

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

PRB

Date: January 21, 2000

## OFFICIAL NOTIFICATION OF DECISION

Sam's Club  
300 Eubank Blvd. NE  
Albuq. NM 87123

FILE: Z-00-12

LEGAL DESCRIPTION: For Lots 1 - 5, Lenkurt Properties (approximately 50 acres), an amendment to a site development plan for subdivision for Tracts A-1, B-1A - B3A and C-1A - C-5A, Town Park Plaza (approximately 31.5 acres), an amendment to a site development plan for building permit for Tract 3-BA, Town Park Plaza, and approval of a site development plan for building permit for Lot 4, Lenkurt Properties, (approximately 2.16 acres), located on the northeast corner of Eubank Boulevard NE and Chico Street, containing approximately 82 acres total. (K-21) Russell Brito, Staff Planner

On January 20, 2000, the Environmental Planning Commission voted to approve Z-00-12, an amendment to a site development plan for subdivision based on the following Findings and subject to the following Conditions:

### FINDINGS:

1. This is a request for an amendment to site development plans for subdivision for an approximately 31.5 acre site located at the northeast corner of Eubank Boulevard NE and Chico Road.
2. The submittal furthers the applicable Goals and policies of the *Comprehensive Plan* by maintaining a variety and choice in work areas and life styles. It proposes expanded commercial development in an already commercially zoned area.
3. The subdivision amendment meets the requirements of the *Zoning Code* by specifying all of the elements of a site development plan for subdivision.
4. The request will be adequate with some additions and clarifications.

**CONDITIONS :**

1. The submittal of this site plan to the DRB shall meet all EPC conditions; a letter shall accompany the submittal indicating how the site plan has been modified to meet each of the EPC conditions.
2. A note shall be added to the site development plan for subdivision that states: "New and replacement lighting shall be full cut-off fixtures (e.g. shoe box) to minimize fugitive light."
3. The landscape berm along Chico shall be increased to three to four feet high and additional evergreen trees shall be planted in this landscape area to a degree that would create a "solid" arboreal wall (e.g. : double row of street trees, offset by the trees' canopy radius).
4. A TIS has been performed for this request. The implementation of and/or monetary contributions for mitigation measures as required by the *TIS negotiations* between the developer and the City must be completed.
5. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
6. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
7. Vacate the existing lot line at the east property line of Tract B-3A, Town Park Plaza and the west property line of Lot 4, Lenkurt properties.

---

On January 20, 2000, the Environmental Planning Commission voted to approve Z-00-12, an amendment to the Lenkurt Property site development plan for subdivision based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request for an amendment to site development plan for subdivision for an approximately 50 acre site located along the north side of Chico Road NE east of Eubank Boulevard.
2. The submittal furthers the applicable Goals and policies of the *Comprehensive Plan* by maintaining a variety and choice in work areas and life styles. It proposes a complementary use to proposed expand commercial development in an already commercially zoned area.
3. The subdivision amendment meets the requirements of the *Zoning Code* by specifying all of the elements of a site development plan for subdivision.
4. The request will be adequate with some additions and clarifications.



**CONDITIONS:**

1. The submittal of this site plan to the DRB shall meet all EPC conditions; a letter shall accompany the submittal indicating how the site plan has been modified to meet each of the EPC conditions.
2. Pedestrian connections from the subject site to the adjacent Town Park Plaza site and building shall be strengthened with pedestrian paths that are at least six feet wide, of a material other than asphalt, and slightly raised in locations that minimize conflicts with vehicular circulation.
3. Site lighting shall be full cut-off fixtures (e.g. shoe box) to minimize fugitive light and be in conformance with the lighting approved with the site development plan for subdivision.
4. A TIS has been performed for this request. The implementation of and/or monetary contributions for mitigation measures as required by the *TIS negotiations* between the developer and the City must be completed.
5. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
6. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
7. Vacate the existing lot line at the east property line of Tract B-3A, Town Park Plaza and the west property line, Lot 4 of Lenkurt properties.

---

On January 20, 2000, the Environmental Planning Commission voted to approve Z-00-12, an amendment to the site development plan for building permit for Tract B3A, Town Park Plaza, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request for an amendment to site development plans for and building permit for a site located at the northeast corner of Eubank Boulevard NE and Chico Road.
2. The submittal furthers the applicable Goals and policies of the *Comprehensive Plan* by maintaining a variety and choice in work areas and life styles. It proposes expanded commercial development in an already commercially zoned area.
3. The submittal conforms to the requirements and layout proposed by the site development for subdivision amendment.
4. The request will be adequate with some additions and clarifications.

5. The proposed gas station at Tract C5A, Town Park Plaza was withdrawn from the application.

**CONDITIONS:**

1. The submittal of this site plan to the DRB shall meet all EPC conditions; a letter shall accompany the submittal indicating how the site plan has been modified to meet each of the EPC conditions.
2. Pedestrian access and pedestrian crossings of vehicular drives shall be enhanced with pedestrian paths that are at least six feet wide, of a material other than asphalt, and slightly raised.
3. Parking for bicycles shall be shown on the site development plan for building permit that allows for thirty two vehicles as per the Zoning Code requirements. The bicycle parking area(s) shall be anchored and so designed that both wheels and the frame of a bicycle can be locked securely. Bicycle parking shall be arranged in such a manner that every space is accessible from both sides with minimal conflict with adjacent spaces and other bicycles. Indoor or secured (fenced and gated) bicycle storage shall be provided for employees of the business.
4. A note shall be added to the site development plan for building permit that states: "New and replacement lighting shall be full cut-off fixtures (e.g. shoe box) to minimize fugitive light." A note shall be added to the site development plan for building permit that states: "Gas station canopy lighting shall be recessed and the light source shall not glare onto nor be visible from adjacent rights of way or properties."
5. The landscape berm along Chico shall be increased to three to four feet high and additional evergreen trees shall be planted in this landscape area to a degree that would create a "solid" arboreal wall (e.g. a double row of street trees, offset by the trees' canopy radius).
6. Cross access drive between Sam's Club and Lenkurt Lot 4 must be 30 foot wide and unobstructed. Building setbacks may be required due to sight distance.
7. Construction of 10 foot end islands with 15 foot corner radii as per DPM standards.
8. Location of walls, fences and signs must meet the clear sight distance requirements; this includes trash enclosures.
9. Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
10. The Sams Club addition shall be articulated to break up the 350 x 37 foot tall east facade. The facade shall be articulated with offsets of a minimum of 4 feet at a maximum spacing of 100 feet. The elevation shall include matching blue tile roofing to articulate the facade. The roofing shall extend along the Lot 4 line and terminate at Lot 3.
11. Add a minimum 8 foot wide landscaping strip to the south and west sides of the 1,300 foot expansion.
12. Add a new screenwall detail and berm as submitted, titled "new screenwall detail" dated 1/20/2000.



13. The existing, eastern most drive on Tract B-3A, Town Park Plaza, shall be relocated to Lot 4.
- 

On January 20, 2000, the Environmental Planning Commission voted to approve Z-00-12, site development for building permit for Lot 4, Lenkurt Properties based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request for approval of a site development plan for building permit for Lot 4, Lenkurt Properties for a parking and landscape area.
2. The submittal furthers the applicable Goals and policies of the *Comprehensive Plan* by maintaining a variety and choice in work areas and life styles. It proposes a complementary use to proposed expanded commercial development in an already commercially zoned area.
3. The building permit request conforms to the requirements and layout proposed by the subdivision amendment.
4. The request will be adequate with some additions and clarifications.

**CONDITIONS:**

1. The submittal of this site plan to the DRB shall meet all EPC conditions; a letter shall accompany the submittal indicating how the site plan has been modified to meet each of the EPC conditions.
2. Pedestrian connections from the subject site to the adjacent Town Park Plaza site and building shall be strengthened with pedestrian paths that are at least six feet wide, of a material other than asphalt, and slightly raised in locations that minimize conflicts with vehicular circulation.
3. Site lighting shall be shown on the site in locations that provide adequate coverage for patrons and users. Site lighting shall be full cut-off fixtures (e.g. shoe box) to minimize fugitive light and be in conformance with the lighting approved with the site development plan for subdivision. The maximum height of new site lighting shall be 20 feet.
4. Cross access drive on the east side of Lenkurt Lot 4 must be 30 foot wide and unobstructed to accommodate increased traffic.
5. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.

6. Construction of 10 foot end islands with 15 foot corner radii as per DPM standards.
7. Location of walls, fences and signs must meet the clear sight distance requirements; this includes trash enclosures.
8. Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
9. The applicant shall vacate the western property line of Lot 4 between Town Park Plaza and Lot 4.
10. Relocate the eastern drive on the adjacent lot to the west (Tract B-3A, Town Park Plaza) to Lot 4 as submitted in the "driveway relocation" document, dated 1/20/2000.
11. Add a minimum of 2 tree islands in the proposed new parking lot and a minimum of a 5 x 5 planters in the central aisle of the parking lot.
12. Provide 2 rows of mixed evergreen and shade trees at 25 feet on center east of the new proposed parking lot on Lot 4 for the entire north/south length of the parking lot.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY **FEBRUARY 4, 2000** 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 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If 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.

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).



OFFICIAL NOTICE OF DECISION  
JANUARY 20, 2000  
Z-00-12  
PAGE 7

Sincerely,

  
FOR Robert R. McCabe, AIA, APA  
Planning Director

RM/RB/ac

cc: Tierra West LLC, 4421 McLeod Rd. NE, Ste D, Albuquerque, NM 87109  
Donna Fox, South Los Altos Neigh. Assoc., 200 General Chenault NE, Albuquerque, NM 87123  
Jane Holliday, South Los Altos Assoc., 328 Espejo NE, Albuquerque, NM 87123