

## APPLICATION INFORMATION



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

### SUBDIVISION

- ☐ Major Subdivision action  
☐ Minor Subdivision action  
☐ Vacation  
☐ Variance (Non-Zoning)

### SITE DEVELOPMENT PLAN

- ☒ for Subdivision  
☒ for Building Permit  
☐ Administrative Amendment (AA)  
☐ IP Master Development Plan  
☐ Cert. of Appropriateness (LUCC)  
**STORM DRAINAGE (Form D)**  
☐ Storm Drainage Cost Allocation Plan

### Supplemental form

### S Z ZONING & PLANNING

- ☐ Annexation  
☐ County Submittal  
☐ EPC Submittal  
☐ Zone Map Amendment (Establish or Change Zoning)  
☐ Sector Plan (Phase I, II, III)  
☐ Amendment to Sector, Area, Facility or Comprehensive Plan  
☐ Text Amendment (Zoning Code/Sub Regs)  
☐ Street Name Change (Local & Collector)  
**L A APPEAL / PROTEST of...**  
☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

### APPLICATION INFORMATION:

**Professional/Agent (if any):** Tierra West LLC **PHONE:** 505-858-3100  
**ADDRESS:** 5571 Midway Park Place NE **FAX:** 505-858-1118  
**CITY:** Albuquerque **STATE** NM **ZIP** 87109 **E-MAIL:** \_\_\_\_\_

**APPLICANT:** Silver Leaf Ventures, LLC **PHONE:** 505-883-4131  
**ADDRESS:** 5319 Menaul Blvd. NE **FAX:** \_\_\_\_\_  
**CITY:** Albuquerque **STATE** NM **ZIP** 87110 **E-MAIL:** \_\_\_\_\_  
**Proprietary interest in site:** Owner **List all owners:** \_\_\_\_\_

**DESCRIPTION OF REQUEST:** Amendment to Site Development Plan for Subdivision & Site Development Plan for Building Permit

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.** Lots 1, 2 & 3 **Block:** \_\_\_\_\_ **Unit:** \_\_\_\_\_  
**Subdiv/Addn/TBKA:** North Andalucia @ La Luz  
**Existing Zoning:** SU-1 for C-2, O-1 & PRD **Proposed zoning:** No Change **MRGCD Map No** \_\_\_\_\_  
**Zone Atlas page(s):** E-12 **UPC Code:** 101206220010931201/101206215006131202/101206216302831203

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z, V, S., etc.): CZ-81-53/Z-91-17 SPR-81-21-14/Z-1522/AX-91/Z-89-2/ #s1000932, 1000965, 1002452 & 1003859

### CASE INFORMATION:

**Within city limits?** ☒ Yes **Within 1000FT of a landfill?** ☐ No  
**No. of existing lots:** 3 **No. of proposed lots:** 3 **Total area of site (acres):** +/- 23.89

**LOCATION OF PROPERTY BY STREETS:** On or Near: Coors Boulevard NW  
 Between: Montano Road NW and Mirandela Street NW

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: \_\_\_\_\_

**SIGNATURE** [Signature] **DATE** 10/26/11  
 (Print) Ronald R. Bohannon, P.E. **Applicant:** ☐ **Agent:** ☒

### FOR OFFICIAL USE ONLY

- ☐ INTERNAL ROUTING  
☒ All checklists are complete  
☒ All fees have been collected  
☒ All case #s are assigned  
☒ AGIS copy has been sent  
☒ Case history #s are listed  
☐ Site is within 1000ft of a landfill  
☐ F.H.D.P. density bonus  
☐ F.H.D.P. fee rebate

### Application case numbers

11EPC - 40067  
 \_\_\_\_\_  
 \_\_\_\_\_  
40068  
 \_\_\_\_\_

### Action

SBP **S.F.** \_\_\_\_\_ **Fees** \$385.00  
ADK \_\_\_\_\_ \$75.00  
CME \_\_\_\_\_ \$50.00  
ASPS \_\_\_\_\_ \$255.00  
 \_\_\_\_\_ \$ \_\_\_\_\_  
**Total** \$765.00

**Hearing date** December 8, 2011

[Signature] **10-27-11**  
 Planner signature / date

**Project #** 1003859

Form revised 4/07

**FORM P(1): SITE DEVELOPMENT PLAN REVIEW – E.P.C. PUBLIC HEARING**

- ☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"**  
☐ **IP MASTER DEVELOPMENT PLAN (EPC11)**  
 — 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval  
 — Scaled Site Plan and related drawings (folded to fit into an 8.5" by 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 (WTF) (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" by 14" pocket) **20 copies**.  
☒ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted.  
 (Folded to fit into an 8.5" by 14" pocket.) **20 copies**  
☒ Site Plans and related drawings reduced to 8.5" x 11" format (**1 copy**)  
☒ Zone Atlas map with the entire property(ies) precisely 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 submittal:

- Collocation evidence as described in Zoning Code §14-16-3-17(A)(6)  
 — Notarized statement declaring number of antennas 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 ¼ 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"**  
☒ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**  
☒ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **20 copies**  
☒ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **20 copies**  
☒ DRB 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.

Ronald R. Bohannon, P.E.

Applicant name (print)

Applicant signature / date



Form revised November 2010

- ☒ Checklists complete  
☒ Fees collected  
☒ Case #s assigned  
☒ Related #s listed

Application case numbers  
 11EPC - 40067  
 11EPC - 40068

Project #:

1003859

Planner signature / date



July 27, 2011

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

**RE: Lots 1, 2 & 3  
North Andalusia at La Luz**

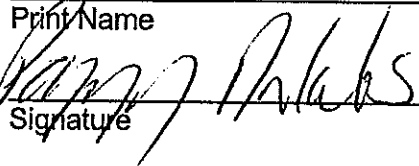
Dear Chairman Peterson:

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

**Peggy Daskalos**

Print Name

Signature



**Managing Partner, Silverleaf Ventures, LLC**

Title

7/27/11

Date



City of Albuquerque  
P.O. Box 1293 Albuquerque, New Mexico 87103  
**Planning Department**  
Deborah Stover, Director

**Richard J. Berry, Mayor**  
**Perry, CAO**  
**October 26, 2011**

**Robert J.**

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**SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation**

**Project Number(s):** 1003859  
**Case Number(s):** N/A  
**Agent:** TIERRA WEST, LLC  
**Applicant:** SILVER LEAF VENTURES, LLC  
**Legal Description:** LOTS 1, 2 & 3, NORTH ANDALUCIA @ LA LUZ  
**Zoning:** SU-1 FOR C-2, O-1 & PRD  
**Acreage:** +/- 23.89 ACRES  
**Zone Atlas Page:** E-12

**CERTIFICATE OF NO EFFECT:** Yes \_\_\_\_\_ No \_\_\_\_\_

**CERTIFICATE OF APPROVAL:** Yes   X   No \_\_\_\_\_

**TREATMENT PLAN REVIEW:** YES  
**DISCOVERY:** YES

**SUPPORTING DOCUMENTATION:**

Data Recovery Plan for LA 138927, LA 138928, and Features in Albuquerque, NM. (Toni R. Goar, P.I. Marron and Associates 2011).

**SITE VISIT: YES**

**RECOMMENDATION(S):**

- **CERTIFICATE OF APPROVAL IS ISSUED (ref O-07-72 Section 4C(1), preservation plan implemented). Field work completed and final report in preparation.**

**NOTE:** This Certificate of Approval is issued for compliance purposes with reference to the Albuquerque Archaeological Ordinance only. Compliance with the above-referenced data recovery plan and final project sign-off is under authority of the New Mexico Historic Preservation Division. Post-excavation monitoring of earth-moving activity required as part of site construction.

**SUBMITTED:**

Matthew Schmader, PhD *Matthew F. Schmader*  
Superintendent, Open Space Division

gall

# TIERRA WEST, LLC

December 23, 2011

Ms. Catalina Lehner, Senior Planner  
Planning Department  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: Preliminary Review Comments  
Project # 1003859**

Dear Ms. Lehner:

Per your correspondence dated December 16, 2011, regarding the above referenced property, please find the following responses addressing the comments listed below

**1. Site Development Plan for Subdivision:**

- A. Requests to modify access on Montano Rd., a limited access roadway, must be considered through the Mid-Region Council of Governments (MRCOG) process. Please provide any documentation you have regarding this process.

**The letter was included in the previously submitted package.**

- B. The copy of the North Andalucia at La Luz site development plan for subdivision (04EPC-01845) came out blurry and is hard to read. Please place the proposed revisions on a clearer copy.

**We obtained another copy of the Site Plan for Subdivision from Consensus Planning and this is the best copy we can obtain.**

- C. The explanation of the proposed amendment (#4 in a triangle) needs to be placed after amendments 1 and 2, near the bottom of the sheet. Include an explanation of the additional acreage proposed to be reallocated to C-2 uses.

**The proposed amendment #4 was relocated on the plan as we discussed in our meeting last week.**

- D. A #4 in a triangle needs to be added near the bottom of the sheet so a date can be inserted later. (Note: the #3 amendment will be used for the project at the NE corner of Coors Blvd. and Learning Rd.).

**The keyed note was added and we allowed for a space to place amendment #3.**

- E. Please address the change in allocation of C-2 uses proposed. The 2005 approved total is 22.51 acres (10.23 + 12.28). The zoning descriptor indicates a +/- 23.3 acres max. is allowed. The proposed Tracts 1A-D, at 9.72 acres, is 0.51 acre less. The proposed Tracts 2A-C is 0.26 acre more, for a net change of 0.29 acre (more of C-2 uses).

**This was a rounding error in the area calculations and the areas for the tracts were corrected and now total 22.51 acres.**

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

- F. Note: regarding the O-1 uses, I calculate the following: The proposed Tract 2A (0.71 acre) and the proposed Tract 3A (0.67 acre) add up to 1.38 acres, which is the same acreage as the approved Tract 3, so no change.

**We concur.**

- G. The proposal must comply with the Goals and policies in the Comprehensive Plan, the Westside Strategic Plan, the Coors Corridor Sector Development Plan (which includes View Regulations), the Large Retail Facility (LRF) Regulations and the North Andalusia at La Luz Design Standards.

**We concur.**

**2. "Overall Site Plan" and Site Development Plan for Building Permit:**

Overarching:

- A. Re-label the "Overall Site Plan" as an illustrative master plan.
- B. The illustrative master plan must address the components of the definition of site development plan for subdivision found in Zoning Code 14-16-1-5, in narrative format in the following order, in the large, blank space on the right-hand side of sheet C5:
- i. The site, proposed use.
  - ii. By lot (a table would be OK here, only): maximum building height, minimum building setback, maximum FAR.
  - iii. Pedestrian ingress and egress, vehicle ingress and egress, internal circulation.

Note that an illustrative master plan does not include details that typically go on a site development plan for building permit, such as most of the details listed below.

- C. A signature block is needed on both the illustrative master plan and the site development plan for building permit.

**The "Overall Site Plan" was removed from the set since all of the information shown on that plan was either contained on the Amended Site Plan for Subdivision or Site Plan for Building Permit. Therefore items A, B, and C need not be addressed.**

Specifics:

- D. Include a statement that the site development plan for building permit is required to comply with the Design Standards in the North Andalusia at La Luz site development plan for subdivision.

**This statement is reflected in Site Plan Note #2.**

- E. Easement information goes on the site development plan for building permit. Indicate zoning for the site below the vicinity map.

**Easement information is shown on the Site Plan for Building Permit and the zoning was added under the Vicinity Map.**

- F. See B above and provide what is requested for the illustrative master plan. Parking and landscaping calculations are not needed for the future lots. The parking and landscape calculations are required on the site development plan for building permit sheet for Lot 1.

**All of the required calculations are shown in the Site Data table and follow the zoning code.**



- G. Show the math for the parking calculations, including the calculation rate used, the steps and the results for the required and provided parking.

**All of the required calculations are shown in the Site Data table and follow the zoning code.**

- H. Specify material for all pedestrian connections (textured and/or colored concrete, thermoplastic).

**All pedestrian connections shall be colored, patterned concrete as called out on Sheet C4.**

- I. Clearly demarcate pedestrian crossings with special paving treatment where they cross vehicular entrances and drive aisles (Design Standards, Sheet 2). Add such crossings across the entrances on Mirandela St. and across the area near the roundabout.

**The pedestrian connections across the vehicular entrances were added to Sheet C4.**

- J. Dimension all sidewalks and pedestrian paths. Use consistent symbols for each different type of pathway.

**All pedestrian connections utilize the same symbol and are dimensioned.**

- K. Where pedestrian connections do not continue or stop, connect them. Pedestrian access shall be provided to link structures to the public sidewalk (Design Standards, Sheet 2).

**All pedestrian walkways connect to the building or the public sidewalk.**

- L. Ensure that a six feet clear path will be maintained. Amenities, landscaping, etc. may not encroach into the clear area (ZC 14-16-3-18).

**This statement is reflected in Site Plan Note #13.**

- M. Instead of striping, provide a raised, textured concrete crossing in front of the entrances. Indicate color, material and amount raised.

**Our client wishes to distinguish this area from the pedestrian walkway that runs along the access aisle in front of the store and would like it to remain as shown on the Site Plan for Building Permit and detailed on Sheet C15.**

- N. Correct the parking calculations to match the number of spaces drawn. Handicap spaces are counted in the vehicle space total, but motorcycle spaces are not.

**The parking calculations were updated and include all of the handicap and motorcycle parking.**

View Plane Analysis:

- A. The contour line (as shown in AGIS) that runs along the eastern edge of the east driving lane of Coors Blvd. is 5,001 ft. I don't understand where 5003.26 comes from. For the 4 feet above the roadway, I get 5005.

**The elevation of 5003.26 comes from the ALTA survey that was completed for this site. The ALTA survey included a new topographic survey to establish the existing grades in detail and was completed using the 1988 Datum as required by City regulations. A copy of the ALTA was sent to you via email on December 19<sup>th</sup>. We are**

**not aware of how the contours shown on AGIS were established and what datum they are on.**

- B. On the grading and drainage plan, turn on the layer that shows the elevations of the contour lines.

**The elevations for the index contours were added in more places on the Sheet C10.**

- C. The view plane diagrams should be scaled.

**The scale for the View Planes is 1"=50' and is shown on the lower right corner of Sheet C5.**

- D. To be meaningful, view line C must touch the proposed building. Adjust the view line accordingly.

**View line "C" was removed from the exhibit.**

- E. View line B does not touch the highest portion of the proposed building. Adjust the view line downward so that it goes through the middle of the building, where the height is 34 ft.

**View line "B" was shifted to pass through the highest point of the building.**

- F. View line A touches the portion of the proposed building that is 28.75 feet tall, not 28 feet tall.

**The cross-section for view line "A" was updated to reflect the latest building elevations.**

- G. Use the elevation numbers to label the ground level, the 4 feet view plane line and the building height on all view plane diagrams. Indicate the difference between the numbers.

**The elevation numbers were changed to the format we discussed in our meeting last week.**

- H. Regarding the modeled results, the three view lines ("stations") looking east need to correspond to the locations of the view lines on the first view analysis sheet.

**The view plan lines shown on Sheet C6 with the superimposed building were added to demonstrate the view to the trees in the Bosque are not impeded, which was a concern raised in the facilitated meeting. This also demonstrates compliance with the Coors Corridor Plan (except for the middle massing element encroaches one foot more than allowed). This encroachment balances the Coors Corridor Plan requirements with the Large Retail Facility Elevations. These views were added in addition to the Coors Corridor view alignments shown on Sheet C5. We have added a short narrative to explain the purpose of the view plan pictures on Sheet C6.**

Elevations: **Sheets provided by the Architect address all of the comments listed below.**

- A. Indicate common name colors on the color legend.
- B. Verify the paint colors Empire Gold and Meadowlark. They don't appear in my SW paint sampler. Are they from another manufacturer?
- C. Show a dimension box (dotted lines) around building-mounted signage. Indicate dimensions and square footage on the elevations sheet and the detail sheet (see F below).
- D. Dimension the elevations horizontally.



- E. Specify lighting for each building-mounted sign.
- F. Though the canopies and trellises were slightly extended, they need to be extended more as to protrude sufficiently to provide shade for pedestrians. Creating a pedestrian environment is a primary goal of the Design Standards and the LRF regulations. The canopies and trellis need to be functional, not just decorative.
- G. Label and show building-mounted lighting in vehicular and/or storage areas. It cannot be higher than 20 feet (Coors Corridor Sector Development Plan (CCSDP), p. 98).
- H. Add a note re: mechanical equipment shall be screened from public view (CCSDP, p. 100).
- I. The color rendering set does not match the elevations in terms of building design and colors used. Provide an accurate set of color renderings.
- J. I noticed that the colors used in the rendering aren't all that close to the colors in my SW paint sampler. To illustrate color, it would be more effective to bring in color samples painted on the material as proposed.
- K. Additionally, some of the colors used appear really dark. The building would be more sensitive to the context of the built environment if some colors are "bumped up" on the paint strips to be a lighter color (ex. Cobble Brown to Down home), while maintaining low LRVs ( $< \text{ or } = \text{ to } 45\%$  ).

Detail Sheets:

- A. Two detail sheets (which were provided before) are still needed. The revised site plan set has 1 detail sheet because some of the details provided previously were eliminated. Reinstate the details (except for the sanitary sewer cleanout details, which are on the utility plan) and add the new details requested in the first memo and/or herein to the detail sheets.

**The detail sheet was expanded to two sheets with the additional details requested.**

- B. Re-instate the "plan view" of the refuse enclosure area, in addition to the elevation (already provided). Specify color of walls and gates: "to match" or "by architect" are not specific.

**The plan view of the compactor area was added to Sheet C12.**

- C. Wood is not an appropriate material for gates in this climate and creates a maintenance problem. Use another material, such as metal. Note: The LRF regulations prohibit faux wood- Ref. (6)(c)(1).

**The wood gate was changed to a metal gate.**

- D. Specify lighting or indicate none as a note for the monument sign details.

**A note was added to the monument sign details that each sign variation would be internally lit.**

- E. Re-instate the parking lot light pole detail.

**The parking lot light pole detail was added to Sheet C13.**

- F. Provide detail for pedestrian lighting. Add notes regarding maximum height and illumination (design standards). Must be ornamental style (see the LRF Regulations).

**A pedestrian light pole detail was added to Sheet C13.**

- G. Provide a detail for each type of pedestrian connection (i.e.-crosswalks, drive-aisle crossings, pathways, etc.).

**All of the pedestrian connections are intended to be the same so only the one detail is provided on Sheet C12**

- H. Provide a detail of the 8 ft. trail in the landscape buffer abutting Coors Blvd. The design standards have this detail (see sheet 2).

**This detail is shown on the landscape plans, Sheet C7.**

- I. What is "associate parking"? The symbol on the legend isn't shown on the site development plan.

**Associate parking is for store employees and we have removed this designation from the plans.**

Landscaping Plan:

- A. Ensure that minimum distance between tree and back of curb is 2 ft. (Ref: Street Tree Ord.)

**The Landscape Plan has been reviewed and no tree is within 2' of a back of curb.**

- B. Increase landscaping coverage with living, vegetative material in areas where cobble is shown, including but not limited to, the buffer on the Coors side and landscape areas on the north and eastern sides.

**The Landscape Plan has already been modified to increase the plant material coverage, specifically in the cobble areas, and meets the required percentage for coverage of landscape area with living plant materials.**

- C. Reference the Irrigation Standards in 6-1-1-10 ROA 1994.

**As discussed, an emitter detail has been added to the 2<sup>nd</sup> sheet.**

- D. Fix the landscaping calculations based on acreage. Show the calculations, steps and results.

**The calculations are provided which indicate that the landscape plan is in compliance with the requirements.**

- E. How was the figure for impervious area calculated?

**The impervious area is the site area minus the building footprint and landscape areas, which generally includes all parking lots, drive aisles and paved service/delivery areas.**

- F. I count 424 parking spaces. The sheet says 450 and the landscaping plan says 462. Use the same number consistently.

**The site layout has been revised and includes 480 spaces; our parking lot tree requirement is based on this number.**

- G. Add notes regarding planting beds at grade and use of notches for water harvesting.



**This note was added.**

- H. Show location of notches and provide a notch detail.

**The notches are identified on the Site Plan, and a detail has been provided on the site plan as well. We have added a note that references the Site Plan and Grading Plan.**

- I. Replace the Golden Rain Tree in the planters. It has a high water requirement, and is likely to die and become a maintenance problem.

**The Golden Rain Tree is a medium water use tree and is perfectly suited to be located in the planters and therefore has not been substituted.**

- J. Provide a detail (on the second landscape page) of the landscaping in front of the entrance. It is unclear if the proposed trees are in pots or planters or the ground.

**An enlargement of the area in front of the store was provided on sheet 2 with the raised planters and tree wells clearly labeled. We have also included a cross section of the screen wall and landscape area along Mirandela.**

### **3. Design Standards- North Andalucía at La Luz**

*The following is a preliminary list of instances of non-compliance with the Design Standards, noting which standard, by topic, and whether a revision is needed to demonstrate compliance.*

*Compliance with all of the design standards is required, as noted on the site development plan for building permit.*

Purpose: Explain how you believe the proposal addresses the design standards' primary goal for the property: "to achieve a vibrant, mixed-use community that fosters pedestrian accessibility and maintains a village-type character."

**This plan achieves a vibrant, mixed-use community that fosters pedestrian accessibility and maintains a village-type character that is appropriate for a designated Community Activity Center by providing numerous pedestrian connections from this property to the proposed multi-family developments and school to the south as well as the future commercial developments to the north. Pedestrian walkways also connect to the existing trail network that leads to the Bosque area and existing bike trail. The pedestrian connections are shaded with abundant trees and varieties of shrubs along with amenities such as raised planters, benches and shading structures. The ultimate design of the shopping center combined with the multi-family development (which together comprise the master planned North Andalucía at La Luz project) provide for a mixed use development with numerous shopping/employment opportunities within walking distance of the residential areas.**

Pedestrian & Site Amenities: A pedestrian-friendly environment is a primary design objective. High-quality and consistency in benches, plazas, walkways and lighting will help achieve this. Address benches and lighting by providing details and indicating locations, and explain how benches, plazas, walkways and lighting are consistent.

**This site provides for numerous pedestrian connectivity and amenities. All of the pedestrian connections are colored patterned concrete and heavily landscaped. Ornamental pedestrian scale lighting is provided along each path as shown on Sheet C4 and detailed on Sheet C15. Raised planters and benches are provided along the walkway in front of the store and in the designated plaza areas. Details of the ornamental benches are provided on Sheet C15. All lighting, benches and pedestrian connections are consistent throughout this project as**



**demonstrated on the Site Plan for Building Permit and are consistent with the requirements provided and detailed on the Amended Site Plan for Subdivision.**

Trails & Sidewalks:

Bullet 2- provides information.

**This development has no private trails.**

Bullet 3- provides information.

**All site plans are required by federal regulation to provide for ADA accessible routes to the front door. This site complies with this requirement with slopes being 2% or less for the ADA routes to the building front. This is demonstrated by the Conceptual Grading Plan and will be further defined when the Grading Plan for Building Permit is submitted to the City for review.**

Bullet 6- revisions needed.

**All pedestrian crossings are clearly demarcated on the Site Plan for Building Permit.**

Bullet 8- revisions needed.

**Bicycle racks are shown and called out on the Site Plan for Building Permit as keyed note #23.**

Parking:

Bullet 2- revise calculations check count and demonstrate compliance.

**All required calculations are shown in the Site Data table and comply with the Zoning Code**

Parking Area Setbacks: Bullet 1- check, esp. parking near SE corner.

**All parking areas meet the setbacks specified in the Design standards, including the southeast corner of the site.**

Screening/Walls & Fences:

Bullet 2- provide information/detail.

**Detail for screen walls and retaining walls provided on Detail Sheet C12**

Bullet 3- provide information/detail.

**Perimeter wall locations specified on the Site Plan for Building Permit include pedestrian openings, as required by the Design Standards.**

Bullet 5- add note. Screen opening on E elevation.

**Retaining wall material is split face CMU, which is in compliance with the Design Standards.**

Architecture:

Commercial building style paragraph- i) add notes re: ground and mechanical equipment screening, and ii) add articulation to the E elevation. All sides required to be similarly articulated.

**All mechanical equipment is screened and Site Plan note #9 on the Site Plan for Building Permit addresses the need to screen the roof top units. Any ground mounted units are already being screened from the public right of way by the use of landscaping and a perimeter wall. All sides of the building are articulated to meet the Large Retail Facility Zoning Code.**

Non-Residential & Multi-Family Residential Standards:

Bullet 1- Refer to Zoning Code 14-16-3-18, site design regulations. Revise to comply with these subsections: Pedestrian features and Outdoor seating.

**Pedestrian features and outdoor seating is provided for along the main pedestrian corridor in front of the building. Shade structures and raised planters along with benches are provided at numerous locations. Trees are provided along the front of the major façade at a rate of one tree for every 30 feet of building façade for a total of 12 trees. Canopies and trellis are also provided at numerous points along the major façade.**

Bullet 3- Revise. Add additional features to create a departure from generic, franchise architecture.

**Plans provided by the Architect to address this comment.**

Lighting:

Bullet 2- provide detail.

**All lighting is required to follow the New Mexico Night Sky Ordinance and all lighting on this site will have full cut off so there is no bleed over. Lighting details are provided on Sheet C13.**

Bullet 5- provide detail and location of ped-scale lighting.

**The locations of the pedestrian lighting are shown on the Site Plan for Building Permit and a detail is shown on Sheet C13.**

Signage:

Bullet 3- revise. Minor monument sign not allowed on Mirandela.

**There is nothing stating a sign cannot be placed on Mirandela. This bullet only states which signs are allowed on Coors Blvd. and Montano. As stated in Bullet 2 of this section Entry signs are allowed and shall be monument type.**

Bullet 6- provide information.

**All signage as proposed complies with this requirement.**

Bullet 9- revise all building mounted signage to ensure it does not exceed 6% of the façade to which it is applied.

**See the Architectural sheets, which show the height of the sign.**

Bullet 11- provide information.

**The starburst design and the word "Walmart" constitute the company's business logo and would be allowed on a plastic panel sign. The signs for the development are all located in non-residential areas of the property.**

Utilities:

Bullet 5- revise. Minimum easement width is 7.5 ft.

**All proposed utility easements are 20 feet wide. The only easement shown less than 7.5 feet wide is a sidewalk easement which doesn't fall under this requirement.**

Unique Street & Traffic Calming Standards:

Bullet 1- revise. Include landscape parkway.

**Landscaping parkways have been provided. Please see Sheet C7.**

Bullet 2- add notes.

**Notes for the handicap ramps have been added to the Site Plan for Building Permit and the detail is shown on Sheet C12**

Transportation Demand Management (TDM):



Bullet 1- revise. Add carpool spaces.

**Carpool spaces were added to the north side of the building as shown on the Site Plan for Building Permit.**

Bullet 4- revise. Add bicycle racks/spaces.

**Bicycle racks are shown on the Site Plan for Building Permit as Keyed Note #23 and detailed on Sheet C12.**

#### **4. Large Retail Facilities (LRF) Regulations**

*The following is a preliminary list of instances of non-compliance with the LRF regulations, noting where improvement is needed. These comments relate primarily to site layout and not elevations, which are addressed in a separate memo. Page references are to Zoning Code 14-16-3-2, Shopping Center Regulations.*

##### Site Design:

- A. p. 3-12, (2)(b)(2)- LRF's are "required to be located adjacent to and have primary and full access to a street designated as at least a collector". Coors Blvd. is a principal arterial. However, the access to Coors Blvd. is right-in, right-out. Full access is needed to comply with this regulation.

**Section 14-16-1-5 defines "Large Retail Facility" as "a shopping center site with a main structure of 75,000 square feet or more is a Large Retail Facility." The site plan for building permit for the Walmart store should not be viewed independently of the larger "shopping center" site which has full access at Learning Road. The City's Zoning Enforcement Officer, Ms. Juanita Garcia, has considered this issue and determined that the LRF site meets the access requirements of Section 14-16-3-2(D)(2)(b), and this determination is consistent with precedent already established by the City in its approval of a Lowe's at Hotel Circle (Case No. 08EPC40071, Project No. 1007320).**

- B. p. 3-14, (3)(a)- Maximum allowable block size is 360 feet by 360 feet (see exception in c and in C below). Driveways shall be between 60 and 85 feet wide and shall include items 1 through 6, as listed: two travel lanes, two parking rows (permitted, not required), two landscape buffers, two pedestrian walkways, pedestrian-scale lighting, standup curb. These items are used to create and differentiate the blocks. (Note: see the November 18, 2011 memo for details). *Double landscape buffers are provided for the east-west block divider, but not for the north-south block divider (#3). A pedestrian-scale lighting detail is needed and locations must be shown (#5) to demonstrate compliance. Stand-up curb must be shown in these locations to demonstrate compliance (#6).*

**Pedestrian scale lighting is provided and shown on the Site Plan for Building Permit. All curb is raised and is called out on the Site Plan for Building Permit.**

- C. p. 3-14, (3)(c)- Block expansion is allowed if the structure covers at least 80% of the block. However, in the proposed site layout, the building does not. *No change. This block expansion provision cannot be applied since the structure covers less than 80% of the block. Therefore, the block size where the building is sited is non-compliance with (3)(a).*

**Applicant believes that the intent of the ordinance has been met and the proposed block is approvable under Section 14-16-3-2(D)(3)(d).**

- D. p. 3-14, (3)(b)- Primary and secondary driveways that separate blocks are required to be between 60 and 85 feet wide. *Driveways separating the blocks, which need to be dimensioned, are approx. 22 feet and 24 feet wide and therefore do not comply.*



**The driveways should be measured from parking space to parking space since that is part of the definition for the driveway to divide a block. Therefore the driveways shown on the Site Plan for Building Permit are all within the 60'-85' range.**

- E. p. 3-15, (5)(b)(2)- Place parking on at least two sides of the proposed building, so it does not dominate building or street frontage. Note that parking requirements may be met by spaces located on a block immediately adjacent [see (5)(b)(3)]. *The majority of parking is on the western side (435 spaces). Though parking is provided on the north and south sides of the building (49 spaces), parking still dominates the building on the street frontage side.*

**The City has approved other LRFs for which parking dominated the site. Specifically, the Lowe's at Hotel Circle (Case No. 08EPC40071, Project No. 1007320) and the Lowe's at Unser Crossing (Case No. 08EPC40034/40035/40039, Project No. 1007204). Applicant notes that the parking field is more than 10 feet below the street grade along Coors Blvd. and is screened with double rows of trees to help provide a buffer.**

- F. p. 3-15, (5)(b)(4)- "Every third double row of parking shall have a minimum ten foot wide continuous walkway dividing that row" and shall be shaded. *The previous submittal complied but this one does not. The walkway in the middle (leading towards the garden center area) is required to be 10 feet, not 8 feet wide. Shading is required for the whole walkway, not just in places.*

**The sidewalk in the double row of parking was widened to 10 feet and landscaping is provided along its length.**

- G. p. 3-17, (5)(h)(4)- Water conservation techniques, such as water harvesting and permeable paving, shall be used where possible. Place curb notches into curbing of landscaping beds to harvest water as supplemental irrigation. The landscape beds need to be at grade. *Curb notches need to be shown on the landscape plan and the grading and drainage plan, in places where water can flow through them. Add notes to ensure that landscape beds will be at-grade. Permeable paving near tree wells would be beneficial to help the trees survive and filter water as it flows toward the Bosque.*

**Curb notches are shown on the Site Plan for Building Permit and the Conceptual Grading Plan. A detail is provided on Sheet C12. A note stating landscape beds shall be at grade was added to the Landscape Plan.**

- H. p. 3-18, (5)(i)- Ensure that pedestrian walkways are the required 8 ft. minimum wide (except for the third double row of parking which is 10 ft.- see F above) and that the walkways are constructed of materials other than asphalt (textured, colored concrete or thermoplastic). *Some walkways (ex. south side) are 6 feet wide and don't meet the minimum width. Details regarding material type have been removed. Provide a legend to demonstrate what material each texture shown corresponds to.*

**All pedestrian crossings are the same width as the sidewalks they connect to and are dimensioned on the Site Plan for Building Permit.**

- I. p. 3-18, (5)(i)- Ensure that pedestrian walkways along internal driveways or internal streets are lined with shade trees and pedestrian scale lighting as required. *Pedestrian scale lighting details not provided and locations aren't shown.*

**All sidewalks are lined with trees and pedestrian scale lighting as shown on the Landscape Plan and Site Plan for Building Permit.**



- J. p. 3-18, (5)(k)(1)- Ornamental poles and luminaries, max. 16 ft., shall be used as pedestrian lighting. Provide detail and show on site development plan. *Detail of pedestrian-scale lighting not provided and locations not shown.*

**A pedestrian scale light pole detail was added to Sheet C13.**

- K. p. 3-18, (5)(k)(3)- All on-site lighting fixtures shall be fully shielded. *Detail needed to demonstrate compliance.*

**All site lighting complies with the New Mexico Night Sky Ordinance and the details shown on Sheet C13 demonstrate the cut-off nature of the lights being used on site.**

- L. p. 3-19, (5)(l)- Add note stating that any outdoor retail displays will not interfere with pedestrian movement. *Note not added.*

**This statement is reflected in Site Plan Note #13.**

- M. p. 3-19, (5)(m)- Transit stop(s) shall include a covered shelter with seating. Indicate the location of any transit stops/shelters. *Not indicated, note not added.*

**The Transit stop relocation is detailed in Site Plan Note #21.**

- N. p. 3-19, (6)(a)(1)- Main structures are required to be screened from the adjacent street by means of smaller buildings, Retail Suite Liners, or 20' wide landscape buffers with a double row of trees. Provide one of the options for screening the proposed building. *None of these has been provided, so the proposal does not comply.*

**The main structure is screened by a double row of trees along Coors Blvd. and by an 8 foot tall screen wall on top of a 3 foot tall landscape berm along Mirandela Rd. which is also heavily landscaped.**

- O. p. 3-24, (D)(8): A Maintenance Agreement is required. *Not provided.*

**A form of Maintenance Agreement was provided by e-mail on December 21, 2011.**

Elevations: **Sheets provided by the Architect to address the comments listed below.**


- P. p. 3-16, (5)(d)(2)- All signage shall be designed to be consistent with the architectural style of the building. Provide details of all proposed signage, including materials, colors, dimensions and lighting. *Lighting information is still needed. Specify if the signage is individual channel letters or plastic panels.*
- Q. p. 3-19, (6)(b)(1)- Ensure that the façade with the primary customer entrance, and façades adjacent to public streets, plazas or internal driveways, contains Retail Suite Liners, display windows, or a recessed patio at a minimum depth of 20 feet. A combination of all three is ok, but these must be provided along 50% of the façade length. Where patios are provided, at least one of the recessed walls shall contain a window. *The patio is required to contain shading and seating. None of these requirements have been met. The recessed patio would be at the main entrance, recessed from it at least 20 feet. To make 50% of the façade length, the patio can be combined with other options such as display windows. The patio is required to have seating and shading as required.*
- R. p. 3-20, (6)(b)(2)- Every 30,000 gross square feet of structure shall be designed to appear as a minimum of one distinct building mass with different expressions. For the proposed 98,901 sf building, three distinct building masses are required. They must look separate and distinct.

Ensure that building mass is broken up so the building appears as smaller, distinct components that are articulated as required. *This has not occurred; the building still looks like one building. Breaking it up to appear as 3 distinct, smaller buildings (west elevation), will lessen the impact of its mass and make it sensitive to the context of the built environment. More pronounced changes in height, and using materials and color combinations to make each of the 3 parts distinct, will help achieve compliance.*

- S. p. 3-20, (6)(b)(2)- The building masses (three, in this case) mentioned above are required to have a change in visible roof plane or parapet height. No more than 100 feet of length may occur without a vertical offset of at least 24 inches (2 feet). *The minimum offset is 2 feet. More height differentiation (ex. 4 feet) would help the building appear as if it were 3 distinct buildings, which is required pursuant to (5)(a)- see also P above. Two feet is the minimum; a greater off-set would provide more differentiation between masses of the building.*
- T. p. 3-20, (6)(b)(4)- Facades adjacent to a public right-of-way or internal driveway and facades that contain a primary customer entrance shall contain features that provide shade along at least 40% of the length of the façade. *The canopies and trellises add up to approximately 41% of the façade now. However, the purpose is to provide shade for pedestrians. One trellis protrudes 6 ft. and another 4 ft. and are too short to provide much shade. Canopy protrusion is unknown; also, pedestrians won't walk through a drive-thru so these canopies don't count. The trellises need to be extended both lengthwise (to make up for not counting the canopies) and extended further from the building. Columns to support them can be used.*
- O. 3-20, (6)(c)(2)- Design of the external walls and the principal entrance must include 3 of the options listed in that section (items a through j). The walls have accenting (item i); 2 more options need to be applied. The building has multiple finishes (item a); two more options need to be applied. *The wall detail shows accenting (item i) and a projecting cap (item b). One more option needs to be applied; another finish option (item a) such as stucco, would work. Regarding the building, trellises have been added. It is unclear if the cornice projects; specifics are needed. Another design option is required: slate or tile work, and/ or lintels and/or transoms and/or wall accenting. Any or a combination of these would work.*

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

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Michelle Henrie  
Mary Kendall  
JN: 2011001  
RRB/JN/kdk



December 16, 2011

TO: Jon Niski, Tierra West LLC  
CC: Ron Bohannon, Tierra West LLC

FROM: Catalina Lehner, Senior Planner, Planning Department  
CC: Carmen Marrone, Current Planning Manager, Planning Department

TEL: (505) 924-3814 and (505) 924-3935, respectively

RE: Project #1003859  
Amendment to the North Andalucia at La Luz Site Development Plan for Subdivision  
Site Development Plan for Building Permit- Large Retail Facility

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We have completed a preliminary review of the revised site development plan set dated 12-7-'11. The purpose of this memo is to provide details regarding the request and to facilitate the continued discussion of applicable regulations and design standards. Comments regarding the proposed elevations are included.

Notes: 1) Items not addressed, or insufficiently addressed, in the revised plan set are repeated in this memo. 2) The view plane demonstration was not analyzed, since you mentioned the sheets provided are preliminary.

Timeframes: By the close of business on Thursday, December 22, 2011, please provide the following:

- ⇒ 14 full-sized, revised sets of drawings (including a non-preliminary view analysis) with a change date.
- ⇒ 14 of any color exhibits (ex. elevations).
- ⇒ 1 reduced set.

#### **1. Site Development Plan for Subdivision:**

- A. Requests to modify access on Montano Rd., a limited access roadway, must be considered through the Mid-Region Council of Governments (MRCOG) process. Please provide any documentation you have regarding this process.
- B. The copy of the North Andalucia at La Luz site development plan for subdivision (04EPC-01845) came out blurry and is hard to read. Please place the proposed revisions on a clearer copy.
- C. The explanation of the proposed amendment (#4 in a triangle) needs to be placed after amendments 1 and 2, near the bottom of the sheet. Include an explanation of the additional acreage proposed to be reallocated to C-2 uses.
- D. A #4 in a triangle needs to be added near the bottom of the sheet so a date can be inserted later. (Note: the #3 amendment will be used for the project at the NE corner of Coors Blvd. and Learning Rd.).



- E. Please address the change in allocation of C-2 uses proposed. The 2005 approved total is 22.51 acres (10.23 + 12.28). The zoning descriptor indicates a +/- 23.3 acres max. is allowed. The proposed Tracts 1A-D, at 9.72 acres, are 0.51 acre less. The proposed Tracts 2A-C are 0.26 acre more, for a net change of 0.29 acre (more of C-2 uses).
- F. Note: regarding the O-1 uses, I calculate the following: The proposed Tract 2A (0.71 acre) and the proposed Tract 3A (0.67 acre) add up to 1.38 acres, which is the same acreage as the approved Tract 3, so no change.
- G. The proposal must comply with the Goals and policies in the Comprehensive Plan, the Westside Strategic Plan, the Coors Corridor Sector Development Plan (which includes View Regulations), the Large Retail Facility (LRF) Regulations and the North Andalusia at La Luz Design Standards.

## **2. "Overall Site Plan" and Site Development Plan for Building Permit:**

### Overarching:

- A. Re-label the "Overall Site Plan" as an illustrative master plan.
- B. The illustrative master plan must address the components of the definition of site development plan for subdivision found in Zoning Code 14-16-1-5, in narrative format in the following order, in the large, blank space on the right-hand side of sheet C5:
  - i. The site, proposed use.
  - ii. By lot (a table would be OK here, only): maximum building height, minimum building setback, maximum FAR.
  - iii. Pedestrian ingress and egress, vehicle ingress and egress, internal circulation.

Note that an illustrative master plan does not include details that typically go on a site development plan for building permit, such as most of the details listed below.

- C. A signature block is needed on both the illustrative master plan and the site development plan for building permit.

### Specifics:

- D. Include a statement that the site development plan for building permit is required to comply with the Design Standards in the North Andalusia at La Luz site development plan for subdivision.
- E. Easement information goes on the site development plan for building permit. Indicate zoning for the site below the vicinity map.
- F. See B above and provide what is requested for the illustrative master plan. Parking and landscaping calculations are not needed for the future lots. The parking and landscape calculations are required on the site development plan for building permit sheet for Lot 1.
- G. Show the math for the parking calculations, including the calculation rate used, the steps and the results for the required and provided parking.

- H. Specify material for all pedestrian connections (textured and/or colored concrete, thermoplastic).
- I. Clearly demarcate pedestrian crossings with special paving treatment where they cross vehicular entrances and drive aisles (Design Standards, Sheet 2). Add such crossings across the entrances on Mirandela St. and across the area near the roundabout.
- J. Dimension all sidewalks and pedestrian paths. Use consistent symbols for each different type of pathway.
- K. Where pedestrian connections do not continue or stop, connect them. Pedestrian access shall be provided to link structures to the public sidewalk (Design Standards, Sheet 2).
- L. Ensure that a six feet clear path will be maintained. Amenities, landscaping, etc. may not encroach into the clear area (ZC 14-16-3-18).
- M. Instead of striping, provide a raised, textured concrete crossing in front of the entrances. Indicate color, material and amount raised.
- N. Correct the parking calculations to match the number of spaces drawn. Handicap spaces are counted in the vehicle space total, but motorcycle spaces are not.

View Plane Analysis:

- A. The contour line (as shown in AGIS) that runs along the eastern edge of the east driving lane of Coors Blvd. is 5,001 ft. I don't understand where 5003.26 comes from. For the 4 feet above the roadway, I get 5005.
- B. On the grading and drainage plan, turn on the layer that shows the elevations of the contour lines.
- C. The view plane diagrams should be scaled.
- D. To be meaningful, view line C must touch the proposed building. Adjust the view line accordingly.
- E. View line B does not touch the highest portion of the proposed building. Adjust the viewline downward so that it goes through the middle of the building, where the height is 34 ft.
- F. View line A touches the portion of the proposed building that is 28.75 feet tall, not 28 feet tall.
- G. Use the elevation numbers to label the ground level, the 4 feet view plane line and the building height on all view plane diagrams. Indicate the difference between the numbers.
- H. Regarding the modeled results, the three view lines ("stations") looking east need to correspond to the locations of the view lines on the first view analysis sheet.

Elevations:

- A. Indicate common name colors on the color legend.

- B. Verify the paint colors Empire Gold and Meadowlark. They don't appear in my SW paint sampler. Are they from another manufacturer?
- C. Show a dimension box (dotted lines) around building-mounted signage. Indicate dimensions and square footage on the elevations sheet and the detail sheet (see F below).
- D. Dimension the elevations horizontally.
- E. Specify lighting for each building-mounted sign.
- F. Though the canopies and trellises were slightly extended, they need to be extended more as to protrude sufficiently to provide shade for pedestrians. Creating a pedestrian environment is a primary goal of the Design Standards and the LRF regulations. The canopies and trellis need to be functional, not just decorative.
- G. Label and show building-mounted lighting in vehicular and/or storage areas. It cannot be higher than 20 feet (Coors Corridor Sector Development Plan (CCSDP), p. 98).
- H. Add a note re: mechanical equipment shall be screened from public view (CCSDP, p. 100).
- I. The color rendering set does not match the elevations in terms of building design and colors used. Provide an accurate set of color renderings.
- J. I noticed that the colors used in the rendering aren't all that close to the colors in my SW paint sampler. To illustrate color, it would be more effective to bring in color samples painted on the material as proposed.
- K. Additionally, some of the colors used appear really dark. The building would be more sensitive to the context of the built environment if some colors are "bumped up" on the paint strips to be a lighter color (ex. Cobble Brown to Down home), while maintaining low LRVs (< or = to 45% ).

#### Detail Sheets:

- A. Two detail sheets (which were provided before) are still needed. The revised site plan set has 1 detail sheet because some of the details provided previously were eliminated. Reinstate the details (except for the sanitary sewer cleanout details, which are on the utility plan) and add the new details requested in the first memo and/or herein to the detail sheets.
- B. Re-instate the "plan view" of the refuse enclosure area, in addition to the elevation (already provided). Specify color of walls and gates: "to match" or "by architect" are not specific.
- C. Wood is not an appropriate material for gates in this climate and creates a maintenance problem. Use another material, such as metal. Note: The LRF regulations prohibit faux wood-Ref. (6)(c)(1).
- D. Specify lighting or indicate none as a note for the monument sign details.

- E. Re-instate the parking lot light pole detail.
- F. Provide detail for pedestrian lighting. Add notes regarding maximum height and illumination (design standards). Must be ornamental style (see the LRF Regs).
- G. Provide a detail for each type of pedestrian connection (i.e.-crosswalks, drive-aisle crossings, pathways, etc.).
- H. Provide a detail of the 8 ft. trail in the landscape buffer abutting Coors Blvd. The design standards have this detail (see sheet 2).
- I. What is "associate parking"? The symbol on the legend isn't shown on the site development plan.

Landscaping Plan:

- A. Ensure that minimum distance between tree and back of curb is 2 ft. (Ref: Street Tree Ord.)
- B. Increase landscaping coverage with living, vegetative material in areas where cobble is shown, including but not limited to, the buffer on the Coors side and landscape areas on the north and eastern sides.
- C. Reference the Irrigation Standards in 6-1-1-10 ROA 1994.
- D. Fix the landscaping calculations based on acreage. Show the calculations, steps and results.
- E. How was the figure for impervious area calculated?
- F. I count 424 parking spaces. The sheet says 450 and the landscaping plan says 462. Use the same number consistently.
- G. Add notes regarding planting beds at grade and use of notches for water harvesting.
- H. Show location of notches and provide a notch detail.
- I. Replace the Golden Rain Tree in the planters. It has a high water requirement, and is likely to die and become a maintenance problem.
- J. Provide a detail (on the second landscape page) of the landscaping in front of the entrance. It is unclear if the proposed trees are in pots or planters or the ground.

**3. Design Standards- North Andalusia at La Luz**

*The following is a preliminary list of instances of non-compliance with the Design Standards, noting which standard, by topic, and whether a revision is needed to demonstrate compliance.*

*Compliance with all of the design standards is required, as noted on the site development plan for building permit.*

Purpose: Explain how you believe the proposal addresses the design standards' primary goal for the property: "to achieve a vibrant, mixed-use community that fosters pedestrian accessibility and maintains a village-type character.

Pedestrian & Site Amenities: A pedestrian-friendly environment is a primary design objective. High-quality and consistency in benches, plazas, walkways and lighting will help achieve this. Address benches and lighting by providing details and indicating locations, and explain how benches, plazas, walkways and lighting are consistent.

Trails & Sidewalks:

Bullet 2- provide information.

Bullet 3- provide information.

Bullet 6- revisions needed.

Bullet 8- revisions needed.

Parking: Bullet 2- revise calculations, check count and demonstrate compliance.

Parking Area Setbacks: Bullet 1- check, esp. parking near SE corner.

Screening/Walls & Fences:

Bullet 2- provide information/detail.

Bullet 3- provide information/detail.

Bullet 5- add note. Screen opening on E elevation.

Architecture:

Commercial building style paragraph- i) add notes re: ground and mechanical equipment screening, and ii) add articulation to the E elevation. All sides required to be similarly articulated.

Non-Residential & Multi-Family Residential Standards:

Bullet 1- Refer to Zoning Code 14-16-3-18, site design regulations. Revise to comply with these subsections: Pedestrian features and Outdoor seating.

Bullet 3- Revise. Add additional features to create a departure from generic, franchise architecture.

Lighting:

Bullet 2- provide detail.

Bullet 5- provide detail and location of ped-scale lighting.

Signage:

Bullet 3- revise. Minor monument sign not allowed on Mirandela.

Bullet 6- provide information.

Bullet 9- revise all building mounted signage to ensure it does not exceed 6% of the façade to which it is applied.

Bullet 11- provide information.

Utilities: Bullet 5- revise. Minimum easement width is 7.5 ft.

Unique Street & Traffic Calming Standards:

Bullet 1- revise. Include landscape parkway.

Bullet 2- add notes.

Transportation Demand Management (TDM):

Bullet 1- revise. Add carpool spaces.

Bullet 4- revise. Add bicycle racks/spaces.

#### **4. Large Retail Facilities (LRF) Regulations**

*The following is a preliminary list of instances of non-compliance with the LRF regulations, noting where improvement is needed. These comments relate primarily to site layout and not elevations, which are addressed in a separate memo. Page references are to Zoning Code 14-16-3-2, Shopping Center Regulations.*

Site Design:

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- C. p. 3-14, (3)(c)- Block expansion is allowed if the structure covers at least 80% of the block. However, in the proposed site layout, the building does not. *No change. This block expansion provision cannot be applied since the structure covers less than 80% of the block. Therefore, the block size where the building is sited is non-compliance with (3)(a).*
- D. p. 3-14, (3)(b)- Primary and secondary driveways that separate blocks are required to be between 60 and 85 feet wide. *Driveways separating the blocks, which need to be dimensioned, are approx. 22 feet and 24 feet wide and therefore do not comply.*
- E. p. 3-15, (5)(b)(2)- Place parking on at least two sides of the proposed building, so it does not dominate building or street frontage. Note that parking requirements may be met by spaces located on a block immediately adjacent [see (5)(b)(3)]. *The majority of parking is on the western side (435 spaces). Though parking is provided on the north and south sides of the building (49 spaces), parking still dominates the building on the street frontage side.*

- F. p. 3-15, (5)(b)(4)- "Every third double row of parking shall have a minimum ten foot wide continuous walkway dividing that row" and shall be shaded. *The previous submittal complied but this one does not. The walkway in the middle (leading towards the garden center area) is required to be 10 feet, not 8 feet wide. Shading is required for the whole walkway, not just in places.*
- G. p. 3-17, (5)(h)(4)- Water conservation techniques, such as water harvesting and permeable paving, shall be used where possible. Place curb notches into curbing of landscaping beds to harvest water as supplemental irrigation. The landscape beds need to be at grade. *Curb notches need to be shown on the landscape plan and the grading and drainage plan, in places where water can flow through them. Add notes to ensure that landscape beds will be at-grade. Permeable paving near tree wells would be beneficial to help the trees survive and filter water as it flows toward the Bosque.*
- H. p. 3-18, (5)(i)- Ensure that pedestrian walkways are the required 8 ft. minimum wide (except for the third double row of parking which is 10 ft.- see F above) and that the walkways are constructed of materials other than asphalt (textured, colored concrete or thermoplastic). *Some walkways (ex. south side) are 6 feet wide and don't meet the minimum width. Details regarding material type have been removed. Provide a legend to demonstrate what material each texture shown corresponds to.*
- I. p. 3-18, (5)(i)- Ensure that pedestrian walkways along internal driveways or internal streets are lined with shade trees and pedestrian scale lighting as required. *Pedestrian scale lighting details not provided and locations aren't shown.*
- J. p. 3-18, (5)(k)(1)- Ornamental poles and luminaries, max. 16 ft., shall be used as pedestrian lighting. Provide detail and show on site development plan. *Detail of pedestrian-scale lighting not provided and locations not shown.*
- K. p. 3-18, (5)(k)(3)- All on-site lighting fixtures shall be fully shielded. *Detail needed to demonstrate compliance.*
- L. p. 3-19, (5)(l)- Add note stating that any outdoor retail displays will not interfere with pedestrian movement. *Note not added.*
- M. p. 3-19, (5)(m)- Transit stop(s) shall include a covered shelter with seating. Indicate the location of any transit stops/shelters. *Not indicated, note not added.*
- N. p. 3-19, (6)(a)(1)- Main structures are required to be screened from the adjacent street by means of smaller buildings, Retail Suite Liners, or 20' wide landscape buffers with a double row of trees. Provide one of the options for screening the proposed building. *None of these has been provided, so the proposal does not comply.*
- O. p. 3-24, (D)(8): A Maintenance Agreement is required. *Not provided.*

Elevations:

- P. p. 3-16, (5)(d)(2)- All signage shall be designed to be consistent with the architectural style of the building. Provide details of all proposed signage, including materials, colors, dimensions

and lighting. *Lighting information is still needed. Specify if the signage is individual channel letters or plastic panels.*

- Q. p. 3-19, (6)(b)(1)- Ensure that the façade with the primary customer entrance, and façades adjacent to public streets, plazas or internal driveways, contains Retail Suite Liners, display windows, or a recessed patio at a minimum depth of 20 feet. A combination of all three is ok, but these must be provided along 50% of the façade length. Where patios are provided, at least one of the recessed walls shall contain a window. *The patio is required to contain shading and seating. None of these requirements have been met. The recessed patio would be at the main entrance, recessed from it at least 20 feet. To make 50% of the façade length, the patio can be combined with other options such as display windows. The patio is required to have seating and shading as required.*
- R. p. 3-20, (6)(b)(2)- Every 30,000 gross square feet of structure shall be designed to appear as a minimum of one distinct building mass with different expressions. For the proposed 98,901 sf building, three distinct building masses are required. They must look separate and distinct. Ensure that building mass is broken up so the building appears as smaller, distinct components that are articulated as required. *This has not occurred; the building still looks like one building. Breaking it up to appear as 3 distinct, smaller buildings (west elevation), will lessen the impact of its mass and make it sensitive to the context of the built environment. More pronounced changes in height, and using materials and color combinations to make each of the 3 parts distinct, will help achieve compliance.*
- S. p. 3-20, (6)(b)(2)- The building masses (three, in this case) mentioned above are required to have a change in visible roof plane or parapet height. No more than 100 feet of length may occur without a vertical offset of at least 24 inches (2 feet). *The minimum offset is 2 feet. More height differentiation (ex. 4 feet) would help the building appear as if it were 3 distinct buildings, which is required pursuant to (5)(a)- see also P above. Two feet is the minimum; a greater off-set would provide more differentiation between masses of the building.*
- T. p. 3-20, (6)(b)(4)- Facades adjacent to a public right-of-way or internal driveway and facades that contain a primary customer entrance shall contain features that provide shade along at least 40% of the length of the façade. *The canopies and trellises add up to approximately 41% of the façade now. However, the purpose is to provide shade for pedestrians. One trellis protrudes 6 ft. and another 4 ft. and are too short to provide much shade. Canopy protrusion is unknown; also, pedestrians won't walk through a drive-thru so these canopies don't count. The trellises need to be extended both lengthwise (to make up for not counting the canopies) and extended further from the building. Columns to support them can be used.*
- U. p. 3-20, (6)(c)(2)- Design of the external walls and the principal entrance must include 3 of the options listed in that section (items a through j). The walls have accenting (item i); 2 more options need to be applied. The building has multiple finishes (item a); two more options need to be applied. *The wall detail shows accenting (item i) and a projecting cap (item b). One more option needs to be applied; another finish option (item a) such as stucco, would work. Regarding the building, trellises have been added. It is unclear if the cornice projects; specifics are needed. Another design option is required: slate or tile work, and/ or lintels and/or transoms and/or wall accenting. Any or a combination of these would work.*





**Marrone, Carmen M.**

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**To:** Ron Bohannon; 'Michelle Henrie'  
**Cc:** Brito, Russell D.; Tim Flynn-O'Brien; 'JOEVALLES@aol.com'; aboard10  
@juno.com; Curran, Kevin J.; Westbrook, Sara  
**Subject:** Project #1003859, Coors/Montano Project

Ron,

I am attaching a memo to you outlining the major concerns that Planning Staff has regarding the above project. Catalina and I would be happy to meet with you regarding the listed deficiencies.



1003859 deficiency  
Memo.doc (3...

*Carmen Marrone, Manager  
Current Planning Section  
Urban Design & Development Division  
Planning Department*

November 23, 2011

TO: Ron Bohannon, Tierra West LLC

FROM: Carmen Marrone, Current Planning Manager, Planning Department  
Catalina Lehner, Senior Planner, Planning Department

RE: **Project #1003859**  
Amendment to the North Andalucia at La Luz Site Development Plan for Subdivision;  
Site Development Plan for Building Permit- Large Retail Facility

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We have reviewed the proposed project, which consists of a site development plan for subdivision (SPS) amendment and site development plan for building permit (the set dated 10-26-11). The purpose of this memo is to list significant, overarching issues with respect to the proposed project.

1. Note that the proposed project must comply with the Goals and policies in the Comprehensive Plan, the Westside Strategic Plan, the Coors Corridor Sector Development Plan (which includes View Regulations), the Large Retail Facility (LRF) Regulations and the North Andalucia at La Luz Design Standards.
2. The subject site is zoned SU-1 for C-2, O-1 Uses and PRD (20 dwelling units/acre). The North Andalucia at La Luz Site Development Plan for Subdivision establishes uses allowed on each tract.

A new lot (Lot 1) is proposed to replace the existing Tracts 2 and 3. Tract 2 allows C-2 uses (permissive and conditional); the proposed large retail facility is permissive on Tract 2. Tract 3 allows O-1 uses. In addition, Note 3 of the North Andalucia at La Luz Site Development Plan for Subdivision indicates that Tract 3 is part of a larger, 300 ft. buffer that runs along Learning Rd. and crosses Mirandela Street. Part of the proposed LRF project encroaches onto Tract 3 (some off-street parking and a truck turn-around). The off-street parking could be allowed on Tract 3, provided it is not required off-street parking. The truck turn-around and access point leading to the truck turn-around could also be allowed if the activity were mitigated to meet the intent of Note 3 of the SPS. In order to meet this intent, staff suggests closing access from Mirandela Street and providing additional buffering on Tract 3 such as additional berming, landscaping, and well-designed screen walls.

3. The Certificate of Approval regarding compliance with the Albuquerque Archaeological Ordinance states "post-excavation monitoring of earth-moving activity required as part of site construction". Also, Note #4 of the North Andalucia at La Luz site development plan for subdivision states that site development plans for building permit shall require clearance and guidance from the State Historic Preservation Office (SHPO). Please let us know how these items will be addressed.
4. Note that Montano Rd. is a limited access roadway. Requests to modify access must be considered by the Roadway Access Committee (RAC) and the Transportation Coordination

Committee (TCC) of the Mid-Region Council of Governments (tel: 247-1753). Please provide any documentation you have regarding this process.

5. Provide the required View Analysis to address the view preservation design regulations in the Coors Corridor Sector Development Plan (CCSDP, p. 104-111). The View Analysis needs to result in two additional sheets added to the site development plan set, one sheet to demonstrate methodology and another sheet to show clear view lines, finished floor elevations and measurements.

6. Large Retail Facilities (LRF) Regulations, Subsection (3)- Site Division, establishes requirements regarding subdivision of LRF sites. The proposed site development plan for building permit does not comply because the site is not proposed to be subdivided in blocks that are a maximum 360 ft. by 360 ft. in size. Each block should contain two 10-foot travel lanes that are lined (on both sides) with standup-curb, 8' wide walkways - constructed of material other than asphalt, 6' wide landscaped buffers with shade trees and pedestrian-scale lighting.

Subsection (3) allows exceptions to the block sizes under (3)(c) and (3)(d). The "block" that the building sits on could qualify for an exception under (3)(c) if the building occupied more than 80% of the gross square footage of the block surrounding the building or if the narrow side of the block abutted Mirandela Street per (3)(d) 3. In addition, staff finds that the parking area will need to be broken up into two distinct blocks

7. Large Retail Facilities (LRF) Regulations, Subsection (5)(b)(2)- Off-Street Parking Standards, requires parking to be distributed on the site to minimize visual impact from the adjoining street. Parking is required to be placed on at least two sides of a building and shall not dominate the building or street frontage. The proposed site development plan for building permit does not comply because the parking is not distributed on at least two sides of the building and because it dominates the internal roadway that serves as a "main street" that leads to future development on Tract 1, further north.

November 23, 2011

TO: Rob Klemple, Scott&Goble Architects  
CC: Ron Bohannon, Tierra West LLC

FROM: Catalina Lehner, Senior Planner, Planning Department  
CC: Carmen Marrone, Current Planning Manager, Planning Department

TEL: (505) 924-3814 and (505) 924-3935, respectively  
RE: Project #1003859, 11EPC-40067 & 11EPC-40068  
Amendment to the North Andalucia at La Luz Site Development Plan for Subdivision  
Site Development Plan for Building Permit- Large Retail Facility

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We have completed a preliminary review of the site development plan set dated 10-26-11. The purpose of this memo is to provide details regarding the proposed elevations and to facilitate discussion of the proposal with respect to applicable regulations and design standards.

Timeframes: By noon on Wednesday, December 7, 2011, please provide the following:

⇒ 3 full-sized, revised sets of drawings (elevations and detail sheets) with a change date.

If the drawings are acceptable, we will request additional copies for the EPC and public file. We will request color copies after we conduct a second review.

## **1. Elevations**

- A. As required by the North Andalucia at La Luz site development plan for subdivision, all sides of the building must be architecturally articulated with various elements from New Mexico architectural styles: Pueblo Revival, Pueblo and Spanish Colonial. Commercial buildings will be a hybrid of these styles (Design Standards, Sheet 3, Column 1). Include additional architectural elements to make the building reflect these styles to a greater degree.
- B. Finished building material shall be applied to all exterior sides and shall be consistent on all sides (Design Standards, Sheet 3, Column 1). All sides, including the rear side, must be consistent.
- C. Provide a color legend with common name colors and manufacturer colors of paint, stucco and other finishes. Include Light Reflective Value (LRV) of each color (for paint).
- D. Verify that the scale and dimensions are correct; I don't think the scale is 1:20.
- E. Show a dimension box (dotted lines) around building-mounted signage. Indicate dimensions and square footage on the elevations sheet and the detail sheet (see F below).

- F. Provide a detail for each building-mounted sign. Include color and dimensions of all elements and specify lighting, if any.
- G. More shading needed at main entrance. Any canopies, portals, etc. need to protrude sufficiently to provide shade for pedestrians.
- H. Building-mounted lighting in vehicular and/or storage areas cannot be higher than 20 feet (Coors Corridor Sector Development Plan (CCSDP), p. 98).
- I. Parapet walls shall be treated as an integral part of the building design (CCSDP, p. 100).
- J. Mechanical equipment shall be screened from public view (CCSDP, p. 100).

## 2. Large Retail Facilities (LRF) Regulations

*The following is a preliminary list of instances of non-compliance with the LRF regulations, noting where improvement is needed. These comments relate to the elevations primarily, not site layout, which is addressed in a separate memo. Page references are to Zoning Code 14-16-3-2, Shopping Center Regulations.*

- A. p. 3-15, (5)(a)- Section 5, Site Design, applies to all LRFs. The design of structures shall be sensitive to the context of the built environment. Elements include massing, height, articulation, materials, colors and proportional relationships. Ensure that building mass is broken up so the building appears as smaller, distinct components that are articulated as required [see p. 24, (6)(b)] and that the combination of materials and colors fulfills the requirements [see p. 25, (6)(c)].
- B. p. 3-16, (5)(d)(2)- All signage shall be designed to be consistent with the architectural style of the building. Provide details of all proposed signage, including materials, colors, dimensions and lighting.
- C. p. 3-17, (5)(g)(2)- Truck bays not adjacent to residential lots must be screened with an 8 ft. wall that extends at least 100 ft. horizontally from the face of the dock. Screen walls shall be designed to blend with building architecture.
- D. p. 3-19, (6)(b)(1)- Ensure that the façade with the primary customer entrance, and façades adjacent to public streets, plazas or internal driveways, contains Retail Suite Liners, display windows, or a recessed patio at a minimum depth of 20 feet. A combination of all three is ok, but these must be provided along 50% of the façade length.

Where patios are provided, at least one of the recessed walls shall contain a window. The patio is required to contain shading and seating.

- E. p. 3-20, (6)(b)(2)- Every 30,000 gross square feet of structure shall be designed to appear as a minimum of one distinct building mass with different expressions. For the proposed 98,901 sf building, three distinct building masses are required. They must look separate and distinct.

- F. p. 3-20, (6)(b)(2)- The building masses (three, in this case) mentioned above are required to have a change in visible roof plane or parapet height. No more than 100 feet of length may occur without a vertical offset of at least 24 inches (2 feet). The western elevation does not comply because it is 159 feet long with no differentiation in height. Two feet is the minimum; a greater off-set would provide more differentiation between masses of the building.
- G. p. 3-20, (6)(b)(4)- Facades adjacent to a public right-of-way or internal driveway and facades that contain a primary customer entrance shall contain features that provide shade along at least 40% of the length of the façade.
- H. p. 3-20, (6)(c)(2)- Design of the external walls and the principal entrance must include 3 of the options listed in that section (items a through j). The walls have accenting (item i); 2 more options need to be applied. The building has multiple finishes (item a); two more options need to be applied.
- I. p. 3-24, (7)(i)- Wall signs are permitted within a horizontal band not to exceed 2 ft. high. Letters shall not exceed 18 in. in height or width and 3 ft. in relief. Company logos are allowed, but shall not be larger than a rectangle of 8 sf. Please provide details of the proposed building-mounted signs.

gaw

# TIERRA WEST, LLC

October 27, 2011

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

**RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT &  
AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (#1003859)  
TRACTS 1, 2 & 3 NORTH ANDALUCIA AT LA LUZ  
COORS BLVD. NW BEWTEEN MONTANO RD. NW & MIRANDELA RD. NW  
ZONE ATLAS PAGE E-12-Z**

Dear Chairman Peterson:

Tierra West LLC, on behalf of Silver Leaf Ventures, LLC, requests approval of a Site Development Plan for Building Permit and Site Plan for Subdivision for the above-referenced site.

## Site Location & History

The project site is located on the southeast corner of Coors Boulevard NW and Montano Road NW and consists of approximately 23.89 acres. The site is bordered on the north by Montano Road NW, on the east and south by Mirandela Road NW, and on the west by Coors Boulevard NW. The currently vacant site is designated Developing and Established Urban by the Comprehensive Plan and is zoned SU-1 for C2 Uses, O-1 and PRD. The accompanying Amended Site Development Plan for Subdivision proposes to subdivide the existing three parcels into to 12 parcels. The Site Plan for Building Permit proposes the construction of a 98,901 square foot Walmart Store, a permissive use in the existing zoning. Previous Site Plans for Building Permit were submitted for this same property, but those have since been withdrawn.

This site was also subject to mitigation of several archeological sites. A mitigation plan was submitted to SHPO and approved in June 2011. The mitigation work was completed in October 2011 and a report is being prepared for the State Historic Preservation Office (SHPO) and to Matthew Schmader with the City of Albuquerque's Open Space.

As required by the Large Retail Facility Regulations a Pre-Application Facilitated Meeting was held on September 28, 2011 at Cibola High School. A Facilitator's Report (#PA11-074) was issued on October 2, 2011.

## Site Orientation and Pedestrian Circulation

The front of the building will face Coors Boulevard NW. Existing pedestrian accessibility, in the form of public sidewalk, runs the length of the site along the northerly boundary. Additional public sidewalks will be constructed with this project along Coors Boulevard NW and Mirandela Road NW with pedestrian connections to the proposed building.

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tierrawestllc.com



A pedestrian boulevard will also be constructed across the front of the Walmart connecting Mirandela Road NW with Montano Road NW. The pedestrian boulevard will have large areas of shade and several amenities like benches and gathering areas. The pedestrian paths will be distinctive from the vehicle access throughout the development. Plaza areas are being shown near the two roundabouts, in front of the Walmart and in the northwest corner of the site near Coors Boulevard and Montano Road. There are several east/west pedestrian connections that are also landscaped providing access to the numerous retail stores proposed throughout the development.

Vehicular access to the site will primarily be from Mirandela Road NW and an existing right-in / right-out driveway located on Coors Boulevard, approximately 800 feet north of Mirandela Road NW. A request has also been submitted to the City of Albuquerque to allow for a new right in / right out entrance on Montano Road NW between Coors Boulevard NW and Winterhaven Road.

The balance of the site will consist of a combination of office and retail uses. Shown in concept is a bank, restaurant and office uses on the remaining nine parcels. We propose that the remaining parcels (upon development) return for Site Plan approval by the Environmental Planning Commission.

#### **Traffic Impact and On-Site Parking**

A Traffic Impact Analysis (TIA) was prepared with the original Site Plan for Subdivision submittal and all of the recommended traffic mitigation measures were constructed back in 2007. At the request of the neighbors a new TIA was prepared and there are no further traffic mitigation measures recommended at this time.

The proposed site plan meets the parking required for the proposed future building. Handicap parking and motorcycle parking are also provided and meet Zoning Code requirements.

#### **Drainage and Landscaping**

The site is currently undeveloped and bound by roads on all four sides. Topography generally slopes from west to east and drainage runoff is conveyed to Mirandela Road where it is collected in a storm sewer system and conveyed to an existing pond that was constructed when the site was mass graded in 2007. The site will be graded to accommodate the proposed structures and associated parking facilities with flows from parking areas being conveyed to landscape areas and passive water harvesting ponds. A storm drain system with an outfall into the existing retention pond is contemplated to convey the majority of runoff. This site falls within the North Andalusia Master Drainage Plan and the existing retention pond was sized to collect the developed flow from this site.

The landscape plan provides site landscaping that meets the landscape requirements of the City of Albuquerque. Landscape buffers are also designed to meet the requirements of the City Zoning Code as well as the Coors Corridor Plan. The landscape design employs concepts which strive to minimize water use and maintenance while providing a visually appealing environment. The plant materials, whether formal or informal, will be layered in terms of color, height and texture to create interest and movement in the landscape. The scale, diversity, and seasonality of plant materials are intended to provide visual interest and color throughout the year. Vegetation and varied paving patterns are to be used at pedestrian connections throughout the site to highlight these areas; accentuate the pedestrian experience; and create a sense of arrival. Higher density planting will occur in



these areas of pedestrian circulation. The pedestrian corridor in front of the store will be heavily planted and shaded to create a streetscape theme. The landscape along Mirandela will provide screening and buffering to the Bosque School and also be a transition to the plant material found on the campus and Bosque.

A three foot high landscape berm will be constructed along Mirandela along with a 8-foot tall screen wall which combined will provide an 11-foot high buffer between the shopping center and the open space to the east.

Grading of the site, particularly the parking area, will be designed to take advantage of water harvesting opportunities. Planting islands within the parking area should be depressed and have curb inlets to allow surface drainage to enter and percolate into the landscape. Landscape areas on the perimeter of the site should also be graded to the extent possible to capture rainwater and reduce runoff from the site. This detail will be provided in the final drainage plan submitted to the City Hydrologist and will remove the first 0.44 inches of rainfall from the site runoff. This requirement will satisfy the anticipated change in the drainage ordinance being considered by the City of Albuquerque thereby providing a disconnect from the direct discharge to the storm sewer. The overall plan drains to a retention pond located east of the site and will be retained in that pond. This drainage concept meets the overall approved concept for the center. Additional sustainability and water conservation methods for the site are currently being assessed for feasibility.

#### **Elevations and Signage**

The proposed elevations for the Walmart employ varied materials along with distinct architectural design elements designed to enhance the appearance of the building. The building exterior is primarily stucco of dark, medium, and beige colors with a concrete tile roof. A stone veneer wainscot along with the varied roof lines and colors will be used in the building façade to break up the massing of the building. The main entry to the building is highlighted by a porte-cochere serving as a cover at the building entrance. The use of complementary color shades at varying heights and placements on the façade provides visual differentiation while the steel awning on the front façade adds an additional aesthetic feature.

#### ***Albuquerque Bernalillo County Comprehensive Plan***

The subject site is designated as both Developing and Established Urban by the Comprehensive Plan. The proposed project furthers numerous policies of Comprehensive Plan.

#### **Land Use**

The goal is to "create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles while creating a visually pleasing built environment". The proposed project furthers the following policies:

Policy 5a – The Established and Developing Urban areas shown on the plan map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.



**The proposed project furthers this policy because the subject site contains zone categories that provide additional diversity in urban land uses and also by increased overall density. This development completes the overall Andalucía Development which established residential development on the 22 acres immediately south of the project and is currently being developed.**

Policy 5d – The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources and resources of other social, cultural, or recreational concerns.

**The location, design and intensity of the proposed project furthers this policy by creating an aesthetically compatible development in a scale suitable to surrounding development, with design and landscaping that blends with the Bosque area. Traffic improvements deemed necessary in the original TIS were completed with the original Site Development Plan for Subdivision. The proposed project with the accompanying Site Development Plan for Building Permit will not impact current traffic carrying capacities. The layout and design of the proposed project will not impact the scenic resources of the Sandia Mountains and we believe is in compliance with the view corridor criteria of the Coors Corridor Plan .**

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

**The proposed project furthers this policy because the land is vacant and has been zoned for commercial development since 1985 and its location is contiguous to existing urban facilities and services, including public transit routes and stops, bike lanes and close access to the trail network. The location of the subject site also allows for the buffering of existing neighborhoods to the south by higher density residential development within the Andalucía Plan boundaries.**

Policy 5i – Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution and traffic on residential environment.

**The proposed project furthers this policy because the site is located in an Activity Center (Comprehensive Plan) and a Community Center (West Side Strategic Plan), the desirable areas where employment and services should be located. The location of the subject site is complementary to existing residential developments and the proposed plan has been designed to minimize the adverse effects of noise, lighting, pollution and traffic, on neighbors**

Policy 5j – Where new commercial development occurs, it should generally be located in an existing commercially zoned area as follows:

- In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.

**The proposed project furthers this policy because the subject is site is zoned for commercial use and is located at the intersection of Coors Boulevard NW and Montano Road NW, both of which carry designations higher than an arterial street.**



**The site is also immediately accessible to mass transit, with numerous bus routes and stops in the immediate vicinity, including a Rapid Ride stop directly south of the subject site.**

Policy 5l – Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

**The proposed project furthers this policy because the development will follow the previously approved Design Standards for the site, allowing for quality, innovation and continuity in site and building design.**

Policy 5m – Urban and site design which maintains and enhances unique vistas and improved the quality of the visual environment shall be encouraged.

**The proposed project furthers this policy because the site design will maintain the unique vistas of the Sandia Mountains. The architectural design of the development, guided by the previously approved Design Standards, is compatible to the surrounding area and the visual environment.**

#### **Activity Centers**

The goal is to expand and strengthen concentrations of moderate and high-density mixed land use and social/economic activities which reduce urban sprawl, auto travel needs and service costs, and which enhance the identity of Albuquerque and its communities. The proposed project, a portion of which is located in the Montano/Coors Village Activity Center, furthers the following policies:

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

**The proposed project furthers this policy because a portion of the site lies within the Montano/Coors Village Activity Center and is also located directly north of a recently approved high-density residential development. This pattern of development, with services and employment located in an Activity Center and contiguous to residential development promotes accessibility to concentrations of interrelated activities.**

Policy 7f – The most intense uses in Activity Centers shall be located away from nearby low-density residential development and shall be buffered from those residential uses by a transition area of less intensive development.

**The proposed development furthers this policy because the more intense development is situated away from any single-family la Luz development to the South with the recently approved high-density residential development serving as a buffer between the two.**

#### **Air Quality**



The goal is improve air quality to safeguard public health and enhance the quality of life. The proposed project furthers the following policies:

Policy 1b – Automobile travel's adverse effects on air quality shall be reduced through a balanced land use/transportation system that promotes the efficient placement of housing, employment and services.

**The proposed project furthers this policy because the placement of employment and services at this location provides additional balance to the land use/ transportation system currently in place and reduces the vehicles miles driven for west side residents. Placement of employment opportunities and services in the vicinity of residential development promotes the desired efficiency and reduces adverse effects on air quality from automobile use.**

Policy 1c – Traffic engineering techniques shall be improved to permit achievement and maintenance of smooth traffic flow at steady, moderate speeds.

**The proposed project furthers this policy by providing a roundabout at the intersection of two access roadways in the middle of the site. The major access roadway from Mirandela Road to Montano Road is designed as a pedestrian boulevard and meanders through the site forcing traffic to proceed at a reduced rate.**

Policy 1d – Air quality shall be protected by providing a balanced circulation system that encourages mass transit use and alternative means of transportation while providing sufficient roadway capacity to meet mobility and access needs.

**The proposed project furthers this policy because the site is located and designed to take advantage of immediately accessible mass transit existing bike lanes, the development to the south of a high-density residential development which will include pedestrian traffic as well as previous improvements to Coors Boulevard that were complete in conjunction with the previous Site Development Plan for Subdivision approval.**

#### **Archaeological Resources**

The goal is to identify and manage or acquire significant archaeological and paleontological site for research, education, economic and/or recreation use.

**The proposed project furthered this goal by providing a Data Recovery Plan and the implementation of the mitigation of the known archaeological sites within the property. This plan was approved by the State Historic Preservation Office (SHPO) in June 2011. The site was investigated and the features were recovered. A final recovery report is being prepared and submitted to SHPO.**

#### **Transportation & Transit**

The goal is to develop corridors, both streets and adjacent land uses that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.



The proposed project furthers this goal because the site is located on 790, 96 & 155 bus routes on Coors Boulevard NW, the 157 bus route on Montano Road NW and the 1662 bus route just north on Coors Boulevard NW. Also, the subject site has a bus stop on the north side of the site on Montano Road NW. There are also bus stops located immediately south of the site at Coors Boulevard NW and Learning NW (which is also a Rapid Ride stop), directly across from the site on the west side of Coors Boulevard and just further north of the site, also on Coors Boulevard. Coors Boulevard and Montano Road also have existing bicycle lanes and the site is located in the vicinity of the City's trail network. Planned pedestrian paths within the proposed development will also increase the ease in which pedestrians can access and utilized elements of the proposed development. These methods of access, including automobile access, provide the desired balance of circulation alternatives to automobile travel while meeting roadway capacity and access needs.

The proposed project furthers the following Transportation and Transit policies:

Policy 4g – Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

The proposed project furthers this policy because significant and thoughtful pedestrian opportunities have been proposed for the development. Inclusion of pedestrian paths takes advantage of the recently approved multi-family development to the south, as well as making it easier for customers to park in one location and walk to different locations within the proposed development.

Policy 4h – A metropolitan area-wide recreational and commuter bicycle and trail network which emphasizes connections among Activity Centers shall be constructed and promoted.

The proposed project mostly furthers this policy because of its proximity to the existing recreational and commuter bicycle and trail network. The location of the existing trails, lanes and paths will provide another means of accessibility to the proposed development.

### **Economic Development**

The goal is to achieve steady and diversified economic development balanced with other important social, cultural and environmental goals. The proposed project furthers the following policies:

Policy 6a – New employment opportunities which will accommodate a wide range of occupational skill and salary levels shall be encouraged and new jobs located convenient to areas of most need.

The proposed development furthers this policy because the development as a whole will accommodate/provide a wide range of occupations, skill levels and salaries, which is what is encouraged by this policy. Also, the proposed project will add jobs to Albuquerque's West Side, where there is still a disparity between employment and housing.

Policy g – Concentrations of employment in Activity Centers should be promoted in an effort to balance jobs with housing and population and reduce the need to travel.



**The proposed project furthers this policy because the subject site is located in an Activity Center, where concentrations of employment should be promoted in an effort to balance jobs with housing and populations and reducing the need to travel.**

#### ***West Side Strategic Plan***

The subject site also lies within the boundaries of the West Side Strategic Plan (WSSP) and specifically within the Taylor Ranch Community. The site is also within the Community Activity Center for the Taylor Ranch community, its designated location being at the intersection of Montano Road and Coors Boulevard. The subject site furthers numerous policies within the WSSP, including:

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

**The proposed project, located within the Taylor Ranch community, furthers this policy because the development of the site is located in an area of higher density (the Community Center) and is surrounded by areas of lower density. The proposed development is non-residential and the proposed location is in the Community Center, where such development is desired.**

Policy 1.12 – The ideal community activity center of 35-60 acres will have parcels and building in scale with pedestrians, small enough to encourage parking once and walking to more than one destination. Off-street parking should be shared; on-street parking will contribute to an intimate scale typical of well functioning pedestrian areas. Parking shall be located between and behind buildings to permit walking more safely and comfortably between uses that front on sidewalks rather than parking lots. Seating and shade will be provided along pedestrian routes to promote walking and informal gathering.

**The proposed project furthers this policy by providing numerous pedestrian connections throughout the development. The buildings are pushed up against the streets providing centralized parking areas that encourage parking once and walking to the numerous stores proposed for this site. A major pedestrian boulevard running north and south through the site provides several areas of shade and seating to promote walking and informal gathering.**

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

**The proposed project furthers this policy because the subject site is located in the designated Community Activity Center of the Taylor Ranch Community. The**



**proposed project will locate commercial and entertainment uses in the desired location – the Community Activity Center.**

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 proposed project furthers this policy because the subject site is located in the Taylor Ranch Community Activity Center, which is the appropriate location for continued growth because of its contiguous location to the rest of the City and its efficient location for receiving City services.**

Policy 3.16 – Multifamily development, public uses, educational and institutional facilities, and commercial or employment uses are all appropriate in the Community or Neighborhood Centers. Mixed-use and multi-modal access shall be incorporated into the design for these areas.

**The proposed project furthers this policy because the commercial use and the related employment are all considered appropriate uses for the Community Center. The subject site will take advantage of the multi-modal access available to the site through existing bike lanes, trail and bike path network in the immediate vicinity as well as the planned pedestrian paths that will allow residents from the south to access the Center with ease.**

#### ***Coors Corridor Plan***

The subject site also lies within the boundaries of the Coors Corridor Plan (CCP). The CCP provides design guidelines and policies for development along Coors Boulevard. The site lies within Section 3 of the CCP, which extends from Western Trail north to the Calabacillas Arroyo. Recommendations for land uses within Section for this site were not established however, a mix of commercial and various densities of residential development have occurred in this area since the inception of this plan. The following policies are furthered by the proposed plan:

Issue 2, Policy 6, Archaeological Sites, states that development within an identified archaeological site shall obtain clearance and guidance from the State Historic Preservation Office before actual development begins.

**A Data Recovery Plan was approved by SHPO in June 2011. The site has since been investigated and all findings noted in the final report that is currently being submitted to SHPO. The site is clear of archaeological sites except for a major pueblo located on the southwest corner of Mirandela Road and Montano Road. It is proposed that this area be left in place and be filled to retain the features in place.**

Issue 3, Policy 5, Development Intensity, states that intensity of development shall be compatible with the roadway function, existing zoning or recommended land use, environmental concerns and design guidelines.

**The proposed development furthers this policy because the intensity of the development is compatible with the existing roadway function. The proposed development is also permissive under the existing zoning designation. The approved**



**Site Development Plan for subdivision that governs this site contained Design Standards that reflect the guidelines and requirements of the Coors Corridor Plan and the proposed development follows the approved Standards.**

Issue 4A, General Policies deals with views within and beyond the Coors corridor as well as the compatibility of the natural landscape and the built environment for both new and existing development.

**The proposed development furthers these policies by pushing the building away from Coors Boulevard and down in elevation to provide a clear view of the Sandia Mountains and portions of the Bosque. The development will also provide a large amount of landscaping that matches other tree and plant species within the area. The building colors are designed to be earth-tone in nature to blend in with the environment.**

Issue 4B, Site Planning and Architecture Visual Impression and Urban Design Overlay Zone, include general policies, site planning and architecture policies, view preservation and signage policies.

**The proposed development furthers these policies by proposing a pedestrian friendly mixed-use development. This project follows the guidelines approved with the original Site Plan for Subdivision and utilizes design elements found in the immediate area. The site maintains a large landscape buffer along Coors Boulevard and provides for a heavily landscaped area along Mirandela Road.**

**Due to the view impacts the Walmart cannot be pushed up against Coors Boulevard but other buildings within the development are proposed to be adjacent to Coors Boulevard as much as the view preservation will allow.**

Issue 4C, View Preservation for corridor Segments 3 and 4.

**The proposed development falls within Segment 3 and follows the guidelines established within the CCP. The Walmart is pushed down and away from Coors Boulevard to provide a clear view of the Sandia Mountains as well as portions of the Bosque. Other buildings within the development will be pushed against Coors Boulevard as often as this section of the CCP will allow but at no time with more than 50% of the view area be blocked.**

Issue 4D, Signage

**The proposed development will follow the approved sign design guidelines previously approved in the Site Plan for Subdivision.**

### **Summary**

We request approval of the proposed Site Development Plan for Building Permit and Amended Site Plan for Subdivision to allow for the construction of the Walmart and the future construction of a mixed-use commercial development. The proposed project furthers numerous policies of applicable plans and also provides for an increase in services and employment opportunities for area residents.

Mr. Doug Peterson  
EPC Chairman  
October 27, 2011  
Page 11

If you have questions or need additional information regarding this project, please do not hesitate to call me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ronald R. Bohannon', with a stylized flourish at the end.

Ronald R. Bohannon, PE

Enclosure/s

cc: Dani Ziem  
Josh Rogers  
Peggy Daskalos

JN: 2011001  
RRB/cla/jdn

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# PRE-APPLICATION REVIEW TEAM (PRT) MEETING

PA # 11- 074

Date: 6/21/11

Time: 1:30

## 1. AGENCY REPRESENTATIVES PRESENT:

Planning

☒ Carmen Marrone

☐ Others

Transportation

☐ Nilo Salgado-Fernandez

☒ Others

ONC

☒ Stephani Winklepleck

☐ Others

Code Enforcement

☒ Robert Pierson

☐ Others

☐ Others

## 2. TYPE OF APPLICATION ANTICIPATED/APPROVAL AUTHORITY:

☐ Zone Map Amendment

☐ EPC Approval

☐ City Council Approval

☐ Sector Dev. Plan Amendment

☐ EPC Approval

☐ City Council Approval

☒ Site Dev. Plan for Subdivision

☒ EPC Approval

☒ DRB Approval

☒ Site Dev. Plan for Bldg. Permit

☒ EPC Approval

☒ DRB Approval

☐ Annexation

☐ Bern. Co. Commission Approval

☐ EPC Approval

☐ DRB Approval

☐ Other

## 3. SUMMARY OF PRT DISCUSSION:

Current zoning: SU-1 for C-2, C-1 + PRD - proposed use is permissive

Controlling factors:

- site plan for subd. design guidelines, Project # 1003859, 04EPC-01845
- if site plans for B.P. were approved at DRB, then request is for amendment of SPBP
- Coors Corridor Plan, West Side Strategic Plan
- Large Retail Facility (Big Box) Regulations - § 14-16-3-2-D + 14-8-2-7
  - location requirements met? yes
  - phasing? yes, to defer infra. improvements
  - neighborhood traffic mgmt requirements - TIS required? previously approved for more sq. footage - need trip gen. comparison
  - pre-application public meeting - coordinate w/ ONC
  - need approval of 2nd access from Montana - planning for mid-july
- Planning staff will review conceptual plan + provide comments to applicant

## 4. SIGN AND DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY

(PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NON-BINDING)

C. Marrone

6/21/11

PRT CHAIR / DATE

[Signature]

6/21/11

APPLICANT OR AGENT / DATE