

**SITE PLAN FOR BUILDING PERMIT
PROJECT SUMMARY
O'REILLY AUTO PARTS
LOT 7-A, BOSQUE PLAZA**

Hutton, a Developer based out of Chattanooga, TN hired Wooten Engineering to prepare a Site Plan for Building Permit and submit the request to the EPC and DRB for review and approval. The O'Reilly Auto Parts development is to be located on the existing Lot 7-A, Bosque Plaza per the enclosed plans. The site is currently zoned C-1 (SC). Per the Comprehensive City Zoning Code (14-16-2-16), the following use is allowed: *"Retail Sales of the following goods, plus incidental retailing of related goods and incidental service or repair: Auto Parts and Supply."* The proposed site plan is in compliance with the current approved Site Plan for Subdivision. We are not requesting a zone change.

SITE INFORMATION

The proposed development on Lot 7-A will consist of a new +/-7,000 square foot Auto Parts store along with the associated parking and landscaping. The new site and building signage will be requested via separate permit. A shaded outdoor gathering area is being provided along

TRAFFIC

It is our understanding that a traffic study was approved as part of the original Site Plan for Subdivision application and that the traffic for full build out of the subdivision was accounted for. We have submitted the required TIS form to the City of Albuquerque Transportation Department and the response was that the proposed site does not meet the threshold for requiring a TIS. The signed copy is included with the application.

ARCHITECTURE

Per the included Building Elevations, the proposed building will be Territorial style architecture and will be in compliance with the current approved Bosque Plaza Site Plan for Subdivision. The proposed building is 22'-8" in height.

VIEWS

We submitted the required View Corridor exhibit to the EPC which shows that the proposed building is in compliance with the requirement of the Coors Corridor Plan.

LANDSCAPING

Per the new Landscape Plan, the proposed landscaping for the O'Reilly Development is in conformance with the current approved Bosque Plaza Site Plan for Subdivision and the Comprehensive Zoning Code.