Environmental Planning Commission

Staff Report

Agenda Number: 02
Project Number: 1004167
Case Number: 17EPC-40048
Hearing Date: October 12, 2017

Agent: Daniel Puzak, AIA and Jonathan Turner
Applicant: Legacy Home Health
Request: Site Development Plan for Building Permit
Legal Description: Lot 2 of Bosque Plaza
Location: Bosque Plaza Lane southeast of the corner of Coors Blvd. NW and La Orilla Road NW
Size: 2 acres
Existing Zoning: C-1 (SC) (Neighborhood Commercial Shopping Center)
Proposed Zoning: No Change

Staff Recommendation

APPROVAL of Project # 1004167
Case # 17EPC-40048
based on the
Findings and subject to the
Conditions of Approval
included within this report

Staff Planner
Cheryl Somerfeldt

Summary of Analysis

This is a request for a Site Development Plan for Building Permit for Lot 2, an approximately 2-acre site, located in the southeast corner of Bosque Plaza Shopping Center on Bosque Plaza Ln to the east of Coors Blvd NW and south of La Orilla Rd NW. The request is to construct an approximately 9 acre retail and office facility for Legacy Health in a C-1 (SC) zone (Neighborhood Commercial Shopping Center). The subject site is designated as an Area of Change within the Comprehensive Plan; within the Taylor Ranch Community of the Westside Strategic Plan; and within the view corridor of the Coors Corridor Plan. The request is consistent with these applicable plans and policies and the approved Bosque Plaza Site Plan Subdivision Design Standards.

The applicant notified the Taylor Ranch Neighborhood Association and the Westside Coalition of Neighborhood Associations, as well as property owners within 100 feet of the subject site as required. A facilitated meeting was not requested nor held.

Staff recommends approval based on the findings and conditions outlined in the staff report.

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

1 inch = 417 feet
Project Number: 1004167
Hearing Date: 10/12/2017
Zone Map Page: E-12
Application Case Numbers: 17EPC-40048
Note: Grey shading indicates County.

1 inch = 417 feet

Project Number: 1004167
Hearing Date: 10/12/2017
Zone Map Page: E-12
Application Case Numbers: 17EPC-40048
I. INTRODUCTION

Surrounding Zoning, Plan Designations, and Land Uses:

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Proposal

This is a request for a Site Development Plan for Building Permit for Lot 2, an approximately 2-acre parcel (the “subject site”), at the southeast corner of the Bosque Plaza Shopping Center on Bosque Plaza Lane, east of Coors Boulevard NW and south of La Orilla Road NW.

The applicant proposes to develop an approximately 8,900 square foot, L-shaped building that is partially 1-story and steps up to 2-stories on the northern leg. The subject building is expected to house space for offices and retail sales of items such as oxygen tanks and wheelchairs for Legacy Health, a hospice organization. Access to the property will be at the northwest corner of the site and will travel south in front of the building toward the primary parking area at the southern portion of the property.

The subject site is within an Area of Change of the Comprehensive Plan, within the Talyor Ranch Community of the West Side Strategic Plan, within the boundaries of the Coors Corridor Plan and part of the recently amended Bosque Plaza Site Development Plan for Subdivision, and therefore must comply with these applicable plans including the Design Standards of Bosque Plaza.

EPC Role

The Environmental Planning Commission (EPC) is hearing this case because the EPC has decision-making authority for site development plans in SC, Shopping Center sites, by the same approval process as SU-1 zones pursuant to Zoning Code Sections 14-16-3-2(C) of Shopping Center Regulations and 14-16-2-22(A)(1) of SU-1 Special Use Zones. The EPC
is the final decision-making body unless the EPC decision is appealed. If appealed, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to the City Council, which would make the final administrative decision pursuant to Zoning Code Section 14-16-4-4-(A)(2) Appeal. This is a quasi-judicial matter.

History/Background

Prior to annexation to the City, the entire site was zoned County C-1. In May 1987, the subject site was annexed as part of an approximately 12 acre annexation (AX-87-9) and C-1 zoning was established (Z-87-56). In July 1987, the EPC approved a site development plan for subdivision and a site development plan for building permit for a home improvement center and nine other freestanding buildings, which were never built.

The approximately 12 acre site was not designated a Shopping Center upon annexation even though it met the Zoning Code definition by being over 5 acres and zoned C-1. In 2001, the Zoning Enforcement Manager determined that based upon the intent of the property owners and the EPC at the time of annexation and zoning establishment in 1987, the site was indeed a Shopping Center. In 2004, Lots 1-9 were re-platted and named the Bosque Plaza shopping center. This action renumbered the lots, established new easements and created Bosque Plaza Lane NW to provide access.

In April of 2004, in the absence of Design Standards, a Village Inn restaurant was constructed on Lot 10-A (Project #1002397) of Bosque Plaza at the corner of Coors Boulevard NW and La Orilla NW. In October of 2005, a Dairy Queen restaurant with a drive-up service window was approved, but at that time strict conditions of approval were placed to blend it architecturally with Riverside Plaza to the south. In July of 2006, the EPC approved the Site Development Plan for Subdivision and Design Standards for Bosque Plaza. In September of 2006, a request for a Panda Express restaurant was approved by the EPC (Project #1004647).

In July of 2008, the EPC approved a Site Plan for Building Permit for a medical office building on the Lot 3 immediately to the west of the subject site (Project #1007313). In May of 2017, a 2-story indoor storage facility was approved by the EPC for Lot 1 immediately to the north of the subject site after a conditional use permit was acquired for the storage use, and this project is currently involved with the DRB process.

Context

The Bosque Plaza Shopping Center consists of 11 lots on 12 acres. At this time, Lots 10A (Village Inn), 10B (Panda Express), 6A (Dairy Queen) 5A (medical offices), and 3 (medical offices) have been developed, and seven lots are still undeveloped within Bosque Plaza Shopping Center.

Winter Haven Road NW dead ends with a cul-de-sac at the southern edge of the subject site and there is an ADA accessible pedestrian connection via a concrete drainage channel to Bosque Plaza Road NW. Immediately to the south of the subject site is a gated residential development east of Winter Haven Road NW; however, the residential lots closest to the subject site are still vacant.
The area to the southwest is developed as shopping centers, Riverside Plaza and Montaño Plaza, a designated Neighborhood Center. The site immediately to the east is a church and there is a concrete block wall separating the lots. The lot immediately to the north within the Bosque Plaza Shopping Center is currently vacant, but was approved by the EPC in May of 2017 for a two-story self-storage facility.

Since this lot is on the east side of the Bosque Plaza Shopping Center, the remainder of the Bosque Plaza lots lie to the west with a recently constructed medical office on the adjacent lot to the west. Farther west across Coors Boulevard lies a new movie theater and restaurant located in unincorporated Bernalillo County.

**Transportation System**

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

The LRRS designates Coors Boulevard as a Principal Arterial. The LRRS designates La Orilla as a Local street. Bosque Plaza Lane is a private roadway that provides direct access to Coors Boulevard from the Bosque Plaza Subdivision.

**Comprehensive Plan Corridor Designation**

Coors Boulevard is a Major Transit Corridor.

**Trails/Bikeways**

There is an existing Bike Lane along Coors Boulevard, a Bike Route along Winter Haven Road, which dead ends at the subject site, and a paved multiple use trail along La Orilla Road. An existing concrete channel within a drainage easement is designated a pedestrian pathway by the Site Plan for Subdivision Design Standards and links Winter Haven Road and Bosque Plaza Lane on the western edge of the subject site.

**Transit**

Routes 96 and 155 share a pair of stops on Coors about 450 feet on either side of the La Orilla intersection.

**Public Facilities/Community Services**

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

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

**Albuquerque Comprehensive Zoning Code**

The site is zoned C-1 (SC) Neighborhood Commercial, Shopping Center. The C-1 zone provides suitable sites for office, service, institutional, and limited commercial uses to satisfy the day to day needs of residential areas. The Zoning Code requires that Shopping Centers sites develop in accordance with an EPC approved Site Development Plan.
However, unlike the SU-1 zone, the EPC does not have discretion over height and parking, which are subject to the C-1 zone. The EPC can require additional landscape buffers in unusual circumstances, but the development of the site is generally governed by the underlying requirements of the Zoning Code and requirements of applicable plans including the Site Development Plan. The subject site is permitted by right to operate the permissive uses in the C-1 zone, which include the requested office and retail uses.

Definitions

**SHOPPING CENTER:** A premises containing five or more acres; zoned P, C-1, C-2, C-3, M-1, M-2 or a combination thereof; or a large retail facility; but excluding premises used and proposed to be used only for manufacturing, assembling, treating, repairing, rebuilding, wholesaling, and warehousing.

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

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

Policy Citations are in Regular Text; Staff Analysis is in *Bold Italics*

The subject site is located in an Area of Change as designated by the Comprehensive Plan. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities. Applicable policies include:

Plan Element 5: Land Use

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 request furthers Policy 5.1.2 because the request would result in development of a commercial office and retail building that meets applicable regulations including those in the Zoning Code, in the Bosque Plaza Shopping Center Design Standards, and in the Coors Corridor Plan view protection; and therefore is appropriate in scale and density for a shopping center in an area zoned for commercial uses but outside of the designated activity center immediately to the south.*

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.

*The request furthers Goal 5.3 because the subject site is in an area that has seen an increased amount of development, and has access to a full range of urban services*
including water and sewer, electrical service, paved roads, and provision of emergency response services. The subject site is in the middle of established existing vehicular, transit, bicycle, and pedestrian infrastructure, which will make it accessible to local and outside residents.

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 request furthers Policy 5.6.2 because the growth resulting from the request would be directed to a neighborhood commercial location adjacent to a Major Transit Corridor, where change is generally encouraged. Major Transit Corridors are intended to be transit and pedestrian-oriented near transit stops, while auto-oriented along much of the corridor. The proposed use would be auto-oriented but would be accessible by pedestrians from Coors Boulevard and Bosque Plaza Lane.

West Side Strategic Plan (Rank 2)

The West Side Strategic Plan (WSSP) was first adopted in 1997 and amended in 2002 to help promote development of Neighborhood and Community Activity Centers. The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhood clusters. The subject site is located in the Taylor Ranch community, which consists of the area within the following boundaries: the Volcanic Escarpment on the west, Paseo del Norte on the north, the river on the east and the vicinity of Western Trail Road on the south.

The request furthers the West Side Strategic Plan because it is adding offices and commercial retail development to an existing shopping center in the Taylor Ranch Community.

Policy 3.12: The Taylor Ranch Community is an appropriate location for continued growth due to its contiguous location to the rest of the City and efficient location for receiving City services.

The request furthers Policy 3.12 because all Bosque Plaza lots, including the subject site (Lot 2), are located within City boundaries in the Taylor Ranch Community and are therefore an appropriate location for growth and an efficient location for receiving City services.

Policy 3.18 (Taylor Ranch): Protection and preservation of the Bosque is critical. Development east of Coors Boulevard shall be sensitive to this community asset.

The request furthers WSSP Policy 3.18 because the proposed building would be located in the Bosque Plaza shopping center, located just south of La Orilla Road, which provides one of the few remaining public access points to the valued community asset of the Bosque. The request generally demonstrates sensitivity toward the Bosque environment by meeting the view preservation requirements in the Coors Corridor Plan, by complying with the Bosque Plaza Design Standards, and because the use does not compromise Bosque protection.
Coors Corridor Plan (Rank 3)

The subject site lies within the boundaries of the Coors Corridor Sector Development Plan (CCSDP), a Rank III plan adopted in 1984 and amended in 1989, 1995 and 2003.

The CCSDP contains overarching policies and specific design regulations for development in the Coors Corridor area, which extends northward from Central Avenue to NM 528 (Corrales Road). The CCSDP divides the Coors Corridor into four segments; the subject site is located in Segment 3 (Western Trail to Calabacillas Arroyo) and lies within a view preservation area (see p. 103). The following CCSDP policies and regulations apply:

Policy 4.a.3-New Development: New development in the Coors Corridor should be designed to be compatible with the natural landscape and the built environment in accordance with the design regulations and guidelines (p. 86).

The request furthers CCSDP Policy 4.a.3 because the colors are compatible with the nearby built environment and the nearby natural environment. The proposed building would not detract from the Bosque setting. The proposed building is a Territorial Revival design as required by the Bosque Plaza Design Standards.

Design regulation 1 (4.b.5.B.1): Landscaping “in” and “around” the paved area. A minimum of 20% of the parking lot area shall be landscaped. The landscaping shall consist primarily of shade trees and shrubs and shall be distributed throughout the parking lot. Generally, peripheral landscaping should not be less than 5 ft. in width.

The request complies with Design regulation 1 (4.b.5.B.1) because the proposed landscaping around the parking lot area consists of shade trees, shrubs and grasses and fulfills the requirement.

Policy 4.b.7-Access: Separate pedestrian and vehicular access should be provided. Pedestrian access to structures shall not utilize driveways as walkways. Pedestrian connections between uses in commercial developments shall be emphasized (p. 96).

The request furthers Policy 4.b.7 because separate pedestrian connections from the sidewalk along Bosque Plaza Lane to the building are proposed and a pedestrian only access exists between the development to the south and the subject site.

Policy 4.b.10-Architectural Design: Architectural design should contribute to the enhancement of the overall visual environment of the Coors Corridor.

A. Architectural Design, Design Guideline 3: “Trade-Mark” type buildings are discouraged (p. 100).

B. Architectural Details, Design Guideline 2: The predominant building color should be compatible with other buildings along the corridor and should reinforce the visual character of the environment of the proposed buildings. Differentiation of color should relate to material and/or plane differentiation or some other specific architectural purpose. Preferred colors are those used in traditional Southwest architecture. Integral coloring of concrete, stucco, and similar materials is encouraged (p. 101).
The request complies with the Design Guidelines of Policy 4.b.10 because the proposed building is not a franchise design. The proposed colors are compatible with the natural and built visual environment in the area. The proposed building is compatible with the immediate built environment of the Bosque Plaza Shopping Center and does not detract from the Bosque natural landscape.

Policy 4.c.1-View Preservation: Unique views within and beyond the Coors Corridor area in Segments 3 and 4 east of Coors Boulevard should be protected and enhanced in accordance with additional design guidelines for this portion of the corridor (p. 103).

The request complies with Policy 4.c.1 because the subject site is located in Segment 3 and meets the view preservation design regulations. The two-story section of the proposed building would not penetrate the view plane and would not adversely impact scenic resources.

Design Standards

The purpose of the Bosque Plaza Site Development Plan for Subdivision Design Standards is to provide design guidance for the development to ensure that it will promote a high-quality cohesive development while furthering the intent of applicable City plans and policies. The proposed Site Development Plan for Building Permit meets the applicable Bosque Plaza Design Standards.

III. SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Request

The request is for a Site Development Plan for Building Permit to construct an approximately 8,900 square foot office and retail facility for Legacy Healthcare on Lot 2 of Bosque Plaza and in compliance with the Bosque Plaza Site Development Plan for Subdivision.

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

Site Plan Layout / Configuration

The subject site is located at the southeast corner of the Bosque Plaza shopping center, east of Coors Boulevard and south of La Orilla Road NW. The proposed building will face west onto Bosque Plaza Lane, an L-shaped private roadway within the shopping center that connects Coors Boulevard NW and La Orilla Road NW. The site is currently undeveloped with the exception of two concrete drainage channels on the northern and western boundaries with the latter also providing ADA accessible pedestrian connection to the subject site.
The site is generally rectangular with the longer edges on the east and west sides, and the shorter edges on the north and south. The proposed building is L-shaped with the northern 2-story leg holding the main entrance and the southern 1-story leg holding a secondary entrance within an enclosed courtyard. Portales are proposed at the entrance points on the west façade. The first story will hold offices and retail space while the second story will be exclusively office. The dumpster is proposed to be located at the southeast corner of the site.

**Public Outdoor Space**

In accordance with landscaping regulations and the Bosque Plaza Design Standards, landscaping and street trees are proposed along the adjacent street frontages. A sidewalk is proposed along these streets and benches are being provided on the outside of the walled courtyard in multiple locations.

The request proposes an enclosed walled courtyard with a trellis that provides private outdoor space. Appropriately placed benches are provided on the outside of the planter wall for the public per Zoning Code 14-16-3-18 (3).

**Vehicular Access, Circulation and Parking**

As a shopping center site, the EPC does not have discretion over parking in the same way it would for an SU-1 zoned property. Parking must be provided in accordance with the Comprehensive Zoning Code. The Bosque Plaza Design Standards require that the parking count is no more than 10% of the required parking by the Zoning Code.

The minimum required parking (with 1 space per 200 square feet on the first floor and 1 space per 300 square feet on the second floor) is 42 spaces, and the applicant is providing 47 spaces, which is the maximum allowed. The applicant incorporates the required amount of disabled, bicycle, and motorcycle parking spaces pursuant to the Zoning Code.

There are two access points to parking at the northwest part of the subject site on either side of a landscaped island. Drive aisles are proposed on the north, west, and south of the subject building with the primary parking area to the south. To the north of the subject building is a small parking area that is partially gated in order to lock in some of the vehicles, which hold expensive merchandise such as wheelchairs, at night.

**Pedestrian and Bicycle Access and Circulation, Transit Access**

Pedestrian access is provided by a sidewalk along Bosque Plaza Lane. Per Zoning Code 14-16-3-1 (H), pedestrian connections are 6-feet wide, demarcated with special paving, and connect the street sidewalk to the principal customer entrances. An existing concrete channel within a drainage easement is designated a ADA compliant pedestrian pathway by the Site Plan for Subdivision Design Standards and links Winter Haven Road and Bosque Plaza Lane on the western edge of the subject site. Transit access is provided from Coors Boulevard NW via Bosque Plaza Lane and the sidewalks provided by each lot as developed.
Walls/Fences

The eastern façade is proposed to hold a courtyard in front of the southern leg enclosed with a solid wall topped with a transparent metal fence and secured with a metal gate, all to be 5-foot maximum in height. The northern façade is proposed to have an enclosed section with a solid wall and transparent metal gates in order to secure parked vehicles with merchandise at night, all to be 6-foot maximum height. The proposed walls and fences will be a similar color as the building as specified by the Bosque Plaza Design Standards.

Lighting and Security

Lighting is proposed around the parking and drive aisles, and will be in compliance with the Design Standards by being a maximum of 16 feet tall since the parking area is near residential properties. Bronze sconce lighting will illuminate the elevations. Lights will be fully shielded to minimize fugitive light from escaping the subject site. A metal gate and stucco wall are proposed on the northern side of the building in order to secure company trucks at night.

Landscaping

Landscaping is required by the Zoning Code in the amount of 15% of the net lot area (lot area less building footprints). The total site area is 83,764 square feet, and the building area is 7,342 square feet leaving a total net lot area of 76,422 square feet. 15 percent of the net lot area of the subject site is 11,463 square feet, and the applicant is providing 19,913 square feet of landscape area (26%). The SPS design standards specify that 80% of the landscape area must consist of live vegetative coverage. The applicant is proposing 23,762 square feet of live vegetative coverage, or 120% of the required landscape area due to the spread of mature tree canopies.

All plants have been selected from the Bosque Plaza SPS plant list. Parking lot trees are provided at the rate of at least one tree for each ten spaces and all parking spaces are within 100 feet of a tree trunk as required by the Zoning Code. Four street trees have been provided along Bosque Plaza Lane with a mix of deciduous and evergreen trees in accordance with the Bosque Plaza Design Standards.

Grading, Drainage, Utility Plans

Generally, the site will drain from the west to the east where an existing drainage channel flows south into a drain inlet in the southeast portion of the site. Water and sewer service will be provided from existing lines located in Bosque Plaza Lane.

Architecture

In accordance with the Bosque Plaza Design Standards, the proposed building has a maximum height of 26 feet to the top of the parapet for the 2-story portion and 17-feet 6-inches for the 1-story portion. All facades include Territorial elements such as flat roofs with brick coping edging the parapet, earth-tone stucco, and white window frames and details such as lintels. On the west side, two portales are proposed over the double French-
door entrances. The east façade also holds a courtyard with a white trellis over the windows and doors. The second story holds a balcony with a guardrail on the east elevation.

**Signage**

Building-mounted signage is proposed primarily for the west elevation or front façade of the building to be positioned on the portales over the two entrances. Signage will meet all applicable regulations for the C-1 zone as well as the Design Standards for Bosque Plaza, which require that the signage area shall not exceed 6% of the façade.

**IV. AGENCY & NEIGHBORHOOD CONCERNS**

**Reviewing Agencies/Pre-Hearing Discussion**

The New Mexico Department of Transportation (NMDOT) commented that Bosque Plaza Lane will need a permit for access to Coors Boulevard NW (NM 45), which is a state owned facility. Bosque Plaza Lane is a private road owned by the shopping center association, and the applicant will forward this comment to the shopping center owner.

The Department of Municipal Development commented that an additional multi-use trail should be added to the western side of the property along Bosque Plaza Lane. Staff has not conditioned this due to the following reasons:

- It appears that the existing ADA compliant concrete channel was intended to be the multi-use trail as shown in MRCOG’s 2040 Long Range Bikeway System Map. Lot 2 and Lot 3 of the subdivision each have an easement to their property to accommodate this ADA accessible pedestrian connection as shown on the Site Plan for Subdivision Design Standards, which was determined in 2006 through the EPC.

- When applying the intent of the 2040 MRCOG plan for a multi-use connection, the site is meeting the intent in this way: pedestrians can walk the concrete connection and then travel the concrete sidewalk toward La Orilla; bicyclists can ride through the concrete connection and take the private Bosque Plaza Lane to the La Orilla multi-use trail. An asphalt multi-use trail on the site would have to cross many parking lot entrances which is undesirable to bicyclists.

- The site immediately to the north (Guardian Storage) does not currently have a multi-use trail shown on the EPC approved Site Plan which is going through the DRB process. If the site to the north does not provide a multi-use trail, the current applicant’s trail would dead-end and not continue to the La Orilla multi-use trail.

- The site is an awkward shape, and if an asphalt trail was required adjacent to the concrete channel, landscaping would be eliminated to be replaced with asphalt and it would be unattractive to the neighborhood.
Neighborhood/Public

The applicant notified the Taylor Ranch Neighborhood Association and the West Side Coalition of Neighborhood Associations as well as property owners within 100 feet. A facilitated meeting was not requested nor held. The applicant has not received comments in support or opposition to the request.

V. CONCLUSION

The request is for a Site Development Plan for Building Permit for Lot 2 of Bosque Plaza Subdivision, an approximately 2 acre site located on the southeast corner of Bosque Plaza Lane, east of Coors Blvd and south of La Orilla Road (the “subject site”).

The applicant proposes to develop an approximately 8,900 square foot, L-shaped building with a 2-story leg and a 1 story leg for office and retail use. Access will be from Bosque Plaza Lane at the northwest corner of the subject site with a drive continuing around the front or west side of the building to the southern portion of the site where the primary parking area is located.

The request generally furthers applicable goals and policies of the Comprehensive Plan, the West Side Strategic Plan, and the Coors Corridor Plan, as well as meets the Design Standards of the Bosque Plaza Site Development Plan for Subdivision. Staff has not received comments in support or opposition to the request. Staff recommends approval of the Site Development Plan for Building Permit with the Findings and subject to the Conditions outlined in this staff report.
FINDINGS, Site Development Plan for Building Permit

Project # 1004167, Case # 17EPC-40048

1. This is a request for a Site Development Plan for Building Permit for Lot 2 of Bosque Plaza Subdivision located on Bosque Plaza Lane, east of Coors Boulevard and south of La Orilla Road and containing approximately 2 acres.

2. The subject site is zoned C-1 (SC), Neighborhood Commercial with a Shopping Center designation. Retail and offices uses are permissive in the C-1 zone.

3. The applicant proposes to develop an approximately 8,900 square foot, 2-story L-shaped building with office and retail space.

4. The proposed Site Development Plan for Building Permit complies with the Bosque Plaza Site Development Plan for Subdivision and Design Standards, as well as the Coors Corridor view preservation requirements.

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

6. Section 14-16-3-11 of the Zoning Code states, “…Site Development Plans are expected to meet the requirements of adopted city policies and procedures.” The attached site development plan has been evaluated for conformance with applicable goals and policies in the Comprehensive Plan, and other applicable Plans.

7. The subject site is located in an Area of Change as designated by the Comprehensive Plan. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities. Applicable policies include:

   a. The request furthers Policy 5.1.2 because the request would result in development of a commercial office and retail building that meets applicable regulations including those in the Zoning Code, the Bosque Plaza Shopping Center Design Standards, and the Coors Corridor Plan view protection overlay; and therefore is appropriate in scale and density for a shopping center in an area zoned for commercial uses.

   b. The request furthers Goal 5.3 because the subject site is in an area that has seen an increased amount of development, and has access to a full range of urban services including water and sewer, electrical service, paved roads, and provision of emergency response services. The subject site is in the middle of existing vehicular, transit, bicycle, and pedestrian infrastructure, which will make it accessible to nearby residents and other visitors.

   c. The request furthers Policy 5.6.2 because the growth resulting from the request would be directed to a neighborhood commercial location adjacent to a Major Transit Corridor, where change is generally encouraged. Major Transit Corridors are intended to be transit and pedestrian-oriented near transit stops, while auto-oriented along much of the corridor. The proposed use would be auto-oriented but would be accessible by pedestrians from Coors Boulevard and Bosque Plaza Lane.
8. The subject site is located in the Taylor Ranch community of the West Side Strategic Plan (Rank 2 Area Plan) and furthers the West Side Strategic Plan because the request is adding retail and office development to an existing shopping center in that community. Additional applicable policies include:

   a. The request furthers Policy 3.12 because all Bosque Plaza lots, including the subject site (Lot 2), are located within City boundaries in the Taylor Ranch Community and are therefore an appropriate location for growth and an efficient location for receiving City services.

   b. The request furthers WSSP Policy 3.18 because the proposed building would be located in the Bosque Plaza shopping center, located just south of La Orilla Road, which provides one of the few remaining public access points to the valued community asset of the Bosque. The request demonstrates sensitivity toward the Bosque environment by meeting the view preservation requirements in the Coors Corridor Plan, by complying with the Bosque Plaza Design Standards, and because the use does not compromise Bosque protection.

9. The subject site lies within the boundaries of the Coors Corridor Sector Development Plan (CCSDP), a Rank 3 Sector Plan, adopted in 1984 and amended in 1989, 1995 and 2003. Applicable policies and regulations include:

   a. The request furthers CCSDP Policy 4.a.3 because the colors are compatible with the nearby built environment and the nearby natural environment. The proposed building would not detract from the Bosque setting. The proposed building is a Territorial Revival design as required by the Bosque Plaza Design Standards.

   b. The request complies with Design regulation 1 because the proposed landscaping around the parking lot area consists of shade trees, shrubs and grasses and fulfills the required 20% of the parking lot area landscaped with primarily of shade trees and shrubs distributed throughout the parking lot.

   c. The request furthers Policy 4.b.7 because separate pedestrian connections from the sidewalk along Bosque Plaza Lane to the building are provided and a pedestrian only access exists between the development to the south and the subject site.

   d. The request complies with the Design Guidelines of Policy 4.b.10 because the proposed building is a not a franchise design. The proposed colors are compatible with the natural and built visual environment in the area. The proposed building is compatible with the immediate built environment of the Bosque Plaza Shopping Center and does not detract from the Bosque natural landscape.

   e. The request complies with Policy 4.c.1 because the subject site is located in Segment 3 and meets the view preservation design regulations. The two-story section of the proposed building would not penetrate the view plane and would not adversely impact scenic resources.

10. The Taylor Ranch Neighborhood Associations and the West Coalition of Neighborhoods were notified of the request, as well as property owners within 100 feet. A facilitated meeting was not requested nor held for this request.
RECOMMENDATION

APPROVAL of 17EPC-40048, a request for Site Development Plan for Building Permit, for Lot 2 of Bosque Plaza Subdivision, based on the preceding Findings and subject to the following Conditions of Approval.
CONDITIONS OF APPROVAL, Site Development Plan for Building Permit

Project # 1004167, Case # 17EPC-40048

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. The Architectural Site Plan shall be re-labeled “Site Plan for Building Permit”.

4. Per Zoning Code 14-16-3-1 (H) (1), pedestrian walkways shall be lined with adjacent shade trees. Trees shall be added to the landscape strip between the pedestrian connection to Winter Haven and the parking lot to meet this requirement. In addition, one tree shall be added to the landscape island closer to the pedestrian connection that leads to the building entrance just north of the pedestrian connection entrance.

5. The special paving material for the pedestrian connections shall be specified.

6. An ADA accessible curb cut shall be made to connect the pedestrian connection between Winter Haven Road NW and Bosque Plaza Lane NW at the sidewalk.

7. A note shall be added on the Elevations under General Notes “Individual building-mounted signs shall have an area not to exceed 6% of the façade to which it is applied. All signage shall be designed to be consistent with and complement the materials, color, and architectural style of the building or site location.”

Transportation Development

8. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).

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

The following comments need to be addressed prior to DRB:

10. It is not apparent what type of pavement surface is being proposed. Please provide detail per the zoning code.

11. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing." Please call out detail and location of HC signs.
12. The ADA access aisles shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)

**Water Utility Authority**

13. As a condition for approval an availability statement is required. Requests can be made at the link below:

- [http://www.abcwua.org/Availability_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx)
- Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.

14. Please note that the water meter box installed with project 26-7134.81-05 indicates the installation of a 2” water service.

- The proposed utility plan does not indicate the size of the meter to be used for the site. The standard detail for water services groups services sizes for ¾” and 1”, as well as 1 ½” and 2”. Based on the existing 2” water service, the meter is to be 1-1/2” or 2” if the existing service is to be utilized. If a service other than that mentioned is desired, a new connection to the street as well as abandonment of the existing service will be required.

15. The proposed utility plan does not indicate utilization of the existing fire line.

- Please note that as the site develops if the fire line is not required then the fire line will need to be abandoned to the distribution main in the street prior to sale of service.

**Solid Waste Management Department:**

16. All new/proposed refuse enclosures must be built to COA requirements. Contact Mike Anaya at (505) 761-8125 or (505) 681-2765. Owner will trim island trees so they will not encroach into the turning radius required by solid waste.

**Public Service Company of New Mexico (PNM)**

17. Existing PNM underground distribution lines are located along the southern, western and eastern boundaries of the subject property. It is the applicant’s obligation to abide by any conditions or terms of those easements.

18. It is necessary for the developer to contact PNM’s New Service Delivery Department to coordinate electric service regarding this project. Contact:

    Andrew Gurule  
    PNM Service Center  
    4201 Edith Boulevard NE  
    Albuquerque, NM 87107  
    Phone: (505) 241-0589
19. 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.

New Mexico Department of Transportation

20. The NMDOT is requiring the owner complete the State Access Management Manuel's Site Threshold Assessment (STH) or provide a Traffic Impact Study (TIS) Addendum to the originally approved TIS if already completed. Please schedule an appointment with Nancy Perea or Margaret Haynes to discuss this development's potential impacts on NM 45 Coors Blvd.

21. The city road, Bosque Plaza Lane that accesses NM 45 (Coors Blvd) at MP 18.6 is currently NOT permitted. Per the State Access Management Manual (SAMM) the NMDOT is asking City of Albuquerque to obtain an access permit from the NMDOT. Please contact Israel Suazo at 798-6655 to coordinate the submittal of an access permit application for approval.

   Bosque Plaza Lane NW is a private road owned by the shopping center. The applicant will forward the request for the access permit to the shopping center owner.

22. 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.

Cheryl Stolte
Planner

Notice of Decision cc list:

Legacy Home Health, 9388 Valley View Dr. NW, 3300, ABQ, NM 87114
Daniel Puzak, AIA, P.O. Box 1515, Cedar Crest, NM 87008
Gerald Worrall, 1039 Pinatubo Pl. NW, ABQ, NM 87120
Harry Hendriksen, 10592 Rio Del Sole Ct NW, ABQ, NM 87114
Rene Horvath, 5515 Palomino Dr. NW, ABQ, NM 87105
Jolene Wolfley, 7216 Carson Tr. NW, ABQ, NM 87120
AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement
No adverse comments.

Office of Neighborhood Coordination
The West Side Coalition of Neighborhoods and the Taylor Ranch Neighborhood Association were notified.

Long Range Planning
No comment.

CITY ENGINEER

Transportation Development
1. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).

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

The following comments need to be addressed prior to DRB:
1. It is not apparent what type of pavement surface is being proposed. Please provide detail per the zoning code.

2. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing." Please call out detail and location of HC signs.

3. The ADA access aisles shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Section:
Coors Blvd. is designated as a Regional Principal Arterial by MRCOG’s 2040 Long Range Roadway System Map and is owned by NMDOT. Please refer to NMDOT for further comment. La Orilla is designated as a Major Collector.

The City’s 2015 Bikeways and Trails Facility Plan and MRCOG’s 2040 Long Range Bikeway System Map both call for a new multi-use trail to be installed along Bosque Plaza Lane running north/south and connecting the northern termini of Winter Haven Rd. to La Orilla Road. The submitted site development plan currently does not identify the
new trail, but instead just a sidewalk along its western frontage. Should the site
development plan be approved by EPC, DMD recommends that the site development
plan include the multi-use trail in accordance with the previously referenced maps.

WATER UTILITY AUTHORITY

1. As a condition for approval an availability statement is required. Requests can be made at
the link below:
   - [http://www.abcwua.org/Availability_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx)
   - Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map
     showing the site location.

2. Please note that the water meter box installed with project 26-7134.81-05 indicates the
   installation of a 2” water service.
   - The proposed utility plan does not indicate the size of the meter to be used for the
     site. The standard detail for water services groups services sizes for ¾” and 1”, as
     well as 1 ½” and 2”. Based on the existing 2” water service, the meter is to be 1-
     1/2” or 2” if the existing service is to be utilized. If a service other than that
     mentioned is desired, a new connection to the street as well as abandonment of
     the existing service will be required.

3. The proposed utility plan does not indicate utilization of the existing fire line.
   - Please note that as the site develops if the fire line is not required then the fire line
     will need to be abandoned to the distribution main in the street prior to sale of
     service.

PARKS AND RECREATION

SOLID WASTE MANAGEMENT DEPARTMENT

All new/proposed refuse enclosures must be built to COA minimum requirements. The 2
island trees on approach to enclosure need to be removed. Cut back the sidewalk, North
of proposed refuse enclosure by 5’, up to the 30’ radius marker on Pg. AS001, to allow
safe refuse truck exit.

TRANSIT DEPARTMENT

<table>
<thead>
<tr>
<th>Project #</th>
<th>Site Plan for Building Permit for a Clinic for 1.92 acres at La Orilla and Coors</th>
<th>Coors Major Transit Corridor</th>
<th>Commuter Route 96 and Fixed Route 155 both run on Coors</th>
<th>Both routes share a stop pair about 400 feet either side of La Orilla Road</th>
<th>No Comment</th>
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<tbody>
<tr>
<td>1004167</td>
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<td>17EPC-40048</td>
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ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, No comment.

ALBUQUERQUE PUBLIC SCHOOLS

This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

Reviewed. No adverse comments.

PUBLIC SERVICE COMPANY OF NEW MEXICO

1. Existing PNM underground distribution lines are located along the southern, western and eastern boundaries of the subject property. It is the applicant’s obligation to abide by any conditions or terms of those easements.

2. It is necessary for the developer to contact PNM’s New Service Delivery Department to coordinate electric service regarding this project. Contact:

   Andrew Gurule  
   PNM Service Center  
   4201 Edith Boulevard NE  
   Albuquerque, NM 87107  
   Phone: (505) 241-0589

3. 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.

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

District 3 Traffic

Possible Impacted NMDOT roadway(s): NM 45 (Coors Blvd)

1. The NMDOT is requiring the owner complete the State Access Management Manuel's Site Threshold Assessment (STH) or provide a Traffic Impact Study (TIS) Addendum to the originally approved TIS if already completed. Please schedule an appointment with Nancy Perea or Margaret Haynes to discuss this development’s potential impacts on NM 45 Coors Blvd.

2. The city road, Bosque Plaza Lane that accesses NM 45 (Coors Blvd) at MP 18.6 is currently NOT permitted. Per the State Access Management Manual (SAMM) the NMDOT is asking City of Albuquerque to obtain an access permit from the NMDOT. Please contact Israel Suazo at 798-6655 to coordinate the submittal of an access permit application for approval.
View of the subject site looking east.

View from the subject site looking northeast.
View from the subject site looking southeast.

View of the subject site looking north from Winter Haven Rd NW cul-de-sac.
View from the subject site looking west.

View of the entrance to the pedestrian connection from the subject site.
HISTORY
City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

La Orilla Group LLC
5445 Edith NE, Suite F
Albuq., NM 87107

Date: July 21, 2006

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1004167
05EPC -01225 Site Development Plan-
Subdivision

LEGAL DESCRIPTION: for all or a portion of
Lots 1-9, 10A & 10B, Bosque Plaza, zoned C-1
(SC), located on the west side of COORS BLVD.
NW, between SE CORNER of LA ORILLA and
COORS BLVD. NW, containing approximately
11.46 acres. (E-12) Catalina Lehner, Staff
Planner

On July 20, 2006 the Environmental Planning Commission voted to approve Project 1004167/05EPC
01225, a request for a Site Development Plan for Subdivision, for Lots 1-9, 10A and 10B of the Bosque
Plaza Shopping Center, zoned C-1 (SC), based on the following Findings and subject to the following
Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision with design standards for
Lots 1-9, 10A and 10B of the Bosque Plaza Shopping Center, an approximately 12 acre site. This
request includes creation of Lot 10-C and a corresponding new lot line.

2. The 11 Bosque Plaza lots are zoned C-1 (SC), a designation received upon annexation in 1987.
The C-1 (SC) zoning ensures that subsequent requests for development on individual lots will
come before the Environmental Planning Commission (EPC).

3. This site plan for subdivision replaces the 1987 approval (Z-87-69).

4. First presented at the August 18, 2005 EPC hearing, this request has been in the (EPC) process for
a year. It has taken this amount of time to develop meaningful design standards.

5. This request was heard and then deferred for 60 days at the April 20, 2006 EPC hearing. The
applicant was asked to obtain cooperation of the owners of Lots 2 and 3 to make the Winterhaven
Road connection possible.
6. The site plan for subdivision *furthers* the following Comprehensive Plan policies:
   A. Policy II.B.5.e-Programmed facilities/neighborhood integrity. Urban services are already available.
   B. Policy II.B.5.i-Design quality/innovation. Architectural style and colors are limited to ensure their appropriateness to the Plan area.

7. The site plan for subdivision *partially furthers* the following Comprehensive Plan policies:
   A. Policy II.B.5.d-Neighborhood values/natural environmental conditions. Architectural style and colors are limited, but the number of drive-thru uses is not.
   B. Policy II.D.4.g-Transportation and transit. The site plan could do more to create safe and pleasant non-motorized travel conditions by limiting the number of drive-thru uses.
   C. Policy II.B.5.i-Employment/service use location. Bosque Plaza is located in a mostly commercial area, but residential uses have developed nearby.
   D. Policy II.B.5.j-Location of new commercial development. Bosque Plaza is not an area-wide shopping center, but could function as a neighborhood shopping center if it was better connected to the surrounding area.

8. The site plan for subdivision *partially furthers* the following West Side Strategic Plan (WSSP) policies:
   A. Policy 3.18-Development east of Coors/Bosque preservation. Architecture styles are limited and will blend with natural environmental conditions. Building elements, however, are unrestricted.
   B. Policy 4.6-Design guidelines sections/policies. The site plan will ensure Bosque view preservation by complying with CCSDP regulations, but potentially distracting building elements are unrestricted.
   C. Policy 4.10-Land use/vehicle alternatives. Separate vehicle and pedestrian entrances and pedestrian paths are included, but promoting single-occupancy vehicle alternatives is difficult without limiting the number of drive-thrus.

9. The site plan for subdivision *does not further* the intent of WSSP Policy 3.16-uses in Centers, and Policy 1.1-Community and Neighborhood Centers, though it *furthers* Policy 3.12-contiguous location for growth.

10. Regarding the Coors Corridor Sector Development Plan (CCSDP), the site plan for subdivision *furthers* the following policy: Policy 4.a.3-New development. Colors and architectural style are limited.

11. The site plan for subdivision *partially furthers* the following CCSDP policies:
    A. Policy 4.b.9.A.2-Site Lighting Regulation. It limits pole height but not exterior lighting.
    B. Policy 4.d.1-Signage Regulation. It meets basic requirements but does not provide for limitations that would further the intent of preserving the surrounding environment.
C. Policy 7-Access. Separate vehicle and pedestrian access is provided, but the pedestrian paths are proposed on drive aisles.

12. The submittal complies with the following CCSDP policies:
   A. Policy 4.b.2.A.1-Building Setback Regulation, because the 35 foot setback is required.
   B. Policy 4.b.4.A.2-Site Landscaping Regulation, because refuse enclosures and utility boxes will be screened.
   C. Policy 4.c.1-Views preservation, because the site plan specifies that buildings shall comply with CCSDP views preservation regulations.
   D. Design Guideline 2 of Policy 4.b.10-Architectural Details, because building colors are limited, but any color can be used for building elements.
   E. Design Guideline 3 of Policy 4.b.10-Architectural Details, because franchise architecture and corporate decorations are prohibited.
   F. Policy 4.b.2.B.1-Height and Bulk Regulation, because height is per the underlying zone and CCSDP views regulations.
   G. Policy 4.b.4.A.6-Site Landscaping Guideline, because it mentions refuse enclosures and fencing must be compatible with building architecture.
   H. Policy 4.b.4.B.2-Site Landscaping Regulation, because crushed rock, river rock or similar materials can be top dressing but not groundcovers.
   I. Policy 4.b.5.B.1-Off-Street Parking Regulation-Landscaping, because a minimum 20% of the parking areas shall be landscaped.
   J. Policy 4.b.5.B.2-Off-Street Parking Regulation, because at least one tree is provided for every 10 parking spaces and every 15 linear parking spaces.

13. Limiting the number of drive-thru uses is appropriate in Bosque Plaza because drive-thru uses promote auto-oriented sites, discourage pedestrians and generate traffic that could compromise Bosque protection at La Orilla Road.

14. A connection at Winterhaven Road is not needed because the recently widened Montano bridge can accommodate two turning lanes from southbound Coors to eastbound Montano, and the access control median at the Montano/Winterhaven intersection minimizes turning movement delays.

15. Connecting the Riverside Plaza and Bosque Plaza shopping centers will serve local traffic, promote pedestrianism, maintain the residential nature of Winterhaven Road and create synergy between commercial uses.

16. This connection will be provided between Riverside Plaza Lots 7A and 8A and between Bosque Plaza Lots 4 and 5.

17. The neighborhoods are opposed to a connection at Winterhaven Road. They support uniform architecture, limiting the number of drive-thru uses and connecting Bosque Plaza to the Riverside Plaza shopping center.
17. A note in the file re: #16.

CONDITIONS:

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 final DRB sign off, the applicant shall meet with the Development Review staff planner to ensure that conditions of approval are thoroughly addressed. Evidence of this meeting shall be provided to the DRB at the time of application.

3. A vehicular (and pedestrian) connection shall be provided between Lot 4 and Lot 5 to internally link the Bosque Plaza and Riverside Plaza shopping centers.

4. References to a Winterhaven Road connection shall be removed from the site plan.

5. CONDITIONS FROM THE CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:
   Conditions of approval for the proposed Site Development Plan for Subdivision shall include:
   a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
   b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheelchair ramps (std. dwg. 2441).
   c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
   d. Site plan shall comply and be designed per DPM Standards.
   e. Platting must be a concurrent DRB action.
   f. Construction of the bicycle lane along Coors Boulevard adjacent to the subject property, as designated on Long Range Bikeways System map.
   g. Construction of the fourth northbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan (see figure 6).
OFFICIAL NOTICE OF DECISION
JULY 20, 2006
PROJECT #1004167
PAGE 5 OF 6

6. Drive thru uses shall be limited as follows: 2 fastfood restaurants and 1 financial institution. No other drive thru uses shall be allowed.

7. There shall be no cell phone towers.

8. Building signage shall be limited to 6% of the building facades to which it is applied.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY AUGUST 4, 2006 IN THE MANNER DESCRIBED BELOW. 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.

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

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 MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

Richard Dineen
Planning Director
cc:  Jim Strozier, Consensus Planning, 302 Eighth St. NW, Albuq. NM 87102
     Rene Horvath, Taylor Ranch NA, 5515 Palomino Dr. NW, Albuq. NM 87120
     Jolene Wolfley, Taylor Ranch NA, 6804 Staghorn NW, Albuq., NM 87120
     Ken Brudos, Alban Hills NA, 6441 Via Corta del Sur NW, Albuq., NM 87120
     Cindi Caruso Mapel, Alban Hills NA, 6507 Calle Redonda NW, Albuq., 87120
     Janet Laros, Coors Trail NA, 2924 River Willow Tr. NW, Albuq., NM 87120
     Jim Timmons, Coors Trail NA, 2715 Pueblo Grande NW, Albuq., NM 87120
     Alan Schwartz, c/o Las Terrazas NA, PO Box 66862, Albuq., NM 87193
     Sharon Sharrett, 6250 Winterhaven Rd. NW, Albuq., NM 87120
     Sandra Carnes, 6408 Winterhaven Rd. NW, Albuq., 87120
     Bill Kraemer, 200 Lomas NW, #1111, Albuq. NM 87103
ZONING

Please refer to the Zoning Code for specifics of the C-1 zone and the SU-1 zone.
APPLICATION INFORMATION
APPLICATION INFORMATION:

Professional/Agent (if any): DANIEL PURAK, AIA
PHONE: 505-506-2314

ADDRESS: PO BOX 1915

CITY: CEDAR CREST STATE: NM ZIP 87008 E-MAIL: DANIEL@ABQARCH.COM

APPLICATION: LEGACY HOME HEALTH PHONE: 505-917-7798

ADDRESS: 9300 VALLEY VIEW DRIVE NW SUITE 101

CITY: ALBUQUERQUE STATE: NM ZIP: 87114 E-MAIL: 

Proprietor/Interested in site: OWNER: SIMON MALTZ

DESCRIPTION OF REQUEST: NEW BUILDING FOR OFFICE/RETAIL FOR LEGACY HOME HEALTH

Is the applicant seeking incentives pursuant to the Family Housing Development Program? YES  NO

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. 2

Subdivision/TBKA: BOSQUE PLAZA

Existing Zoning: C-1 Proposed zoning: C-1

Zone Atlas page(s): E-12-10

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z-V, S, etc.):

CASE INFORMATION:

Within city limits? YES  NO

Within 1000FT of a landfill? NO

No. of existing lots: 1

No. of proposed lots: 1

Total site area (acres): 1.923

LOCATION OF PROPERTY BY STREETS: On or Near: rooms & LA GRANDE

Between: 

Check if project was previously reviewed by: Sketch Plan/Plan □ or Pre-application Review Team(PRT) □. Review Date:

SIGNATURE __________________________ DATE 8/31/17

(Print Name) DANIEL PURAK, AIA Applicant: □ Agent: □
FORM P(1): SITE DEVELOPMENT PLAN REVIEW – E.P.C. PUBLIC HEARING

☐ SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"
- Site Development Plan and related drawings (folded to fit into an 8.5" x 14" pocket) 20 copies.
- For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
- Site plans and related drawings reduced to 8.5" x 11" format (1 copy)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Completed Site Plan for Subdivision and/or Building Permit Checklist
- Sign Posting Agreement
- Traffic Impact Study (TIS) form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

☐ SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15) Maximum Size: 24" x 36"
- Site Development Plan and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTTF) (EPC17)
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Site Plan and related drawings (folded to fit into an 8.5" x 14" pocket) 20 copies.
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted.
- Site Plans and related drawings reduced to 8.5" x 11" format (1 copy)
- Zone Atlas map with the entire property(ies) clearly and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Subdivision and/or Building Permit Checklist
- Traffic Impact Study (TIS) form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
NOTE: For wireless telecom facilities, requests for waivers of requirements, the following materials are required in addition to those listed above for application submission:
- Collocation evidence as described in Zoning Code §14-16-3-17(A)(6)
- Notarized statement declaring number of antennaes accommodated. Refer to §14-16-3-17(A)(13)(d)(2)
- Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)
- Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(A)(13)(d)(3)
- Distance to nearest existing free standing tower and its owner’s name if the proposed facility is also a free standing tower §14-16-3-17(A)(17)
- Registered engineer or architect’s stamp on the Site Development Plans
- Office of Community & Neighborhood Coordination inquiry response as above based on 1/4 mile radius
EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

☐ AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01) Maximum Size: 24" x 36"
- Proposed amended Site Plan (folded to fit into an 8.5" x 14" pocket) 20 copies
- DRR signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) 20 copies
- Site plans and related drawings reduced to 8.5" x 11" format (1 copy)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- Traffic Impact Study (TIS) form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Daniel Purk
Applicant name (print)
Applicant signature / date

Form received November 2010
Project #: 1004167
Planner signature / date
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

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

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

Applicant or Agent Signature / Date 8/31/17

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

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

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

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

Accompanying Material

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

SHEET #1 – SITE PLAN

A. General Information

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

X:\SHARE\Checklists for Site Plan for Subdivision and Building Permit (Revised 01/23/14)
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

SHEET #2 – LANDSCAPING PLAN
Landscaping may be shown on sheet #1 with written approval from Planning Department staff

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

SHEET #3 – CONCEPTUAL GRADING and DRAINAGE PLAN

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

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

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

APPLICANT: Daniel Puznak
DATE OF REQUEST: 8/31/17 ZONE ATLAS PAGE(S): E-12-E

CURRENT:
ZONING C-1
PARCEL SIZE (AC/SQ. FT.) 1,9231

REQUESTED CITY ACTION(S):
ANNEXATION [ ]
ZONE CHANGE [ ]: From__________ To__________
SECTOR, AREA, FAC, COMP PLAN [ ]
AMENDMENT (Map/Text) [ ]

LEGAL DESCRIPTION:
LOT OR TRACT #_____ BLOCK #_____
SUBDIVISION NAME: Rosque Plaza

PROPOSED DEVELOPMENT:
NO CONSTRUCTION/DEVELOPMENT [ ]
NEW CONSTRUCTION [X]
EXPANSION OF EXISTING DEVELOPMENT [ ]

SITE DEVELOPMENT PLAN:
SUBDIVISION* [ ] AMENDMENT [ ]
BUILDING PERMIT [X] ACCESS PERMIT [ ]
BUILDING PURPOSES [ ] OTHER [ ]
"Includes platting actions

GENERAL DESCRIPTION OF ACTION:
# OF UNITS: __________
BUILDING SIZE: 8,898 NLsf, 13,000 GSF

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

APPLICANT OR REPRESENTATIVE ___________________________ DATE 8/31/17

(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 [X] NO [ ] BORDERLINE [ ]

THRESHOLDS MET? YES [X] NO [ ]

MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [ ]

Notes:

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

TRAFFIC ENGINEER ___________________________ DATE 8/31/17

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
September 28, 2017

City of Albuquerque
Environmental Planning Commission
PO Box 1239
Albuquerque, NM 87103

RE: 3610 Bosque Plaza NW- Lot 2 Bosque Plaza

To Whom It May Concern:

As the Owner/Developer, I authorize Garcia/Kraemer & Associates to act as agent on behalf of Jimmy Melton, on matters pertaining to any and all submittals to the City of Albuquerque regarding the above referenced property.

[Signature]

Print Name

[Signature]

Owner/Developer

Title
8/30/17

Date
August 30, 2017

To Whom It May Concern:

This letter authorizes Daniel Puzak, AIA, and Debra West of Aria Studio Consultants, Inc. to serve as the representative for Legacy Home Health and Hospice in all matters to do with the City of Albuquerque regarding approvals and permits for construction.

If you have any questions, I can be reached at (505) 917-7998.

Thank You.

Jimmy Melton
Legacy Home Health
9388 Valley View Drive NW, Suite 300
Albuquerque, NM 87114
August 30, 2017

Environmental Planning Commission
City of Albuquerque
600 2nd Street N.W.
Albuquerque, NM 87102

RE: EPC Hearing for Site Development at Lot 2, Bosque Plaza-Legacy Home Health and Hospice

On behalf of Legacy Home Healthcare Group, our team at ARIA Studio Consultants, Inc. is pleased to announce the development of the site at Lot 2, at Bosque Plaza. The site is at the SE corner of Coors and La Orilla, and is zoned (C-1).

With this site development, we are proposing a 8,698 NLSF retail/office building which can accommodate offices, and retail spaces for Legacy Home Health and Hospice. The site will also accommodate parking, landscaping and pedestrian connections per the requirements of the approved site plan for subdivision for Bosque Plaza.

We feel our project is compatible with the uses recommended at the center, and will improve upon the unimproved lot and drainage of the location. The architecture of the building, landscaping, and parking will enhance the locality and will provide a draw to area merchants.

Thank you for your consideration of our improvements in this neighborhood. If you have any questions please feel free to contact me at: Daniel@ariasinc.com or 505-506-2314

Sincerely,

[Signature]

Daniel Puzak, AIA, 8/30/2017
NOTIFICATION &
NEIGHBORHOOD INFORMATION
August 29, 2017

Dear Neighborhood Representatives:

The purpose of this correspondence is to inform you that an application has been submitted through the Environmental Planning Commission for approval of a Site Development for Building Permit to allow for a proposed Home Health Care supply business at the above referenced site. The property is within the city limits and is currently zoned C-1 Neighborhood Commercial/Shopping Center. This application will conform to the originally EPC approved Shopping Center Development Plan for architectural design standards and controls- Project # 1004167.

The site is located on Bosque Plaza NW in between La Orilla NW and Montano Plaza Dr. NW. The property is located on zone atlas map page E-12 and is within the boundaries of the Established Urban area of the Comprehensive Plan, and is legally described as Lot 2 Bosque Plaza subdivision.

The proposed use of home healthcare product retailing is a permissive use within the zone and the applicant feels strongly that providing high quality products to the public will be an asset to the surrounding neighborhood and the community as a whole. There are substantial improvements planned and anticipated in conjunction with the construction of the proposed building, such as improved drainage design and a professionally designed landscape plan. We believe that the overall site improvements to the premises will substantially improve the presence and look of the entire property along the Coors Corridor and Shopping Center site. Additionally, the planned building will be designed to comply with the architectural controls of the Site Development Plan for Subdivision and will follow the rules of the CCSDP for view plane and building height constraints.

On behalf of the applicant, I would like to take this opportunity to say thank you and the Taylor Ranch N.A. and Westside Coalition in advance, for your positive community spirit and support in this effort.

The project will be heard by the Environmental Planning Commission on Thursday October 12, 2017 in the basement of Plaza del Sol located at 600 Second Street NW. Please do not hesitate to contact me if you have questions or require any additional information.
Sincerely,

Jonathan Turner
Garcia/Kraemer and Associates

Note: Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Office of Neighborhood Coordination (ONC) by email at ONC@cabq.gov or by phone at (505)768-3334.

A facilitated meeting request must be received by ONC by: Monday September 11, 2017
Quevedo, Vicente M.

Jonathan,

Good afternoon. See list below and attached of affected neighborhood associations related to your EPC submittal. Also see attached Instruction Sheet. Thank you.

<table>
<thead>
<tr>
<th>First Name</th>
<th>Last Name</th>
<th>Email</th>
<th>Address Line 1</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
<th>Home Phone</th>
<th>Mobile Phone</th>
<th>Neighbor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gerald</td>
<td>Worrall</td>
<td><a href="mailto:jfworrall@comcast.net">jfworrall@comcast.net</a></td>
<td>1039 Pinatubo Place NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87120</td>
<td>5058390893</td>
<td>5059331919</td>
<td>Westside Coalition of Hispanic Neighborhoods</td>
</tr>
<tr>
<td>Harry</td>
<td>Hendriksen</td>
<td><a href="mailto:hhren@comcast.net">hhren@comcast.net</a></td>
<td>10592 Rio Del Sole Court NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87114</td>
<td>5058903481</td>
<td>5058794995</td>
<td>Westside Coalition of Hispanic Neighborhoods</td>
</tr>
<tr>
<td>Rene</td>
<td>Horvath</td>
<td><a href="mailto:land@trna.org">land@trna.org</a></td>
<td>5515 Palomino Drive NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87120</td>
<td>5058982114</td>
<td></td>
<td>Taylor Ranch NA</td>
</tr>
<tr>
<td>Jolene</td>
<td>Wolfley</td>
<td><a href="mailto:secretary@trna.org">secretary@trna.org</a></td>
<td>7216 Carson Trail NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87120</td>
<td>5058909414</td>
<td></td>
<td>Taylor Ranch NA</td>
</tr>
</tbody>
</table>

Respectfully,

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

Follow us;
From: webmaster=cbq.gov@mailgun.org [mailto:webmaster=cbq.gov@mailgun.org] On Behalf Of webmaster@cbq.gov
Sent: Wednesday, August 30, 2017 3:10 PM
To: Office of Neighborhood Coordination <onc@cbq.gov>
Subject: Notification Inquiry Sheet Submission

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

Contact Name
Jonathan Turner

Company Name
Garcia/Kraemer & Associates

Address
600 1st St NW, Ste 211

City
Albuquerque

State
NM

ZIP
87102

Telephone Number
505-440-1524

Email Address
jturner@garcia-kraemer.com

Anticipated Date of Public Hearing (if applicable):
October 2017

Describe the legal description of the subject site for this project:
Lot 2 Bosque Plaza

Located on/between (physical address, street name or other identifying mark):
Bosque Plaza La / between La Orilla and Montano Plaza

This site is located on the following zone atlas page:
E-12
SHULL JIM W JR & CHRISTEN
8020 RIO GRANDE BLVD NW
LOS RANCHOS NM 87114-1217

MAMDANI TASNEM T
9300 CACTUS TRL NW
ALBUQUERQUE NM 87114

BOBOS PLAZA REALTY PARTNERS LLC
1224 CAMINO DE CRUZ BLANCA
SANTA FE NM 87505-0380

MARCH ACM LLC
6236 WHITEMAN DR NW
ALBUQUERQUE NM 87120

WAMAC LLC C/O ABRA ATTN: TAK
3038 SIDCO DR
NASHVILLE TN 37204-4506

LA ORILLA GROUP LLC
6509 DAWN VIEW DR NE
ALBUQUERQUE NM 87111

BOSQUE PLAZA HOLDINGS LLC
9388 VALLEY VIEW DR NW
ALBUQUERQUE NM 87114-4908

SCOTT WILLIAM D & LINDA W CO-TRUSTEES
SCOTT RVT
11817 BACCARAT LN NE
ALBUQUERQUE NM 87111-7600

DEL CARMEN ENTERPRISES LLC
7009 PROSPECT AVE NE
ALBUQUERQUE NM 87110

REID KEVIN L TRUSTEE REID RVT C/O REID & ASSOCIATES
6300 RIVERSIDE PLAZA LN NW SUITE 220
ALBUQUERQUE NM 87120

CHURCH OF CHRIST RIVERSIDE A NEW MEXICO NON PROFIT CORPORATION
3100 LA ORILLA RD NW
ALBUQUERQUE NM 87120-2504

CARNES CHAPIN P & SANDRA L
6408 WINTER HAVEN RD NW
ALBUQUERQUE NM 87120
August 30, 2017

Environmental Planning Commission
City of Albuquerque
600 2nd Street N.W.
Albuquerque, NM 87102

RE: EPC Hearing for Site Development at Lot 2, Bosque Plaza-Legacy Home Health and Hospice

On behalf of Legacy Home Healthcare Group, our team at ARIA Studio Consultants, Inc. is pleased to announce the development of the site at Lot 2, at Bosque Plaza. The site is at the SE corner of Coors and La Orilla, and is zoned (C-1).

With this site development, we are proposing a 8,898 NLSF retail/office building which can accommodate offices, and retail spaces for Legacy Home Health and Hospice. The site will also accommodate parking, landscaping and pedestrian connections per the requirements of the approved site plan for subdivision for Bosque Plaza.

We feel our project is compatible with the uses recommended at the center, and will improve upon the unimproved lot and drainage of the location. The architecture of the building, landscaping, and parking will enhance the locality and will provide a draw to area merchants.

Thank you for your consideration of our improvements in this neighborhood. If you have any questions please feel free to contact me at: Daniel@ariasinc.com or 505-506-2314

Sincerely,

Daniel Puzak, AIA, 8/30/2017
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

Certified Mail Fee
$  
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery

Postage
$  

Total Postage
$  

Postmark Here

Sent To

Street and Apt

City, State, Zip

PS Form 38

BOSQUE PLAZA HOLDINGS LLC
9388 VALLEY VIEW DR NW
ALBUQUERQUE NM 87114-4908

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

Certified Mail Fee
$  
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery

Postage
$  

Total Postage
$  

Postmark Here

Sent To

Street and Apt

City, State, Zip

PS Form 38

REID KEVIN L TRUSTEE REID RVT C/O REID & ASSOCIATES
6300 RIVERSIDE PLAZA LN NW SUITE 220
ALBUQUERQUE NM 87120

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

Certified Mail Fee
$  
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery

Postage
$  

Total Postage
$  

Postmark Here

Sent To

Street and Apt

City, State, Zip

PS Form 38

SCOTT WILLIAM D & LINDA W CO-TRUSTEES
SCOTT RVT
11817 BACCARAT LN NE
ALBUQUERQUE NM 87111-7600

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

Certified Mail Fee
$  
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery

Postage
$  

Total Postage
$  

Postmark Here

Sent To

Street and Apt

City, State, Zip

PS Form 38

CHURCH OF CHRIST RIVERSIDE A NEW MEXICO NON PROFIT CORPORATION
3100 LA ORILLA RD NW
ALBUQUERQUE NM 87120-2504

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

Certified Mail Fee
$  
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery

Postage
$  

Total Postage
$  

Postmark Here

Sent To

Street and Apt

City, State, Zip

PS Form 38

DEL CARMEN ENTERPRISES LLC
7009 PROSPECT AVE NE
ALBUQUERQUE NM 87110

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

Certified Mail Fee
$  
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery

Postage
$  

Total Postage
$  

Postmark Here

Sent To

Street and Apt

City, State, Zip

PS Form 38

CARNES CHAPIN P & SANDRA L
6408 WINTER HAVEN RD NW
ALBUQUERQUE NM 87120
SITE PLAN REDUCTIONS
D. SCREENING WALLS AND FENCES

Signs at Bosque Plaza are limited to wall signs and free-standing monument signs. The following are general guidelines for signage

1. No open areas are allowed to be screened with a four-foot fence.

2. A landscape strip of no less than 10 feet shall be maintained between a parking area and Bosque Plaza Lane.

3. Building-Mounted Signs
   a. Bosque Plaza is allowed one project monument sign.
   b. No more than one sign shall be attached to a building or site location.

4. Free-Standing Signs
   a. Bosque Plaza is allowed one free-standing business monument sign or one building-mounted sign for every 15 linear parking spaces.

5. The height of street lights and parking area lights shall be kept to a minimum necessary to meet safety requirements.

6. Landscape areas over 36 square feet in size shall be covered with living, vegetative material over at least 80% of the required landscape setback adjacent to Coors Boulevard. The signage standards were developed as reasonable criteria to regulate the size, location, type, and quality of sign materials in order to enhance and complement the visual character of the development.

B. SETBACKS

1. Minimum lot sizes of a minimum of 50 square feet shall be used. Signs shall have 2' clearance on either side of 12' in height, and edge and groundcovers shall be 1' wide in height, and signs and groundcovers shall be a one gallon container or larger.

2. All planting areas shall have a top dressing of crushed rock, soil, sand, or similar material, which must vary in color from the selected tree color. Planting materials shall be a minimum of 12 inches in height.

3. Canopy trees shall be planted for every 15 linear parking spaces.

4. The use of building and parking area setbacks is required to provide space for the creation of visually attractive streetscapes. Re-}

5. In order to comply with the Commons Corner Development Plan and create a pleasant and inviting environment using Bosque Plaza lanes, buildings shall be located on each site according to the following setback dimensions:

   a. All minimum from the Coors Boulevard 60' setback.

6. The Minnozzy Family has been designated as an important and significant tree species for Bosque Plaza.

7. Cross-pedestrian areas and pedestrian connections shall be designed on.

8. The project minimizes vehicular and pedestrian conflicts while providing for the protection of the parking area.

9. The project is designed to be compatible with the architectural theme of the building with compatible materials and colors utilized.

10. Refuse enclosures shall include gates.

11. A landscape strip of no less than 10 feet shall be maintained between a parking area and Bosque Plaza Lane.

12. The Minnozzy Family has been designated as an important and significant tree species for Bosque Plaza.

13. The Minnozzy Family has been designated as an important and significant tree species for Bosque Plaza.

14. High-pressure sodium lighting is prohibited.

15. An automatic underground irrigation system is required to support all landscaping. Irrigation components shall be checked and shall be provided where

16. All planting areas shall have a top dressing of crushed rock, soil, sand, or similar material, which must vary in color from the selected tree color. Planting materials shall be a minimum of 12 inches in height.

17. Canopy trees shall be planted for every 15 linear parking spaces.

18. The use of building and parking area setbacks is required to provide space for the creation of visually attractive streetscapes.

19. The Minnozzy Family has been designated as an important and significant tree species for Bosque Plaza.

20. The Minnozzy Family has been designated as an important and significant tree species for Bosque Plaza.

21. High-pressure sodium lighting is prohibited.

22. An automatic underground irrigation system is required to support all landscaping. Irrigation components shall be checked and shall be provided where

23. All planting areas shall have a top dressing of crushed rock, soil, sand, or similar material, which must vary in color from the selected tree color. Planting materials shall be a minimum of 12 inches in height.

24. Canopy trees shall be planted for every 15 linear parking spaces.

25. The use of building and parking area setbacks is required to provide space for the creation of visually attractive streetscapes.
II. CODE COMPLIANCE

A. Site Development Plan for Subdivision will comply with all requirements of the City and the Coors Corridor Sector Development Plan.

B. View Preservation

All buildings within the Bosque Plaza shopping center shall comply with the Coors Corridor Sector Development Plan (New Preservation Control Sections Inserted 04-06). The provisions to ensure view preservation shall be followed as authorization of the Coors Corridor Sector Development Plan.

1. Bosque and mountain views shall be maintained from the site in accordance with the Coors Corridor Sector Development Plan; view preservation regulations and set shall generally be available from public property locations such as parks, public outdoor areas and amenities.

2. The design of these features shall ensure that view scene are preserved and even enhanced.

C. SEAWALLS / EMBANKMENTS

To encourage and enhance the pedestrian nature of Bosque Plaza, sidewalks and street improvements are required in certain areas as an integral element of the overall design. Pedestrian connections shall be provided to physically connect the parcels adjacent to Coors Boulevard.

1. Sidewalks shall be provided along the interior street from a minimum of 5 feet to 4 feet wide. These shall be provided along.

2. Access to the Bosque trail system shall be from Coors Boulevard.

3. A sidewalk shall be provided along Coors Boulevard from the Ice Cream Stand to Bosque Plaza. The Coors Corridor Sector Development Plan illustrates the connectivity and pedestrian oriented environment that Bosque Plaza will provide.

4. To encourage pedestrian oriented conflict, a pedestrian trail shall be provided from Bosque Plaza lanes into each its.

5. Coordinate with lots 2, 3, and 4 is the Bosque Plaza intends to accommodate the pedestrian connection between lots 3 and 4.

6. Pedestrian access across Winterhaven Road shall be provided by the Coors Corridor Sector Development Plan. At which is approximately the midpoint of Bosque Plaza

L. PEDESTRIAN PLAN

To encourage and enhance the pedestrian nature of Bosque Plaza, the adjacent Pedestrian Plan is designed to accommodate the pedestrian access connections to and from the site and the connections within the site will provide for pedestrian movement.

1. The Primary Pedestrian Network is illustrated along Coors Boulevard and the Dr. Splick Trail. This provides for access across Coors Boulevard and the Dr. Splick Trail, toward the Bosque. This Primary Pedestrian Network also provides pedestrian connections to adjacent properties along Coors Boulevard in addition to Bosque Plaza Lane.

2. Bosque Plaza Lane provides a secondary Pedestrian Network on both sides of the east access trail along the roadway. As indicated on the Plan, two pedestrian connections are provided from Bosque Plaza Lane to individual lots.

3. Individual Business Access also includes the Plan. The Plan also provides for connections between each of these lots and to adjacent properties.

4. Future pedestrian access is indicated on the Plan for between lots 6 and 7 from these lots and Bosque Plaza Lane to Frontera Plaza to the southwest.

5. Pedestrian only access is indicated on the Plan for Frontera Boulevard Road to Bosque Plaza Lane.

6. Pedestrian only access is indicated on the Plan for Frontera Boulevard Road to Bosque Plaza Lane.

7. To comply with the Coors Corridor Sector Development Plan, pedestrian access for individual businesses shall not be via these access ways and shall be provided separately from vehicular access.

G. SITE ARCHITECTURAL OBJECTIVES

1. Site

The creation of an active pedestrian environment at Bosque Plaza is dependent upon creating prime pedestrian and architectural designation.

G. SITE ARCHITECTURAL OBJECTIVES

2. Territorial Style Elements for larger buildings (Only applicable to Lots 1): It is understood that the height and massing of larger buildings (not otherwise applicable to architectural design). Maintenance of the architectural character shall be taken into consideration in the proposals for larger buildings. Any additional elements to Lots 1 shall include:

a. Handcrafted architectural style shall be applied (the overall aesthetic). Primary colors shall be light brown;trim shall be white.

b. The facade shall be designed to be visually balanced and aesthetically pleasing.

c. Pedestrian areas shall be designed to encourage a pedestrian flow to the site.

d. All pedestrian paths shall be accessible to the handicapped [See Americans with Disabilities Act criteria for better detail].

2. Territorial Elements:

a. Pedestrian oriented signage shall be provided at the SW corner of the building (as shown below); and

b. An outdoor patio shall be provided and pedestrian benches at the portales along western and northern elevations.

3. Individual Business Pedestrian Access is also indicated on the Plan. The Plan also provides for connections between each of these lots and to adjacent properties.

3. Territorial Elements:

a. No drive up service window shall face Coors Boulevard.

b. The drive up service window and stacking lane shall be screened from public view and shall be integrated with the architecture of the building.

4. Local pedestrian access is indicated on the Plan from Winterhaven Road to Bosque Plaza Lane.

5. Pedestrian only access is indicated on the Plan for between lots 6 and 7 from these lots and Bosque Plaza Lane to Frontera Plaza to the southwest.

L. PEDESTRIAN PLAN

Prepared for:
Prepared by:
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5121 English Boulevard NE
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September 6, 2006
Amended 1/12/2017

Sheet 3 of 3

BOSQUE PLAZA

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