

CITY OF ALBUQUERQUE
PLANNING DIVISION
P.O. BOX 1200 ALBUQUERQUE, NM 87103

Phil M. Blum
c/o D. W. Architects
195 4th St. SW
Albany, NM 87102

Date: September 20, 1994

CERTIFICATION OF ZONING

FILE: Z-94-87/SD-82-2-7

DATE OF FINAL ACTION: July 21, 1994

LEGAL DESCRIPTION: Lots 12-13, 20, 21, and 22, Block 12, Tract A, Unit B, North Albuquerque Acres, located at the southeast corner of Alameda Boulevard, NE and the I-25 frontage Road, containing approximately 5.18 acres (C-18). DAVE CARLSON, STAFF PLANNER

The Environmental Planning Commission ruled favorably on your request to amend the zone map as it applies to the above-cited property.

THE POSSIBLE APPEAL PERIOD HAVING EXPIRED, THE ZONING ON THE ABOVE CITED PROPERTY IS NOW CHANGED AS FOLLOWS:

FROM SU-2 FOR AUTO SALES TO SU-2 FOR HOTEL, RESTAURANT, SERVICE STATION, AND EXCLUDING PACKAGE LIQUOR SALES AS CONTROLLED BY THE SHOPPING CENTER REGULATIONS

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the zoning is secured. Approval of this case does not constitute approval of plans for a building permit. You should take two copies of your plans to the Building & Inspection Division of the City to initiate a building permit.

Sincerely,

Susan J. Connors

Ronald N. Short
Planning Director

RNS/DC/lq

cc: Zoning
Neal Weinberg/AGIS/Admin.

Z-CERTIFICATION

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

Date: July 22, 1994

OFFICIAL NOTIFICATION OF DECISION

Phil McCollum
c/o DCSW Architects
105 4th St., SW
Albuq., NM; 87102

FILE: Z-94-87/SD-83-2-17

LEGAL DESCRIPTION: Lots 12, 13, 20, 21, and 22, Block 12, Tract A, Unit B, North Albuquerque Acres, located at the southeast corner of Alameda Boulevard, NE and the I-25 Frontage Road, containing approximately 5.18 acres (C-18). DAVE CARLSON, STAFF PLANNER

On July 21, 1994 the Environmental Planning Commission voted to approve SD-83-2-17 your request for an amendment to the North I-25 Sector Development Plan for Lots 12, 13, 20, 21, and 22, Block 12, Tract A, Unit B, North Albuquerque Acres, based on the following Findings:

Findings: North I-25 Sector Development Plan:

1. The proposed request does not change the quantity of commercial zoning in the plan area.
2. The proposed use is consistent with the plans and policies that recognize the need for commercial zoning to serve the plan area, thereby, reducing the need to travel.
3. Alameda Boulevard will eventually become a major gateway from Interstate 25 to the residential communities developing to the east. The proposed use is consistent with the gateway concept and with its location at a freeway interchange.

On July 21, 1994 the Environmental Planning Commission voted to approve Z-94-87, your request for a zone map amendment for Lots 12, 13, 20, 21, and 22, Block 12, Tract A, Unit B, North Albuquerque Acres from SU-2 for Auto Sales to SU-2 for Motel, Restaurant, Service Station, and excluding package liquor sales as controlled by the Shopping Center Regulations for Phase I, based on the following Findings:

Findings: Zone Change:

1. The proposed zone change will allow a greater variety of commercial land uses that can serve the developing residential communities to the east.
2. The increased intensity of land use proposed in the zone change will not significantly effect the health, safety and welfare of the community.
3. The zone change is justified per Resolution 270-1980 because it is more advantageous to the community based on the policies regarding rezoning for additional commercial uses as stated in the North I-25 Sector Development Plan.
4. A plat to divide the property into three separate parcels will be undertaken by the applicant upon completion of his purchase agreement. This plat will adequately define the new zone line between the new zoning and the existing SU-2 zoning and therefore a condition requiring a replat of the parcel is not required.
5. Rezoning of Phase II, Lots 14, 15 and 16 of Block 12, Tract A, Unit B, North Albuquerque Acres, at this time will create an unnecessary hardship for the applicant because of a time constraint called for in the purchase agreement.
6. Leaving the present zoning of Phase II as SU-2 for Auto Sales unchanged will not adversely effect the rezoning or development of Phase I and has no adverse impact on the site plan for subdivision purposes.

NOTIFICATION OF DECISION

July 22, 1994

Z-94-87/SD-83-2-1

Page 2

7. Alameda Boulevard will eventually become a major gateway from I-25 to the residential communities developing to the east. The proposed use is consistent with the gateway concept and its location at a freeway interchange.

On July 21, 1994 the Environmental Planning Commission voted to approve Z-94-87, your request for site development plan for subdivision purposes approval for Lots 12, 13, 20, 21, and 22, Block 12 Tract A, Unit B, North Albuquerque Acres, based on the following Findings and subject to the following Conditions:

Findings: Site Development Plan for Subdivision:

1. With minor modifications the proposed plan can meet the requirements for subdivision.
2. Uniform design standards and uniform architecture styles for the development of the entire site based on the initial development are required as well as a plan for perimeter landscaping and signage.

Conditions:

1. Building design standards shall be placed on the plan. Building elevations shall be light salmon stucco walls, gray metal trim, with blue-green glazing. The buildings shall have either flat parapets or sloped roofs with curvilinear elements. Building mounted signage shall consist of cabinet logo signs with maximum areas of 25 square feet, all other building mounted signage is to be channelized.
2. A 15-foot landscaping strip along San Pedro and a minimum clear 6 foot landscaping strip along the development boundary shall be provided.
3. The proposed 25-foot access wide easement to San Pedro must be moved 6 feet north to provide room for a landscaping buffer. The access may be a 25-foot wide temporary pavement section without curb and gutter with the initial phase of development.
4. Three freestanding signs are allowed for the entire site, one on the freeway and the other two on Alameda. These may be a maximum of 26 feet high, 150 square feet and shall be of a uniform basic design.

On July 21, 1994 the Environmental Planning Commission voted to approve Z-94-87, your request for site development plan for building purposes approval, based on the following Findings and subject to the following Conditions:

Findings: Site Development Plan for Building Purposes:

1. With minor modifications to the landscaping plan, the circulation plan, and the plan for signage the proposed plan will meet all applicable policies.
2. Access to other facilities is encouraged to avoid the need to signalize the entrance on Alameda Boulevard.

Conditions:

1. The TIS must be completed and approved, and provisions made for implementing required off-site, mitigation improvements prior to final sign-off by the Development Review Board. The TIS must reflect the densities and uses approved by this action.
2. Dedication of additional right-of-way for a total of 124 feet and 80 feet for Alameda Boulevard and San Pedro Drive respectively, is required. Dedication of up to 12 additional feet for the deceleration lane at the site entrance on Alameda Boulevard is also required. Dedication may be deferred until a replat is required.
3. Provision of slope areas should occur on site not within the right-of-way for Alameda Boulevard. Provision for constructing the retaining walls shown on the site plan shall be provided by the developer.
4. Rail fencing shall be required at locations where pedestrians and/or vehicles are to be adjacent to extensive side slopes or severe grades.

NOTIFICATION OF DECISION

July 22, 1994

94-87/SD-83-2-17

Page 3

5. A sight distance analysis is required for the proposed access on Alameda Boulevard.
6. Construction of 25 feet of pavement; median curbing; standard curbs; gutters; left turn and deceleration lanes; and 6 foot sidewalks for Alameda Boulevard is required.
7. A continuous pedestrian circulation system with handicapped access features throughout the site and connections to the adjacent streets is required. Cross access and parking easements are required between all proposed lots.
8. 15 foot corner radii at all locations where right turn movements occur, including end-islands and entrances, are required.
9. The east/west access point at the northern end of the gas station and the restaurant shall be eliminated.
10. Shrub spacing and quantities shall be specified. All planting areas must contain 75% live landscaping. Mulch shall not be used as a ground cover. The trees shown in the utility easement shall be relocated and not eliminated. A revised landscaping plan satisfactory to Staff shall be submitted.
11. Building mounted signage shall be dimensioned.
12. Provision of temporary paved secondary access to San Pedro is required.

THIS CASE IS SCHEDULED FOR FINAL SITE DEVELOPMENT PLAN SIGN-OFF BY THE DEVELOPMENT REVIEW BOARD ON AUGUST 9, 1994.

YOUR DRB CASE NUMBER IS DRB 94-411. IN ORDER TO RECEIVE FINAL SIGN-OFF AT THE AUGUST 9 DRB MEETING, THE FOLLOWING ITEMS NEED TO BE SUBMITTED TO THE PLANNING DEPARTMENT BY AUGUST 2, 1994:

1. A NARRATIVE DESCRIPTION (A 'COMPLIANCE LETTER') STATING HOW THE EPC'S CONDITIONS OF APPROVAL HAVE BEEN MET;
2. AN INFRASTRUCTURE LIST FOR ANY REQUIRED PUBLIC IMPROVEMENTS (STREETS, UTILITY LINES, ETC.);
3. SIX COPIES OF YOUR REVISED SITE DEVELOPMENT PLAN WHICH INCORPORATES THE CHANGES REQUIRED BY EPC.

PRIOR TO SUBDIVISION AND/OR OBTAINING A BUILDING PERMIT, YOU MUST HAVE YOUR SITE DEVELOPMENT PLAN SIGNED-OFF BY THE DEVELOPMENT REVIEW BOARD (DRB); ANY APPEAL WILL REQUIRE DEFERRAL OF SITE PLAN SIGN-OFF UNTIL THE APPEAL IS RESOLVED.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY AUGUST 5, 1994, IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 7-14-45.B.2.c of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

NOTIFICATION OF DECISION

July 2, 1991
Z-94-81-D-2-17
Page 4

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

Sincerely,

Susan F. Connors
for Rex King
Acting Planning Director

RK/DC/lq

15696

cc: DCSW Architects, 105 4th St. SW, Albuquerque, NM 87102
Debbie Shaw, Wildflower Area Neigh. Assoc., 8801 Hawthorne Court NE, Albuquerque, NM
Richard H. Skoffield, 7112-128 Pan American, Albuquerque, NM 87109