planner: Vicente Quevedo

PO Box 1293

On April 14, 2016 the Environmental Planning Commission (EPC) voted to APPROVE Project #1000032/15EPC-40079, a Site Development Plan for Subdivision, based on the following finding:
Albuquerque

FINDINGS 15EPC-40079 – Site Development Plan for Subdivision:

New Mexico 1. This is a request for a Site Development Plan for Subdivision for Tracts X-1-A2 and, Plat of Tracts X-1-A1 & X-1-A2, University of Albuquerque Urban Center located On St. Josephs Drive NW between Coors Blvd. and Atrisco Drive and containing approximately 21.3 acres.

www.cabq.gov

2. This is a request for a Site Development Plan for Subdivision for an approximately 21.3 acre parcel located on St. Josephs Drive NW between Coors Blvd. and Atrisco Drive. The existing zoning for the subject site is SU-3 for Mixed Use (O-1 & C-2 Uses). The applicant is proposing to develop 7 acres of the subject site as office uses per the O-1 zone of the Zoning Code and the remaining approximately 14.3 acres as commercial uses per the C-2 zone of the Zoning Code. Design Standards are also proposed for the subject site. Staff notes that the proposed Coors Pavilion Site Development Plan for Subdivision includes Design Standards which in turn include additional design parameters that conform to the requirements of the Zoning Code and all applicable plans.
3. At the time of annexation and establishment of zoning, the subject site land use was designated as "Employment Center, Technical Services, Light Industrial, and/or Office Park (Campus Type)." In 1996, City Council approved a change to "A minimum of 40 acres shall be developed as apartments (R-3) at 20-25 du/ac with the balance of the property (approximately 19 acres) shall be developed as commercial

AMENDED OFFICIAL NOTICE OF DECISION

Project #1000032

April 15, 2016

Page 2 of 9

(C-2) and/or office (O-1)" (R-58-1996; SD-80-3-3). The applicant requested R-T residential uses as part of the land use mix for the 19-acre portion designated for commercial/office, but this use was determined by EPC and City Council to be inconsistent with Transit policies and the intent of the West Side Strategic Plan.

In 2007, the residential uses were removed from the allowable uses, instead designating a minimum of 17 acres of O-1 development and the remainder as a mix of O-1 and C-2 uses (R-07-256). Concurrently, the WSSP was amended to designate Parcels A and B as a Community Activity Center (R-07-253). The Council Resolution indicated that the size and service area of the activity center was a hybrid of a neighborhood and community activity center.

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

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

4. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, University of Albuquerque Urban Center Sector Development Plan, Coors Corridor Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

5. The request furthers the following applicable goals and policies of the Comprehensive Plan:

- A. Policy II.B.5.d.: The location, intensity, and design of new development shall respect existing neighborhood values, natural environment conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

The request furthers Policy II.B.5.d. because it respects neighborhood values by proposing O-1 and C-2 uses that are appropriate for the plan area. The applicant has also participated in several discussions with surrounding neighborhood representatives to ensure that the Design Standards appropriately respond to natural environment conditions and carrying capacities. The Villa de Paz HOA has submitted a letter expressing unanimous support for the project.

- B. Policy II.B.5.e.: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The request furthers Policy II.B.5.e. because the site is vacant land that has access to existing facilities and services.

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

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The request furthers Policy II.B.5.i. because employment and service uses shall be located to complement residential areas and the proposed design standards will ensure that future development is sited to minimize adverse effects. The subject site is surrounded by development on all sides: to the north is single-family residential development (Rancho Encantado, Del Sur and Valle Alegre); to the east is a public park with soccer fields, St. Pius School, and single-family residential development (Enclave at Oxbow); to the south of Parcel B is a single-family residential development with attached dwelling units (Villa de Paz); and to the west is a multi-family residential development (Atrisco Apartments).

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

- In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
- In free-standing retailing and contiguous storefronts along streets in older neighborhoods.

The request furthers Policy II.B.5.j. because it would appropriately locate new commercial development in and existing commercially zoned area within a larger shopping center area.

E. Policy II.B.7.a.: Existing and proposed Activity Centers are designated by a Comprehensive Plan map where appropriate to help shape the built environment in a sustainable development pattern, create mixed use concentrations of interrelated activities that promote transit and pedestrian access both to and within the Activity Center, and maximize cost-effectiveness of City services.

The request furthers Policy II.B.7.a. by allowing extensive office and commercial development within the Activity Center which would contribute to mixed use concentrations of interrelated activities within the Activity Center, and improve on the cost-effectiveness of City services, relative to the current use entitlements.

F. II.D.6 Economic Development: The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

The request furthers the Economic Development Goal because the Activity Center site is already surrounded by mixed density residential development that would support the development of office, commercial, and retail services as proposed by the applicant.

6. The request partially furthers the following applicable goals and policies of the Comprehensive Plan:

A. II.B.7 Activity Centers: The Goal is to expand and strengthen concentrations of moderate and high density mixed land use and social/economic activities which reduce urban sprawl, auto travel needs, and service costs, and which enhance the identity of Albuquerque and its communities.

The request partially furthers the Activity Centers Goal because while the development will contribute to expanding and strengthening concentrations of moderate and high density land uses, the

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request does not appear to contribute to reducing auto travel needs given that the majority of users of the site will more than likely need to drive and park a vehicle to access commercial and office uses on the site.

7. The request furthers the following applicable goals and policies of the West Side Strategic Plan:

- A. Objective 4: Preserve a sense of community and quality of life for all residents based on wise, long-term decision-making. (Page 17)

The request furthers WSSP Objective 4 because locating the proposed uses within a Community Activity Center and near existing residential uses will ensure an appropriate mix of higher density / intensity uses to serve the surrounding residents.

- B. Policy 1.1: Thirteen distinct communities, as shown on the Community Plan Map and described individually in this Plan, shall constitute the existing and future urban form of the West Side. Communities shall develop with areas of higher density (in Community and Neighborhood Centers), surrounded by areas of lower density. Bernalillo County and the City of Albuquerque Planning Commissions shall require that high density and non-residential development occur within Community and Neighborhood Centers. Low density residential development (typical 3-5 du/acre subdivisions, or large lot rural subdivisions) shall not be approved within the Centers. (Page 38)

The request furthers WSSP Policy 1.1 because the applicant is proposing higher density non-residential development within a designated Community Activity Center and the subject site is surrounded by areas of lower density residential development. Additionally, the O-1 zone provides sites suitable for office, service, institutional, and dwelling uses. It is often used as a buffer or transition between single-family residential and commercial uses.

- C. Policy 1.13: The Community Activity Center shall provide the primary focus for the entire community with a higher concentration and greater variety of commercial and entertainment uses in conjunction with community-wide services, civic land uses, employment, and the most intense land uses within the community. Its service area may be approximately three miles (radius) and a population of up to 30,000. (Page 41)

The request furthers WSSP Policy 1.13 because the intent of the policy is to focus higher intensity and mixed-uses within Activity Centers, and to encourage low-density residential development outside of Activity Centers.

8. The request partially furthers the following applicable goals and policies of the West Side Strategic Plan:

- A. Objective 1: Provide for a complete mix of land uses on the West Side, including opportunities for large-scale employment, in order to minimize the needs for cross-metro trips. Employment opportunities are encouraged on the West Side. (Page 17)

The request partially furthers WSSP Objective 1 because it will contribute to providing a mix of land uses on the West Side and will be located to complement surrounding and existing residential development, however the request does not appear to contribute to reducing auto travel needs given that the majority of users of the site will more than likely need to drive and park a vehicle to access commercial and office uses on the site.

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9. The request furthers the following applicable goals and policies of the Coors Corridor Plan:

- A. Policy 3 -- Recommended Land Use: The Coors Corridor Plan recommends land uses which are identified on the following maps. They specify existing and recommended zoning and recommended land uses. These recommended land uses shall guide the development in the plan area.

The request furthers CCP Policy 3 because the plan's recommended land use for the site is industrial/employment. The O-1 and C-2 uses proposed for the subject site will appropriately fulfill the employment requirement of the CCP. The recommendation for industrial uses is no longer applicable given the amount of residential uses surrounding the Activity Center.

- B. Site Planning and Architecture Policies: Various design policies apply to development within the Coors Corridor Plan area. These include: site design, building setback height and bulk, front landscaped street yard, site landscaping, off-street parking, commercial sites, access, bikeways and horse trails, site lighting, and architectural design.

The request furthers CCP Site Planning and Architecture Policies because the proposed Design Standards address site design, setback, height, and bulk, landscaping, off-street parking, access, site lighting and architectural design. Staff has ensured that the proposed Site Development Plan for Subdivision complies with all required elements of the CCP.

10. Staff has also conducted a thorough review to ensure that the proposed Design Standards conform to the requirements of the Comprehensive Plan, West Side Strategic Plan and Coors Corridor Plan and the Zoning Code regulations.
11. The applicant is requesting delegation of future Site Development Plans for Building Permit to the Development Review Board (DRB).
12. Staff has coordinated with the applicant to ensure that the proposed Design Guidelines meet or exceed the minimum requirements of the Zoning Code and all applicable plans and is in favor of recommending that the EPC grant the request for DRB delegation.
13. If approved by the EPC, all future DRB delegated Site Development Plans for Building Permit for the subject site will occur per the requirements of an advertised DRB public Hearing.
14. The Enclave at Oxbow HOA, Ladera Heights Neighborhood Association, Rancho Encantado HOA, Vista Grande Neighborhood Association, Westside Coalition of Neighborhood Association's and property-owners within 100-feet were all notified of this request.
15. A facilitated meeting was recommended by the Office of Neighborhood Coordination and a meeting between the applicant and recognized neighborhood association representatives was held on February 10, 2016.

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16. Staff received written public comments from surrounding neighborhood association representatives and area residents expressing support for the project (Villa de Paz Neighborhood Association) and requesting that additional information be added to the administrative record. The additional information has been included in the record.

CONDITIONS 15EPC-40079 – Site Development Plan for Subdivision:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Conditions of approval from Albuquerque / Bernalillo County Water Utility Authority:
 - A. The conceptual utility plan indicates an onsite public waterline. If individual lots are to be served from separate water meters, then this would be allowed. The waterline shall be minimized, thus there is potential to eliminate the proposed public waterline along the western property lines of Lots 8-12 as well as the waterlines south of Lot 8 and south of Lot 7. The proposed fire hydrants that are connected to these lines to be eliminated can be extended from the remaining public waterlines. All fire hydrants on the property shall be deemed private. All public waterline easements shall be 20' in width and granted to the Water Authority.
 - B. The proposed sanitary sewer shall be deemed private.
 - C. Request an availability statement at the following link: http://www.abewua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements.
4. Conditions of approval from NMDOT:
 - A. The standard drawings for the ITS sign shall be installed per NMDOT Std dwgs 701-01 series using the Dynamic/VMS notes and 701-06 series upsized by two sizes.
5. Conditions of approval from Solid Waste Management – Refuse Division:

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- A. Project#1000032--# of refuse enclosures indicated, inadequate for size of site development. Tracts 1 and 2 indicate enclosure locations. Please indicate enclosures for 3,4,5,7. Provide site plan to minimum scale of 1-50 to verify truck access.

6. Conditions of approval from Public Service Company of New Mexico:

- A. An existing overhead distribution line is located along the eastern boundary of the subject property on the west side of Coors Blvd NW. In addition, an existing overhead distribution line is also located along the southern boundary of the property on the north side of St. Josephs Drive NW. It is the applicant's obligation to abide by any conditions or terms of those easements. Sheet DS02 - Site Development Plan for Subdivision Design Standards, Section VII. Utilities, indicates that the existing PNM overhead distribution line on Coors Blvd. would be relocated. It is necessary for the developer to contact PNM's New Service Delivery Department to discuss distribution line relocation and potential streetlight impact in the submittal and to coordinate electric service for this project. PNM is requesting a meeting with the applicant before the February EPC hearing to discuss the relocation assumptions and alternative location to place the distribution line. In the event that the distribution line cannot be relocated, the Conceptual Grading and Drainage Plan indicates that the first flush water quality pond is being directed at PNM existing pole locations on the northeast corner of the project which is not acceptable. Contact:

Mike Moyer
PNM Service Center
4201 Edith Boulevard NE
Albuquerque, NM 87107
Phone: (505) 241-3697

- B. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.
7. The subdivision of the site shall comply with the purpose, intent, and regulations of the Subdivision Ordinance (14-14-1-3).
8. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
9. The service drive along the western boundary shall extend north to the proposed southern boundary of the O-1 lots and then head east.

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10. All buildings shall have exterior security cameras.
11. Developer shall be responsible for permanent improvements to transportation facilities as required by the approved TIS.
12. All subsequent site development plans for building permits shall be delegated to an advertised DRB hearing.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **APRIL 29, 2016**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan; within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

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Sincerely,



Suzanne Lubar
Planning Director

SL/VQ

cc: Oxbow Town Center, Thomas Keleher, 201 Third St NW, Suite 1200, ABQ, NM 87102
Retail Equity Development 3, 8220 San Pedro NE Suite 500, ABQ, NM 87113
Jill M. Greene, The Enclave at Oxbow HOA, 3915 Fox Sparrow Trail NW, ABQ, NM 87120
Forrest Uppendahl, The Enclave at Oxbow HOA, 3900 Rock Dove Trail NW, ABQ, NM 87120
Allan & Marie Ludi, Ladera Heights NA, 6216 St. Josephs Ave. NW, ABQ, NM 87120
Colin Semper, Rancho Encantado HOA, 5809 Mesa Sombra Pl. NW, ABQ, NM 87120
Adam Barker, Rancho Encantado HOA, 8500 Jefferson, Suite B, ABQ, NM 87113
Berent Groth, Vista Grande NA, 3546 Sequoia Pl NW, ABQ, NM 87120
Richard Schaefer, Vista Grande NA, 3579 Sequoia Pl. NW, ABQ, NM 87120
Richard Shine, 3835 Oxbow Village Ln NW, ABQ, NM 87120
Pauline Garcia, 5119 Lexy Ct NW, ABQ, NM 87120
Larry Wells, 100 Sun Avenue, Suite 410, ABQ, NM 87109
Vanessa Alared, 5818 Jones Pl. NW, ABQ, NM 87120
Kevin McLarty, 5800 Mesa Sombra Pl. NW, ABQ, NM 87120
Jerry Worrall, 1039 Pinatubo Pl NW, ABQ, NM 87120

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	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions
<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 Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	Appeals
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Red Shamrock 4, LLC		Phone: 505-998-9093
Address: 8220 San Pedro NE, Suite 500		Email: josh@retailsouthwest.com
City: Albuquerque	State: NM	Zip: 87113
Professional/Agent (if any): Modulus Architects, Inc. c/o Angela Williamson, CEO		Phone: (505) 338-1499
Address: 100 Sun Ave NE, Suite 305 Albuquerque, NM 87109		Email: awilliamson@modulusarchitects.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary interest in Site: Agent		List all owners: Red Shamrock 4, LLC

BRIEF DESCRIPTION OF REQUEST

Amend existing Site Development Plan for Subdivision to create lot 5-A, 8-A, and 9-A

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

Lot or Tract No.: 1, 2, 3, 4, 5, 6, 7, 8 and 9	Block:	Unit:
Subdivision/Addition: University of Albuquerque Urban Center	MRGCD Map No.:	UPC Code: 101106018746520809, 101106018750920809
Zone Atlas Page(s): G-11-Z	Existing Zoning:	Proposed Zoning: N/A
# of Existing Lots: 9	# of Proposed Lots: 11	Total Area of Site (acres): +/- 21 acres

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Coors BLVD NW ABQ 87120 Between: St. Josephs Dr NW and: Coors BLVD

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

PR-2019-002883, PR-2019-002765

Signature: <u>Angela M. Williamson, Agent</u>	Date: <u>11/27/19</u>
Printed Name: <u>Angela M. Williamson</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees
SI-2019-00380	A-SPS	\$470
-		
-		
Meeting/Hearing Date: <u>January 9 2020</u>	Fee Total: <u>\$470</u>	
Staff Signature: <u>[Signature]</u>	Date: <u>11-27-19</u>	Project # <u>PR-2019-002765</u>

FORM P1: SITE PLAN – EPC

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

A single PDF file of the complete application including all plans and 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 on a CD.

☐ INFORMATION REQUIRED FOR ALL SITE PLAN – EPC AND VARIANCE – EPC APPLICATIONS

- ☒ N/A Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- ☒ Letter of authorization from the property owner if application is submitted by an agent
- ☒ Zone Atlas map with the entire site clearly outlined and labeled
- ☒ Required notices with content per IDO Section 14-16-6-4(K)(6)
- ☒ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
- ☒ Proof of emailed notice to affected Neighborhood Association representatives
- ☒ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- ☒ Sign Posting Agreement
- ☒ Signed Traffic Impact Study (TIS) Form
- ☒ Completed Site Plan Checklist

☐ 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

- ☒ 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)
- ☒ 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(H)(3) or 14-16-6-6(F)(3), as applicable
- ☒ Explanation of requested deviations, if any, in accordance with IDO Section 14-16-6-4(O)
- ☒ Scaled Site Plan or Master Development Plan and related drawings (10 copies, 24" x 36" folded)
Master Development Plans should include general building and parking locations, as well as design requirements for buildings, landscaping, lighting, and signage.
- ☒ Site Plan or Master Development Plan and related drawings reduced to 8.5" x 11" format (1 copy)
- ☒ N/A Landfill disclosure statement on the plat 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(M)(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.

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.	
Signature: <u>Angela M. Williamson</u>	Date: <u>11/27/19</u>
Printed Name: <u>Angela M. Williamson</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number: <u>PR-2019-002765</u>	Case Numbers: <u>SI-2019-00380</u>
Staff Signature: <u>[Signature]</u>	
Date: <u>11-27-19</u>	

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

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

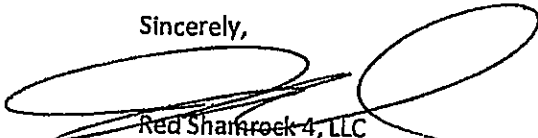
To Whom It May Concern,

Red Shamrock 4, LLC c/o Josh Skarsgard, Managing Partner, hereby authorizes Angela Williamson, CEO with Modulus Architects, Inc., to perform as the Agent of Record with the City of Albuquerque. This Agent Authorization is for the all matters regarding the Coors Pavillon Project, located on the NW Corner of Coors BLVD & St. Joseph Dr.

Project Number: PA# 15-175, Case File 100032, EPC-40123-2013

This authorization is valid until further written notice from Red Shamrock 4, LLC or Angela Williamson, CEO with Modulus Architects, Inc. (Agent). Please direct all correspondence and communication to our Agent for the purpose of this request for the Environmental Planning Commission.

Sincerely,



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

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Modulus Architects DATE OF REQUEST: 11/7/19 ZONE ATLAS PAGE(S): G1-11-2

CURRENT:

ZONING NR-C
PARCEL SIZE (AC/SQ. FT.) + 21 acres

LEGAL DESCRIPTION:

LOT OR TRACT # 8,9 BLOCK # _____
SUBDIVISION NAME _____

REQUESTED CITY ACTION(S):

ANNEXATION []

ZONE CHANGE []: From _____ To _____

SECTOR, AREA, FAC, COMP PLAN []

AMENDMENT (Map/Text) []

SITE DEVELOPMENT PLAN:

SUBDIVISION* [] AMENDMENT []

BUILDING PERMIT [] ACCESS PERMIT []

BUILDING PURPOSES [] OTHER []

*includes platting actions

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION:

OF UNITS: _____
BUILDING SIZE: _____ (sq. ft.) only
Lot line adjustment

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

APPLICANT OR REPRESENTATIVE Regina Ornela DATE 11/7/19
(To be signed upon completion of processing by the Traffic Engineer)

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

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

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

Notes: As this site develops a new TIS form will be needed to determine if development requires a TIS

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

[Signature]
TRAFFIC ENGINEER

11/8/19
DATE

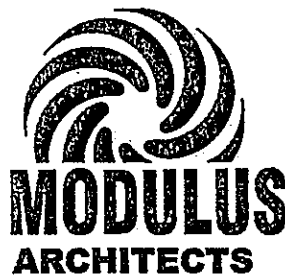
Required TIS must be completed prior to applying to the EPC and/or the DRB. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / /
-FINALIZED / /

TRAFFIC ENGINEER _____

DATE _____

Revised January 20, 2011



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

December 23, 2019 – UPDATED

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

**AMENDING: SITE DEVELOPMENT PLAN FOR SUBDIVISION – PROJECT NUMBER: PA# 15-175, CASE FILE
100032, EPC-40123-2013**

Modulus Architects, Inc., hereafter referred to as “Agent” for the purpose of this request, represents Red Shamrock 4 LLC, hereafter referred to as “Applicant”. We, “Agent” is requesting approval of a Major Amendment to a prior approved Site Plan for Subdivision for 21 acres. The parcels (the “subject site”) is zoned NR-C but was previously zoned SU-3 to include O-1 & C-2 uses and is located on the northwest corner of Coors Boulevard and St. Joseph’s Drive. The subject site is currently partially developed.

The purpose of this Major Amendment to Site Plan for Subdivision is amend the current approved Site Plan for Subdivision from 9 lots to 13 lots encompassing the same 21 acres. Project Number: PA# 15-175, CASE FILE 100032, EPC-40123-2013. The current site plan was platted for development was originally intended for large scale “big box” type development with the idea that more intense development would occur in Centers, Corridors, Industrial and Business Parks, and Metropolitan Redevelopment areas where change was encouraged. Current development is trending for 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.

The smaller lots being requested will promote and encourage the desired medium-scale retail, office and commercial development. This site is accessible by transit, passenger vehicles, bicycles, and pedestrians. This request to amend the approved site plan will establish thirteen lots, while still having adequate development parameters, vehicular and pedestrian access locations.

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

The subject site is located within the Ladera Activity Center as well as the Coors Boulevard – CPO (2). The site is also located within a Major Transit Corridor, in an Area of Change. The site is partially developed, it

is surrounded by developments on all sides, excluding the south side which is currently in the planning stages. The entire east side of this site has 1.2 acre lots or smaller. This request to continue to drive smaller lots on this site would be appropriate in developing this land based on the market. The request will not alter any existing design standards and will still be consistent with the original approvals and the Comprehensive Plan

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

PROPOSED AMENDMENT

This Amendment to the approved Site Plan for Subdivision (Site Plan) request seeks to subdivide Lot 8 to 3 lots identified as 8-A, 8-B and 8-C and to subdivide Lot 9 into three lots identified as 9-A, 9-B and 9-C. This request does not include any changes or modifications to the existing site development for subdivision design standards.

Smaller lots are more in line with the continuation of developing this site. This request is currently more advantageous/appropriate to the community and location as articulated in accordance with the IDO as noted in the Policy Analysis portion of this letter. This would allow the undeveloped lots to be developed in a way that is consistent with its prior use and with the surrounding land uses.

The design standards were put in place to promote a pedestrian friendly environment and provide a comfortable place for residents to recreate, enjoy a nice meal or attend to the daily need for good and services. This request will maximize choices such as dining, shopping, offices and employment in this community.

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

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

The site is located within the Ladera Activity Center, as identified in the Albuquerque Comprehensive Plan. The site is also designated as an Area of Change in the Comprehensive Plan and has not developed as intended. Because the subject site is located within an Activity Center, the land uses are expected to develop as a “provider of goods and services as well as employment for the area”. The chart below shows what lots the Applicant is proposing to amend and how the subject site has partially developed over time.

SUMMARY OF SUBDIVISION SITE

Previous Lot	Previous Area	Proposed Subdivision	Proposed Lot	Proposed Area	Developed
Lot 1	1.0172 Acres	None	Same	1.0172 Acres	Undeveloped
Lot 2	0.7354 Acres	None	Same	0.7354 Acres	Verizon
Lot 3	0.9002 Acres	None	Same	0.9002 Acres	Starbucks
Lot 4	1.0019 Acres	None	Same	1.0019 Acres	Panera Bread
Lot 5	0.7018 Acres	None	Same	0.7018 Acres	Undeveloped
Lot 6	1.1641 Acres	None	Same	1.1641 Acres	Undeveloped
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REVIEW AND DECISION CRITERIA

14-16-6 ADMINISTRATION AND ENFORCEMENT – AMENDMENT OF PRIOR APPROVALS

Our application to the Environmental Planning Commission is pursuant to policies of the IDO (Integrated Development Ordinance) regarding amendment of prior approvals as defined for a Major Amendment as identified below:

6-4(X)(3) Major Amendments

All amendments to permits or approvals that do not qualify as Minor Amendments under Subsection (2) above may only be approved by the decision-making body that issued the permit or approval being amended, following the same procedure (including the payment of a new application fee, new process of staff referral, and any required public notice or public meeting or hearing) used to issue the original permit or approval.

6-4(Y) AMENDMENTS OF PRIOR APPROVALS

Approvals granted prior to the effective date of this IDO may be amended as described in this Subsection 14-16-6-4(Y).

The purpose of this Major Amendment to Site Plan for Subdivision is amend the approved Site Plan for Subdivision: PROJECT NUMBER: PA# 15-175, CASE FILE 100032, EPC-40123-2013. The Site Plan Subdivision was approved in 2016 was platted for a market that was driving the needed for larger lots and larger developments. This approval was granted prior to the effective date of the IDO.

6-4(Y)(1) Site Development Plans

This Subsection 14-16-6-4(Y) addresses applications for amendments to site development plans approved prior to the effective date of this IDO.

6-4(Y)(1)(b) Major Amendments

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

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

This Amendment exceeds the thresholds established for a Minor Amendment, therefore per 6-4(Y)(1)(b) Major Amendments – We are requesting approval from the original approving body, the Environmental Planning Commission that approved this Site Development Plan for Subdivision and Design Standards in 2016.

2. For Major Amendments that involve any of the following, the relevant IDO procedures shall be followed, including any required application fee, public notice, referral to commenting agencies, and public meeting or hearing.
 - a. Any standard in the Site Development Plan that is covered by an IDO standard in Section 14-16-5-3 (Access and Connectivity), Section 14-16-5-4 (Subdivision of Land), Section 14-16-5-5 (Parking and Loading), or any DPM standard.

The approved Site Plan for Subdivision has associated Design Standards that were approved by the Environmental Planning Commission in 2016. We are not requesting that the design standards be stricken or amended in any way. We are requesting that all future development subsequent to the amended Site Plan for Subdivision approval continue to follow the existing approved Site Development Plan for Subdivision Design Standards.

- b. Any change affecting an easement.

This request for a Major Amendment to the Site Plan for Subdivision does not affect current easements but does allow for new ones for access to the smaller lots being created. Approval of this request will allow us to establish the new easements needed for smaller lots.

- c. Any expansion of a nonconforming use or structure.

This request does not expand a nonconforming use or structure.

POLICY ANALYSIS

6-6(H) SITE PLAN – EPC

6-6(H)(3) Review and Design Criteria

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

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

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

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

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

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

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

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

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

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

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

GOAL 5.1 Centers & Corridors

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

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

POLICY 5.1.5

Employment Centers: Create Centers that prioritize employment opportunities and foster synergy among businesses. [ABC]

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

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

POLICY 5.1.6

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

This request furthers this policy because an amended Site Plan allowing for smaller lots will allow medium scale mixed use development with a range of services and amenities that supports healthy lifestyles and meets the needs of nearby residents where additional residential development is not appropriate or desired because of a deficit of jobs or services in relation to housing units in the area. The request furthers Policy 5.1.6 Development Areas.

GOAL 5.2 Complete Communities

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

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

This request furthers Goal 5.2 and Policy 5.2.1 because the proposed Site Plan amendment request would allow for a mixture of non-residential uses that could help create a healthy, sustainable and distinct community in an Area of Change on Albuquerque's Westside. The request would make possible development of commercial uses along Coors Blvd with close proximity to the surrounding neighborhoods on the north, east, south and west sides of this corridor which is conveniently accessible from surrounding neighborhoods. This will encourage development that brings goods and services within walking and biking distance of neighborhoods. The location within a transit corridor offers choice transportation to services and employment. Characteristics of the community will be maintained since the requested zoning is virtually equivalent to the historic zoning designation, and occur in an existing commercial zone within a transit corridor. This request furthers Policy 5.2.1 – Land Use

POLICY 5.3.1

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

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

GOAL 5.6 City Development Areas

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

POLICY 5.6.2

Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged. [A]

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

POLICY 6.1.3 – Auto Demand:

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

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

POLICY 8.1.1 Diverse Places

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

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

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

POLICY 8.1.2

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

This request furthers this Policy because the proposed amendment will encourage economic development that will provide jobs, goods, and services which improve the life for new and existing residents on the Westside and contribute to a diverse and vibrant economy by creating new opportunities for neighborhood scale commercial development in an area with growth that is consistent with and enhances the established character of existing development. This type of economic development is best suited for infill locations supported by commercial corridors. This subject site encompasses all aspects of successful economic development and furthers this Policy.

POLICY 8.1.3

Economic Base: Strengthen and diversify the economic base to help reduce reliance on government spending. [ABC]

This request furthers this Policy by allowing for future development of the property providing an incentive to local business to expand and diversify employment, promote local hiring, higher wages and business that contributes to the economic base of the community and region that helps reduce reliance on government spending.

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

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

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

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

a. *The Amended Site Plan will comply with all prior approved design standards put in place as the site continues to develop.*

b.

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

a. *The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 the following requirements:*

a. *Have adequate capacity to serve the development made possible by the change of zone.*

b. *Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.*

c. *Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.*

d. *Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City-approved Development Agreement between the City and the applicant.*

b. *This request furthers this requirement because the City's existing infrastructure and public improvements currently have adequate capacity to serve the existing development.*

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

a. *The approved design standards in place with the original approval and layout of the new tracts are intended to ensure that future development will complement residential areas; future development will continue to be in line with the existing subdivision design standards that have been established. This will cause no adverse effects of noise, lighting pollution, and traffic on residential environments. Smaller lots will simply encourage future site developments to emerge. All uses shall comply with the standard that have been approved for this subdivision.*

The Ladera Heights Neighborhood Associations (NA), The Enclave at Oxbow HOA, Rancho Encantado HOA, Westside Coalition of NA, and Vista Grande NA were notified along with property owners as required. An informal neighborhood meeting was held. The three neighborhood representatives in attendance were not opposed to the request, rather inquired on the previous projects that were proposed on the site. They would like to see the land developed.

Based on how the market is driving developments, this request will best suit the community and will bring in developments similar to the smaller lots on the east side of the site with medium scale retail commercial development bringing more convenient goods and services that this community is currently lacking (ex. dining retail, offices/commercial). Continuing to develop this area will dramatically reduce auto travel

needs so the west side residents can shop and work on the west side without having to cross the river. This development is envisioned to encourage walking and biking as viable active transportation options and increase mobility for all residents.

This proposed amended to the Site Plan is intended to ensure that future developments will complement residential areas. Future developments/uses will continue to comply with the design standard that have been approved for this subdivision. Additionally, continuous development of this subject site must still go through an approval process at which time the public will be fully engaged. Smaller lots will simply encourage future site developments to emerge.

Sincerely,

Angela M. Williamson, CEO/Principal
Modulus Architects, Inc.
100 Sun Ave NE, Suite 305
Albuquerque, New Mexico 87109
Office: 505.338.1499 ext. 1000
Cell: 505.999.8016
Email: awilliamson@modulusarchitects.com



Mr. Dan Serrano, Chairman
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600 Second Street NW
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December 23, 2019 – UPDATED

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6-4(Y) AMENDMENTS OF PRIOR APPROVALS

Approvals granted prior to the effective date of this IDO may be amended as described in this Subsection 14-16-6-4(Y).

The purpose of this Major Amendment to Site Plan for Subdivision is amend the approved Site Plan for Subdivision: PROJECT NUMBER: PA# 15-175, CASE FILE 100032, EPC-40123-2013. The Site Plan Subdivision was approved in 2016 was platted for a market that was driving the needed for larger lots and larger developments. This approval was granted prior to the effective date of the IDO.

6-4(Y)(1) Site Development Plans

This Subsection 14-16-6-4(Y) addresses applications for amendments to site development plans approved prior to the effective date of this IDO.

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

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

This Amendment exceeds the thresholds established for a Minor Amendment, therefore per 6-4(Y)(1)(b) Major Amendments – We are requesting approval from the original approving body, the Environmental Planning Commission that approved this Site Development Plan for Subdivision and Design Standards in 2016.

2. For Major Amendments that involve any of the following, the relevant IDO procedures shall be followed, including any required application fee, public notice, referral to commenting agencies, and public meeting or hearing.
 - a. Any standard in the Site Development Plan that is covered by an IDO standard in Section 14-16-5-3 (Access and Connectivity), Section 14-16-5-4 (Subdivision of Land), Section 14-16-5-5 (Parking and Loading), or any DPM standard.

The approved Site Plan for Subdivision has associated Design Standards that were approved by the Environmental Planning Commission in 2016. We are not requesting that the design standards be stricken or amended in any way. We are requesting that all future development subsequent to the amended Site Plan for Subdivision approval continue to follow the existing approved Site Development Plan for Subdivision Design Standards.

- b. Any change affecting an easement.

This request for a Major Amendment to the Site Plan for Subdivision does not affect current easements but does allow for new ones for access to the smaller lots being created. Approval of this request will allow us to establish the new easements needed for smaller lots.

- c. Any expansion of a nonconforming use or structure.

This request does not expand a nonconforming use or structure.

POLICY ANALYSIS

6-6(H) SITE PLAN – EPC

6-6(H)(3) Review and Design Criteria

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

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

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

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

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

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

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

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

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

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

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

GOAL 5.1 Centers & Corridors

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

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

POLICY 5.1.5

Employment Centers: Create Centers that prioritize employment opportunities and foster synergy among businesses. [ABC]

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

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

POLICY 5.1.6

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

This request furthers this policy because an amended Site Plan allowing for smaller lots will allow medium scale mixed use development with a range of services and amenities that supports healthy lifestyles and meets the needs of nearby residents where additional residential development is not appropriate or desired because of a deficit of jobs or services in relation to housing units in the area. The request furthers Policy 5.1.6 Development Areas.

GOAL 5.2 Complete Communities

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

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

This request furthers Goal 5.2 and Policy 5.2.1 because the proposed Site Plan amendment request would allow for a mixture of non-residential uses that could help create a healthy, sustainable and distinct community in an Area of Change on Albuquerque's Westside. The request would make possible development of commercial uses along Caors Blvd with close proximity to the surrounding neighborhoods on the north, east, south and west sides of this corridor which is conveniently accessible from surrounding neighborhoods. This will encourage development that brings goods and services within walking and biking distance of neighborhoods. The location within a transit corridor offers choice transportation to services and employment. Characteristics of the community will be maintained since the requested zoning is virtually equivalent to the historic zoning designation, and occur in an existing commercial zone within a transit corridor. This request furthers Policy 5.2.1 – Land Use

POLICY 5.3.1

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

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

GOAL 5.6 City Development Areas

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

POLICY 5.6.2

Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged. [A]

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

POLICY 6.1.3 – Auto Demand:

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

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

POLICY 8.1.1 Diverse Places

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

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

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

POLICY 8.1.2

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

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

POLICY 8.1.3

Economic Base: Strengthen and diversify the economic base to help reduce reliance on government spending. [ABC]

This request furthers this Policy by allowing for future development of the property providing an incentive to local business to expand and diversify employment, promote local hiring, higher wages and business that contributes to the economic base of the community and region that helps reduce reliance on government spending.

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

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

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

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

a. The Amended Site Plan will comply with all prior approved design standards put in place as the site continues to develop.

b.

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

a. The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 the following requirements:

a. Have adequate capacity to serve the development made possible by the change of zone.

b. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.

c. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.

d. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City-approved Development Agreement between the City and the applicant.

b. This request furthers this requirement because the City's existing infrastructure and public improvements currently have adequate capacity to serve the existing development.

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

a. The approved design standards in place with the original approval and layout of the new tracts are intended to ensure that future development will complement residential areas; future development will continue to be in line with the existing subdivision design standards that have been established. This will cause no adverse effects of noise, lighting pollution, and traffic on residential environments. Smaller lots will simply encourage future site developments to emerge. All uses shall comply with the standard that have been approved for this subdivision.

The Ladera Heights Neighborhood Associations (NA), The Enclave at Oxbow HOA, Rancho Encantado HOA, Westside Coalition of NA, and Vista Grande NA were notified along with property owners as required. An informal neighborhood meeting was held. The three neighborhood representatives in attendance were not opposed to the request, rather inquired on the previous projects that were proposed on the site. They would like to see the land developed.

Based on how the market is driving developments, this request will best suit the community and will bring in developments similar to the smaller lots on the east side of the site with medium scale retail commercial development bringing more convenient goods and services that this community is currently lacking (ex. dining retail, offices/commercial). Continuing to develop this area will dramatically reduce auto travel

needs so the west side residents can shop and work on the west side without having to cross the river. This development is envisioned to encourage walking and biking as viable active transportation options and increase mobility for all residents.

This proposed amended to the Site Plan is intended to ensure that future developments will complement residential areas. Future developments/uses will continue to comply with the design standard that have been approved for this subdivision. Additionally, continuous development of this subject site must still go through an approval process at which time the public will be fully engaged. Smaller lots will simply encourage future site developments to emerge.

Sincerely,

Angela M. Williamson, CEO/Principal
Modulus Architects, Inc.
100 Sun Ave NE, Suite 305
Albuquerque, New Mexico 87109
Office: 505.338.1499 ext. 1000
Cell: 505.999.8016
Email: awilliamson@modulusarchitects.com

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA#

19-294

Date:

01 Oct 2019

Time:

2:30 pm

Address:

AGENCY REPRESENTATIVES AT MEETING:

Planning:

Russell Brito

Code Enforcement:

Concetta Trujillo

Fire Marshall:

Transportation:

Morgan

Other:

PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!

THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL..

Additional research may be necessary to determine the exact type of application and/or process needed. Factors unknown at this time and/or thought of as minor could become significant as the case progresses.

REQUEST:

SITE INFORMATION:

Zone:

NR-C

Size:

Use:

Overlay Zone:

Comp Plan Area Of:

Comp Plan Corridor:

Comp Plan Center:

MPOS or Sensitive Lands:

Parking:

MR Area:

Landscaping:

Street Trees:

Use Specific Standards:

Dimensional Standards:

*Neighborhood Organization/s:

*This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at www.cabq.gov/neighborhoods/resources.

PROCESS:

Type of Action:

DRB - minor subdiv. ; EPC - major amendment

Review and Approval Body:

DRB & EPC

Is this PRT a requirement?

yes

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19-294 Date: _____ Time: _____

Address: _____

NOTES: • IDO Section 1-10(A) Prior Approvals

- Major Amendment 6-4(Y)

- does not qualify for a minor amendment to create new lots

- return to EPC to increase the overall number of lots

- Minor Amendment 6-4(X)

- reconfigure lot line(s)

- no increase in the number of approved lots

- Minor subdivision

- DRS

- notice required

- Activity Center Facade Requirements 5-11(E)(2)(b)

- Site Plan design standards

- take precedence over IDO requirements

NEIGHBORHOOD INFORMATION

Regina Okoye

From: Quevedo, Vicente M. <vquevedo@cabq.gov>
Sent: Wednesday, November 13, 2019 11:08 AM
To: Regina Okoye
Subject: Neighborhood Meeting Inquiry_Coors Blvd and St Joseph Dr_EPC
Attachments: Zone Atlas Map.pdf; Neighborhood Meeting Inquiry_Coors Blvd and St Joseph Dr_EPC.xlsx

Regina,

See list of associations below and attached regarding your EPC submittal. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1
Ladera Heights NA	Marie	Ludi	aludi2wo@yahoo.com	6216 St. Josephs Aven
Ladera Heights NA	Allan	Ludi	aludi415@gmail.com	6216 St. Josephs Aven
The Enclave at Oxbow HOA	Jill	Greene	albgdog@aol.com	3915 Fox Sparrow Tra
Rancho Encantado HOA	John	Vigil	jvigil@centurylink.net	5801 Mesa Sombra Pl
Rancho Encantado HOA	John	Marco	jjm@vmnet.us	4500 Mesa Rincon Dri
Westside Coalition of Neighborhood Associations	Harry	Hendriksen	hlhen@comcast.net	10592 Rio Del Sol NW
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard10@juno.com	5515 Palomino Drive I
Vista Grande NA	Berent	Groth	berentgroth@mac.com	3546 Sequoia Place N'
Vista Grande NA	Richard	Schaefer	Schaefer@unm.edu	3579 Sequoia Place N'

IDO – Public Notice Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/public-notice>

IDO – Neighborhood Meeting Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

IDO - Administration & Enforcement section: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Respectfully,

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

Website: www.cabq.gov/neighborhoods



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From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] On Behalf Of ISD WebMaster
Sent: Wednesday, November 13, 2019 10:30 AM
To: Office of Neighborhood Coordination <rokoye@modulusarchitects.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

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

Regina

Telephone Number

5052677686

Email Address

rokoye@modulusarchitects.com

Company Name

Company Address

Modulus Architects

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

Physical address of subject site:

Coors Pavilion

Subject site cross streets:

NW Corner of Coors Blvd. & St. Joseph Dr., Albuquerque, NM 87120

Other subject site identifiers:

This site is located on the following zone atlas page:

G-11-Z

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

Regina Okoye

From: Regina Okoye
Sent: Wednesday, November 27, 2019 9:08 AM
To: 'aludi415@gmail.com'; 'aludi2wo@yahoo.com'; 'albqdog@aol.com'; 'jvigil@centurylink.net'; 'jjm@vmnet.us'; 'hlhen@comcast.net'; 'aboard10@juno.com'; 'Schaefer@unm.edu'; 'berentgroth@mac.com'
Cc: Angela Williamson
Subject: RE: PUBLIC NOTICE OF EPC HEARING at Coors Pavilion – Lot Line Adjustment to the Site Plan for Subdivision

November 27, 2019

RE: PUBLIC NOTICE OF EPC HEARING

To Whom It May Concern,

Modulus Architects, Inc. on behalf of the Red Shamrock 4, LLC will be submitting an application to the Environmental Planning Commission (EPC) for approval of lot line adjustments to the approved Site Development Plan for Subdivision. We will be proposing the following:

1. New Lot 5-A being created – 2.5653 Acres
2. Changing Lot (8) which is currently 7.2285 acres to Lot (8)-A 11.1843 Acres
3. Changing Lot (9) currently 7.0011 acres to Lot (9)-A for a new lot of 1.1513 Acres

We will be submitting our application on **November 27, 2019**.

Project or Development Proposal

Coors Pavilion
NW Corner of Coors Blvd & St. Joseph Dr.
Albuquerque, NM 87120
Modulus Architects, Inc.
c/o Angela Williamson, CEO/Principal
EPC Application

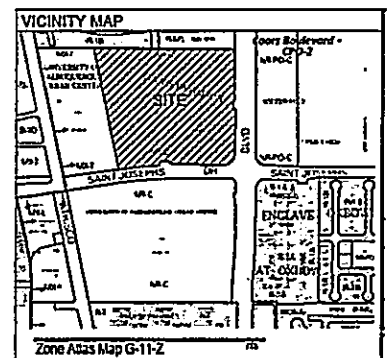
Contact Information

Modulus Architects, Inc.
c/o Angela Williamson, CEO/Principal
(505) 338-1499 ext. 1000
awilliamson@rmodulusarchitects.com

A Hearing will be held on **January 9, 2020 at 8:30 am** in the Hearing Room (Basement Level) of Plaza Del Sol, 600 2nd St. NW, Albuquerque, NM 87102.

Useful Links

Integrated Development Ordinance (IDO)
<http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>



Regina Okoye

From: Torres, Taryn <taryntorres@cabq.gov>
Sent: Wednesday, October 30, 2019 9:46 AM
To: Regina Okoye
Subject: RE: Neighborhood Notification List and Buffer List
Attachments: Buffer Map St. Josephs and Coors.pdf; Labels coors and St. Josephs.docx; Export (5).xlsx

Regina,

Per your request, please find the buffer map and property list attached.

Thanks,



TARYN TORRES

administrative assistant
urban design and development

o 505.924.3662

e taryntorres@cabq.gov

cabq.gov/planning

From: Regina Okoye <rokoye@modulusarchitects.com>
Sent: Wednesday, October 30, 2019 9:14 AM
To: Torres, Taryn <taryntorres@cabq.gov>
Subject: RE: Neighborhood Notification List and Buffer List

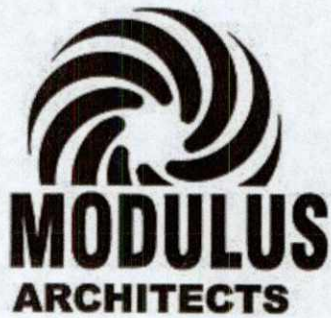
Taryn,

Attached is the zone atlas map.

REGINA OKOYE, ENTITLEMENTS MANAGER MODULUS ARCHITECTS, INC.

100 Sun Avenue NE, Suite 305
Albuquerque, NM 87109
Office 505.338.1499 (Ext. 1003)
Mobile + Text 505.267.7686
www.modulusarchitects.com





From: Torres, Taryn [<mailto:taryntorres@cabq.gov>]
Sent: Wednesday, October 30, 2019 7:48 AM
To: Regina Okoye <rokoye@modulusarchitects.com>
Subject: RE: Neighborhood Notification List and Buffer List

Hello Regina,

I need a zone atlas page with the property indicated please.

Thanks,



TARYN TORRES
administrative assistant
urban design and development
o 505.924.3662
e taryntorres@cabq.gov
cabq.gov/planning

From: Regina Okoye <rokoye@modulusarchitects.com>
Sent: Tuesday, October 29, 2019 12:12 PM
To: Torres, Taryn <taryntorres@cabq.gov>
Subject: Neighborhood Notification List and Buffer List

Good Afternoon Taryn,

Can I please get the Neighborhood List and Buffer List for Coors Pavilion – NW Corner of Coors Blvd. & St. Joseph Dr., Albuquerque, NM 87120.

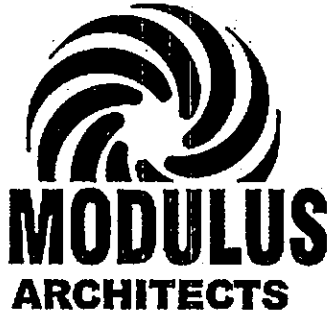
Thank you,

REGINA OKOYE, ENTITLEMENTS MANAGER
MODULUS ARCHITECTS, INC.
100 Sun Avenue NE, Suite 305
Albuquerque, NM 87109

Office 505.338.1499 (Ext. 1003)

Mobile + Text 505.267.7686

www.modulusarchitects.com

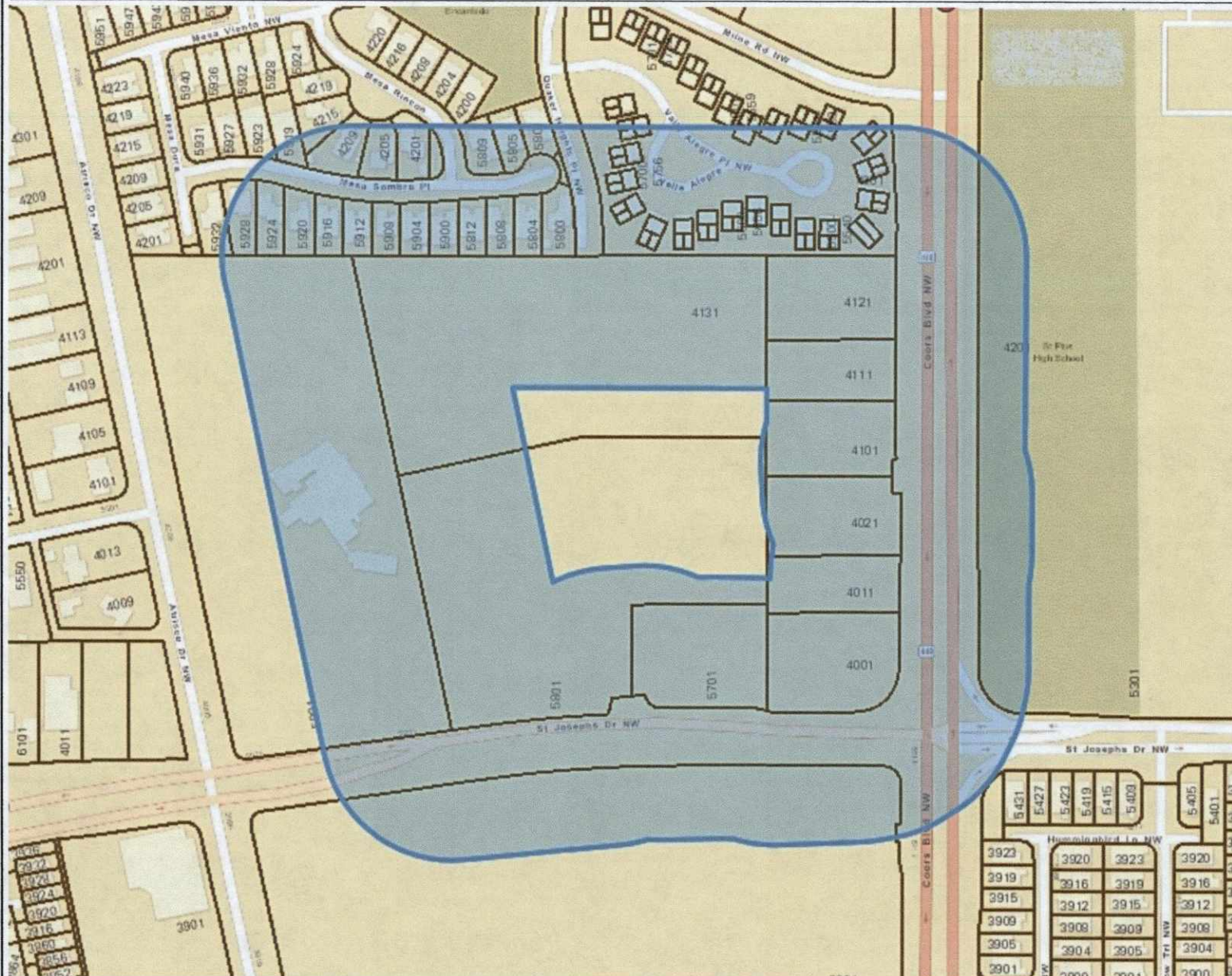


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This message has been analyzed by Deep Discovery Email Inspector.

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This message has been analyzed by Deep Discovery Email Inspector.



Saint Josephs and Coors



Legend

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

Notes

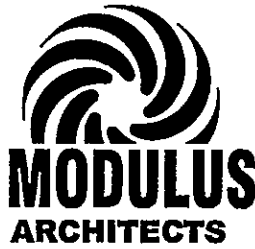
Buffer: 261 ft
ROW Coors: 161 ft

595 0 297 595 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
10/30/2019 © City of Albuquerque

1: 3,569

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



November 26, 2019

MARTINEZ MARK A
5740 VALLE ALEGRE WAY NW BLDG 2-A
ALBUQUERQUE NM 87120-1818

RE: PUBLIC NOTICE OF EPC HEARING

To Whom It May Concern,

Modulus Architects, Inc. on behalf of the Red Shamrock 4, LLC will be submitting an application to the Environmental Planning Commission (EPC) for approval of lot line adjustments to the approved Site Development Plan for Subdivision. We will be proposing the following:

1. New Lot 5-A being created – 2.5653 Acres
2. Changing Lot (8) which is currently 7.2285 acres to Lot (8)-A 11.1843 Acres
3. Changing Lot (9) currently 7.0011 acres to Lot (9)-A for a new lot of 1.1513 Acres

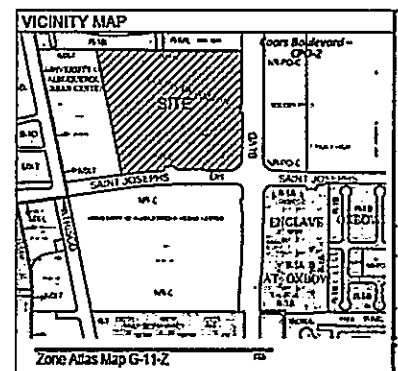
We will be submitting our application on **November 27, 2019.**

Project or Development Proposal

Coors Pavilion
NW Corner of Coors Blvd & St. Joseph Dr.
Albuquerque, NM 87120
Modulus Architects, Inc.
c/o Angela Williamson, CEO/Principal
EPC Application

Contact Information

Modulus Architects, Inc.
c/o Angela Williamson, CEO/Principal
(505) 338-1499 ext. 1000
awilliamson@modulusarchitects.com



A Hearing will be held on **January 9, 2019 at 8:30 am** in the Hearing Room (Basement Level) of Plaza Del Sol, 600 2nd St. NW, Albuquerque, NM 87102.

Useful Links

Integrated Development Ordinance (IDO)

<http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Angela Williamson, CEO/Principal

Modulus Architects, Inc.

100 Sun Ave NE, Suite 305

Albuquerque, NM 87109

Office (505) 338-1499 ext. 1000

Mobile (505) 999-8016

awilliamson@modulusarchitects.com

Office DEPOT OfficeMax[®]

ALBUQUERQUE ~ (505) 821-1208

11/26/2019 10:18 AM



2TTTQ3PP3Q5YEXEMH

SALE	2611-2-2638-939828-19.11.2	
898782	STMP,PSTG,US,1	55.00 E
	Subtotal:	55.00
	Total:	55.00
	Visa 1521:	55.00

AUTH CODE 04963G

TDS Chip Read

AID A000000D031010 CAPITAL ONE VISA

TVR 0000008000

CVS No Signature Required

ASHLEA STEWART 5744035881

Please create your online rewards
account at officedepot.com/rewards.
You must complete your account to
claim your rewards and view your
status.

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Visit survey.officedepot.com

and enter the survey code below:

15FS V2QD MSEJ

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

STANLEY ROBERT A
1700 VALLE ALBUQUE RD NW
ALBUQUERQUE NM 87109-1808

SANDRIZ LAURA E
1700 VALLE ALBUQUE RD NW
ALBUQUERQUE NM 87109-1808

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

BENAVENDE ROBERT A JR & BEBECCA R
4200 MESA SOMBRILLA PL NW
ALBUQUERQUE NM 87130-1808

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

PHILLIPS TYSON M & ALYSON D
5812 MESA SOMBRILLA PL NW
ALBUQUERQUE NM 87130-1808

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

CHARVEZ GEORGE H
1804 MESA SOMBRILLA PL NW
ALBUQUERQUE NM 87130

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

THOMPSON CHRISTOPHER D & MELANIE ANN
TRULIFFS C & B A J THOMPSON TRUST
100 BLACK HAWK RD NW
ALBUQUERQUE NM 87120-1808

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

HARRINGTON JOHN D
1800 VALLE ALBUQUE RD NW BLDG 9-C
ALBUQUERQUE NM 87120-1808

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

WISFIELD TAMMY
1700 VALLE ALBUQUE RD NW
ALBUQUERQUE NM 87109-1808

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

BRYNTER TOD
5812 VALLE ALBUQUE RD NW BLDG 10-A
ALBUQUERQUE NM 87130-1818

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

LOPEZ MARCELO C & CHRISTINE S TRUSTEES LOPEZ
PO BOX 780
ALBUQUERQUE NM 87109-0780

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

ALONSO EUGENIO YOLIA
PO BOX 780
ALBUQUERQUE NM 87109-0780

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

RAMOS EUGENIO YOLIA
PO BOX 780
ALBUQUERQUE NM 87109-0780

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

The Endure at Chelsea Hotel
100 Chelsea
2000 New York Ave NW
Albuquerque NM 87109

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

Labore Insights, LLC
Attn: Lyle
4720 N. Humphrey Avenue NW
Albuquerque NM 87120

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

Labore Insights, LLC
Attn: Lyle
4720 N. Humphrey Avenue NW
Albuquerque NM 87120

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

EVANS BANGUNA S
1700 VALLE ALBUQUE RD NW 45 UNIT C
ALBUQUERQUE NM 87120-1818

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

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

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

ALBERNE TERRY
1500 VALLE ALBUQUE RD NW BLDG 11-C
ALBUQUERQUE NM 87120-1814

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

STROMER SUNN DEANORA
1700 VALLE ALBUQUE RD NW BLDG 11 UNIT C
ALBUQUERQUE NM 87120-1818

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

SANCHEZ SARAH V & CORDOVA BILL D
1804 VALLE ALBUQUE RD NW BLDG 10-A
ALBUQUERQUE NM 87130-1818

ROMERO FIDEL J III & MARIA Y
5819 MESA SOMBRILLA PL NW
ALBUQUERQUE NM 87130

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

VELA VERONICA
1700 VALLE ALBUQUE RD NW UNIT 4-C
ALBUQUERQUE NM 87120-1818

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

VAZZE MELANIE KAREN
1804 VALLE ALBUQUE RD NW
ALBUQUERQUE NM 87130-1818

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

LOPEZ ANGELA TRUSTEE THOMAS F
PO BOX 780
ALBUQUERQUE NM 87109-0780

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

MAARTINEZ ROBERT S ANITA
207 E PALACE AVE
SANTA FE NM 87505-3013

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

VER FLORENCE FRANCISCA
1804 VALLE ALBUQUE RD NW BLDG 11-A
ALBUQUERQUE NM 87120-1814

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

MEDINA KATHERINE MAE
1500 VALLE ALBUQUE RD NW BLDG 11C
ALBUQUERQUE NM 87120-1815

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

BERRY DICKY J & MARILEE G
1800 DELIA CT SW
ALBUQUERQUE NM 87105-7077

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

LOVATO JACK JR & NANCY J
1804 MESA SOMBRILLA PL NW
ALBUQUERQUE NM 87130

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

SANCHEZ MELISSA A & MICHAEL
1800 VALLE ALBUQUE RD NW BLDG 10-B
ALBUQUERQUE NM 87120-1818

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

PIPER CANDICE
2480 IRVINE BLVD APT 277
TUSTIN CA 92782-8034



PROJECT TITLE
WINROC
2000 LOWE
ALBUQUERQUE
PROJECT MANAGER
STEPHEN D
1800

NO
100
100

CHURCH TOWN CENTER LLC
THOMAS J. KELLY
2000 N. 100TH ST. N.E.
ALBUQUERQUE, NM 87109

ETS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

MARKO JOHN T
4200 MESA RINCON DR NW
ALBUQUERQUE, NM 87120

CONTACTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

HINTON ROBERT A & KEVIN J MCCARTY
3000 MESA RINCON DR NW
ALBUQUERQUE, NM 87120

21 ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

MICHAELSON OF SANTA FE LANDSCAPE DESIGN
3000 MESA RINCON DR NW
ALBUQUERQUE, NM 87120

PAULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

ABETTA JOSETTE MATRUDA
4200 MESA RINCON DR NW
ALBUQUERQUE, NM 87120

PAULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

GGARCIA KENNETH M & KATHY M
4200 MESA RINCON DR NW
ALBUQUERQUE, NM 87120

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

GABRIEL VICTORIA ROSA
3000 MESA RINCON DR NW
ALBUQUERQUE, NM 87120

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

WILLIAM MICHAEL J & DONALD P HARRISON
3000 MESA RINCON DR NW
ALBUQUERQUE, NM 87120

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

VIGIL JOHN J & GABRIEL J
3000 MESA RINCON DR NW
ALBUQUERQUE, NM 87120

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

THOMAS J. KELLY
2000 N. 100TH ST. N.E.
ALBUQUERQUE, NM 87109

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

KARLTON DAVID & JANEY
2100 MONTANA ST
TAMU, NM 87571-0504

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

Wendy C. C. C. C. C.
1000 MESA RINCON DR NW
ALBUQUERQUE, NM 87120

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

LEVIN INVESTMENTS LIMITED
1000 MESA RINCON DR NW
ALBUQUERQUE, NM 87120

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

GRAND MELISSA A & CASAY P
1000 MESA RINCON DR NW
ALBUQUERQUE, NM 87120

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

ERTLAND FEDERAL CREDIT UNION
1000 MESA RINCON DR NW
ALBUQUERQUE, NM 87120

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

DURAN HAROLDINE
1000 MESA RINCON DR NW
ALBUQUERQUE, NM 87120

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

MONTANA MARK UNIT A
1000 MESA RINCON DR NW
ALBUQUERQUE, NM 87120

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

UTELER DARRIN A & MATTHEW A
1000 MESA RINCON DR NW
ALBUQUERQUE, NM 87120

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

SALAZAR DEANNA K
1000 MESA RINCON DR NW
ALBUQUERQUE, NM 87120

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

MARTINEZ JUAN A
1000 MESA RINCON DR NW
ALBUQUERQUE, NM 87120

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

VIGIL JOHN J & GABRIEL J
3000 MESA RINCON DR NW
ALBUQUERQUE, NM 87120

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

MICHAELSON OF SANTA FE LANDSCAPE DESIGN
3000 MESA RINCON DR NW
ALBUQUERQUE, NM 87120

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

VIGIL JOHN J & GABRIEL J
3000 MESA RINCON DR NW
ALBUQUERQUE, NM 87120

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

MICHAELSON OF SANTA FE LANDSCAPE DESIGN
3000 MESA RINCON DR NW
ALBUQUERQUE, NM 87120

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

VIGIL JOHN J & GABRIEL J
3000 MESA RINCON DR NW
ALBUQUERQUE, NM 87120

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

MICHAELSON OF SANTA FE LANDSCAPE DESIGN
3000 MESA RINCON DR NW
ALBUQUERQUE, NM 87120

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

MICHAELSON OF SANTA FE LANDSCAPE DESIGN
3000 MESA RINCON DR NW
ALBUQUERQUE, NM 87120

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

MICHAELSON OF SANTA FE LANDSCAPE DESIGN
3000 MESA RINCON DR NW
ALBUQUERQUE, NM 87120

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

MICHAELSON OF SANTA FE LANDSCAPE DESIGN
3000 MESA RINCON DR NW
ALBUQUERQUE, NM 87120

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

MICHAELSON OF SANTA FE LANDSCAPE DESIGN
3000 MESA RINCON DR NW
ALBUQUERQUE, NM 87120

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

MICHAELSON OF SANTA FE LANDSCAPE DESIGN
3000 MESA RINCON DR NW
ALBUQUERQUE, NM 87120

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

MICHAELSON OF SANTA FE LANDSCAPE DESIGN
3000 MESA RINCON DR NW
ALBUQUERQUE, NM 87120

ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

SANCHEZ WALTER
1729 VALLE ALFREDO RD NW UNIT 1A
ALBUQUERQUE NM 87120-1818

ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

SAVEDRA JULIAN MICHAEL
5704 VALLE ALFREDO RD NW
ALBUQUERQUE NM 87120-1818

ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

BROWN SCHETNAM TRENA UNIT B
5724 VALLE ALFREDO RD NW BLDG 3
ALBUQUERQUE NM 87120-1818

ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

BACA SUZETTE
1008 VALLE ALFREDO WAY NW BLDG 10A
ALBUQUERQUE NM 87120-1818

ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

SMITHOUR NEIL & SMITHOUR MEL A
5008 VALLE ALFREDO WAY NW E1-C
ALBUQUERQUE NM 87120-1818

ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

WOODS ADAM F & KELLY J
5008 RIVER RIDGE PL NW
ALBUQUERQUE NM 87114-1231

ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

CASARES ROSALBA
6572 W CONGRESSional WAY
PHOENIX AZ 85032-6675

ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

GERSCH JOHN P & DAMILA J
8011 4TH ST NW
ALBUQUERQUE NM 87114-1030

ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

WID SHAMROCK 4 LLC
6200 SAN PEDRO DR NE 100
ALBUQUERQUE NM 87113-3476

ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

HERRERA MARVIN JR & VANESSA A
5808 MESA SOMBRILLA PL NW
ALBUQUERQUE NM 87120

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

CHAVEZ ROBERT S & DAVID Y
5535 VALLE ALFREDO WAY NW BLDG 17-B
ALBUQUERQUE NM 87120-1818

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

BUTTRAM WILLIAM S
5615 VALLE ALFREDO RD NW UNIT 21-C
ALBUQUERQUE NM 87120-1817

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

WILSON MARK D
5805 VALLE ALFREDO WAY NW BLDG 20-A
ALBUQUERQUE NM 87120-1817

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

GUTY RICARDO P
PO BOX 5043
ALBUQUERQUE NM 87185-5043

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

ROBINSON RICKY E
5531 VALLE ALFREDO WAY NW 57-A
ALBUQUERQUE NM 87120-1818

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

SPINNEY PHILIP C & BARBARA I TRUSTEES
SPINNEY PVT
5804 VALLE ALFREDO WAY NW
ALBUQUERQUE NM 87120-1818

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

MESSENER DAVID
1410 E GARY WAY
PHOENIX AZ 85042-6744

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

PACHECO MATTHEW J & ANGELA M E
BENJAMIN JOHN E
9330 GARDENBROOK PL NW
ALBUQUERQUE NM 87120-5812

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

MELLENDE MONICA
5808 VALLE ALFREDO RD NW
ALBUQUERQUE NM 87120-1818

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

WONG DOMINIC N
5808 VALLE ALFREDO WAY NW 5810 F
ALBUQUERQUE NM 87120-1818

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

SALAZAR VICTOR JR & LATHROP TRUSTEES
SALAZAR PVT
1805 CALLES DEL VOTO RD NW
ALBUQUERQUE NM 87109-1054

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

TELLEZ FAMILY TRUST (THE)
2913 REDFERN DR
HOUSTON TX 76260-1508

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

WADSWORTH MICHELLE E & KALOVITZ MARY B
KALOVITZ
5802 VALLE ALFREDO WAY NW BLDG B-C
ALBUQUERQUE NM 87120-1818

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

MORAN ARMANDO A & ANITA S MARTEL
MARTEL
5808 MESA SOMBRILLA PL NW
ALBUQUERQUE NM 87120

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

HUAS RAMOS Y ABRAHAM A
4001 MESA SOMBRILLA DR NW
ALBUQUERQUE NM 87120

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

LOPATO ELYNIA PATRICIA & DENNIS H
5823 MESA SOMBRILLA PL NW
ALBUQUERQUE NM 87120

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

Memorandum of Understanding of N/A
Harry Hernandez
31000 Alameda Blvd NW
Albuquerque NM 87120

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

WILSON BLANK C & VIVIAN FRED T
1408 DEL RIO CT
LAS CRUCES NM 88007

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

Wills-Graham LLC
Dennis G. Wills
2144 Arroyo Pkwy NW
Albuquerque NM 87120



VOLUNTARY NEIGHBORHOOD MEETING NOTES

Coors Pavilion Neighborhood Meeting (EPC)

Location: Patrick J. Baca Library – 8081 Central NW Albuquerque, NM 87121

November 20, 2019

6:30 pm – 7:30pm

TOTAL IN ATTENDANCE (4):

On Behalf of Rancho Encantado HOA (4 Total)

1. Kevin McCarty
2. Veronica Villa
3. John Vigil

On Behalf of Modulus Architects, Inc. (1 Total)

1. Regina Okoye

AGENDA/PURPOSE OF MEETING:

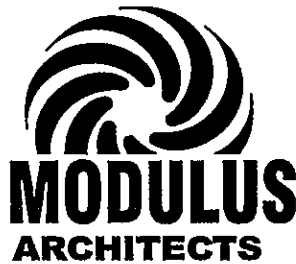
Voluntary EPC neighborhood meeting to discuss preliminary Site Plan for Subdivision Amendment, discuss recommendations, answer any questions, address any concerns of the surrounding associations pertaining to the Coors Pavilion pertaining specifically to proposed lot line adjustments to lot 8 and 9.

MEETING COMMENCED WITH INTRODUCTION OF THE SITE AND PROVIDING A SIDE BY SIDE VISUAL OF THE APPROVED SITE PLAN COMPARED TO THE PROPOSED SITE PLAN AMENDMENT.

Questions, recommendations and concerns were then addressed by Regina Okoye on behalf of Modulus Architects, Inc.

SUMMARY:

MAIN CONCERNS THAT AROSE:



1. There has been an issue with the homeless camping out behind the property. There has also been people parking in the back end of the lot to the North and in the dead end road. They have been disrupting the piece.
2. They want the buffer of landscaping that was mentioned in the approved site plan for subdivision to be implemented.
3. The neighborhoods have not heard from Josh and they want him to be attentive to the concerns that they have brought to light.
4. There are dirt piles on the undeveloped lots that formed when they were excavation the land for the developed areas. That dirt is blowing in the yards of the abutting neighbors and it is disrupting them.
5. They wanted to know what happened with the original developments that were proposed.
6. They would like Quaker Heights NW. Road to stay closed.

MEETING CONCLUDED WITH ANY FINAL THOUGHTS FROM EVERYONE AND WITH ANY FINAL QUESTIONS THAT WERE NOT ADDRESSED. MODULUS ARCHITECTS, INC. THEN DISMISSED THAT MEETING AND THANKED EVERYONE WHO CAME OUT.

NOTES:

- There were no major concerns from the community based on the request of the submittal to the EPC.
- The community just wanted more information about the project and wanted to make sure that the new developments coming will be in line with the standards set in place.
- They wanted to know what developments are being proposed in lot 5-A and 9-A.
- They wanted to know the next step and when the hearing date will be.
- They want Josh to be more responsive and take care of the land as it currently stands.
- Community wanted the final subdivision for site plan amendment that Modulus will be submitting to the EPC.
- Informed everyone of the date and time of the EPC meeting and let them know it was open to the community and that they will get notifications in the mail when it's closer to the date.



NEIGHBORHOOD MEETING FOR COORS PAVILION

SIGN-IN SHEET

Location: Patrick J. Baca Library
8081 Central NW
Albuquerque, NM 87121
Wednesday November 20th, 2019
6:30 pm – 7:30 pm

NAME	BOARD/NEIGHBORHOOD ASSOC./COMPANY	EMAIL
Kevin McCarty	Rancho Encantado	Kevin@kevinmccarty.net
Veronica Villa	Rancho Encantado Cundo	Von11@yahoo.com
John Kig	Rancho Encantado	jkigil@centurylink.net

Regina Okoye

From: Regina Okoye
Sent: Wednesday, October 30, 2019 12:14 PM
To: 'aludi415@gmail.com'; 'aludi2wo@yahoo.com'; 'albqdog@aol.com';
'jvigil@centurylink.net'; 'jjm@vmnet.us'; 'hlhen@comcast.net'; 'aboard10@juno.com';
'Schaefer@unm.edu'; 'berentgroth@mac.com'; 'land@trna.org'
Cc: Angela Williamson
Subject: Neighborhood Meeting about Future Development Application at Coors Pavilion – Lot Line Adjustment to the Site Plan for Subdivision

October 30, 2019

RE: Neighborhood Meeting about Future Development Application at Coors Pavilion – Lot Line Adjustment to the Site Plan for Subdivision

To Whom It May Concern,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(C) Neighborhood Meeting**, we are providing you an opportunity to discuss an EPC Application for a lot line adjustment to the Site Plan for a subdivision proposed in or near your neighborhood before we submit an application. This would be an informal meeting where Modulus Architects, Inc. c/o Angela Williamson, CEO/Principal, would present the proposal, and we would discuss any ideas or concerns you may have.

Contact Information

Modulus Architects, Inc.
c/o Angela Williamson, CEO/Principal
(505) 338-1499 ext. 1000
awilliamson@modulusarchitects.com

Project or Development Proposal

Coors Pavilion
NW Corner of Coors Blvd & St. Joseph Dr.
Albuquerque, NM 87120
Modulus Architects, Inc.
c/o Angela Williamson, CEO/Principal
EPC Application

Per the IDO, you have 15 days from October 30, 2019 to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on **November 28, 2019**.

If you would like to meet, please let us know when your next regular neighborhood meeting is scheduled or provide a few alternative dates that fall within 30 days of your response to this letter/email.

Before submitting our application, we will send mailed and/or emailed Public Notice as required by IDO Table 6-1-1 to make you aware of the public hearing at which the project will be reviewed and decided by the City.

The following is what we are currently proposing for this development: IDO Text Amendment.

Useful Links

Integrated Development Ordinance (IDO)

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.
Sincerely,

Angela Williamson, CEO/Principal
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REGINA OKOYE, ENTITLEMENTS MANAGER

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SITE PLAN REDUCTIONS

**DEKKER
PERICH
SABATINI**

7601 JEFFERSON ST., SUITE 100
ALBUQUERQUE, NM 87117
505.761.8700 / OPS@DESIGN.DRG

SEAL

PROJECT

COORS PAVILION
ALBUQUERQUE, NM
NW CORNER OF ST JOSEPHS DRIVE & COORS BLVD NW

REVISION

▲
▲
▲
▲
▲

DRAWN BY: CL, JAL, MS
REVIEWED BY: CL, MS
DATE: 12/19/16
PROJECT NO: 15-118-001

DRAWING NAME
SITE DEVELOPMENT
PLAN FOR
SUBDIVISION

SHEET NO
1 of 5

GENERAL NOTES

ALL APPLICABLE PLANS REFER TO DESIGN GUIDELINES, SHEET D6101 AND D6102, PROJECT DESIGN STANDARD GUIDELINES, THIS PACKAGE.

KEYED NOTES

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- SHIPPING CENTER SIGN
- WALLMOUNT, ELECTRONIC READER BOARD (AS PER HADOT STANDARDS & SPECS)
- STAMPED CONCRETE PAVEMENT CONNECTION AS DRAWN HEREIN
- EXISTING ROADWAY - E.R.A. TO BE REMOVED BY APPLICANT (AS PER HADOT STANDARDS & SPECS)

KEYED NOTES - CIVIL/SURVEY

- PROPOSED PRIVATE ACCESS & SURFACE DRAINAGE EASEMENT.
- PROPOSED PRIVATE BLANKET DRAINAGE EASEMENT.
- PROPOSED 20' WIDE PUBLIC C.O.D. DRAINAGE EASEMENT.
- PROPOSED 10' PUBLIC UTILITY EASEMENT.
- PROPOSED 20' PUBLIC ABOVEGROUND WATER EASEMENT.
- PROPOSED 10' PRIVATE SANITARY SEWER EASEMENT.

SITE DATA

LEGAL DESCRIPTION:
TRACT X-1-A2 FLAT OF TRACTS X-1-A1 & X-1-A2 UNIVERSITY OF ALBUQUERQUE URBAN CENTER CONT 21.2244 AC OR 924,537 SF
Acres: 21.2244
ZONE CLASS:
C-2, C-1
MAXIMUM BUILDING HEIGHT: SEE DESIGN STANDARDS
BUILDING SETBACKS: SEE DESIGN STANDARDS
PROPOSED USES: USES WITHIN THE C-2 & C-1 ZONING CLASSES
MAXIMUM FAR: AS PER ALB. LOCAL CODE & THE DESIGN STANDARDS

SITE PLAN LEGEND

- PEDESTRIAN WALKWAY / EGRESS
- VEHICULAR WALKWAY / EGRESS
- PROPERTY LINE EXISTING AS NOTED
- PROPERTY LINE PROPOSED AS NOTED

VICINITY MAP



Zone Atlas Map G-11-Z

FORMER PROJECT NUMBER:

PROJECT NUMBER: PAS 15-175, CASE FILE 100032, EPC-40123-2015

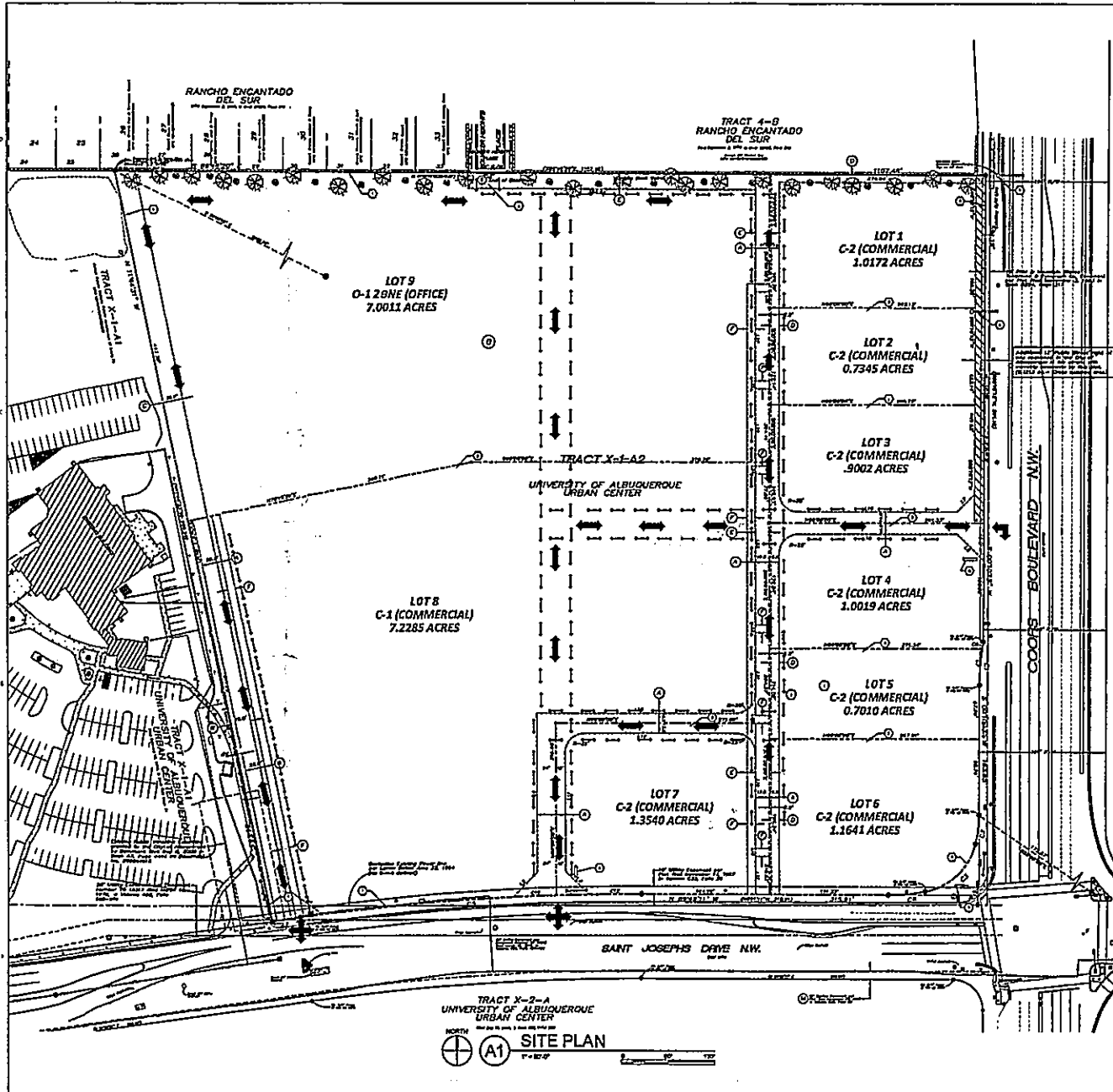
APPLICATION NUMBER:

Is an Indemnification Lien Required? [] Yes [X] No If yes, then a set of approved DRG plans with a check order is required for the city construction within Public Right-of-Way or the construction of public improvements.

SITE DEVELOPMENT PLAN APPROVAL:

Reginald M. Harris 12/19/16
TRAFFIC ENGINEER, TRANSPORTATION DIVISION
Wally Cade 12-21-16
ARCHITECT
Carol S. Dumas 12-22-16
TAKES AND EXISTENCE DEPARTMENT
ALT 12-21-16
CITY ENGINEER

SOLID WASTE MANAGEMENT 1-23-17
DESIGN/PERSON, PLANNING DEPARTMENT



ABSTRACT

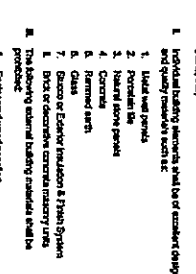
- a. **Acquisition**

Students will be given a supply of lexical items to create their own parameterized lexicon.
- b. **Analysis**

Students will be given a sample of lexical items to create their own parameterized lexicon.
- c. **Application**

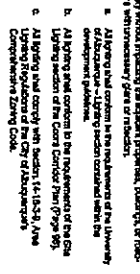
Students will be given a sample of lexical items to create their own parameterized lexicon.
- d. **Assessment**

Students will be given a sample of lexical items to create their own parameterized lexicon.



It. All glazing shall be clear and neutral in color. Reflective, deeply colored, and patterned glazing is prohibited.

- c. Crochets, tuftings, and weavings shall be of durable materials such as nylon, compressed nylon, or steel.
- d. Colors used should apply to medium earth tones with accent colors in bright shades.
- e. 1. No more than one accent color shall be used per building.
2. The use of contrasting colors for shade elements or weavings is encouraged.



Study

- a. All five standing lights must be of consistent design throughout the site.
1. High pressure sodium & color-tuned type lighting fixtures

- g. Light fixtures shall be located on the Development Prior to Building Permit.
- h. The height of street lights and related parking area lights shall not exceed 25 feet.
- i. All lights shall be a shielded source to prevent spillage onto adjoining properties or the public right-of-way.
- j. Pedestrian lighting shall not exceed 12 feet in height.

