

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT, DEVELOPMENT REVIEW DIVISION
P.O. BOX 1293, ALBUQUERQUE, NM 87103

31 August 2004

Beach Water Park Inc.
1600 Desert Surf
Albuquerque NM 87109

AMENDED CERTIFICATE OF ZONING


FILE: Z-99-116
DATE OF FINAL ACTION: October 19, 2000
LEGAL DESCRIPTION: for Tracts C2, C3 and C4,
Renaissance Center III (former Lot A, Lands of Helen
Saunders, and former portions of Tracts B & C, Renaissance
Center III) located on Montano Road NW between Interstate
25 and Alexander Boulevard, containing approximately 2.6
acres. (F-16) Bob Paulsen, Staff Planner

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

FROM *M-2 and SU-1 for IP*
TO *SU-1 for C-2 Permissive Uses with Signage Restrictions*

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the zoning is secured. Approval of a zone map amendment does not constitute approval of plans for a building permit. Site and building plans need to be reviewed, approved and signed-off by the Environmental Planning Commission, the Development Review Board, the Design Review Committee and/or the Building and Safety Division, as applicable and as required by the site's zoning, before a building permit will be issued.

Sincerely,


for Richard Dineen
Planning Director

RD/ac

cc: Zoning Code Services Division
Neal Weinberg, AGIS Division

CITY OF ALBUQUERQUE
DEVELOPMENT SERVICES DIVISION
P.O. BOX 1293, ALBUQUERQUE, NM 87103

Beach Water Park Inc.
1600 Desert Surf
Albuq. NM 87109

November 28, 2000

CERTIFICATION OF ZONING

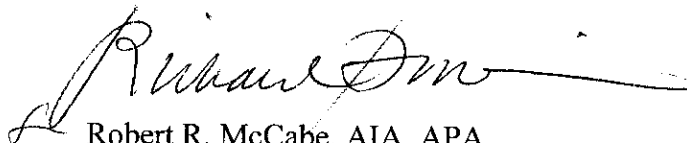
FILE: Z-99-116
DATE OF FINAL ACTION: October 19, 2000
LEGAL DESCRIPTION: for Lot A, Lands of
Helen E. Saunders, Tracts B & C, Renaissance
Center III (zoned SU-1 for IP Uses & Recreation
Facility) located on Montano Road NW between
Interstate 25 and Alexander Boulevard,
containing approximately 25.5 total acres. (F-
16) Bob Paulsen, Staff Planner

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

**FROM M-2 AND SU-1 FOR IP TO SU-1 FOR C-2 PERMISSIVE USES WITH SIGNAGE
RESTRICTIONS**

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. SU-1 zoning requires site development plan approval prior to submittal of plans to the building & Inspection Division of the City to initiate a building permit..

Sincerely,



Robert R. McCabe, AIA, APA
Planning Director

BM/ac
cc: Zoning
Neal Weinberg/AGIS

9. Z-99-116 Tierra West LLC, agents for Beach Water Park, Inc. and James Schomburg, request a zone map amendment from M-2 and SU-1/IP to SU-1/C-2 Permissive Uses (2.6 acres) and Amendment to a Site Development Plan for Subdivision (25.5 acres) plus approval of a Site Development Plan for Building Permit (2.6 acres) for Lot A, Lands of Helen E. Saunders, Tracts B & C, Renaissance Center III (zoned SU-1 for IP Uses & Recreation Facility) located on Montano Road NW between Interstate 25 and Alexander Boulevard, containing approximately 25.5 total acres. (F-16) Bob Paulsen, Staff Planner **(APPROVED WITH CONDITIONS.)**

STAFF PRESENT:

Bob Paulsen, Planning Department

PERSON PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

Ron Bohannon, 4432 McLeod NE

THERE WAS NO ONE PRESENT TO SPEAK IN OPPOSITION OF THIS REQUEST:

MR. PAULSEN: Reiterated comments made in the staff report in which approval was recommended for the zone map amendment, amendment to the site plan and approval of a site plan for building permit.

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve Z-99-116, a zone map amendment from M-2 and SU-1 for IP to SU-1 for C-2 Permissive Uses with signage restrictions based on the following Findings:

FINDINGS:

1. This is a request for a zone map amendment from M-2 and SU-1/IP to SU-1 for C-2 Permissive Uses for 2.6 acres located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Lot A, Lands of Helen Saunders, and a 1.9 acre portion of Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. The zone change request has been added since the previous hearing on September 21st. The request has been readvertised to reflect this new component and to incorporate the rezoning action for Tract A.
3. The requested change essentially represents a down zoning on the M-2 portion of the site, and a minor change on the remaining (SU-1 for IP Uses-zoned) 1.9 acres.

4. The SU-1 designation would obviously give the EPC site development plan approval authority for this property, and the C-2 Permissive Uses designation would provide appropriate limitations on potential uses. Adult-oriented uses would not be permitted under this category.
5. The current M-2 designation would allow such activities. Another issue is that of liquor sales. Both the M-2 category and the existing SU-1 for IP category allow full service liquor with package sales. The requested SU-1 for C-2 Permissive Uses zoning would also allow full-service liquor sales, including package sales.
6. The request meets the requirements for a zone change as provided for in Resolution 270-1980. Specifically, changed conditions have been demonstrated, including several zone changes within the vicinity. More specifically, there has been a substantial change in that the site itself has essentially been newly created as a result of massive fill project which raised the level of the ground and changed it from property with frontage on Desert Surf Circle to frontage on Montano.
7. The proposed zone map amendment is also justifiable because SU-1 for C-2 Permissive Uses zoning is more beneficial to the community by furthering the goals of the *Comprehensive Plan*. Specifically, the SU-1 designation will ensure that the location, intensity, and design of new development shall respect existing neighborhood values, as articulated in Policy 5d of the *Comprehensive Plan*.
8. The requested zone change clearly has community benefits since the uses allowed in SU-1 for C-2 Permissive zone would be more compatible with the surrounding development than uses allowed by M-2 zoning.

MOVED BY COMMISSIONER BEGA
SECONDED BY COMMISSIONER HEISER

MOTION CARRIED UNANIMOUSLY

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve Z-99-116, an amendment to a site plan for subdivision based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site plan for subdivision for a 25.5-acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Lot A, Lands of Helen Saunders, and Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.

2. The EPC deferred this case on October 21, 1999, December 19, 1999, January 20, 2000, March 16, 2000, July 20, 2000 and again on September 21, 2000. The primary reason for previous deferrals was the need for the applicant to negotiate an adequate arrangement for access between the subject property and the 0.55-acre Tract A.
3. A purchase agreement has been signed and forwarded to the Planning Department which specifies that the owners of the subject site are purchasing Tract A.
4. The applicant has integrated the 0.55-acre Tract A into the site plan for subdivision for the Beach Water Park, Tract B and C, Renaissance Center III. Tract A would remain platted as it currently is. The request has been readvertised for the October 19th hearing to reflect the slight acreage expansion of this request.
5. A revised site development plan for subdivision has been submitted which shows adequate access between the subject property (proposed Tracts C-2, C-3 and Tract A).
6. Provisions for continued access between proposed Tracts C-2, C-3 and Tract A must be provided to ensure adequate circulation and development.
7. The Beach is a visual amenity which can provide a unique benefit to the proposed development. This has been achieved by having the promenade walkway and plazas orient to the Beach.
8. It is necessary to make modifications to the site development plan for building permit for the beach property to accommodate the improvements being made to the 2.6 acre pad site. An administrative amendment should be submitted to the Planning Department within 6 months addressing and resolving the following:
 - a. Clear pedestrian connections from the pad sites with a description of provisions for 10-12 foot wide pedestrian access.
 - b. Stabilization in landscaping of the slope to the south and west of the pad sites including native seed, xeric shrubs, and trees to be concentrated adjacent to the new pads.
 - c. Justification for and details as to the design of the temporary parking that is located at the west side of the existing Beach Water Park. All applicable requirements shall apply.

CONDITIONS:

1. The submittal of this site development plan to the DRB shall meet all EPC conditions; a letter shall accompany the submittal which describes any modification to the site plan and specifically addresses how the site plan has been modified to meet each condition.
2. Provisions for permanent access between proposed Tracts C-2, C-3 and Tract A shall be provided to ensure adequate circulation and development. Access shall be provided by easements and / or expansion of acreage of Tract C-2 (MacDonalds) and / or Tract A (Starbucks).

3. A note on the site development plan for subdivision shall indicate FAR and maximum building height consistent with the limitations of the C-2 zone.

MOVED BY COMMISSIONER BEGA
SECONDED BY COMMISSIONER HEISER

MOTION CARRIED UNANIMOUSLY

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve Z-99-116, a site development plan for building permit based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site plan for building permit for a 2.6-acre site located on Montano Road NW between Alexander Boulevard and I-25, a portion of property within the site more particularly known as Lot A, Lands of Helen Saunders, Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. The submitted site development plan for building permit depicts the 2.6-acre subject site which is proposed to be divided into Tracts C-2, C-3 and A to facilitate development of a service station, a fast food restaurant and a coffee cafe.
3. The EPC deferred this case on October 21, 1999, December 19, 1999, January 20, 2000, March 16, 2000, July 20, 2000 and again on September 21, 2000. The primary reason for previous deferrals was the need for the applicant to negotiate an adequate arrangement for access between the subject property and the 0.55-acre Tract A.
4. A purchase agreement has been signed and forwarded to the Planning Department which specifies that the owners of the subject site are purchasing Tract A.
5. The applicant is proposing to integrate the 0.55-acre Tract A into the site plan for subdivision for the Beach Water Park, Tract B and C, Renaissance Center III. Tract A would remain platted as it currently is. This request has been readvertised for the September 21st EPC hearing to include Tract A.
6. A revised site development plan for subdivision has been submitted which shows adequate access between the subject property (proposed Tracts C-2 and C-3) and Tract A.
7. Provisions for continued access between proposed Tracts C-2, C-3 and Tract A must be provided to ensure adequate circulation and development.
8. Proposed Tract C-2 depicts a McDonald's restaurant with a double-order drive through facility. Proposed Tract C-3 depicts a service station with a car wash. Tract A proposes the development of a Starbucks restaurant.

9. The Beach is a visual amenity which can provide a unique benefit to the proposed development. This has been achieved by having the promenade walkway and plazas orient to the Beach.
10. The site plan for building permit drawings raise a concern over the significant parking overage on the pad sites.
11. It is necessary to make modifications to the site development plan for building permit for the beach property to accommodate the improvements being made to the 2.6 acre pad site. An administrative amendment should be submitted to the Planning Department within 6 months addressing and resolving the following:
 - a. Clear pedestrian connections from the pad sites with a description of provisions for 10-12 foot wide pedestrian access.
 - b. Stabilization in landscaping of the slope to the south and west of the pad sites including native seed, xeric shrubs, and trees to be concentrated adjacent to the new pads.
 - c. Justification for and details as to the design of the temporary parking that is located at the west side of the existing Beach Water Park. All applicable requirements shall apply.

CONDITIONS:

1. Parking calculations shall be provided for each pad site; the calculations shall be provided in the conventional manner based on Zoning Code requirements for proposed uses. A further breakdown of parking shall also be provided for patio areas and shared parking.
2. The following pedestrian-related improvements shall be provided:
 - A. The pathway from the Starbucks building to the Montano sidewalk should be continuous, including the installation of a segment of walkway within the landscape buffer along Montano.
 - B. A patterned concrete walkway should be installed across the drive aisle entrance to the Starbucks site which provides a connection between the sections of the Montano sidewalk.
 - C. One or more pedestrian connections to the Beach Water Park should be established at one or both of the 12' wide gates along the south side of the site. Treatment of the walkways within the Beach site should be shown and described.
 - D. All pedestrian ways shall have a minimum 6 foot clear pathway (see the C Store and the McDonalds) and the minimum off-set from face of curb to building shall be 10 feet.
3. Elevations of the bike racks shall be provided.
4. A note shall be added to the site plan for building permit which indicates that the "future playland" shall be used as an outdoor eating area with shaded tables, until the playland is built.

5. No off premise signs are permitted. No pole mounted signage shall be allowed.
6. All wireless telecommunications facilities shall be concealed and shall be architecturally integrated with the site and surrounding area.
7. Parapets/ screen walls shall be equal to or above the top of all HVAC equipment.
8. Vinyl coated, plastic reflective type awnings, fascia, building panels, sign raceways or roofs shall not be permitted.
9. All walls shall follow the City's wall design guidelines.
10. Building mounted signs shall consist of individual channel letters without internal illuminations. No illuminated plastic panel signs are allowed except logos.
11. The following landscape-related improvements shall be indicated on the site plan and landscape plan:
 - A. The perimeter wrought iron fence should be placed on along all site edges with exception of the Montano frontage and the east side of the Starbucks tract.
 - B. While a hedge along the Montano right-of way is indicated as a screen for parked cars, a 2 ½ foot high wall which integrates with building colors and materials should be provided along the entire Montano frontage to screen cars and parking areas from the street. The low wall is a more effective screen than the proposed hedge.
 - C. Provide 4 foot high screen wall with cap which integrates with building colors and materials along the east property line of the Starbucks site.
12. Free standing lighting shall include uniform 16 foot high poles with fully shielded fixtures. All fixtures should be horizontally-mounted and lenses should not project below the housing. Lighting levels must conform to Zoning Code limitations.
13. Building-mounted signage shall include square footage calculations for each sign and shall provide a percentage calculation for each facade. Building-mounted signage is limited to 6% of the facade area. All letters other than logos must be individual channel-type letters 3 feet maximum. Freestanding signage is limited to 100 square feet per face per pad and shall be monument-type construction which integrates with building architecture. The maximum height of any monument sign shall be 12 feet from finished grade not including berms.
14. Add a 5 foot minimum landscape buffer along the entire length of the eastern property line at Starbucks with a mix of shade trees or ornamentals and a minimum 75% organic coverage landscaping at maturity not including tree canopy.
15. The plaza area to the south along the south property line at McDonalds should be designated the dining plaza area.
16. All metal roofing shall be consistent on all 3 buildings and canopies and shall be a galvalume finish.

17. The conditions shall be satisfied as per finding 10.
18. All Transportation Development Services conditions as submitted shall be met.

MOVED BY COMMISSIONER BEGAY
SECONDED BY COMMISSIONER HEISER

MOTION CARRIED UNANIMIOUSLY

10. 00110 00000 01180 Mitchell Turbov requests a zone map amendment from SU-1 Church & Related Facilities to O-1 for Lot 6, Block 7, Baron Burg Heights, located on Madeira Drive SE between Zuni Road and Bell Avenue, containing approximately 0.20 acres. (L-18) Simon Shima, Staff Planner **(APPROVED)**
Project # 1000764

STAFF PRESENT:

Russell Brito, Planning Department

PERSON PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

Mitchell Turbov, P.O. Box 36466

THERE WAS NO ONE PRESENT TO SPEAK IN OPPOSITION OF THIS REQUEST:

MR. BRITO: Reiterated comments made in the staff report in which denial was recommended.

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 00110 00000 01180, a zone map amendment from SU-1 for Church and Related Facilities to O-1 based on the following Findings:

FINDINGS:

1. This is a request for a zone map amendment from SU-1 for Church and Related Facilities to O-1 on an approximately .2 acre improved lot with a 1,350 square foot single-family residential unit remodeled into a church facility.
2. The change will clearly facilitate realization of the Comprehensive Plan in any applicable sector development plans or area development plans.
3. The request is in conformance with Resolution 91-1998 in that the request would help bring jobs closer to residents, but the scale of potential employment and adverse impacts of such employment on the residential uses would more than negate potential merits of bringing jobs closer to residents.

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

Date: October 20, 2000

OFFICIAL NOTIFICATION OF DECISION

Beach Water Park Inc.
1600 Desert Surf
Albuq. NM 87109

FILE: Z-99-116
LEGAL DESCRIPTION: for Lot A, Lands of Helen E. Saunders, Tracts B & C, Renaissance Center III (zoned SU-1 for IP Uses & Recreation Facility) located on Montano Road NW between Interstate 25 and Alexander Boulevard, containing approximately 25.5 total acres. (F-16)
Bob Paulsen, Staff Planner

On October 19, 2000, the Environmental Planning Commission voted to approve Z-99-116, a zone map amendment from M-2 and SU-1 for IP to SU-1 for C-2 Permissive Uses with signage restrictions based on the following Findings:

FINDINGS:

1. This is a request for a zone map amendment from M-2 and SU-1/IP to SU-1 for C-2 Permissive Uses for 2.6 acres located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Lot A, Lands of Helen Saunders, and a 1.9 acre portion of Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. The zone change request has been added since the previous hearing on September 21st. The request has been readvertised to reflect this new component and to incorporate the rezoning action for Tract A.
3. The requested change essentially represents a down zoning on the M-2 portion of the site, and a minor change on the remaining (SU-1 for IP Uses-zoned) 1.9 acres.
4. The SU-1 designation would obviously give the EPC site development plan approval authority for this property, and the C-2 Permissive Uses designation would provide appropriate limitations on potential uses. Adult-oriented uses would not be permitted under this category.
5. The current M-2 designation would allow such activities. Another issue is that of liquor sales. Both the M-2 category and the existing SU-1 for IP category allow full service liquor with package sales. The requested SU-1 for C-2 Permissive Uses zoning would also allow full-service liquor sales, including package sales.

6. The request meets the requirements for a zone change as provided for in Resolution 270-1980. Specifically, changed conditions have been demonstrated, including several zone changes within the vicinity. More specifically, there has been a substantial change in that the site itself has essentially been newly created as a result of massive fill project which raised the level of the ground and changed it from property with frontage on Desert Surf Circle to frontage on Montano.
 7. The proposed zone map amendment is also justifiable because SU-1 for C-2 Permissive Uses zoning is more beneficial to the community by furthering the goals of the *Comprehensive Plan*. Specifically, the SU-1 designation will ensure that the location, intensity, and design of new development shall respect existing neighborhood values, as articulated in Policy 5d of the *Comprehensive Plan*.
 8. The requested zone change clearly has community benefits since the uses allowed in SU-1 for C-2 Permissive zone would be more compatible with the surrounding development than uses allowed by M-2 zoning.
-

On October 19, 2000, the Environmental Planning Commission voted to approve Z-99-116, an amendment to a site plan for subdivision based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site plan for subdivision for a 25.5-acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Lot A, Lands of Helen Saunders, and Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. The EPC deferred this case on October 21, 1999, December 19, 1999, January 20, 2000, March 16, 2000, July 20, 2000 and again on September 21, 2000. The primary reason for previous deferrals was the need for the applicant to negotiate an adequate arrangement for access between the subject property and the 0.55-acre Tract A.
3. A purchase agreement has been signed and forwarded to the Planning Department which specifies that the owners of the subject site are purchasing Tract A.
4. The applicant has integrated the 0.55-acre Tract A into the site plan for subdivision for the Beach Water Park, Tract B and C, Renaissance Center III. Tract A would remain platted as it currently is. The request has been readvertised for the October 19th hearing to reflect the slight acreage expansion of this request.

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5. A revised site development plan for subdivision has been submitted which shows adequate access between the subject property (proposed Tracts C-2, C-3 and Tract A).
6. Provisions for continued access between proposed Tracts C-2, C-3 and Tract A must be provided to ensure adequate circulation and development.
7. The Beach is a visual amenity which can provide a unique benefit to the proposed development. This has been achieved by having the promenade walkway and plazas orient to the Beach.
8. It is necessary to make modifications to the site development plan for building permit for the beach property to accommodate the improvements being made to the 2.6 acre pad site. An administrative amendment should be submitted to the Planning Department within 6 months addressing and resolving the following:
 - a. Clear pedestrian connections from the pad sites with a description of provisions for 10-12 foot wide pedestrian access.
 - b. Stabilization in landscaping of the slope to the south and west of the pad sites including native seed, xeric shrubs, and trees to be concentrated adjacent to the new pads.
 - c. Justification for and details as to the design of the temporary parking that is located at the west side of the existing Beach Water Park. All applicable requirements shall apply.

CONDITIONS:

1. The submittal of this site development plan to the DRB shall meet all EPC conditions; a letter shall accompany the submittal which describes any modification to the site plan and specifically addresses how the site plan has been modified to meet each condition.
 2. Provisions for permanent access between proposed Tracts C-2, C-3 and Tract A shall be provided to ensure adequate circulation and development. Access shall be provided by easements and / or expansion of acreage of Tract C-2 (MacDonalds) and / or Tract A (Starbucks).
 3. A note on the site development plan for subdivision shall indicate FAR and maximum building height consistent with the limitations of the C-2 zone.
-

On October 19, 2000, the Environmental Planning Commission voted to approve Z-99-116, a site development plan for building permit based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site plan for building permit for a 2.6-acre site located on Montano Road NW between Alexander Boulevard and I-25, a portion of property within the site more particularly known as Lot A, Lands of Helen Saunders, Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. The submitted site development plan for building permit depicts the 2.6-acre subject site which is proposed to be divided into Tracts C-2, C-3 and A to facilitate development of a service station, a fast food restaurant and a coffee cafe.
3. The EPC deferred this case on October 21, 1999, December 19, 1999, January 20, 2000, March 16, 2000, July 20, 2000 and again on September 21, 2000. The primary reason for previous deferrals was the need for the applicant to negotiate an adequate arrangement for access between the subject property and the 0.55-acre Tract A.
4. A purchase agreement has been signed and forwarded to the Planning Department which specifies that the owners of the subject site are purchasing Tract A.
5. The applicant is proposing to integrate the 0.55-acre Tract A into the site plan for subdivision for the Beach Water Park, Tract B and C, Renaissance Center III. Tract A would remain platted as it currently is. This request has been readvertised for the September 21st EPC hearing to include Tract A.
6. A revised site development plan for subdivision has been submitted which shows adequate access between the subject property (proposed Tracts C-2 and C-3) and Tract A.
7. Provisions for continued access between proposed Tracts C-2, C-3 and Tract A must be provided to ensure adequate circulation and development.
8. Proposed Tract C-2 depicts a McDonald's restaurant with a double-order drive through facility. Proposed Tract C-3 depicts a service station with a car wash. Tract A proposes the development of a Starbucks restaurant.
9. The Beach is a visual amenity which can provide a unique benefit to the proposed development. This has been achieved by having the promenade walkway and plazas orient to the Beach.
10. The site plan for building permit drawings raise a concern over the significant parking overage on the pad sites.
11. It is necessary to make modifications to the site development plan for building permit for the beach property to accommodate the improvements being made to the 2.6 acre pad site. An administrative amendment should be submitted to the Planning Department within 6 months addressing and resolving the following:

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- a. Clear pedestrian connections from the pad sites with a description of provisions for 10-12 foot wide pedestrian access.
- b. Stabilization in landscaping of the slope to the south and west of the pad sites including native seed, xeric shrubs, and trees to be concentrated adjacent to the new pads.
- c. Justification for and details as to the design of the temporary parking that is located at the west side of the existing Beach Water Park. All applicable requirements shall apply.

CONDITIONS:

1. Parking calculations shall be provided for each pad site; the calculations shall be provided in the conventional manner based on Zoning Code requirements for proposed uses. A further breakdown of parking shall also be provided for patio areas and shared parking.
2. The following pedestrian-related improvements shall be provided:
 - A. The pathway from the Starbucks building to the Montano sidewalk should be continuous, including the installation of a segment of walkway within the landscape buffer along Montano.
 - B. A patterned concrete walkway should be installed across the drive aisle entrance to the Starbucks site which provides a connection between the sections of the Montano sidewalk.
 - C. One or more pedestrian connections to the Beach Water Park should be established at one or both of the 12' wide gates along the south side of the site. Treatment of the walkways within the Beach site should be shown and described.
 - D. All pedestrian ways shall have a minimum 6 foot clear pathway (see the C Store and the McDonalds) and the minimum off-set from face of curb to building shall be 10 feet.
3. Elevations of the bike racks shall be provided.
4. A note shall be added to the site plan for building permit which indicates that the "future playland" shall be used as an outdoor eating area with shaded tables, until the playland is built.
5. No off premise signs are permitted. No pole mounted signage shall be allowed.
6. All wireless telecommunications facilities shall be concealed and shall be architecturally integrated with the site and surrounding area.
7. Parapets/ screen walls shall be equal to or above the top of all HVAC equipment.
8. Vinyl coated, plastic reflective type awnings, fascia, building panels, sign raceways or roofs shall not be permitted.
9. All walls shall follow the City's wall design guidelines.
10. Building mounted signs shall consist of individual channel letters without internal illuminations. No illuminated plastic panel signs are allowed except logos.

11. The following landscape-related improvements shall be indicated on the site plan and landscape plan:
 - A. The perimeter wrought iron fence should be placed on along all site edges with exception of the Montano frontage and the east side of the Starbucks tract.
 - B. While a hedge along the Montano right-of way is indicated as a screen for parked cars, a 2 ½ foot high wall which integrates with building colors and materials should be provided along the entire Montano frontage to screen cars and parking areas from the street. The low wall is a more effective screen than the proposed hedge.
 - C. Provide 4 foot high screen wall with cap which integrates with building colors and materials along the east property line of the Starbucks site.
12. Free standing lighting shall include uniform 16 foot high poles with fully shielded fixtures. All fixtures should be horizontally-mounted and lenses should not project below the housing. Lighting levels must conform to Zoning Code limitations.
13. Building-mounted signage shall include square footage calculations for each sign and shall provide a percentage calculation for each facade. Building-mounted signage is limited to 6% of the facade area. All letters other than logos must be individual channel-type letters 3 feet maximum. Freestanding signage is limited to 100 square feet per face per pad and shall be monument-type construction which integrates with building architecture. The maximum height of any monument sign shall be 12 feet from finished grade not including berms.
14. Add a 5 foot minimum landscape buffer along the entire length of the eastern property line at Starbucks with a mix of shade trees or ornamentals and a minimum 75% organic coverage landscaping at maturity not including tree canopy.
15. The plaza area to the south along the south property line at McDonalds should be designated the dining plaza area.
16. All metal roofing shall be consistent on all 3 buildings and canopies and shall be a galvalume finish.
17. The conditions shall be satisfied as per finding 10.
18. All Transportation Development Services conditions as submitted shall be met.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY **NOVEMBER 3, 2000** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

OFFICIAL NOTICE OF DECISION

OCTOBER 19, 2000

Z-99-116

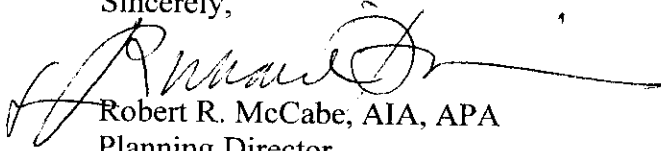
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Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning 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).

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

Sincerely,



Robert R. McCabe, AIA, APA
Planning Director

RM/BP/ac

cc: Tierra West LLC, 4432 Mcleod Rd. NE, Ste D, Albuquerque, NM 87109
James Schomburg, 1380 Rio Rancho Blvd., Rio Rancho, NM 87124
Helen Strader, 9577 Osuna NE, #B, Albuquerque, NM 87111
William Kraemer, 200 Lomas NW, #1111, Albuquerque, NM 87102

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commi.
to defer Z-99-96/SD-95-4-3 to the Environmental Planning Commission Public Heari
February 17, 2000.

MOVED BY COMMISSIONER GARA
SECONDED BY COMMISSIONER JOHNSON MOTION CARRIED UNANIMC

Z-99-116 Tierra West LLC, agents for Beach Water Park, Inc., request approval of a site
development plan for subdivision purposes plus approval of a site development p
for building permit for Tract B & C, Renaissance Center III and replat Lot 3 & 4,
Tract 6-A, zoned SU-1 for IP Uses & Recreation Facility, located on Montano Ro:
NW between Interstate 25 and Alexander Boulevard, containing approximately 1.
acres. (F-16) Elisa Paster, Staff Planner **(DEFERRED FROM OCTOBER 21,
1999) (DEFERRED TO JANUARY 20, 2000)**

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission vote
to defer Z-99-116 to the Environmental Planning Commission Public Hearing on January 20,
2000.

MOVED BY COMMISSIONER GARA
SECONDED BY COMMISSIONER JOHNSON MOTION CARRIED UNANIMOUSL

Z-99-135/
AX-99-3 Southwest Surveying Co., agents for Paul & Marty Lambert request
D-87-1-19 establishment of SU-1 for Mobile Home Park plus an amendment to the
annexation and Tower/Unser Sector Development plan for Tracts 8 & 9,
Town of Atrisco Grant, Unit 2, located on Unser Boulevard between Eucariz
Avenue and Tower Road SW, containing approximately 10 acres. (L-10)
Debbie Stover, Staff Planner **(DEFERRED TO JANUARY 20, 2000.)**

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission votes
to defer Z-99-135/AX-99-3/SD-87-1-19 to the Environmental Planning Commission Public
hearing on January 20, 2000.

MOVED BY COMMISSIONER GARA
SECONDED BY COMMISSIONER JOHNSON MOTION CARRIED
UNANIMOUSLY

Z-99-141 Tierra West LLC, agents for Leona Casey request a zone map amendment from RE
to SU-1 for C-2 plus approval of a site development plan for subdivision for Lots 1-5
& 28-32, Tract A, Unit A, Block 21, North Albuquerque Acres, located on Wyoming

between I-25 and Culture Drive, containing approximately 10
(F-16) Elisa Paster, Staff Planner **(DEFERRED TO MAY 18,**

STAFF PRESENT:

Elisa Paster, Planning Department

PERSON PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

ENVIRONMENTAL PLANNING COMMISSION
MINUTES

MAY 18, 2000

COMMISSION MEMBERS PRESENT:

Chuck Gara, Chair
Robert Heiser, Vice-Chair
Joe Chavez
Elizabeth Begay
Susan Johnson
Mick McMahan
Alan Schwartz
Larry Chavez

COMMISSIONER MEMBERS ABSENT:

STAFF PRESENT:

Richard Dineen, Planning Department
Russell Brito, Planning Department
Bob Paulsen, Planning Department
Bob Torres, Planning Department
Elisa Paster, Planning Department
April Candelaria, Recording Secretary
Joe David Montano, Transportation, Public Works Dept.
Debbie Stover, Planning Department
Don Newton, Planning Department, Neighborhood Coordination

1. Called to Order. **8:25 A.M.**

Announcements of changes and/or Additions to the Agenda.

Z-99-116 Tierra West LLC, agents for Beach Water Park, Inc., request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for Tract B & C, Renaissance Center III and replat Lot 3 & 4, Tract 6-A, zoned SU-1 for IP Uses & Recreation Facility, located on Montano Road NW between Interstate 25 and Alexander Boulevard, containing approximately 1.9 acres. (F-16)
Elisa Paster, Staff Planner (**DEFERRED JUNE 15, 2000**)

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer Z-99-116 to the Environmental Planning Commission Public Hearing on June 15, 2000 at the request of the agent.

MOVED BY COMMISSIONER J CHAVEZ
SECONDED BY COMMISSIONER JOHNSON

MOTION CARRIED UNANIMOUSLY

14. Z-99-116 Tierra West LLC, agents for Beach Water Park, Inc., request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for Tract B & C, Renaissance Center III and replat Lot 3 & 4, Tract 6-A, zoned SU-1 for IP Uses & Recreation Facility, located on Montano Road NW between Interstate 25 and Alexander Boulevard, containing approximately 1.9 acres. (F-16) Elisa Paster, Staff Planner **(DEFERRED TO MARCH 16, 2000)**

STAFF PRESENT:

Elisa Paster, Planning Department

PERSON PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

Ron Bohannon, 4432 McLeod Rd.NE
Jim Trump, 4411 McLeod Rd. NE
James Schomburg, 1380 Rio Rancho Blvd.

THERE WAS NO PRESENT TO SPEAK IN OPPOSITION OF THIS REQUEST:

MS. PASTER: Reiterated comments made in the staff report in which approval was recommended for both the site plan for subdivision and building permit.

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer Z-99-116 to the Environmental Planning Commission on public hearing on March 16, 2000.

MOVED BY COMMISSIONER CHAVEZ

SECONDED BY COMMISSIONER McMAHAN

MOTION CARRIED UNANIMOUSLY

15. Z-00-6 Dekker/Perich/Sabatini, agents for the City of Albuquerque, Police Department,
SD-85-16-8 request a zone map amendment from SU-2 / NCR to SU-1 for Police Substation along with an amendment to the South Broadway Sector Development Plan, plus approval of a site plan for building permit for lots 1 and 2, Block L, Eastern Addition, located on the southwest corner of Broadway Boulevard SE and Trumbull Avenue, containing approximately 0.33 acres. (L-14) Debbie Stover, Staff Planner **(APPROVED ZONE MAP AMENDMETN TO SU-1 FOR POLICE SUBSTATION. APPROVED AMENDMENT TO THE SOUTH BROADWAY SECTOR DEVELOPMENT PLAN.)**

STAFF PRESENT:

Debbie Stover, Planning Department
Karen Fischer, Police Department

THE FOLLOWING TWO CASES WERE HEARD JOINTLY

2. 00110 00000 00140 Garcia/Kraemer & Associates, agents for C. James Schomburg, request a zone map amendment from M-2 to SU-1/C-2 for Lot A, Lands of Helen E. Saunders, located on Montano Road NW between I-25 and Culture Drive, containing approximately .56 acre. (F-16) Elisa Paster, Staff Planner (**DEFERRED TO OCTOBER 19, 2000**)
3. Z-99-16 Tierra West LLC, agents for Beach Water Park, Inc., request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for Tract B & C, Renaissance Center III and replat Lot 3 & 4, Tract 6-A, zoned SU-1 for IP Uses & Recreation Facility, located on Montano Road NW between Interstate 25 and Alexander Boulevard, containing approximately 1.9 acres. (F-16) Elisa Paster, Staff Planner (**DEFERRED TO OCTOBER 19, 2000**)

STAFF PRESENT:

Bob Paulsen, Planning Department

PERSON PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

Ron Bohannon, 8509 Jefferson Rd. NE

THERE WAS NO ONE PRESENT TO SPEAK IN OPPOSITION OF THIS REQUEST:

MR. PAULSEN: Reiterated comments made in the staff report in which deferral was recommended.

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer 00110 00000 00140 to the Environmental Planning Commission Public Hearing on October 19, 2000.

MOVED BY COMMISSIONER J CHAVEZ
SECONDED BY COMMISSIONER BEGAY

MOTION CARRIED UNANIMOUSLY

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer Z-99-116 to the Environmental Planning Commission Public Hearing on October 19, 2000.

MOVED BY COMMISSIONER J CHAVEZ
SECONDED BY COMMISSIONER JOHNSON MOTION CARRIED UNANIMOUSLY

THE FOLLOWING TWO CASES WERE HEARD JOINTLY

4. 00114 00000 01055 Tierra West LLC, agents for Paradise West Inc., request annexation
 00138 0000001056 and establishment of R-D zoning, plus an amendment the La Cueva
 Project # 1000711 Sector Development Plan, located on Modesto between Ventura and
 Holbrook, containing approximately 13 acres. (B-20) Carmen
 Marrone, Staff Planner **(CONTINUED TO OCTOBER 19, 2000)**

5. 00138 00000 00911 Tierra West LLC, agents for Mock Homes, request annexation and
 00114 00000 00576 establishment of R-D zoning plus an amendment to the La Cueva
 Project # 1000488 Sector Development Plan for Lots 1-5 and 28-32, Block 12, Tract 3,
 Unit 3, North Albuquerque Acres located on Ventura Avenue NE
 between Eagle Rock Avenue and Oakland Avenue, containing
 approximately 10 acres. (C-20) Carmen Marrone, Staff Planner
 (CONTINUED TO OCTOBER 19, 2000)

STAFF PRESENT:

Carmen Marrone, Planning Department

PERSON PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

Ron Bohannon, 8509 Jefferson NE

PERSONS PRESENT TO SPEAK IN OPPOSITION OF THIS REQUEST:

Sandy Fish, County Planning
Geraldine Copeland, 11401 Richfield NE
Joe Yadrumian, 7801 RC Gorman NE
Karen Gnerich, 11503 Modesto NE
Darryl Millet, 2822 Euclid Avenue NE

CHAIRMAN GARA: We are on agenda item number five.



ENVIRONMENTAL PLANNING COMMISSION

A G E N D A

Thursday, October 19, 2000, 8:00 a.m.

Plaza del Sol Hearing Room
Lower Level
600 2nd Street NW

MEMBERS

Chuck Gara, Chairman
Robert Heiser, Vice Chairman

Elizabeth Begay
Joe Chavez
Larry Chavez

Susan Johnson
Mick McMahan
Alan Schwartz

NOTE: A LUNCH BREAK AND DINNER BREAK WILL BE ANNOUNCED AS NECESSARY.
Agenda items will be heard in the order indicated below unless modifications to the Agenda are approved by the EPC at the beginning of the hearing (see item 1A and 1B below); deferral and withdrawal requests (by applicants) are generally reviewed at this time.

There is no set time for cases to be heard; however, interested parties can monitor the progress of the hearing by calling the Planning Department at 924-3860. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. In the interest of time, the Chairman may establish time limitations on speakers. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak.

1. Call to Order.
 - A. Announcement of changes and/or Additions to the Agenda.
 - B. Approval of the Amended Agenda.
 - C. Approval of Minutes for August 17, 2000

EPC AGENDA
OCTOBER 19, 2000
PAGE 2 OF 5

2. 00138 00000 01307
00110 00000 01306
Project # 1000690 WM Duran & Assoc., agents for Josephine Jensen, request a zone map amendment from SU-1/ TH (12 du's/ac) to R-2 plus an amendment to the La Cuesta Sector Development Plan for Lots 22 & 23, Block A, La Cuesta Subdivision, located on Zia Road NE between Juan Tabo Boulevard NE and Zena Lona Street NE, containing approximately .404 acres. (K-22) Debbie Stover, Staff Planner
3. 00128 00000 00294 Resource Technology Inc., agents for 5 B Management, request approval of a site development plan for building permit for the westerly portion of Lot 4, Jefferson Commons II, zoned IP, located on Office Boulevard NE between Singer Boulevard and I-25 Frontage Road, containing approximately 3.52 acres. (F-17) Debbie Stover, Staff Planner **(DEFERRED FROM FROM JULY 20, 2000)**
4. 00114 00000 01055
00138 0000001056
Project # 1000711 Tierra West LLC, agents for Paradise West Inc., request annexation and establishment of R-D zoning, plus an amendment the La Cueva Sector Development Plan, located on Modesto between Ventura and Holbrook, containing approximately 13 acres. (B-20) Carmen Marrone, Staff Planner **(CONTINUED FROM SEPTEMBER 21, 2000)**
5. 00138 00000 00911
00114 00000 00576
Project # 1000488 Tierra West LLC, agents for Mock Homes, request annexation and establishment of R-D zoning plus an amendment to the La Cueva Sector Development Plan for Lots 1-5 and 28-32, Block 12, Tract 3, Unit 3, North Albuquerque Acres located on Ventura Avenue NE between Eagle Rock Avenue and Oakland Avenue, containing approximately 10 acres. (C-20) Carmen Marrone, Staff Planner **(CONTINUED FROM SEPTEMBER 21, 2000)**
6. 00128 00000 01017
Project # 1000692 James W. Green, Architect, agent for Desert Sky Development, request approval of a site development plan for building permit for Tract A-1A, Academy Acres Subdivision, zoned SU-1/C-1, located on the corner of Wyoming Boulevard NE & Burlison, containing approximately 4.08 acres. (E-19) Debbie Stover, Staff Planner **(CONTINUED FROM SEPTEMBER 21, 2000)**
7. 00128 00000 01181
Project # 1000692 Tom Couch, agent for Desert Sky Development LLC, request approval of a site development plan for building permit for Lot A1A, Academy Acres, located on Wyoming Boulevard NE between Academy Boulevard and San Antonio, containing approximately 4 acres. (E-19) Debbie Stover, Staff Planner

8. 00110 00000 01028
Project # 1000699 Garcia/Kraemer & Associates, agents for Dr. Sharon Holland, request a zone map amendment from R-1 & C-1 to C-2 for Tract 67A3, MRGCD Map No. 29, located on Fourth Street NW, between Vineyard Road and Willow Road, containing approximately 1.15 acres. (E-15) Russell Brito, Staff Planner **(DEFERRED FROM SEPTEMBER 21, 2000)**
9. 00110 00000 001026
Project # 1000697 Garcia/Kraemer & Associates, agents for John Kinzer request a zone map amendment from R-T to C-2 for Lot 37, Block 4, La Mesa Addition, located on Mesilla Street NE between Central Avenue and Domingo Road, containing approximately 0.16 acre. (K-19) Carmen Marrone, Staff Planner **(DEFERRED FROM SEPTEMBER 21, 2000)**
10. 00128 00000 00915
00128 00000 00917
Project #1000651 Tierra West LLC, agents for SCM Properties Co., requests approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for Tract A-29A, Town of Atrisco Grant Northeast, zoned SU-1 for PDA C-1 Uses and Office located on Coors Boulevard between Redlands Road and Pheasant Avenue, containing approximately 3.4116 acres. (G-11) Bob Torres, Staff Planner **(DEFERRED FROM AUGUST 17, 2000)**
11. 00110 00000 00140 Garcia/Kraemer & Associates, agents for C. James Schomburg, request a zone map amendment from M-2 to SU-1/C-2 for Lot A, Lands of Helen E. Saunders, located on Montano Road NW between I-25 and Culture Drive, containing approximately .56 acre. (F-16) Elisa Paster, Staff Planner **(DEFERRED FROM SEPTEMBER 21, 2000)**
12. Z-99-116 Tierra West LLC, agents for Beach Water Park, Inc. and James Schomburg, request a zone map amendment from M-2 and SU-1/IP to SU-1/C-2 Permissive Uses (2.6 acres) and Amendment to a Site Development Plan for Subdivision (25.5 acres) plus approval of a Site Development Plan for Building Permit (2.6 acres) for Lot A, Lands of Helen E. Saunders, Tracts B & C, Renaissance Center III (zoned SU-1 for IP Uses & Recreation Facility) located on Montano Road NW between Interstate 25 and Alexander Boulevard, containing approximately 25.5 total acres. (F-16) Bob Paulsen, Staff Planner
13. 00110 00000 01170
Project # 1000757 Eva & Marisol Encinias request a zone map amendment from R-1 to R-2 for Lot A-3, Jarvis Subdivision, located on Poblana NW between 12th Street and 16th Street, containing approximately 0.76 acres. (H-13) Makita Hill, Staff Planner

14. 00110 00000 01180
Project # 1000764 Mitchell Turbov requests a zone map amendment from SU-1 Church & Related Facilities to O-1 for Lot 6, Block 7, Baron Burg Heights, located on Madeira Drive SE between Zuni Road and Bell Avenue, containing approximately 0.20 acres. (L-18) Simon Shima, Staff Planner
15. 00128 00000 01178
Project # 1000762 Herbert M. Denish & Associates, Inc., agents for Newfoundland Investment Company, LLC, request approval of a site development plan for subdivision purposes for Lots 10A1, 10A2, C & portions of Lots B & F, Albuquerque West Subdivision and Lot B, Richland Hills Unit 1, zoned SU-1 for C-3 Uses with Exceptions and SU-1 for IP Uses with Exceptions, located on Paseo del Norte NW between Eagle Ranch Road and Richland Hills Road, containing approximately 27.3 acres. (C-12) Russell Brito, Staff Planner
16. 00128 00000 01182
Project # 1000508 Tierra West LLC, agents for Wal-Mart Stores Inc., requests approvals of amendments to site development plans for subdivision purposes plus approval of a site development plan for building permit for Tract B1A, Towne Park Plaza & Lots 1 & 5, Lenkurt Properties, located on Eubank Boulevard NE between I-40 East and Chico Road, containing approximately 100 acres. (K-21) Russell Brito, Staff Planner
17. 011128 00000 01186
Project #1000163 Tierra West LLC, agents for Brinker Restaurant Corporation request approval of a site development plan for building permit for Lot 5, La Cueva Town Center, located on Wyoming Boulevard NE between Carmel Avenue and Paseo del Norte, containing approximately 1.53 acres. (C-19) Carmen Marrone, Staff Planner
18. 00136-00000-01279
Project #1000493
440-00-1140 Michael Cadigan, agent for Coors Trail Neighborhood Association, appeals the Development Review Board's approval of a request for Subdivision Design Variance for portion of Tract E-1, Marion Rocco Subdivision, zoned SU-1/PRD (City) and located on Coors Tr NW between Montano Road NW and Paseo del Norte NW containing approximately 16.51 acres. [REF: Z-87-166, Z-98-597, AX-98-6, DRB-93-437, DRB-95-213] [FIRST TIME ON THE AGENDA 1995] (D-13)
19. 00128 00000 00586
00128 00000 00587
(Project #1000493) Consensus Planning, agents for Garrett Group, Inc., request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for a portion of Tract E-1, Marian Rocco Subdivision, zoned SU-1 PRD, located on Coors Boulevard NW between Montañó Road and Paseo del Norte, containing approximately 16.51 acres. (D-13) Russell Brito, Staff Planner **(CONTINUED FROM SEPTEMBER 21, 2000)**

20. 00128 00000 01195
Project # 1000769 Herbert M. Denish & Associates, Inc., agents for Lowe's Companies, request approval of a site development plan for building permit for Tracts 1 and A, Tinnin Shopping Center, zoned C-2, located on Juan Tabo Boulevard NE between Candelaria Road and Golden Gate Avenue, containing approximately 15.35 acres. (G-22) Debbie Stover, Staff Planner
21. Z-99-31 James R. Achen, agent for Bandelier Equities/McMahon Equities LC, requests a zone map amendment from R-1 to R-2, C-1 and O-1 for an unplatted piece of property located on McMahon Boulevard NW at the intersection of Bandelier Drive (west of Paradise Heights -Unit 1), containing approximately 17.2 acres. (A-12) Bob Torres, Staff Planner
(DEFERRED FROM AUGUES 17, 2000)
22. 00110 00000 01196
00128 00000 01192
Project # 1000444 Bohannan Huston, Inc., agents for Bandelier Equities/McMahon Equities L.C., request a zone map amendment from R-1 to SU-1 for C-2, SU-1 for R-2/O-1 and SU-1 for C-2/O-1, plus approval of a site development plan for subdivision purposes for an unplatted 17.2 acre tract, Paradise Hills, located on McMahon Boulevard NW between Dover Street and Stonebridge Drive at Bandelier Drive, containing approximately 17.2 acres. (A-12) Russell Brito, Staff Planner
23. 00128 00000 01199
00128 00000 01200
Project # 1000771 Consensus Planning, Inc., agents for American Realcorp, requests approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for Tracts E, F, and G, Adobe Wells Addition, zoned SU-1 for IP, C-2/R-2 Uses, located on Eagle Ranch Road NW and Irving Boulevard, containing approximately 38.1 acres. (B-13) Russell Brito, Staff Planner
24. 00114 00000 01184
00138 00000 01185
Project # 1000 766 Mark Goodwin & Associates, PA, agents for Unite-Us, LLC, request annexation and establishment of RD zoning plus an amendment to the Tower-Unser Sector Development Plan for Tracts 3-7, Unit 2, Town of Atrisco Grant, located on Tower Road NW between Unser Boulevard and 75th Street, containing approximately 20 acres. (L-10) Debbie Stover, Staff Planner
25. Other Matters



Agenda Number: 13
Case Number: Z-99-116
October 19, 2000

Staff Report

- *Agent* Tierra West
- *Applicant* Beach Water Park, Inc.

- Requests**

 1. Zone Map Amendment from M-1 and SU-1/IP to SU-1/C-2 Permissive Uses.
 2. Amendment to a site plan for subdivision (25.5 acres)
 2. Site plan for building permit (2.6 acres)

- *Legal Description* Tracts B & C of Renaissance Center III & Replat of Lots 3 & 4, Tract 6-A, Sundts Industrial Park
- *Location* Montano Road between I-25 and Alexander Boulevard
- *Size* Approximately 1.9 acres

- *Existing Zoning* M-2 & SU-1 IP & Recreational Facility
- *Proposed Zoning* SU-1 for C-2 Permissive Uses

Staff Recommendation

APPROVAL of Z-99-116, a zone map amendment from M-2 and SU-1/IP to SU-1 for C-2 Permissive Uses, based on the Findings on pages 57 & 58.

APPROVAL of Z-99-116, an amendment to a site plan for subdivision, based on Findings on pages 58 & 59, and subject to the conditions on pages 59 & 60.

APPROVAL of Z-99-116, a request for approval of a site development plan for building permit, based on Findings on pages 60 and 61, and subject to the Conditions on pages 61 - 63.

Staff Planner

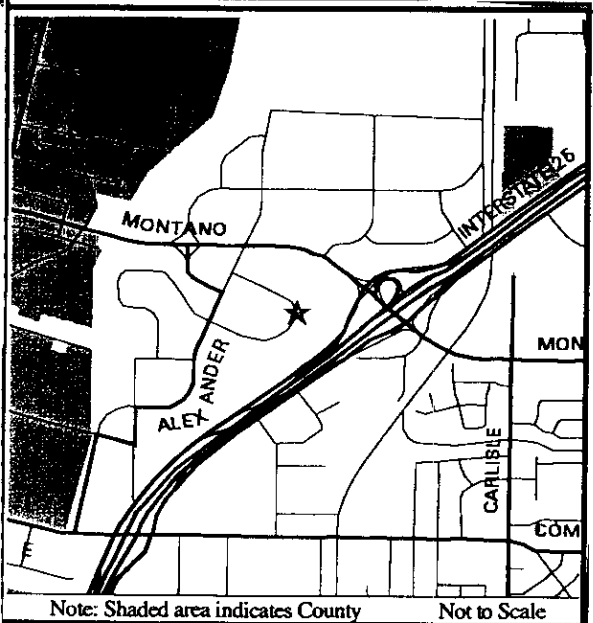
Bob Paulsen, Principal Planner

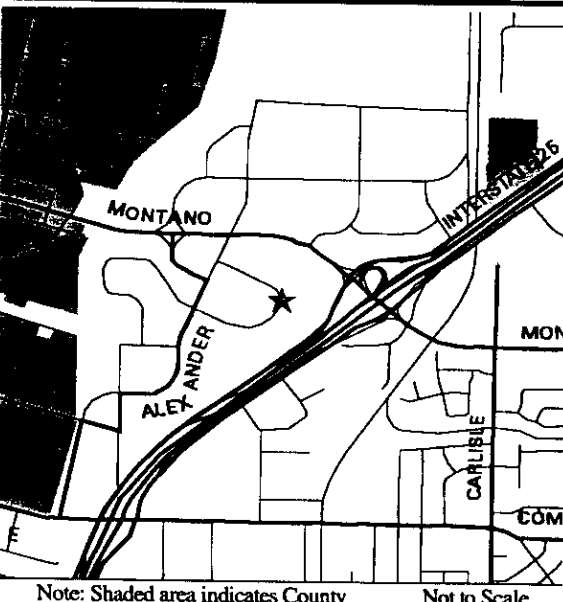
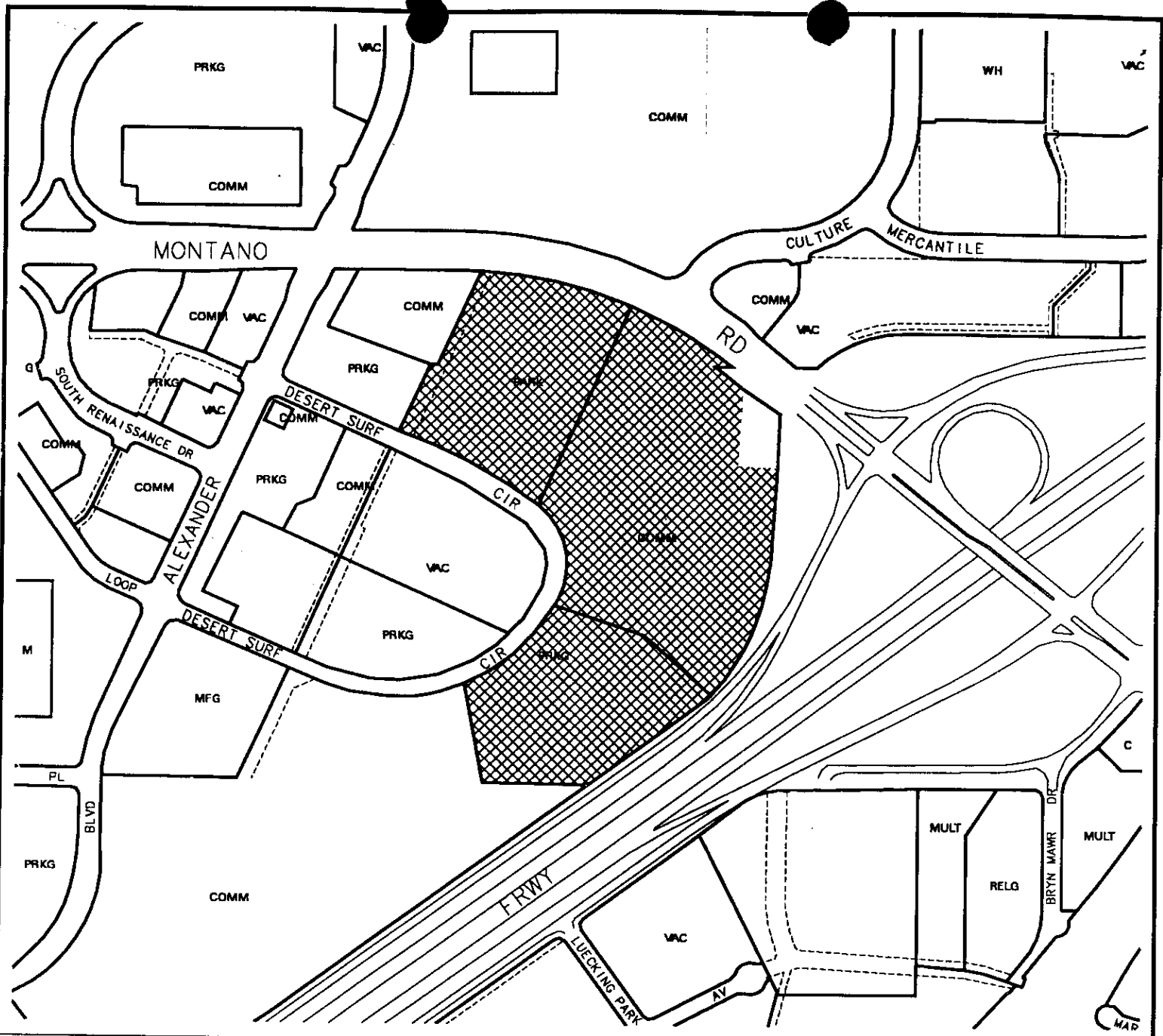
Summary of Analysis

This request was first submitted for the October of 1999 EPC hearing and has been deferred many times since. The request has been expanded to incorporate adjoining Tract A; in addition, a zone change is requested to provide a uniform SU-1 for Permissive C-2 Uses designation for all three pad sites. The request has been re-advertised to reflect these changes.

The concerns raised previously by staff and the EPC have largely been resolved with this submittal, including pedestrian connectivity and integrated design. However, questions about parking overages remain.

Additional staff comments begin on page 50.





LAND USE MAP

KEY to Land Use Abbreviations

- AGRI Agricultural
- COMM Commercial -Retail, Service, Wholesale
- DRNG Drainage
- EDUC Public or Private School
- GOLF Golf Course
- MED Medical Office or Facility
- MFG Manufacturing or Mining
- MH Mobile Home
- MULT Multi-Family or Group Home
- OFF Office
- ORG Social or Civic Organization
- PARK Park, Recreation or Open Space
- PRKG Parking
- PUBF Public Facility
- RELG Religious Facility
- SF Single Family
- TRAN Transportation Facility
- UTIL Utility
- VAC Vacant Land or Abandoned Bldg
- WH Warehousing & Storage



Scale 1" = 444'

CASE PLANNER

HEARING DATE
10-21-99

MAP NO.
F-16

FILE NO.
Z-99-116

City Departments and other interested agencies reviewed this application from September 3, 1999 to September 17, 1999. Agency comments were used in the preparation of this report and begin on page 50.

Development Services Report

SUMMARY OF REQUEST

<i>Requests</i>	1. Amendment to a site plan for subdivision 2. Site plan for building permit
<i>Location</i>	Montano Road NW between Interstate 25 and Alexander Boulevard

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area: Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	SU-1 for IP and Recreation	Established Urban Area	Beach Water Park and Vacant
<i>North</i>	SU-1 for C-2	North Valley Area Plan	Commercial
<i>South</i>	M-2	Renaissance Center Master Plan	
<i>East</i>	City ROW		Interstate 25
<i>West</i>	SU-1 for IP		

Background

The subject site is the location of the existing Beach Water Park. The applicant proposes to split off 1.9 acres along Montano Road, on the northerly most portion of the site for development of a service station and fast food restaurant. The site is bordered by I-25 to the east, commercial to the north (across Montano Road), and industrial/ office park development to the west and south.

In 1986, the EPC approved a zone map amendment (Z-86-66) from M-2 to SU-1 for IP and Amusement Facilities of a Permanent Character (not adult amusement) for Tract 6A, Block 4, Lots 3 and 4, Sundt's Industrial Center, a 42.3 acre parcel. The subject site (approximately 18.9 acres) was included in this zone change. The EPC also approved a site plan for building permit for the water park site that depicted recreational facilities, parking, and numerous

structures on the site. In 1987 the EPC approved some slight revisions to the site development plan for building permit. The parcel is not located within the boundaries of the Renaissance Center Master Plan.

The EPC has also approved several other site development plans within the original 42.3 acre area. In 1988, the EPC approved a site development plan for building permit for the Diagnostek, Inc. building which is located to the southwest of the Water Park (Z-86-66-2), and in 1989 the EPC approved an office building adjacent to Diagnostek (Z-86-66-3).

The subject site is no longer within the boundaries of the Renaissance Center boundaries, yet the history and guidelines are relevant to the proposal. The subject site is located adjacent to the Renaissance Master Plan, and in part, the Montano/ Alexander intersection serves as a gateway into the Renaissance area. Therefore, it is important that the subject site is compatible with the surrounding development.

The Renaissance Center was originally a gravel pit which was platted and zoned in 1983-1984. Today, the Renaissance Center is an industrial park that is developing with retail commercial uses, multi-family residential uses, manufacturing uses, entertainment use, and some office uses. The area is partially developed with businesses which includes Home Depot, Costco Wholesale, Federal Express, International Brotherhood of Electrical Workers, Distribution Management Corporation, Mechanical Contractors Association, Wendy's, Union Saving Bank, House of Carpets, and other projects that are in the design and/or construction process at this time.

The *Master Declaration for Renaissance*, an approved Master Plan, was adopted by the City Council in 1986. The Master Plan encompasses approximately 212 acres between Interstate 25 and the Alameda Lateral and between Mission Avenue and Montbel Road. It sets forth rules and regulations, land development standards, construction regulations, and the creation of an Architectural Review for development within the boundaries of the plan area. The land development standards deal with architectural standards, site development, and landscaping. Specific land uses for the master plan are set forth by each parcel's underlying zoning. The Rules and Regulations section of the *Master Plan* states, "Renaissance was master planned as a cohesive, visually unified mixed use development with a strong sense of identity and as a place of distinction and quality."

APPLICABLE PLANS AND POLICIES

The *Albuquerque/Bernalillo County Comprehensive Plan* was adopted by the City Council and the Board of County Commissioners in 1988. Based on the *Plan*, the subject site is located in the Established Urban Area, the goal of which 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. Applicable policies include:

- Policy a: The Established and Developing Urban Areas as shown by the Plan Map shall allow a full range of urban land uses, resulting in an overall gross density of up to 5 dwelling units per acre.

- Policy d: 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 concern.
- Policy e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of neighborhoods can be ensured.
- Policy I: 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 environments.
- Policy j: Where new commercial development occurs, it should be generally located in existing commercial zoned areas...in larger shopping centers located at intersections of arterial streets and provided with access via mass transit...
- Policy l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

North Valley Area Plan

The *North Valley Area Plan*, a Rank II Plan, was adopted by City Council in 1993. The plan area is bounded by the Bernalillo County/ Sandoval County boundary to the north, Interstate 40 to the south, Interstate 25 to the east, and the Rio Grande to the west. The area encompasses approximately 28.5 square miles. The Plan recognizes that the North Valley as a fragile and unique community and specifies goals and policies to protect its rural character and environmental resources and to encourage quality commercial and industrial development in established commercial and industrial zones.

Relevant Zoning and Land Use policies include:

3. The City and County shall limit new strip commercial development and associated signage on valley arterials.
 - 3c. Promote commercial development and redevelopment of existing commercially zoned properties.
 - 3ci. Assist existing and potential businesses with organization and promotion efforts.
 - 3d. Adopt and promote Village Center Principles for new and redeveloped commercial properties.

The *North Valley Area Plan* defines the area east of Edith Boulevard as the most appropriate location for industrial and heavy commercial development.

Resolution 91-1998 (R-70)

This Resolution establishes an overall direction for implementation of the City's growth policies, with a framework emphasizing:

- development of community and regional activity centers and major transportation corridors (high capacity corridors); encourage increased densities and mixed uses in

activity centers and corridors; meet the needs of residents closer to their homes or employment to decrease Vehicle Miles Traveled and automobile dependence.

- maintenance, enhancements and upgrades of roads and utilities in the core area, to prevent deterioration of existing communities and to encourage infill; diversify the Downtown land use mix with public facilities, hotels, office and retail development, more and higher density housing; generate more activity and attract more private investment in the Downtown area.
- enhance transit system performance, consistent with the principles of a compact urban form and a network of centers and corridors; improve the viability of transit as an alternative to the single-occupancy vehicle and reduce Vehicle Miles Traveled; improve pedestrian mobility and the character of the pedestrian environment, transit orientation and bicycle connections, within centers and corridors.
- plan the timing of road and utility construction to ensure orderly growth, and coordinate capacity increases and street extensions; transportation improvement programs must recognize the significance of natural, historic, and cultural resources and include strategies for minimizing adverse impacts on them.

Long Range Roadway System

The Long Range Roadway System designates Montano Road as a Minor Arterial, with a right-of-way of 86'.

ANALYSIS

Site Plan for Subdivision

This is a request for a site plan for an amendment to a subdivision for a 18.9 acre site located on Montano Road between I-25 and Alexander Boulevard. The Beach Water Park currently exists on southern portion of the site, and includes slides, pools, parking, and numerous structures. According to the applicant's letter, the owners of the Beach Water Park recently created an additional slope area on the north side of the existing park "to facilitate the expansion of the top portion of the Beach and to create more fall for future slides. [They] placed 76,000 cubic yards of dirt according to the approved Grading Plan to create the future slide and pad areas on top of the Beach. [They] are developing this area into two pads for a fast food restaurant and service station." A site plan for building permit for the fast food restaurant, but not for the service station, accompanies this proposal. The applicant will have to return to the EPC for approval of the site plan for building permit for the service station.

The amendment to the site plan for subdivision is in compliance with relevant policies. According to the *Comprehensive Zoning Code*, Section 14-16-1-5, a site development plan for subdivision must include:

- (1) An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies:
 - (a) For Subdivision. The site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building

height, minimum building setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area ratio.

The submitted site plan for subdivision depicts the existing Beach Water Park, including ingress, egress, building footprints, parking, and circulation routes. No changes are proposed to the Water Park site at this time. The site plan also depicts a new property line which divides the two new pads sites (Tracts C-2 and C-3) from the larger portion of the parcel.

The amendment depicts a building footprint and parking spaces for the service station (Tract C-3). These elements are not actually required by the *Comprehensive Zoning Code*. If the site plan for building permit depicts a different location of these elements, the site plan for subdivision will also have to be amended. Alternatively, a note could be added to the site plan which indicates that the configuration is conceptual.

The proposed gas station is located towards the rear of the site, while the canopy is located adjacent to Montano Road. The site data grid indicates that building area will be 1,680 square feet, that 4,487 square feet of landscaping is required, though 7,216 will be provided, and that 9 parking spaces will be required. This site plan for subdivision generally meets the provisions of the *Comprehensive Zoning Code* with the following exceptions: FAR and maximum building height. These elements may be added as conditions of approval.

Site Plan for Building Permit

This is a request for a site plan for building permit for a 1.9 acre site located on the south side of Montano Road, at Alexander Boulevard. The site plan for building permit is only for Tract C-2, though its relationship with Tract C-3 will be taken into consideration.

Site Plan Layout / Configuration

The proposed service station and fast foot restaurant are located on Montano Road, up the hill from the Beach Water Park. The proposed uses are not accessible directly from the Water Park due to the slope of hill. The location is a auto-oriented, being adjacent to Montano Road and within close proximity to I-25. The site plan should, therefore, be focused towards auto oriented uses, though this does justify omitting pedestrian amenities.

The two pads share a drive-aisle, which is accessed by way of the Alexander/ Montano Road intersection. The locations of the buildings on the pads are insular in that they function as separate entities. The main entrance to the McDonalds is on the south elevation while the main entrance to the service station will probably be on the north elevation. Both pads represent a very suburban layout in that the buildings are setback from the street and have little interaction with any street life, except that their uses necessitate a focus of targeting passing motorists.

With the exception of the drive-aisles and the common landscaping treatment, the sites do not interrelate with one another. For example, there is no pedestrian connection between the two sites. A sidewalk does exist along Montano Road, but not even so much as a cross walk is provided across the drive aisle. Furthermore, as discussed below, the fast food restaurant is generic franchise architecture, and it is unlikely that it and the service station will architecturally compatible. Prior to approval, the building should be reconfigured or amenities should be added to improve the relationship of the buildings to one and other.

Access, Parking, Circulation

Both pad sites are accessed by way of a four lane drive aisle on Montano Road. The curb cut is in alignment with the existing stop light at intersection of Montano Road and Mercantile Avenue.

The McDonald's is located approximately in the middle of Tract C-2, and is surrounded by a circular drive aisle (which serves the drive-thru window) and parking spaces. The drive aisle is one way, with the exception of the segment located on the south side of the building. The circular drive aisle and overage of parking (discussed below) contribute to the poor relationship between the restaurant, the neighboring pad and, the street.

According to the site plan, the fast food restaurant only requires 16 parking spaces, yet 53 spaces are provided. There is an overage of 37 parking spaces on the site (over 200%), which is extremely excessive.

Pedestrian and Bicycle Access and Circulation, Transit Access

Scant pedestrian amenities are provided on the site. A 6 foot wide sidewalk is provided along Montano Road and along one side of the entrance drive aisle, and one pedestrian crossing is shown at the McDonalds. However, there is no pedestrian connection between the two pad sites, between the parking area and the front door of the fast food restaurant, nor across the entrance to the site. Furthermore, there is no covered outdoor eating space identified on the plan. A 26 foot wide concrete area is provided on the west side of the building, yet it is unclear if this is intended to serve as an outdoor eating area since no seating, landscaping, or shading is shown. Moreover, the bike rack is located in that area; locating outdoor seating and a bike rack too close together may be extremely awkward. As discussed above, there is an excessive overage of parking on the site; parking could be moved to accommodate an outdoor patio. The site is located near a unique amenity - the Beach Water Park, and users of the site should be able to take advantage of the views. Therefore, the patio should be sited to maximize the views of the Beach Water Park and the mountains.

Montano Road currently has express bus service, but the Transit Department has indicated that local bus service will be provided within the next year.

Lighting

According to the site development plan, "site lighting shall be a combination of building mounted mH fixtures and post-mounted light fixtures in entry and parking areas as need. To the greatest extent possible, lighting shall be building mounted. Post-mounted lighting shall be 20' maximum height. Post lighting shall be shielded from surrounding properties." The lighting is acceptable to staff, although the last sentence shall read "Post lighting shall be shielded with *cut-off fixtures* from surrounding properties.

Landscaping

Extensive landscaping is provided on the site; at the McDonalds 7,371 square feet of landscaping is required, and 19,477 is provided. The landscaping is a mixture of shade and ornamental trees, shrubbery, flowers, ground cover, and oversized gravel and boulders. The majority of the landscaping is native to New Mexico. The landscaping is in compliance with the City's Waste Water ordinance. The landscaping plan depicts adequate street trees along Montano Road.

The landscaping plan is attractive and a positive addition to the site which somewhat reduces the impact of the vast parking area. However, a shaded seating area should be added to the site plan, as should a 3 foot high wall or other buffer treatment on Montano Road to screen the parked cars from passerby.

Similar landscaping is also depicted on the gas station site. However, since this is only a site plan subdivision it is unclear whether or not the landscaping plan is permanent or conceptual.

Grading, Drainage, Utility Plans

The Public Works Department has indicated that the grading and drainage plan is incorrect and that the utilities plan does not reflect the availability statement. The applicant states that "... 76,000 a cubic yards of dirt according to the approved Grading Plan...." However, there is no approved grading plan, though the work is completed. A temporary permit could have been secured, however, there is no such record in the file.

Public Works further states that:

The approval line on the conceptual grading plan (dated 7-25-99) is blank. Yet rough grading has already been completed. Please explain. New on-site utilities as show on sheet 5 are not consistent with the availability statement issued Julyth. The plan must be modified prior to DRB sign off.

The plan shows the utility connections to south, though they must be hook into the services on Montano Road. The Public Works Department staff has indicated that the submittal is incomplete.

Architecture

The proposed building is a typical McDonalds structure with a mansard style light grey shingle roofing, light adobe colored stucco, a split face block band around the bottom of the building (no color shown), and bright yellow and white signage. Windows, with clear glazing and aluminum frames are located mainly on the west and south elevations (2 windows are on the north elevation). The building is characterized by a blank walls on the north and west elevations. The north elevation faces Montano Road, yet it is unarticulated and does not relate with the street (as discussed above). The west elevation does include some windows.

The proposed McDonalds is generic franchise architecture and is not compatible with the surrounding development. Although the subject site is not located within the Renaissance Center, it is surrounded by the Renaissance Center and should be compatible with the existing buildings. The Renaissance area is characterized by buildings which pay respect to contemporary and post modern styles. They include features which help to create a pleasant pedestrian environment such as patios and courtyards. Building elements may include overhangs, patios, recessed doors and windows, and should be sited so as to maximize vistas.

They utilize muted colors, steel, glass, and flat roofs. The building should be revised to include some of the aforementioned elements, as it is not compatible with the surrounding development. In particular, the roof and the signage are two of the most "generic" features which are not compatible with the surrounding architecture.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

The applicant did not attend the pre-hearing discussion.

The solid waste department states:

Disapproved. Accessibility for truck to service fast food location must be adjusted. Six cubic yard compactor will have to be used, dimensions of all enclosure pad 9 wall height to be adjusted. Recommend that drain for clean ups and possible spillages be implemented into plan. Call T.L. Baca 761-8142. Fueling station enclosure wall must be adjusted to 7'0 to accommodate 8 cubic yard container.

Neighborhood Concerns

No neighborhood associations were recognized in this area.

Conclusions

This is a two part request for an amendment to a site plan for subdivision plus approval of a site plan for building permit for a site located on Montano Road between I-25 and Alexander Boulevard. The Beach Water Park is located on the site, and the applicant proposes to split off 1.9 acres on the far north side of the 18.9 acre site to develop two pads.

Staff is recommending deferral of the amendment to the site plan for subdivision and of the site plan for building permit. The location of the pads is a suburban one with auto oriented uses, however this does not justify omitting all pedestrian amenities. The building is surrounded by parking spaces and drive aisles; there is a parking coverage of 37 parking spaces. The vast amount of parking and focus on automobile is one reason for the scant pedestrian amenities are provided on the site.

Furthermore, the grading and drainage plan and the utility plan are unacceptable to Public Works. The grading on the site has already occurred, though there is no grading and drainage plan, and the utilities plan presents incorrect information. Lastly, the solid waste container is in an inappropriate location, which will affect the site layout.

The site plan for building permit is only for Pad C-2; a McDonalds is proposed on this site. The building is generic franchise architecture which is not compatible with the surrounding area. Furthermore, the east and north elevations present blank walls; the north elevation, which faces Montano Road, does not relate to the street nor to the development to the north. Staff recommends that the building design and layout be modified prior to EPC approval.

1. This is a request for a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. The *Comprehensive Zoning Code* requires that a site plan for subdivision depict the site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum floor area ratio. This site plan for subdivision generally meets these provisions with the following exceptions: FAR and maximum building height
3. The site is surrounded by the Beach Water Park to the south, I-25 to the east, and the Renaissance Center, which contains a mixture of commercial, office, industrial and residential uses, to the west and north. The service station and fast foot restaurant are located on Montano Road, up the hill from the Beach Water Park. The proposed uses are not accessible directly from the Water Park due to the slope of hill upon which they stand.
4. The location of the proposed pads is a suburban one, as it is within a business park and next to the freeway. The site plan should be oriented towards suburban uses, though this does justify ignoring the needs of pedestrian.
5. With the exception of the drive-aisles and the landscaping, the sites do not interrelate with one another. In fact, they function as two totally separate areas. Prior to approval, the building should be reconfigured, and/or amenities should be added to improve the relationship of the building to one and other.
8. The Public Works Division does not recommend approval of the grading and drainage, and the utilities plans. No grading plan has been approved, contrary to the applicant's statement, and although the grading has been largely completed. Furthermore, the utility plan is incorrect as the services must hook into Montano Road, not to the south.

RECOMMENDATION -Z-99-116, October 21, 1999

DEFERRAL of Z-99-116, a request for approval of a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.

FINDINGS -Z-99-116, October 21, 1999 - Site Plan for Building Permit

1. This is a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. This submittal is accompanied by a request for approval of a site plan for subdivision which creates the pad on which the building will be located. Staff is recommending deferral of the site plan for subdivision.
3. The McDonald's is located approximately in the middle of Tract C-2, and is surrounded by a circular drive aisle and parking spaces. The circular drive aisle and overage (37 more than required) of parking contributes to the poor relationship between has with the neighboring pad and with the street.
4. The location of the proposed pads is a suburban one, as it is within a business park and next to the freeway. The site plan should be oriented towards suburban uses, though this does justify ignoring the needs of pedestrian.
5. With the exception of the drive-aisles and the landscaping, the sites do not interrelate with one another. In fact, they function as two totally separate areas. Prior to approval, the building should be reconfigured, and/or amenities should be added to improve the relationship of the building to one and other.
6. The McDonalds is generic franchise architecture and is not compatible with the surrounding development. Although the subject site is not located within the Renaissance Center, it is surrounded by the Renaissance Center and should be compatible with the existing buildings. , it is a totally different style than that of the Beach Water Park; the applicant may alternatively choose to integrate the building with that use.
7. The solid waste department has indicated that the accessibility for trucks to service the fast food location must be adjusted. A six cubic yard compactor will have to be used, dimensions of all enclosure pad 9 wall height to be adjusted. Solid Waste Staff recommends that drain for clean ups and possible spillages be implemented into plan. Moreover, the fueling station enclosure wall must be adjusted to 7'0 to accommodate 8 cubic yard container.

RECOMMENDATION - Z-99-116, October 21, 1999 - Site Plan for Building Permit

DEFERRAL of Z-99-116 a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract6-A, Sundt's Industrial Park.

ADDITIONAL STAFF COMMENTS - December 16, 1999

On October 21, 1999, the EPC voted to defer the subject application for 30 days until the December 16, 1999 EPC hearing. The applicant is requesting another 30 day deferral because, currently, no changes have been proposed to the EPC on the site. Staff concurs with this request.

FINDINGS -Z-99-116, December 16, 1999 - Site Plan for Subdivision

1. This is a request for a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. The *Comprehensive Zoning Code* requires that a site plan for subdivision depict the site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum floor area ratio. This site plan for subdivision generally meets these provisions with the following exceptions: FAR and maximum building height
3. The site is surrounded by the Beach Water Park to the south, I-25 to the east, and the Renaissance Center, which contains a mixture of commercial, office, industrial and residential uses, to the west and north. The service station and fast foot restaurant are located on Montano Road, up the hill from the Beach Water Park. The proposed uses are not accessible directly from the Water Park due to the slope of hill upon which they stand.
4. The location of the proposed pads is a suburban one, as it is within a business park and next to the freeway. The site plan should be oriented towards suburban uses, though this does justify ignoring the needs of pedestrian.
5. With the exception of the drive-aisles and the landscaping, the sites do not interrelate with one another. In fact, they function as two totally separate areas. Prior to approval, the building should be reconfigured, and/or amenities should be added to improve the relationship of the building to one and other.
8. The Public Works Division does not recommend approval of the grading and drainage, and the utilities plans. No grading plan has been approved, contrary to the applicant's statement, and although the grading has been largely completed. Furthermore, the utility plan is incorrect as the services must hook into Montano Road, not to the south.

RECOMMENDATION -Z-99-116, December 16, 1999

DEFERRAL of Z-99-116, a request for approval of a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.

FINDINGS -Z-99-116, December 16, 1999 - Site Plan for Building Permit

1. This is a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. This submittal is accompanied by a request for approval of a site plan for subdivision which creates the pad on which the building will be located. Staff is recommending deferral of the site plan for subdivision.
3. The McDonald's is located approximately in the middle of Tract C-2, and is surrounded by a circular drive aisle and parking spaces. The circular drive aisle and overage (37 more than required) of parking contributes to the poor relationship between has with the neighboring pad and with the street.
4. The location of the proposed pads is a suburban one, as it is within a business park and next to the freeway. The site plan should be oriented towards suburban uses, though this does justify ignoring the needs of pedestrian.
5. With the exception of the drive-aisles and the landscaping, the sites do not interrelate with one another. In fact, they function as two totally separate areas. Prior to approval, the building should be reconfigured, and/or amenities should be added to improve the relationship of the building to one and other.
6. The McDonalds is generic franchise architecture and is not compatible with the surrounding development. Although the subject site is not located within the Renaissance Center, it is surrounded by the Renaissance Center and should be compatible with the existing buildings. , it is a totally different style than that of the Beach Water Park; the applicant may alternatively choose to integrate the building with that use.
7. The solid waste department has indicated that the accessibility for trucks to service the fast food location must be adjusted. A six cubic yard compactor will have to be used, dimensions of all enclosure pad 9 wall height to be adjusted. Solid Waste Staff

recommends that drain for clean ups and possible spillages be implemented into plan. Moreover, the fueling station enclosure wall must be adjusted to 7'0 to accommodate 8 cubic yard container.

RECOMMENDATION - Z-99-116, December 16, 1999 - Site Plan for Building Permit

DEFERRAL of Z-99-116 a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.

**ACTION TAKEN BY THE ENVIRONMENTAL PLANNING COMMISSION ON
DECEMBER 16, 1999**

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer Z-99-116 to the Environmental Planning Commission Public Hearing on January 20, 2000.

MOVED BY COMMISSIONER GARA

SECONDED BY COMMISSIONER JOHNSON

**M O T I O N C A R R I E D
UNANIMOUSLY**

ADDITIONAL STAFF COMMENTS - Z-99-116, January 20, 2000

On December 16, 1999, at the request of the applicant, the EPC voted to defer the subject request for site plan for subdivision and building permit until January 20, 2000.

Site Plan for Subdivision

This is a request for a site plan for subdivision for a 18.9 acre site located on Montano Road between I-25 and Alexander Boulevard. The applicant proposes to subdivide a 1.9 acre parcel which is located adjacent to Montano Road. The Beach Water Park currently exists on the southern portion of the site, and includes slides, pools, parking, and numerous structures. According to the applicant's letter, the owners of the Beach Water Park recently created an additional slope area on the north side of the existing park "to facilitate the expansion of the top portion of the Beach and to create more fall for future slides. [They]

placed 76,000 cubic yards of dirt according to the approved Grading Plan to create the future slide and pad areas on top of the Beach. [They] are developing this area into two pads for a fast food restaurant and service station." A site plan for building permit for the fast food restaurant and the service station, accompanies this proposal.

The amendment to the site plan for subdivision is in compliance with relevant policies. According to the *Comprehensive Zoning Code*, Section 14-16-1-5, a site development plan for subdivision must include:

- (1) An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies:
 - (a) For Subdivision. The site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area ratio.

The submitted site plan for subdivision depicts the existing Beach Water Park, including ingress, egress, building footprints, parking, and circulation routes. No changes are proposed to the Water Park site at this time. The site plan also depicts a new property line which divides the two new pads sites (Tracts C-2 and C-3) from the larger portion of the parcel. A gas station is proposed for the westerly Tract C-2, and a McDonalds is proposed for the easterly Tract C-3.

This site plan for subdivision generally meets the provisions of the *Comprehensive Zoning Code* with the following exceptions: FAR and maximum building height. These elements may be added and are required by the recommended conditions of approval.

Subdivision Issues

The submitted site plan for subdivision is slightly different than the original submittal. The new submittal proposes moving the eastern lot line for Tract C-2 to the west, providing for an approximately 60 foot wide sliver of property owned by the Beach Water Park. This peninsular-shaped projections of the Beach property would retain its zoning and provide an area for a future billboard sign and utility easement. The original submittal did not depict the sliver of Beach Property, and its utility is questionable. It appears as though the purpose of the sliver of property is too obstruct access of utilities and vehicles to the M-2 zoned property to the east. The M-2 zoned property does have a curb cut on Montano, right-in/ right-out only, but there is not access to westbound traffic. Therefore, any westbound traffic would have to make a U-turn at the stop light, which is an undesirable traffic pattern according to Public Works. Moreover, the sliver is almost useless since it would be impossible for a road to be constructed directly between Montano and the Beach Water Park due to the grades of the hill. Therefore, the Public Works Transportation and Utility Divisions have indicated that common access and utilities are needed to all three properties which front Montano Road. That is, there must be a minimum of a 30 foot wide useable and traversable access easement between the three properties. This easement will benefit all parcels because it will allow for the installation of utilities and construction of common entrances. The sliver should be removed since it is useless except as a location for a billboard. Alternately, an easement could be dedicated. The vehicular and utility

easement would not have any negative impacts on the subject plan. The plan already depicts an easement to the Beach Water Park property, thus the easement could be extended to service all three properties.

Site Plan for Building Permit

Site Plan Layout / Configuration

The proposed service station and fast foot restaurant are located on Montano Road, up the hill from the Beach Water Park. The proposed uses are not accessible directly from the Water Park due to the slope of hill. The location is a auto-oriented, being adjacent to Montano Road and within close proximity to I-25. The site plan should, therefore, be focused towards auto oriented uses, though this does not justify omitting pedestrian amenities.

The two pads share a drive-aisle, which is accessed by way of the Alexander/ Montano Road intersection. The locations of the buildings on the pads are insular in that they function as separate entities. The main entrance to the McDonalds is on the south elevation while the main entrance to the service station is on the north elevation. Both pads represent a very suburban layout in that the buildings are setback from the street and have little interaction with any street life, except that their uses necessitate a focus on targeting passing motorists.

The proposed uses are auto oriented, but the site plan does depict some connections between them, including a pedestrian crossing. It is unlikely that the site will be accessed by a great number of pedestrians, based on it location, but sidewalks have been provided along Montano.

The site depicts an alternate paving material for the drive-thru, the parking spaces adjacent to the fast food restaurant, and the pedestrian crossings. The paving for the pedestrian crossings should be a different material than the drive-thru, and the parking spaces do not need to be an alternative paving. Moreover, the materials and colors should be indicated on the plan.

Access, Parking, Circulation

Both pad sites are accessed by way of a three lane drive aisle from Montano Road. The curb cut is in alignment with the existing stop light at intersection of Montano Road and Mercantile Avenue.

The McDonald's is located approximately in the middle of Tract C-2, and is surrounded by a circular drive aisle (which serves the drive-thru window) and parking spaces. The drive aisle is one way, with the exception of the segment located on the south side of the building.

According to the site plan, the uses collectively require a total of 40 parking spaces, yet 75 spaces are provided. There is an overage of 37 parking spaces on the site (almost 200%), which is extremely excessive. However, based on the location of the uses on a major transit corridor and away from any pedestrian activity, the parking overage may be appropriate. Though some of the parking spaces are located along Montano Road, a three-foot high screen wall is provided to mitigate the negative visual impact of the parked cars.

The site plan also depicts a "future access to the Beach Waterpark" on the east edge of the site. The access should actually lead to the parcel, zoned M-2, which is adjacent to the Beach Water Park sliver. See above for further discussion of this issue.

Pedestrian and Bicycle Access and Circulation, Transit Access

Minor pedestrian amenities are located on the site due to the auto-oriented nature of the location. A six-foot wide pedestrian connection is provided from the street to the site and another between the gas station and fast food restaurant. Each of the pads has a shaded outdoor patio area, though the square footage is not given. The McDonalds also has a "Future Playland" of 1500 square feet. The applicant has indicated that McDonalds wants to wait and discover who their clientele will be prior to installing the Playland. It is understandable that the corporation does not want to spend extra money if the playland will go unused, therefore, a note shall be added to indicate that the 1500 square feet will be used as an outdoor dining patio in the meantime, and remain if the Playland is not built. The patio shall include shaded picnic tables.

The site is located near a unique amenity - the Beach Water Park, and users of the site should be able to take advantage of the views. Ideally the patios should be sited to maximize the views of the Beach Water Park and the mountains. This would entail moving the patio to the east side of the building.

Two bike racks exist on the site, one at each pad site. A total of 10 bicycle spaces are provided.

Montano Road currently has express bus service, but the Transit Department has indicated that local bus service will be provided within the next year.

Lighting

According to the site development plan, "site lighting shall be a combination of building mounted mH fixtures and post-mounted light fixtures in entry and parking areas as need. To the greatest extent possible, lighting shall be building mounted. Post-mounted lighting shall be 20' maximum height. Post lighting shall be shielded from surrounding properties." The lighting is acceptable to staff, although the last sentence shall read "Post lighting shall be shielded with *cut-off fixtures* from surrounding properties."

Landscaping

Adequate landscaping is provided on the site; 11,855 square feet is required and 13,594 is provided. The landscaping is a mixture of shade and ornamental trees, shrubbery, flowers, ground cover, and oversized gravel and boulders. The majority of the landscaping is native to New Mexico. The landscaping is in compliance with the City's Waste Water ordinance. The landscaping plan depicts adequate street trees along Montano Road.

Grading, Drainage, Utility Plans

The Public Works Department has indicated that the grading and drainage plan is incorrect and that the utilities plan does not reflect the availability statement. The applicant states that "... 76,000 a cubic yards of dirt according to the approved Grading

Plan...." However, there is no approved grading plan, though the work is completed. A temporary permit could have been secured, however, there is no such record in the file.

Public Works further states that:

The approval line on the conceptual grading plan (dated 7-25-99) is blank. Yet rough grading has already been completed. Please explain. New on-site utilities as show on sheet 5 are not consistent with the availability statement issued JulyTh. The plan must be modified prior to DRB sign off.

The plan shows the utility connections to south, though they must be hook into the services on Montano Road. The Public Works Department staff has indicated that the submittal is incomplete.

Architecture

The proposed McDonald's building has a red standing seam metal roof, tan split face flock, buff accent block, and a large McDonalds sign on each facade. The drive through is located on the north elevation, while the west and south elevations have picture windows with bronze aluminum frames. The note on the elevations indicate that the building is meant to match the Wendy's across the street to the north. The colors do match, but the style of the building is still typical McDonald's, especially the roof and signage. The roof is typical of the mansard style of roof present on most McDonalds, as is the signage. The roof and signage are the dominant architectural element and actually function as a billboard. The overall design of the building is the same as the previous submittal, only the colors have changed. The building is characterized by blank walls on the north and east elevations, thus it does not take advantage of views to the Sandia Mountains. Moreover, the north elevation faces Montano Road, yet it is unarticulated and does not relate with the street.

The roof should be modified so it does not reflect a generic franchise design. The changes may include a flat roof, pitched roof which is not mansard style, or other design as approved by the Planning Department. The signage design may remain, but its placement must be approved by the Planning Department. Articulation, such as windows, tile, insets, or other architectural elements, should be added to the east and north elevations.

The gas station design is architecturally integrated with the McDonalds and with the Wendy's across the street to the north. The building is constructed of tan fractured face COM, and has red metal roof canopies. The A colored band (color snot shown) accents the building on all sides.

The north elevation is the most articulated and interesting facade because of the presence of picture windows, a canopy, and accent block. However, the other elevations are generally characterized by blank walls. This building is located to potentially take advantage of views to the mountains and the Beach Water Park. The elevations should be revised to incorporate articulation, such as windows, tile, insets, or other architectural elements.

The fueling canopy is also architecturally integrated with the other buildings, and is not characteristic of generic franchise architecture. The canopy has a red metal roof and tan columns.

All mechanical equipment must be screened from view by the parapet or other architecturally integrated materials.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

The applicant did not attend the pre-hearing discussion.

The solid waste department states:

Disapproved. Accessibility for truck to service fast food location must be adjusted. Six cubic yard compactor will have to be used, dimensions of all enclosure pad 9 wall height to be adjusted. Recommend that drain for clean ups and possible spillages be implemented into plan. Call T.L. Baca 761-8142. Fueling station enclosure wall must be adjusted to 7'0 to accommodate 8 cubic yard container.

Neighborhood Concerns

No neighborhood associations were recognized in this area.

Conclusions

This is a two part request for an amendment to a site plan for subdivision plus approval of a site plan for building permit for a site located on Montano Road between I-25 and Alexander Boulevard. The Beach Water Park is located on the site, and the applicant proposes to split off 1.9 acres on the far north side of the 18.9 acre site to develop two pads.

Staff is recommending approval of the amendment to the site plan for subdivision and of the site plan for building permit. The proposed uses are auto oriented and there is a large overage of parking, but this is appropriate because the site is on a transit corridor, and few pedestrians will utilize the site. The site plan for subdivision depicts all the elements required by the Comprehensive Zoning Code with the exception of FAR and maximum building height.

Staff is recommending approval of the site plan for building permit, but the McDonalds must be modified to minimize the "generic" look of the roof and signage.

FINDINGS -Z-99-116, January 20, 2000 - Site Plan for Subdivision

1. This is a request for a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. The EPC deferred this case on October 21, 1999 and again December 19, 1999. The applicant has submitted additional information since the original submittal.
3. The *Comprehensive Zoning Code* requires that a site plan for subdivision depict the site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum floor area ratio. This site plan for subdivision generally meets these provisions with the following exceptions: FAR and maximum building height
4. The site is surrounded by the Beach Water Park to the south, I-25 to the east, and the Renaissance Center, which contains a mixture of commercial, office, industrial and residential uses, to the west and north. The service station and fast foot restaurant are located on Montano Road, up the hill from the Beach Water Park. The proposed uses are not accessible directly from the Water Park due to the slope of hill upon which they stand.
5. The location of the proposed pads is a suburban one, as it is within a business park and next to the freeway. The site plan should be oriented towards auto-oriented uses, though this does justify ignoring the needs of pedestrian.
6. The new submittal proposes moving the eastern lot line for Tract C-2 to the west, providing for an approximately 60 foot wide sliver of property owned by the Beach Water Park. This peninsular-shaped projections of the Beach property would retain its zoning and provide an area for a future billboard sign and utility easement. The original submittal did not depict the sliver of Beach Property, and its utility is questionable. It appears as though the purpose of the sliver of property is too restrict access of utilities and vehicles to the M-2 property.
7. The sliver of Beach Water Park property should be removed, or as required by Public Works Transportation and Utility Divisions, or a common access and utilities easement shall be provided to all three properties which front Montano Road.
8. The Public Works Department does not recommend approval of the grading and drainage, and the utilities plans. No grading plan has been approved, contrary to the applicant's statement, and although the grading has been largely completed.

RECOMMENDATION -Z-99-116, January 20, 2000

APPROVAL of Z-99-116, a request for approval of a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park, based on the preceding findings and subject to the following conditions.

CONDITIONS - Z-99-116, January 20, 2000 - Site Plan for Subdivision

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. The following conditions shall be met to the satisfaction of the Public Works, Transportation Development Services Division:
 - A. 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.
 - B. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
 - C. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
 - D. Provision of an adequate throat area must be provided at the main entrance.
 - E. Site plan must address intersection modifications at Montano and Mercantile Avenue.
 - ...Modification to medians and signals will be required.
 - ...Some movements may be prohibited.
 - ...An analysis of the reconfigured intersection will be required.
 - ...A deceleration lane will be required.
 - F. Location of walls, fences and signs must meet the clear sight distance requirements.
 - G. Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.
 - H. Provision of street trees and landscaping on Montano Road.
 - I. Provision of a usable and traversable 30 foot cross-access easement for utilities and vehicular and pedestrian circulation between the proposed lots, adjacent property to the east, and the approximately .6 acre parcel, zoned M-2, known more particularly as Lot A, Beach Water Pak, Lands of Saunder-Helen.

- J. Coordination of proposed access point as related to the Interstate 25 / Montano with the NMSH&TD.
 - K. Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
 - L. Coordination with the Solid Waste Department with regard to refuse container location and access.
3. FAR and maximum building height shall be noted on the site plan for subdivision.
 4. The paving materials for the drive-thru and pedestrian crossing shall be identified on the plan. The materials and colors for the pedestrian crossings shall be different than any other paving on the site. The alternative paving in the parking spaces adjacent to the fast food restaurant shall be eliminated.
 5. The grading and drainage plan shall be approved by the DRB prior to final sign-off.
 6. The sliver of Beach Water Park property shall be removed, or as required by Public Works Transportation and Utility Divisions, a common access and utilities easement shall be provided to all three properties which front Montano Road
 7. Any changes to the sliver of property to the east owned by the Beach Water Park shall be reflected in the site development plan for subdivision to the satisfaction of the Planning Department.

FINDINGS -Z-99-116, January 20, 2000 - Site Plan for Building Permit

1. This is a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. This submittal is accompanied by a request for approval of a site plan for subdivision which creates the pad on which the building will be located. Staff is recommending approval of the site plan for subdivision.
3. The location of the proposed pads is a suburban one, as it is within a business park and next to the freeway. The site plan should be oriented towards suburban uses, though this does not justify ignoring the needs of pedestrian.
4. The patios provided on each site and the playland at the fast food restaurant are an attractive addition to the development. However, a note should be added to the plan which indicates that the "future playland" will be used as an outdoor eating area with shaded seating until the playland is completed.

5. The roof and signage of the McDonalds is generic franchise architecture and is not compatible with the surrounding development. The roof and signage location should be modified to the satisfaction of the Planning Department. Revisions to the roof may include a flat roof, a non-mansard pitch roof, or other to the satisfaction of Planning staff.
6. Both the McDonalds building and the gas station have at least two blank walls. These facades should be revised to include articulation such as windows, tile, insets, or other architectural element.
7. The solid waste department has indicated that the accessibility for trucks to service the fast food location must be adjusted. A six cubic yard compactor will have to be used, dimensions of all enclosure pad 9 wall height to be adjusted. Solid Waste Staff recommends that drain for clean ups and possible spillages be implemented into plan. Moreover, the fueling station enclosure wall must be adjusted to 7'0 to accommodate 8 cubic yard container.
8. The new submittal proposes moving the eastern lot line for Tract C-2 to the west, providing for an approximately 60 foot wide sliver of property owned by the Beach Water Park. The sliver of Beach Water Park property should be removed, or as required by Public Works Transportation and Utility Divisions, have indicated that common access and utilities easements should be provided to all three properties which front Montano Road.

RECOMMENDATION - Z-99-116, January 20, 2000 - Site Plan for Building Permit

APPROVAL of Z-99-116 a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract6-A, Sundt's Industrial Park, based on the preceding findings and subject to the following conditions.

CONDITIONS - Z-99-116, January 20, 2000 - Site Plan for Building Permit

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. The following conditions shall be met to the satisfaction of the Public Works, Transportation Development Services Division:
 - A 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.
 - B. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.

- C. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
 - D. Provision of an adequate throat area must be provided at the main entrance.
 - E. Site plan must address intersection modifications at Montano and Mercantile Avenue.
 - ...Modification to medians and signals will be required.
 - ...Some movements may be prohibited.
 - ...An analysis of the reconfigured intersection will be required.
 - ...A deceleration lane will be required.
 - F. Location of walls, fences and signs must meet the clear sight distance requirements.
 - G. Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.
 - H. Provision of street trees and landscaping on Montano Road.
 - I. Provision of a usable and traversable 30 foot cross-access easement for utilities and vehicular and pedestrian circulation between the proposed lots, adjacent property to the east, and the approximately .6 acre parcel, zoned M-2, known more particularly as Lot A, Beach Water Pak, Lands of Saunder-Helen.
 - J. Coordination of proposed access point as related to the Interstate 25 / Montano with the NMSH&TD.
 - K. Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
 - L. Coordination with the Solid Waste Department with regard to refuse container location and access.
3. Elevations of the bike racks shall be provided.
 4. The note for the lighting shall read, "post lighting shall be shielded with a cut-off fixture from surrounding properties."
 5. The roof of the McDonalds shall be modified so it is not a generic franchise design, as determined by the Planning Department. The changes may include a flat roof, pitched roof which is not mansard style, or other approved by the Planning Department. The signage design may remain, but its placement must be approved by the Planning Department.

6. A note shall be added to the site plan for building permit which indicates that the "future playland" shall be used as an outdoor eating area, with shaded picnic tables, until the playland is built.

7. No off premise signs are permitted. No pole mounted signage shall be allowed.

8. All wireless telecommunications facilities shall be concealed and shall be architecturally integrated with the site and surrounding area.

9. Parapets/ screen walls shall be equal to or above the top of all HVAC equipment.

10. Vinyl coated, plastic reflective type awnings fascia, building panels or roofs shall not be permitted.

11. All walls shall follow the City's wall design guidelines.

12. Any changes to the sliver of property to the east owned by the Beach Water Park shall be reflected in the site development plan for building permit to the satisfaction of the Planning Department.

ACTION TAKEN BY THE EPC ON JANUARY 20, 2000

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer Z-99-116 to the Environmental Planning Commission public hearing on March 16, 2000.

MOVED BY COMMISSIONER CHAVEZ

SECONDED BY COMMISSIONER McMAHAN

MOTION CARRIED
UNANIMOUSLY

ADDITIONAL STAFF COMMENTS - March 16, 2000

Background

This is a request for approval of an amendment to a site plan for subdivision and a site plan for building permit for a parcel located on Montano Road between I-25 and Mercantile Avenue. The EPC deferred the subject request on January 20, 2000 for two primary reasons. First, because the applicant had not provided a complete site plan for subdivision; and second, because of the relationship between the subject property and the .5 acre parcel located to the north of the site and zoned M-2, known more particularly as Tract A, Lands of Helen E. Saunders (herein after referred to as "Tract A"). The original application for the subject site plan for subdivision depicted the subdivision of a 1.9 acre parcel from the 18 acre Beach Water Park. The proposed 1.9 acre site was located adjacent to the M-2 parcel. However, after a deferral at the EPC, the applicant resubmitted the site plan for subdivision which depicted a sliver of land (part of the Beach Water Park) in between the two parcels. The purpose of that sliver was unclear, but it was suspected that the sliver was designed to isolate Tract A from the proposed pads. That is, to prohibit vehicular and utility access between the properties. This was undesirable to the owner Tract A, because the M-2 property only has right-in/ right-out access to Montano Road, while the proposed 1.9 acre parcel has full access at a stop light. When this issue was addressed at the January 20, 2000 EPC hearing, the applicant expressed concern over the cross access easement because some uses allowed on the adjacent M-2 property would be incompatible with the fast food restaurant and gas station (particularly adult entertainment). The applicant indicated that negotiations for the easement may be possible if the owner of Tract A would apply for a zone map amendment. The owner of Tract A agreed, and that request is also being heard at the March 16, 2000 EPC hearing (00110 00000 00140 - See agenda item 3).

Site Plan for Subdivision

This is a request for an amendment to a site plan for subdivision for a 18.9 acre site located on Montano Road between I-25 and Alexander Boulevard. The applicant proposes to create a 1.9 acre parcel adjacent to Montano Road. The Beach Water Park currently exists on the southern portion of the site, and includes slides, pools, parking, and numerous structures. According to the applicant's letter, the owners of the Beach Water Park recently created an additional slope area on the north side of the existing park "to facilitate the expansion of the top portion of the Beach and to create more fall for future slides. [They] placed 76,000 cubic yards of dirt according to the approved Grading Plan to create the future slide and pad areas on top of the Beach. [They] are developing this area into two pads for a fast food restaurant and service station." A site plan for building permit for the fast food restaurant and the service station, accompanies this proposal.

The amendment to the site plan for subdivision is in compliance with relevant policies. According to the *Comprehensive Zoning Code*, Section 14-16-1-5, a site development plan for subdivision must include:

(1) An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies:

(a) For Subdivision. The site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area ratio.

The submitted site plan for subdivision depicts the existing Beach Water Park, including ingress, egress, building footprints, parking, and circulation routes. No changes are proposed to the Water Park site at this time. The site plan also depicts a new property line which divides the two new pads sites (Tracts C-2 and C-3) from the larger portion of the parcel. A gas station is proposed for the westerly Tract C-2, and a McDonalds is proposed for the easterly Tract C-3.

This site plan for subdivision generally meets the provisions of the *Comprehensive Zoning Code* with the following exceptions: FAR and maximum building height. These elements may be added and are required by the recommended conditions of approval.

Subdivision Issues

The submitted site plan for subdivision depicts an approximately 60 foot wide sliver of property owned by the Beach Water Park east of the 1.9 acre parcel. This peninsular-shaped projection of the Beach property would retain its zoning and provide an area for a future billboard sign and utility easement. The original submittal did not depict this sliver of Beach Property, and its purpose is questionable. As discussed above, the applicant and the owner of Tract A have been in (unsuccessful) negotiations regarding a cross access easement. The applicant has stated that:

...there is no progress to provide private access to Tract A. The adjoining property owner wants this project to bear all of the physical improvement costs and to amende the zoning application to include (1) his Tract A site and (2) preparation of the necessary site development plans for the site....The Beach will provide access to Tract A when the property owner succeeds in changing] the zoning or removing] Adult Entertainment uses from the property.

The purpose of the sliver between the fast food restaurant and Tract A is still questionable, especially if the applicant will grant the easement if the zoning on Tract A is amended to prohibit adult entertainment uses. The sliver may be large enough for a billboard, but the SU-1 for IP zoning would require that the applicant get EPC or administrative approval for a billboard. A billboard is not desirable, and is not in the spirit of the development of the area. Staff recommends that the sliver of property be eliminated and that, if the zone map amendment for the tract currently zoned M-2 is approved, that the cross access easement be provided. Staff is supportive of the cross access easement because it creates a more rationale traffic pattern for the properties.

If the sliver is removed, the size of the proposed 1.9 site will enlarge. A condition of approval shall be included which indicates that the enlargement of the site shall necessitate site plan modifications to be approved by the Planning Department prior to DRB sign-off.

Site Plan for Building Permit

Site Plan Layout / Configuration

The proposed service station and fast food restaurant are located on Montano Road, up the hill from the Beach Water Park. The proposed uses are not accessible directly from the Water Park due to the slope of hill. The location is a auto-oriented, being adjacent to Montano Road and within close proximity to I-25. The site plan should, therefore, be focused towards auto oriented uses, though this does not justify omitting pedestrian amenities.

The two pads share a drive-aisle, which is accessed by way of the Alexander/ Montano Road intersection. The locations of the buildings on the pads are insular in that they function as separate entities. The main entrance to the McDonalds is on the south elevation while the main entrance to the service station is on the north elevation. Both pads represent a very suburban layout in that the buildings are setback from the street and have little interaction with any street life, except that their uses necessitate a focus on targeting passing motorists.

The proposed uses are auto oriented, but the site plan does depict some connections between them, including a pedestrian crossing. It is unlikely that the site will be accessed by a great number of pedestrians, based on it location, but sidewalks have been provided along Montano.

The site depicts an alternate paving material for the drive-thru, the parking spaces adjacent to the fast food restaurant, and the pedestrian crossings. The paving for the pedestrian crossings should be a different material than the drive-thru, and the parking spaces do not need to be an alternative paving. All the materials and colors should be indicated on the plan.

Access, Parking, Circulation

Both pad sites are accessed by way of a three lane drive aisle from Montano Road. The curb cut is in alignment with the existing stop lighted intersection of Montano Road and Mercantile Avenue.

The McDonald's is located approximately in the middle of Tract C-2, and is surrounded by a circular drive aisle (which serves the drive-thru window) and parking spaces. The drive aisle is one way, with the exception of the segment located on the south side of the building.

The gas station is located on the south edge of the site, with the canopy on the north edge, along Montano Road. The parking is located adjacent to the building. Public Works, Development Services Division, has some concerns about the circulation area (see comments below) which are addressed in the conditions of approval.

According to the site plan, the uses collectively require a total of 40 parking spaces, yet 75 spaces are provided. There is an overage of 37 parking spaces on the site (almost 200%), which is extremely excessive. However, based on the location of the uses on a major transit corridor and away from any pedestrian activity, the parking overage may be appropriate. Though some of the parking spaces are located along Montano Road, a three-foot high screen wall is provided to mitigate the negative visual impact of the parked cars.

The Public Works Department has expressed concern regarding the circulation pattern at the gas station. The configuration shall be revised to the satisfaction of the Public Works, Development Services Transportation Division.

Pedestrian and Bicycle Access and Circulation, Transit Access

Minor pedestrian amenities are located on the site due to the auto-oriented nature of the location. A six-foot wide pedestrian connection is provided from the street to the site and another between the gas station and fast food restaurant. Each of the pads has a shaded outdoor patio area, though the square footage is not given. Both patios are located on the west sides of the buildings. The McDonalds also has a "Future Playland" of 1500 square feet. The applicant has indicated that McDonalds wants to wait and discover who their clientele will be prior to installing the Playland. It is understandable that the corporation does not want to spend extra money if the playland will go unused, therefore, a note shall be added to indicate that the 1500 square feet will be used as an outdoor dining patio in the meantime, and remain if the Playland is not built. The patio shall include shaded picnic tables.

The site is located near a unique amenity - the Beach Water Park, and users of the site should be able to take advantage of the views. Staff is concerned about the location of the patios because they are not sited to maximize the views of the Beach Water Park and the mountains. Taking advantage of those amenities would entail moving the patio to the east side of the building which may not be practical based on the configuration of the site. As a result of the configuration, staff has not placed a condition to move the patio.

Two bike racks exist on the site, one at each pad site. A total of 10 bicycle spaces are provided.

Montano Road currently has express bus service, but the Transit Department has indicated that local bus service will be provided within the next year.

Lighting

According to the site development plan, "site lighting shall be a combination of building mounted mH fixtures and post-mounted light fixtures in entry and parking areas as need. To the greatest extent possible, lighting shall be building mounted. Post-mounted lighting shall be 18' maximum height. Post lighting shall be shielded from surrounding properties." The lighting is acceptable to staff.

Landscaping

Adequate landscaping is provided on the site; 11,855 square feet is required and 13,594 is provided. The landscaping is a mixture of shade and ornamental trees, shrubbery, flowers, groundcover, and oversized gravel and boulders. The majority of the landscaping is native to New Mexico. The landscaping is in compliance with the City's Waste Water ordinance. The landscaping plan depicts adequate street trees along Montano Road.

Grading, Drainage, Utility Plans

The Public Works Department has indicated that the grading and drainage plan is incorrect and that the utilities plan does not reflect the availability statement. The applicant states that "... 76,000 a cubic yards of dirt according to the approved Grading Plan...." However, there is no approved grading plan, though the work is completed. A temporary permit could have been secured, however, there is no such record in the file.

Public Works further states that:

The approval line on the conceptual grading plan (dated 7-25-99) is blank. Yet rough grading has already been completed. Please explain. New on-site utilities as show on sheet 5 are not consistent with the availability statement issued July 6th. The plan must be modified prior to DRB sign off.

The plan shows the utility connections to south, though they must be hook into the services on Montano Road. The Public Works Department staff has indicated that the submittal is incomplete.

Architecture

The proposed architecture for McDonald's has been dramatically revised since the previous submittal. The previous elevations represented generic franchise architecture, and Planning staff and the EPC indicated that they should be modified to integrate with the surrounding development context. The new elevations have a retro design, something which McDonald's has been implementing in the past few years. The design of the building refers back to the fast food restaurant of the 1950s, and includes an old sign design with a hamburger-like figure flipping a burger. The proposed architecture is recognizable as a McDonald's, but colors and details are utilized on the building which help it to integrate with the surrounding area. The building materials include stucco, tan split face block, buff accent block, bronze aluminum frame windows, red fabric awnings, grey slit face block, and neon signage. Some of the materials are compatible with the Wendy's across the street (windows, tan split face block) which assists in the integration of the building with the surrounding area. The El Rey finish "smoke ring" should be defined as to its color.

Under the Zoning Code, the following signage is allows: Freestanding signs can be 100 square feet and building mounted signs can be 20% of the area of the facade. The height of the signage shall not exceed 26 feet.

Extensive signage is proposed on the McDonald's site which includes one 100 square foot monument sign, two 60 square foot neon McDonald's signs, two 60 square foot neon wall signs (the plan mentions three but only two are shown), and six M's of an undisclosed square footage, materials and colors. The applicant should provide a total square footage for the signage and include all colors and materials.

The gas station design is architecturally integrated with the McDonalds and with the Wendy's across the street to the north. The building materials include white stucco, white fascia, red fabric awnings, and grey split face block.

The north elevation is the most articulated and interesting facade because of the presence of picture windows, a canopy, and accent block. However, the other elevations are generally characterized by blank walls. This building is located to potentially take advantage of views to the mountains and the Beach Water Park. The elevations should be revised to incorporate articulation, such as windows, tile, insets, or other architectural elements.

The fueling canopy is also architecturally integrated with the other buildings, and is not characteristic of generic franchise architecture. The canopy has a red metal roof and tan columns. Though the red metal roof is consistent with the main building, the stucco color should be changed to white. The color and materials of the accent blocks on the columns should also be provided.

A note indicates that all mechanical equipment shall be screened from view by the parapet or other architecturally integrated materials.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

The applicant did not attend the pre-hearing discussion.

The solid waste department states:

Disapproved. Accessibility for truck to service fast food location must be adjusted. Six cubic yard compactor will have to be used, dimensions of all enclosure pad 9 wall height to be adjusted. Recommend that drain for clean ups and possible spillages be implemented into plan. Call T.L. Baca 761-8142. Fueling station enclosure wall must be adjusted to 7'0 to accommodate 8 cubic yard container.

Neighborhood Concerns

No neighborhood associations were recognized in this area.

Conclusions

This is a two part request for an amendment to a site plan for subdivision plus approval of a site plan for building permit for a site located on Montano Road between I-25 and Alexander Boulevard. The Beach Water Park is located on the site, and the applicant proposes to split off 1.9 acres on the far north side of the 18.9 acre site to develop two pads.

Staff is recommending approval of the amendment to the site plan for subdivision and of the site plan for building permit. The proposed uses are auto oriented and there is a large overage of parking, but this is appropriate because the site is on a transit corridor, and few pedestrians will utilize the site. The site plan for subdivision depicts all the elements required by the Comprehensive Zoning Code with the exception of FAR and maximum building height. The sliver of Beach Property created by this subdivision must be addressed in the conditions of approval.

The applicant has modified the buildings so they do not represent generic franchise architecture and such that they are compatible with the neighborhood.

FINDINGS -Z-99-116, March 16, 2000 - Site Plan for Subdivision

1. This is a request for a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. The EPC deferred this case on October 21, 1999, December 19, 1999, and again on January 20, 2000. The applicant has submitted additional information since the original submittal.
3. The *Comprehensive Zoning Code* requires that a site plan for subdivision depict the site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum floor area ratio. This site plan for subdivision generally meets these provisions with the following exceptions: FAR and maximum building height
4. The site is surrounded by the Beach Water Park to the south, I-25 to the east, and the Renaissance Center, which contains a mixture of commercial, office, industrial and residential uses, to the west and north. The service station and fast foot restaurant are located on Montano Road, up the hill from the Beach Water Park. The proposed uses are not accessible directly from the Water Park due to the slope of hill upon which they stand.
5. The location of the proposed pads is a suburban one, as it is within a business park and next to the freeway. The site plan should be oriented towards auto-oriented uses, though this does justify ignoring the needs of pedestrians.
6. The new submittal proposes moving the eastern lot line for Tract C-2 to the west, providing for an approximately 60 foot wide sliver of property owned by the Beach Water Park. This peninsular-shaped projections of the Beach property would retain its zoning and provide an area for a future billboard sign and utility easement. The original submittal did not depict the sliver of Beach Property, and its utility is questionable.
7. The sliver of Beach Water Park property should be removed, or at the minimum, as required by Public Works Transportation and Utility Divisions, a common access and utilities easement shall be provided to all three properties which front Montano Road.
8. The Public Works Department does not recommend approval of the grading and drainage, and the utilities plans. No grading plan has been approved, contrary to the applicant's statement, and although the grading has been largely completed.

RECOMMENDATION -Z-99-116, March 16, 2000

APPROVAL of Z-99-116, a request for approval of a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as

Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park, based on the preceding findings and subject to the following conditions.

CONDITIONS - Z-99-116, March 16, 2000 - Site Plan for Subdivision

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. The following conditions shall be met to the satisfaction of the Public Works, Transportation Development Services Division:
 - A. 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.
 - B. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
 - C. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
 - D. Provision of an adequate throat area must be provided at the main entrance.
 - E. Site plan must address intersection modifications at Montano and Mercantile Avenue.
...Modification to medians and signals will be required.

...Some movements may be prohibited.

...An analysis of the reconfigured intersection will be required.

...A deceleration lane will be required.
 - F. Location of walls, fences and signs must meet the clear sight distance requirements.
 - G. Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.
 - H. Provision of street trees and landscaping on Montano Road.
 - I. Provision of a usable and traversable 30 foot cross-access easement for utilities and vehicular and pedestrian circulation between the proposed lots, adjacent property to the east, and the approximately .6 acre parcel, zoned M-2, known more particularly as Lot A, Beach Water Pak, Lands of Saunder-Helen.

- J. Coordination of proposed access point as related to the Interstate 25 / Montano with the NMSH&TD.
 - K. Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
 - L. Coordination with the Solid Waste Department with regard to refuse container location and access.
3. FAR and maximum building height shall be noted on the site plan for subdivision.
 4. The paving materials for the drive-thru and pedestrian crossing shall be identified on the plan. The materials and colors for the pedestrian crossings shall be different than any other paving on the site. The alternative paving in the parking spaces adjacent to the fast food restaurant shall be eliminated.
 5. The grading and drainage plan shall be approved by the DRB prior to final sign-off.
 6. The 60 foot wide sliver of Beach Water Park property shall be removed, or at minimum, as required by Public Works Transportation and Utility Divisions, a common access and utilities easement shall be provided to serve all three properties which front Montano Road.
 7. Any changes to the sliver of property to the east owned by the Beach Water Park shall be reflected in the site development plan for subdivision to the satisfaction of the Planning Department.
 8. Monument signs which are integrated with building colors and materials are the only free standing signs allowed.
 9. Building mounted signs shall consist of individual channel letters without internal illuminations. No illuminated plastic panel signs are allowed except logos.

FINDINGS -Z-99-116, March 16, 2000 - Site Plan for Building Permit

1. This is a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. This submittal is accompanied by a request for approval of a site plan for subdivision which creates the pad on which the building will be located. Staff is recommending approval of the site plan for subdivision.
3. The location of the proposed pads is a suburban one, as it is within a business park and next to the freeway. The site plan should be oriented towards suburban uses, though this does not justify ignoring the needs of pedestrians.

4. The patios provided on each site and the playland at the fast food restaurant are an attractive addition to the development. However, a note should be added to the plan which indicates that the "future playland" will be used as an outdoor eating area with shaded seating until the playland is completed.
5. The proposed architecture is recognizable as a McDonald's, but colors and details are utilized on the building which help it to integrate with the surrounding area. The building materials include stucco, tan split face block, buff accent block, bronze aluminum frame windows, red fabric awnings, grey split face block, and neon signage.
6. Both the McDonalds building and the gas station have at least two blank walls. These facades should be revised to include articulation such as windows, tile, insets, or other architectural element.
7. Extensive signage is proposed on the McDonald's site which includes one 100 square foot monument sign, two 60 square foot neon McDonald's signs, two 60 square foot neon wall signs (the plan mentions three but only two are shown), and six M's of an undisclosed square footage, materials and colors. The applicant should provide a total square footage for the signage and include all colors and materials.
8. The solid waste department has indicated that the accessibility for trucks to service the fast food location must be adjusted. A six cubic yard compactor will have to be used, dimensions of all enclosure pad 9 wall height to be adjusted. Solid Waste Staff recommends that drain for clean ups and possible spillages be implemented into plan. Moreover, the fueling station enclosure wall must be adjusted to 7'0 to accommodate 8 cubic yard container.
9. The new submittal proposes moving the eastern lot line for Tract C-2 to the west, providing for an approximately 60 foot wide sliver of property owned by the Beach Water Park. The sliver of Beach Water Park property should be removed, or as required by Public Works Transportation and Utility Divisions, have indicated that common access and utilities easements should be provided to all three properties which front Montano Road.

RECOMMENDATION - Z-99-116, March 16, 2000 - Site Plan for Building Permit

APPROVAL of Z-99-116 a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park, based on the preceding findings and subject to the following conditions.

CONDITIONS - Z-99-116, March 16, 2000 - Site Plan for Building Permit

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. The following conditions shall be met to the satisfaction of the Public Works, Transportation Development Services Division:
 - A. 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.
 - B. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
 - C. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
 - D. Provision of an adequate throat area must be provided at the main entrance.
 - E. Site plan must address intersection modifications at Montano and Mercantile Avenue.
 - ...Modification to medians and signals will be required.
 - ...Some movements may be prohibited.
 - ...An analysis of the reconfigured intersection will be required.
 - ...A deceleration lane will be required.
 - F. Location of walls, fences and signs must meet the clear sight distance requirements.
 - G. Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.
 - H. Provision of street trees and landscaping on Montano Road.
 - I. Provision of a usable and traversable 30 foot cross-access easement for utilities and vehicular and pedestrian circulation between the proposed lots, adjacent property to the east, and the approximately .6 acre parcel, zoned M-2, known more particularly as Lot A, Beach Water Pak, Lands of Saunder-Helen.
 - J. Coordination of proposed access point as related to the Interstate 25 / Montano with the NMSH&TD.
 - K. Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
 - L. Coordination with the Solid Waste Department with regard to refuse container location and access.

3. Elevations of the bike racks shall be provided.
4. A note shall be added to the site plan for building permit which indicates that the "future playland" shall be used as an outdoor eating area, with shaded picnic tables, until the playland is built.
5. No off premise signs are permitted. No pole mounted signage shall be allowed.
6. All wireless telecommunications facilities shall be concealed and shall be architecturally integrated with the site and surrounding area.
7. Parapets/ screen walls shall be equal to or above the top of all HVAC equipment.
8. Vinyl coated, plastic reflective type awnings fascia, building panels or roofs shall not be permitted.
9. All walls shall follow the City's wall design guidelines.
10. Any changes to the 60 foot wide sliver of property to the east owned by the Beach Water Park shall be reflected in the site development plan for building permit to the satisfaction of the Planning Department.
11. The colors and materials of the gas station canopy shall be modified to match the gas mart and the McDonald's, to the satisfaction the Planning Department.
12. The El Rey finish "smoke ring" shall be defined as to its color.
13. Monument signs which are integrated with building colors and materials are the only free standing signas allowed.
14. Building mounted signs shall consist of individual channel letters without internal illuminations. No illuminated plastic panel signs are allowed except logos.

ACTION TAKEN BY THE EPC ON MARCH 16, 2000

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer Z-99-116 to the Environmental Planning Commission public hearing on May 18, 2000.

*ADDITIONAL DEVELOPMENT SERVICES STAFF COMMENTS TO THE EPC FOR
MAY 18, 2000*

The applicant has requested a one-month deferral of this request to pursue a resolution of the access issue with the adjoining property owner. Staff believes progress is being made in this regard and supports the deferral request.

FINDINGS -Z-99-116, May 18, 2000 - Site Plan for Subdivision

1. This is a request for a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. The EPC deferred this case on October 21, 1999, December 19, 1999, January 20, 2000 and again March 16, 2000. The applicant has submitted additional information since the original submittal.
3. The applicant appears to be progressing towards a resolution with the adjoining property owner as regards access and has requested a one-month deferral to pursue this resolution.
4. A one-month deferral is reasonable given the complexity of this request.

RECOMMENDATION -Z-99-116, March 16, 2000

DEFERRAL of Z-99-116, a request for approval of a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park, based on the preceding findings.

FINDINGS -Z-99-116, May 18, 2000 - Site Plan for Building Permit

1. This is a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. The EPC deferred this case on October 21, 1999, December 19, 1999, January 20, 2000 and again March 16, 2000. The applicant has submitted additional information since the original submittal.

3. The applicant appears to be progressing towards a resolution with the adjoining property owner as regards access and has requested a one-month deferral to pursue this resolution.
4. A one-month deferral is reasonable given the complexity of this request.

RECOMMENDATION - Z-99-116, May 18, 2000 - Site Plan for Building Permit

DEFERRAL of Z-99-116 a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park, based on the preceding findings.

FINDINGS - Z-99-116, July 20, 2000 - Site Plan for Subdivision

1. This is a request for a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. The EPC deferred this case on October 21, 1999, December 19, 1999, January 20, 2000 and again March 16, 2000. The applicant has submitted additional information since the original submittal.
3. The applicant appears to be progressing towards a resolution with the adjoining property owner as regards access and has requested a one-month deferral to pursue this resolution.
4. A two-month deferral is probably more realistic given the complexity of this request.

RECOMMENDATION - Z-99-116, July 20, 2000

DEFERRAL of Z-99-116, a request for approval of a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park, based on the preceding findings.

FINDINGS - Z-99-116, July 20, 2000 - Site Plan for Building Permit

1. This is a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. The EPC deferred this case on October 21, 1999, December 19, 1999, January 20, 2000 and again March 16, 2000. The applicant has submitted additional information since the original submittal.
3. The applicant appears to be progressing towards a resolution with the adjoining property owner and has requested a one-month deferral to pursue this resolution.
4. A two-month deferral is realistic given the complexity of this request.

RECOMMENDATION - Z-99-116, July 20, 2000 - Site Plan for Building Permit

DEFERRAL of Z-99-116 a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park, based on the preceding findings.

EPC ACTION ON JULY 20, 2000:

THE EPC VOTED TO DEFER Z-99-116, A SITE PLAN FOR SUBDIVISION AND BUILDING PERMIT APPROVALS TO THE SEPTEMBER 21, 2000 PUBLIC HEARING.

ADDITIONAL PLANNING DEPARTMENT COMMENTS TO THE EPC FOR THE
SEPTEMBER 21, 2000 PUBLIC HEARING:

This is a request for approval of a site development plan for subdivision and a site development plan for building permit for a parcel located on Montano Road that is part of the Beach Water Park (18.9 acres). The request proposes to divide the 1.9 acre site into two parcels to accommodate development of a McDonalds restaurant and a service station.

An associated request for SU-1 for C-2 Uses zoning is being made for adjoining Tract A (0.55 acre) along with request for approval for site plan for building permit for a Starbucks Coffee Cafe. The two applications have essentially been combined as Tract A is being purchased by owners of The Beach Water Park, Inc. (this applicant). The submitted site development plans depict a connected development for the properties, as requested by the EPC at previous hearings. The zone change and site plan for Starbucks is analyzed separately as part of Agenda item 3 (Z 00110-00000-00140).

The requests have been deferred several times pending agreement between the respective property owners in order to achieve a functional, integrated development. This arrangement has now been achieved. The applicant has submitted an executed purchase agreement for Tract A, specifying the purchase of this property from Mr. Schomberg.

See previous staff comments for background and analysis of the site development plans.

SITE DEVELOPMENT PLAN FOR SUBDIVISION

The submitted site development plan for subdivision depicts the existing Beach Water Park, including ingress, egress, building footprints, parking, and circulation routes. No changes are proposed to the Water Park site at this time. The amendment to the site plan relates to the creation of two new parcels along Montano Road, up the slope from the Water Park. These are Tracts C-2 and C-3. A gas station is proposed for the westerly Tract C-2, and a McDonalds restaurant is proposed for the easterly Tract C-3. A new drive aisle provides a shared connection to Montano Road. The new, most recent submittal also depicts adjoining Tract A which is located along Montano Road immediately east of proposed Tract C-2. A Starbucks Coffee Cafe is proposed for Tract A. Analysis of the zone change and site plan for Tract A is addressed in a separate application, see Agenda item 3. The applicant has purchased Tract A and is proposing to incorporate this 0.56 acre property into the site development plan for subdivision. This action should be accomplished at the DRB because expansion of the site plan for subdivision has not been advertised for the September 21, 2000 EPC hearing.

Commissioners may recall past concerns with access as it relates to adjoining Tract A. This issue delayed action on this request for nearly a year. As mentioned above, the owners of the Beach Water Park have purchased this adjoining Tract A. Access to this Tract is shown from the eastern portion of Tract C-3. Tract A will also have right-in, right-out access directly from Montano. This arrangement appears satisfactory. However, the drawings indicate that Tracts C-3 and A do not share a common property line but are separated by a triangular portion of the Beach property. Consequently, an easement must be provided to ensure access; or, the property lines must be adjusted to provide a common boundary between the two properties. Parking for the two sites should be located on the respective parcels and not on the adjacent Beach property. Specific comments from the Public Works Department, Transportation Development should be available on or before the EPC hearing.

A note on the site development plan for subdivision should indicate FAR and maximum building height.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Overall Site Plan Layout / Configuration

The proposed service station and fast food restaurant are located on Montano Road, up the hill from the Beach Water Park. The proposed uses are not accessible directly from the Water Park due to the slope of hill. The location is a auto-oriented, being adjacent to Montano Road and within close proximity to I-25. This location, however, does not justify omitting pedestrian amenities.

The two pads share a drive-aisle, which is accessed by way of the Alexander/ Montano Road intersection. This intersection is signalized and it will be modified to accommodate this development. The locations of the buildings on the pads are insular in that they function as separate entities. The main entrance to the McDonalds is on the south elevation while the main entrance to the service station is on the east elevation. Both pads represent a very suburban layout in that the buildings are setback from the street and have little interaction with any street life, except that their uses necessitate a focus on targeting passing motorists. It is unlikely that the site will be accessed by a great number of pedestrians, based on it location, but sidewalks have been provided along Montano.

GAS STATION

Access / Circulation

The gas station is at the west end of the site, with the front orienting to the east. The pad site is 0.92 acres. A fueling island and canopy are located to the east of the building. A drive aisle goes around the back side of the building to provide access to the car wash. Vehicular circulation through the site appears awkward particularly with the need for the landscaped island separating the access drive aisle from the fueling canopy area. Comments will be forthcoming from Public Works on this and related issues.

It also appears that this use is effectively cut off from pedestrian access from Montano. There is no direct pedestrian linkage from the street, nor from the adjoining McDonald's site. An access pathway, even if not ADA accessible, should be provided as an extension from the front of the building to the Montano sidewalk. The drive aisle crossing (to the car wash) would not be a significant obstacle to access. Pedestrian access from McDonald's is more problematic.

The sidewalk in front of the building is identified as 6 feet wide, including vehicle overhang area. The sidewalk should be modified to 10 feet to allow an 8-foot clear walk. A low wall around the patio at the north side of the building would facilitate buffering and delineation from the adjacent drive aisle, and promote safety, especially for small children. The patio shall include shaded tables and seating.

Bicycle parking is located at rack at the south side of the building.

Parking

Required parking is 12 spaces with 19 provided. While an overage of 10%, perhaps 2 spaces, would be acceptable given the outdoor patio is amenity which serves pedestrian needs, the depicted overage is nearly 60%. Given the auto-oriented location of this site, perhaps a parking overage of beyond 10% would be acceptable. However, the lack of pedestrian connectivity between the service station and

the McDonald's makes it difficult to be very sympathetic to such a significant overage. This pad has expanded in size from previous submittals (0.725 acres to 0.92 acres). The expansion appears to be necessitated by the addition of a car wash and associated circulation needs. This redesign has made it difficult to provide pedestrian connectivity. Perhaps a redesign is necessary.

Landscaping

The landscape plan does not specify separate calculations for the two proposed tracts. The tracts must individually meet minimum requirements. Furthermore, the landscape plan indicates landscaping in the front sidewalk (wildflower and Autumn sage). This should be corrected.

A 8' high split-face CMU wall / 8' high wrought iron fence is located around the perimeter of the gas station/McDonald's portion of the site. The wall / fence alternate in 10 foot sections, providing alternately transparent and solid arrangement. The purpose of this rather than a more traditional wall or fence is not explained. There is no wall or fence along Montano.

Perimeter landscaping is approximately 5 feet wide along the western and southern edges; the Montano side has a 10 + landscape buffer with street trees. This configuration should be adequate.

Architecture

The service station building appears to be a fairly generic rectangular franchise building. It is located toward the west end of the pad site and the building entrance faces east toward the McDonalds. The building is predominantly stucco, with colors including zephyr hill (actual color unknown), cream, and dark grey. The entrance is articulated with a small tower-like feature which has a pitched roof covered with concrete tiles or standing seam metal. Large store front windows are located along side the entry doors. All sides of the building but the front elevation are poorly articulated. A note indicates that roof-top equipment is screened. The elevation drawings are not particularly well dimensioned or detailed.

It appears that the car wash is integrated into this particular building which is contrary to the site plan which shows the car wash as a separate building.

Signage is predominantly internally illuminated lettering on the front facade. Sign to facade percentages are low, under 4%. It appears that the signage square footage calculations are mislabeled, indicating that the west elevation is the entrance.

The 23 foot high fueling canopy has a concrete tile mansard roof which ties it architecturally to the service station. The roof color is not indicated. The fascia is blue with white and gray accents. Columns are dark grey which integrates with the service station building. Canopy signage includes fascia signs and illuminated spanner signs that are integrated with lighting elements above the fueling pumps.

MCDONALDS

Access, Parking, Circulation

The McDonald's is located approximately in the middle of Tract C-2, and faces southwards toward the Beach Water Park. The vehicular access is from a shared drive aisle and curb along Montano. The building is surrounded by a circular drive aisle (which serves the double lane drive-thru window) and parking spaces. The drive aisle is one way, circulating in a counter-clock-wise direction. The

applicant's letter mentions the double lane configuration. Access to the adjoining Starbuck's site is at the east end of the site which continues the one-way circulation pattern. The configuration shall meet the satisfaction of the Public Works, Development Services Transportation Division.

Parking includes 27 spaces including 3 ADA-compliant spaces. 18 parking spaces are required, resulting in an overage of 9 spaces or 66%. As with the adjoining service station, the parking overage is considerable. While an outdoor eating area/patio is provided as a pedestrian amenity, the overage is well beyond the amount normally allowed by the EPC. Even while this is an auto-oriented site, parking appears excessive in light of recent EPC limitations.

Pedestrian and Bicycle Access and Circulation, Transit Access

Two pedestrian ways connect the restaurant to the sidewalk along Montano. These sidewalks are 6 feet wide and a note indicates that they are paved with raised, colored and textured paving. As previously mentioned, pedestrian connections to the service station are poor; overcoming this deficiency might require significant redesign of the site.

Sidewalk widths along the south side of the McDonald's building are unclear. There should be at least a 10 foot wide walk at this location in order to accommodate vehicle overhangs and provide at least an 8 foot clear pedestrian area.

As mentioned, an outdoor dining area is located at the west side of the building, but the square footage is not given. The McDonalds also has a "Future Playland" of 1500 square feet. The applicant has indicated that McDonalds wants to wait and discover who their clientele will be prior to installing the Playland. It is understandable that the corporation does not want to spend extra money if the playland will go unused, therefore, a note shall be added to indicate that the 1500 square feet will be used as an outdoor dining patio in the meantime, and remain if the Playland is not built. The patio shall include shaded picnic tables.

The site is located near a unique amenity - the Beach Water Park, and users of the site should be able to take advantage of the views. Staff is concerned about the location of patios because they are not sited to maximize the views of the Beach Water Park and the mountains. Taking advantage of those amenities would entail moving the patio to the east side of the building which may not be practical based on the configuration of the site. As a result of the configuration, staff has not placed a condition to move the patio.

Bike racks are noted, one at each pad site. A total of 10 bicycle spaces are provided.

Montano Road currently has express bus service, but the Transit Department has indicated that local bus service will be provided within the next year.

Lighting

According to the site development plan, "site lighting shall be a combination of building mounted mH fixtures and post-mounted light fixtures in entry and parking areas as need. To the greatest extent possible, lighting shall be building mounted. Post-mounted lighting shall be 18' maximum height. Post lighting shall be shielded from surrounding properties." The lighting is acceptable to staff with the addition of a note indicating that "free standing lights shall have horizontally-mounted lenses which do not project below the light fixtures. Lighting intensity shall comply with Zoning Code limitations."

Landscaping

This pad site is heavily landscaped along the Montano frontage. Much less intensive treatment is provided along the south side of the site or elsewhere. The landscape plan sheet does not provide calculations for this pad site; this should be indicated. A note on the site plan sheet indicates that over 10,000 sf of landscaping is provided on pad C-2, which is well beyond the required amount. No turf is indicated. The landscaping is a mixture of shade and ornamental trees, shrubbery, flowers, ground cover, and oversized gravel and boulders. The majority of the landscaping is native to New Mexico. The landscaping is in compliance with the City's Waste Water ordinance. The landscaping plan depicts adequate street trees along Montano Road.

Grading, Drainage, Utility Plans

Updated comments from the Public Works Department on the Grading Plan have not been provided. Previously, concerns were raised about the absence of an approved grading plan for the significant amount of fill used to make this site develop able. See previous staff comments and agency comments.

Architecture/Signage

The proposed architecture for McDonald's has been dramatically revised since the original submittal. The original elevations represented generic franchise architecture, and Planning staff and the EPC indicated that they should be modified to integrate with the surrounding development context. The new elevations have a retro design, something which McDonald's has been implementing in the past few years. The design of the building refers back to the fast food restaurant of the 1950s, and includes an old sign design with a hamburger-like figure flipping a burger. The proposed architecture is recognizable as a McDonald's, but colors and details are utilized on the building which help it to integrate with the surrounding area. The building materials include blue, tan and white stucco, tan split face block, buff accent block, red vinyl awnings, and neon signage. Window frames should be specified. Vinyl awnings are usually prohibited by the EPC. Compatibility with nearby buildings, including the proposed service station and proposed Starbucks is arguable.

Under the Zoning Code, the following signage is allowed: Freestanding signs can be 100 square feet and building mounted signs can be 20% of the area of the facade. The height of the signage shall not exceed 26 feet.

The McDonald's site includes one 14 foot, 8 inch high monument sign with 68 square foot sign face. The base and sign treatment are integrated with architectural colors and materials. Other signage includes neon McDonalds trademark "M" arch wall signs and neon Speedy Guy signs. Sign square footage is provided; however, percent of facade area should also be included.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

The applicant did not attend the pre-hearing discussion.

It is unclear if any commenting agencies have reviewed the revised plans since no updated comments have been submitted. Initial agency comments were extensive.

Neighborhood Concerns

No neighborhood associations were recognized in this area; the Planning Department has received no communications with parties other than the applicant.

Conclusions

This is a two part request for an amendment to a site plan for subdivision plus approval of a site plan for building permit has been deferred by the EPC for a significant amount of time. The applicant has finally consummated an agreement with the owner of the parcel to the east and has provided an integrated plan for the combined site. While this is commendable, the site plan packet depicts a development raises several concerns: significant parking overages on both pad sites; poor pedestrian circulation between uses; the use of generic franchise architecture; errors in the site plan drawings, including elevation drawings which incorrectly show the car wash as an integrated component of the service station building. Significant redesign of the site plans may be necessary to address these concerns. Consequently, staff recommends a two month deferral.

FINDINGS -Z-99-116, September 21, 2000 - Site Plan for Subdivision

1. This is a request for a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. The EPC deferred this case on October 21, 1999, December 19, 1999, January 20, 2000, March 16, 2000 and again on July 20, 2000. The primary reason for previous deferrals was the need for the applicant to negotiate an adequate arrangement for access between the subject property and the adjoining 0.55-acre Tract A to the east.
3. A purchase agreement has been signed and forwarded to the Planning Department which specifies that the owners of the subject site have purchased Tract A.
4. The applicant is proposing to integrate the 0.55-acre Tract A into the site plan for subdivision for the Beach Water Park, Tract B and C, Renaissance Center III. Tract A would remain platted as it currently is.
5. A revised site development plan for subdivision has been submitted which shows adequate access between the subject property (proposed Tracts C-2 and C-3) and Tract 3.
6. Provisions for continued access between proposed Tracts C-2, C-3 and Tract A must be provided to ensure adequate circulation and development.
7. The associated site plan for building permit drawings raise several concerns, including the following issues: significant parking overages on both pad sites; poor pedestrian circulation between uses; the use of generic franchise architecture; errors in the site plan drawings, including elevation drawings which incorrectly show the car wash as an integrated component of the service station building. Given these and other concerns, staff recommends a two month deferral.

RECOMMENDATION -Z-99-116, September 21, 2000

DEFERRAL of Z-99-116, a request for approval of a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park, based on the preceding Findings.

FINDINGS -Z-99-116, September 21, 2000 - Site Plan for Building Permit

1. This is a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, a portion of property within the site more particularly known as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. The submitted site development plan for building permit depicts the 1.9 acre subject site which is proposed to be divided into Tracts C-2 and C-3 to facilitate development of a service station and fast food restaurant. Adjoining Tract A is also depicted on the submitted drawing set, proposing the development of a Starbucks coffee cafe with a drive through facility.
2. The EPC deferred this case on October 21, 1999, December 19, 1999, January 20, 2000, March 16, 2000 and again on July 20, 2000. The primary reason for previous deferrals was the need for the applicant to negotiate an adequate arrangement for access between the subject property and the adjoining 0.55-acre Tract A to the east.
3. A purchase agreement has been signed and forwarded to the Planning Department which specifies that the owners of the subject site have purchased Tract A.
4. The applicant is proposing to integrate the 0.55-acre Tract A into the site plan for subdivision for the Beach Water Park, Tract B and C, Renaissance Center III. Tract A would remain platted as it currently is.
5. A revised site development plan for subdivision has been submitted which shows adequate access between the subject property (proposed Tracts C-2 and C-3) and Tract 3.
6. Provisions for continued access between proposed Tracts C-2, C-3 and Tract A must be provided to ensure adequate circulation and development.
7. Proposed Tract C-2 depicts a McDonald's restaurant with a double-order drive through facility. Proposed Tract C-3 depicts a service station with a car wash. A separate submittal has been made for Tract A, including a zone change and approval of a Starbucks restaurant.
8. The site plan for building permit drawings raise several concerns, including the following issues: significant parking overages on both pad sites; poor pedestrian circulation between uses; the use of generic franchise architecture; errors in the site plan drawings, including elevation drawings which incorrectly show the car wash as an integrated component of the service station building. Given these and other concerns, staff recommends a two month deferral.

RECOMMENDATION - Z-99-116, September 21, 2000 - Site Plan for Building Permit

DEFERRAL of Z-99-116 a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, which is a portion of property more particularly known as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A Sundt's Industrial Park, based on the preceding Findings.

ADDITIONAL PLANNING DEPARTMENT COMMENTS TO THE EPC FOR THE OCTOBER 19, 2000 PUBLIC HEARING:

This request was deferred for one month from the September 21st EPC hearing so that a complete and accurate advertising of the request could be published; in addition, the deferral was made to provide the applicant with the opportunity to modify the design of the site and its component elements. The EPC articulated concerns with pedestrian connectivity between proposed uses and with the Beach Water Park, and raised concerns over the design of two of the proposed buildings. As discussed below, the proposed plans have been significantly redesigned to address previous concerns.

As the EPC will recall, this request has been deferred numerous times over a one-year period. The primary reason for the deferrals has been the need to accommodate coordinated vehicular and pedestrian access between the proposed pad sites and a separately owned parcel. Connectivity to the Beach Water Park has also been an issue of interest.

Significant revisions to the request and to the submitted plans have been made for the October hearing, and are generally described as follows:

1. The request has been expanded to include the adjacent 0.55-acre Tract A along Montano Road (Schomburg property). Previously, a separate request for a change of zoning from M-2 to SU-1 for C-2 Permissive Uses was made under application number 00110-00000-00140 (see Agenda item 12). A letter requesting withdrawal of this application has been submitted.
2. Application number Z-99-116 has been expanded to include Tract A (Schomburg property), which results in a total of 2.6 acres for the 3 pad sites along Montano.
3. The application now includes a request to change the zoning on the pad sites (2.6 acres) to SU-1 for C-2 Permissive Uses. This is the same zoning that had previously been requested on Tract A. The established zoning for the two westerly pad sites (2.05 acres) is SU-1 for IP and Recreation Facility, which is the zoning established for the Beach Water Park. Previous submittals had not requested a zone change for these pads since the SU-1/IP zoning permits the uses desired by the applicant. Note that SU-1 for IP and SU-1 for C-2 Permissive Uses both allow for full service liquor sales, including package liquor.
4. The amendment to the Site Plan for Subdivision has been expanded to 25.5 acres, incorporating the 0.55-acre Tract A. This component of the request had been mis-advertised previously. The request, including its component pieces, has been accurately readvertised for the October 19th hearing.

ZONE MAP AMENDMENT

As described above, the zone map amendment request applies to the three pad sites, for a total of 2.6 acres. The request is for SU-1 for C-2 Permissive Uses. Established zoning is SU-1 for IP and Water Park and Related Facilities for the Beach Property, which includes the two westerly pad sites (1.9 acres). Established zoning for Tract A is M-2.

The requested zoning would give a consistent and appropriate zoning for the three pad sites. The requested change essentially represents a down zoning on the M-2 portion of the site, and a minor

change on the remaining (SU-1 for IP Uses-zoned) 1.9 acres. The SU-1 designation would obviously give the EPC site development plan approval authority for this property, and the C-2 Permissive Uses designation would provide appropriate limitations on potential uses. Adult-oriented uses would not be permitted under this category--an issue of previous concern. The current M-2 designation would allow such activities. Another issue is that of liquor sales. Both the M-2 category and the existing SU-1 for IP category allow full service liquor with package sales. The requested SU-1 for C-2 Permissive Uses zoning would also allow full-service liquor sales, including package sales.

The applicant indicates that the zone change request is minor and is justified because of changed community conditions. Such changes include the extensive development in Renaissance Center, including several zone changes within the vicinity. More specifically, there has been a substantial change in that the site itself has essentially been newly created as a result of massive fill project which raised the level of the ground and changed it from property with frontage on Desert Surf Circle to frontage on Montano. Furthermore, the elimination of the M-2 zone is clearly appropriate as the requested zone will eliminate the possible development of adult-oriented uses within close proximity of a facility which orients to children and young adults. To this extent, the zone change clearly has community benefits since the uses allowed in SU-1 for C-2 Permissive zone would be more compatible with the surrounding development than allowed by M-2.

The proposed zone map amendment is also justifiable because SU-1 for C-2 Permissive Uses zoning is more beneficial to the community by furthering the goals of the *Comprehensive Plan*. Specifically, the SU-1 designation will ensure that the location, intensity, and design of new development shall respect existing neighborhood values, as articulated in Policy 5d of the *Comprehensive Plan*. The vacant land is located contiguous to existing or programmed urban facilities and services and where the integrity of neighborhoods can be ensured, as articulated in Policy 5e of that same plan. Moreover, as stated in Policy 5i, the uses shall be located to complement residential areas and, due to site plan review, shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments. Finally, the request is consistent with the *Comp Plan's* direction for commercial development, which states "it should be generally located in existing commercially zoned areas...in larger shopping centers located at intersections of arterial streets and provided with access via mass transit..."

SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDMENT

The submitted site development plan for subdivision depicts the existing Beach Water Park, including ingress, egress, building footprints, parking, and circulation routes. No changes are proposed to the Water Park site at this time. The amendment to the site plan relates to the creation of two new parcels along Montano Road along with the incorporation of Tract A. The property represented by proposed Tracts C-2 and C-3 have been within the site plan for subdivision area. A gas station is proposed for the westerly Tract C-2, and a McDonalds restaurant is proposed for Tract C-3. A new drive aisle provides a shared connection to Montano Road. The new, most recent submittal also depicts Tract A which is located along Montano Road immediately east of proposed Tract C-2. A Starbucks Coffee Cafe is proposed for Tract A. The applicant is purchasing Tract A and is proposing to incorporate this 0.56 acre property into the site development plan for subdivision as discussed above.

Commissioners may recall past concerns with access as it relates to adjoining Tract A. This issue delayed action on this request for nearly a year. As mentioned above, the owners of the Beach Water Park are purchasing this adjoining Tract. Access to the Tract is shown from the eastern portion of Tract C-3. Tract A will also have right-in, right-out access directly from Montano. This arrangement appears satisfactory. However, the drawings indicate that Tracts C-3 and A do not share a common property line but are separated by a triangular portion of the Beach property. Consequently, an easement must be provided to ensure access; or, the property lines must be adjusted to provide a common boundary between the two properties. A portion of the parking for the two sites is located on the triangular-shaped piece of Beach Water Park that juts between them. This is an unusual arrangement; the applicant indicates that "all excess parking will be allocated to the Beach Water Park."

Also note the 30' access easement located along the south side of the property "for the benefit of the Beach Water Park." Also noted are two 12' wide gates located along the property boundary with the Beach (one along the promenade between the MacDonaldis and Starbucks, and the other at the south end of the Starbucks site). These access points are discussed in further detail below in the Site Plan for Building Permit section.

A note on the site development plan for subdivision should indicate FAR and maximum building height.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

The Site Development Plan for Building Permit has been significantly revised since the submittal reviewed by the EPC on September 21st. In addition to Tract A (Starbucks) being formally included in the request, there have been a number of changes to the layout of the pads and to the design of the respective buildings. Given the length of this report and the number of times the EPC has reviewed this request, the following review will focus on revisions to the submitted drawing packet. Previous comments remain at least partially relevant, particularly those provided for the September 21st public hearing.

Overall Site Layout

The general configuration of the three pads remains similar to the September 21st submittal with some noteworthy modifications. These changes are specified as follows:

1. A promenade-like pedestrian walkway has been added along the southern boundary of the site adjacent to the Beach Water Park site. The tree-lined promenade is 12 feet wide and establishes a strong connection between the respective building pads. Two plaza areas with benches are located along the promenade. In addition, a 12 foot gate "for access to the Beach Water Park" is located along the promenade between the MacDonald's pads and the Starbucks pad. An additional 12 foot gate is located south of the Starbucks building.
2. Various other pedestrian connections have been added, providing connection between the service station and MacDonald's and providing connection to Montano.
3. The layout of Tract C-3 (service station) has been revised. The building has been oriented to Montano with the fueling canopy located between the building and the street. The car wash is located at the back of the building, adjacent to the Beach.

These aforementioned changes are a vast improvement over previous submittals and appear to address many of the concerns of staff and the EPC regarding pedestrian connections between the pads and with the Beach Water Park. Although the exact nature of the connection to the Beach from these pad sites is unspecified, conditions are recommended to assure adequate connection. Another attribute of the revised plan is its orientation to the Beach. The Beach is a visual amenity which can provide a unique benefit to the proposed development. This has been achieved by having the promenade walkway and plazas orient to the Beach.

Parking

There are several overall issues relating to parking which will first be evaluated for the individual Tracts and then be reviewed for the site as a whole.

TRACT C-3 [Service Station]

A row of 13 parking spaces, including 1 ADA-compliant space, is indicated at the front of the building. These are the only striped spaces indicated on the Tract. The parking requirement based on the Zoning Code is 1 space per 200 sf of retail area which equals 15 spaces. Thus there is a deficiency of 2 spaces. The parking calculations also indicate 12 canopy spaces. Such spaces are not normally specified in parking calculations. Oddly, by counting the 12 canopy spaces, a overage of 10 spaces is created.

TRACT C-2 [MacDonalds]

The site plan indicates that 41 spaces are provided on the MacDonalds pad. These are situated in three rows of angled parking, and include 3 ADA-compliant spaces. Calculations indicate that 41 spaces are required, including 25 spaces for dining areas (1 space per 4 seats), 8 employee spaces and 8 spaces for the future playland. The calculations, however, are confusing. First of all, it is unclear if the 25 spaces allocated for the dining area includes the seats within the outdoor patio. Secondly, employee parking is not calculated as part of the required number of spaces under the Zoning Code specifications. And thirdly, it is questionable whether it is appropriate to calculate spaces for a future (possible) playland area as part of the required spaces. The applicant should be prepared to explain this methodology at the public hearing.

TRACT A [Starbucks]

The site plan depicts 30 spaces on the Starbucks pad, including 2 ADA-compliant spaces. Calculations on the site plan indicate that 12 spaces are required, including 8 spaces for the dining area and 4 spaces for employees. Again, whether the outdoor patio area seats are included in deriving the calculations is unclear. And, like the MacDonalds parking calculations, employee spaces are among the "required" spaces. Regardless of the basis of the calculations, a sizable overage is shown on this Tract.

OVERALL PARKING

Given the preceding evaluation, it is difficult to determine exactly what the parking situation is on this three-pad development site. In the recent past, the Planning Commission has been reluctant to approve the provision of parking beyond the required amount. Overages of 10% and sometimes greater have been allowed in specific circumstances where applicants have

been able to demonstrate justification for additional parking based on projected needs. The current applicant has attempted a creative yet somewhat confusing means of justifying the substantial overage depicted on the site plan. According to the applicant's letter dated October 12th, the development of the three pads requires the provision of 68 spaces, and 96 spaces are provided. If a 10% overage is allowed, 75 spaces would be allowed, leaving an overage of 21 spaces. This is an overage of 28%. Note 11 on the site plan indicates that "Excess parking spaces beyond the required minimum can be used for the Beach Water Park parking." Note 12 indicates that "Parking is for uses by all tracts including the Beach Water Park." As for the viability of "sharing" parking with the Beach, it would seem unlikely that Beach customers would park at this location. And if they did, the pad site operators might be displeased since it could effect the availability of parking for their businesses. On the other hand, it is conceivable that parents or others might drop off or pick up customers of the Beach from these pad site locations. Perhaps this component of the applicant's proposal has some validity. In any case, the applicant's method of calculating the required parking combined with provision for sharing parking with the Beach is a creative (and somewhat confusing) means of justifying the significant parking overages on this overall site. Given the auto-orientated location of the pad sites along with the strong pedestrian connections within the site and to the Beach, Planning staff is sympathetic to the allowance for a parking overage on this site. However, in the absence of a clear methodology in determining the parking needs and requirements, it is very difficult to determine if the proposed parking is appropriate.

Another issue directly related to parking is the presence of parking spaces within the triangular-shaped piece of Beach Water Park property which separates the MacDonal's pad from the Starbucks pad. Several parking spaces, both complete and partial, are located within this area. Since the supply of required parking is normally provided on site, this is an unusual arrangement. However, as noted above, the applicant has indicated that parking is to be shared for the three pads and that the overage is allocated for the Beach. Given this unusual circumstance, it would appear that the arrangement would not result in any complications or detriments to the successful operation of these businesses. Given the parking overage, it is not necessary to ensure that these spaces are retained; however, to preserve the access between pads, an easement shall be established on this triangular-shaped portion of the Beach site.

Pedestrian Connections

Overall pedestrian changes that have occurred have been generally described above with the description of the pedestrian "promenade" and plazas located along the south boundary of the site. Pedestrian connections appear generally adequate with a few additions as follows:

1. The pathway from the Starbucks building to the Montano sidewalk should be continuous, including the installation of a segment of walkway within the landscape buffer along Montano.
2. A patterned concrete walkway should be installed across the drive aisle entrance to the Starbucks site which provides a connection between the sections of the Montano sidewalk.
3. One or more pedestrian connections to the Beach Water Park should be established at one or both of the 12' wide gates along the south side of the site. Treatment of the walkways within the Beach site should be shown and described.

Landscaping

The overall landscaping plan has remained very similar to the submittal provided for the September 21st hearing. The landscape plan indicates overall calculations for the 2.6-acre site. While the amount of landscaping well-exceeds the required 15% minimum for net site area, calculations should be provided for each tract within the development.

A change from the previous submittal is the modification to the perimeter fence. The current submittal indicates that an 8-foot high wrought iron (tubular steel) fence will be placed around the perimeter of the site. This is a more appropriate perimeter fence than the one specified in the September submittal. The site plan, however, is unclear as to the fence locations. The landscape plan indicates that Banks Rose bushes will be located at 16 foot on center along portions of the fence line.

The following landscape deficiencies should be addressed prior to DRB sign off:

1. The perimeter wrought iron fence should be placed on along all site edges with exception of the Montano frontage and the east side of the Starbucks tract.
2. While a hedge along the Montano right-of way is indicated as a screen for parked cars, a 2 ½ foot high wall which integrates with building colors and materials should be provided along the entire Montano frontage to screen cars and parking areas from the street. The low wall is a more effective screen than the proposed hedge.
3. Provide 4 foot high screen wall with cap which integrates with building colors and materials along the east property line of the Starbucks site.

Lighting

Proposed site lighting includes a uniform 16 foot high light pole with a fully shielded fixture. All fixtures should be horizontally-mounted and lenses should not project below the housing. Lighting levels must conform to Zoning Code limitations.

Layout / Architecture / Signage

SERVICE STATION

As mentioned above, the layout for the service station tract has been significantly revised, with the convenience store building front now orienting to the north towards Montano and with the fueling canopy between the building and the street. The car wash has been attached to the southeast corner of the convenience store. Overall, this is a superior arrangement in terms of vehicle access and circulation, and pedestrian circulation.

The elevations for the convenience store and canopy have also been modified. The rectangular convenience store building is flat-roofed and sided with tan and buckskin stucco. Each elevation has a gray scored split face CMU wainscot. The building front is punctuated with store front windows and articulated with a projecting, gabled entrance canopy with a galvalume standing seam metal roof. Red steel columns support the open canopy. A decorative red 8" wide band wraps around the building below the parapet. The adjoining car wash has a pitched roof also with a galvalum standing seam

roofing. The 8" red band also wraps around the car wash building. It is unclear if this band is painted on or internally illuminated. The Planning Commission has discouraged lighted bands of this type.

The canopy is 21 and ½ feet high. Materials and colors on the canopy are consistent with those used on the building. The roof is pitched with metal galvalum roofing. The fascia is tan stucco and the canopy is supported by red steel columns. A red band wraps around the bottom of the stucco fascia.

Signage includes building and canopy-mounted signs. These signs are not specified as to color, materials or construction type. Panel signs are not allowed and illuminated letters should be individual channel type lettering. Sign square footage and percentage of facade area should be provided for each sign and each respective building elevation. The EPC has generally allowed signage to occupy up to 6% of the facade area. In this location, a higher percentage may be appropriate.

A single monument-type free standing sign is located at the northwest corner of the site along Montano. Sign details are insufficient as to type, colors and size. The sign is nearly 15 feet high and appears to have approximately 75 sf in sign face area.

MACDONALDS

The building elevations for the MacDonalds are very similar to those submitted for the September 21st public hearing. The main change has been the replacement of the red vinyl awning with a galvalume steel awning--a change which provides a much more southwestern appearance and provides integration with the two other pad buildings. Also of note, building colors have been changed, now with a stronger orientation to gray and blue tones rather than beige and red tones. This change also provides greater continuity with the colors on the adjoining sites.

An outdoor dining area is located at the west side of the building, but the square footage is not given. The McDonalds also has a "Future Playland" of 1500 square feet. The applicant has indicated that McDonalds wants to wait and discover who their clientele will be prior to installing the Playland. It is understandable that the corporation does not want to spend extra money if the playland will go unused, therefore, a note shall be added to indicate that the 1500 square feet will be used as an outdoor dining patio in the meantime, and remain if the Playland is not built. The patio shall include shaded picnic tables. As noted in the staff comments for the September hearing, the 6 foot walk along the south side of the MacDonalds building is too narrow, providing only a 4 foot clear pathway when considering the 2 foot overhang of the adjacent parked cars. This walk should be expanded to 10 feet in width.

The signage for the MacDonalds has remained as proposed with the September submittal. Under the Zoning Code, the following signage is allowed under the C-2 category: Freestanding signs can be 100 square feet and building mounted signs can be 20% of the area of the facade. The height of the signage shall not exceed 26 feet.

The McDonald's site includes one 14 foot, 8 inch high monument sign with 68 square foot sign face. The base and sign treatment are integrated with architectural colors and materials. Other signage includes neon McDonalds trademark "M" arch wall signs and neon Speedy Guy signs. Sign square footage is provided; however, percent of facade area should also be included. Again, the EPC may wish to limit building-mounted signage to 6% of the facade area.

STARBUCKS

The Starbucks design and layout has changed very little since the September submittal. Minor pedestrian modifications have been made as previously discussed along with relocation of the dumpster to a location closer to Montano. Minor landscaping additions have also been made.

The building elevations for the Starbucks are unchanged. It appears that the other buildings have been modified to be more compatible with the Starbucks design. However, it is still unclear what the exact color of the identified stucco colors are, including Havana Creme and Zepher Hill. The applicant should demonstrate that these colors are compatible with the colors selected for the other two pad buildings.

Signage type and size appears adequate. Building mounted signs include green channel letters that are either 18" or 24" in height. The pole-mounted sign is 17 ½ feet high and fairly small in size. Still, signage square footage and percentage of facade area should be indicated. As with the other pads, a limitation of signage to 6% of facade area is recommended.

FINDINGS -Z-99-116, October 19, 2000 - Zone Change Request

1. This is a request for a zone map amendment from M-2 and SU-1/IP to SU-1 for C-2 Permissive Uses for 2.6 acres located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Lot A, Lands of Helen Saunders, and a 1.9 acre portion of Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. The zone change request has been added since the previous hearing on September 21st. The request has been readvertised to reflect this new component and to incorporate the rezoning action for Tract A.
3. The requested change essentially represents a down zoning on the M-2 portion of the site, and a minor change on the remaining (SU-1 for IP Uses-zoned) 1.9 acres.
4. The SU-1 designation would obviously give the EPC site development plan approval authority for this property, and the C-2 Permissive Uses designation would provide appropriate limitations on potential uses. Adult-oriented uses would not be permitted under this category.

5. The current M-2 designation would allow such activities. Another issue is that of liquor sales. Both the M-2 category and the existing SU-1 for IP category allow full service liquor with package sales. The requested SU-1 for C-2 Permissive Uses zoning would also allow full-service liquor sales, including package sales.
6. The request meets the requirements for a zone change as provided for in Resolution 270-1980. Specifically, changed conditions have been demonstrated, including several zone changes within the vicinity. More specifically, there has been a substantial change in that the site itself has essentially been newly created as a result of massive fill project which raised the level of the ground and changed it from property with frontage on Desert Surf Circle to frontage on Montano.
7. The proposed zone map amendment is also justifiable because SU-1 for C-2 Permissive Uses zoning is more beneficial to the community by furthering the goals of the *Comprehensive Plan*. Specifically, the SU-1 designation will ensure that the location, intensity, and design of new development shall respect existing neighborhood values, as articulated in Policy 5d of the *Comprehensive Plan*.
8. The requested zone change clearly has community benefits since the uses allowed in SU-1 for C-2 Permissive zone would be more compatible with the surrounding development than uses allowed by M-2 zoning.

FINDINGS -Z-99-116, October 19, 2000 - Site Plan for Subdivision

1. This is a request for a site plan for subdivision for a 25.5-acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Lot A, Lands of Helen Saunders, and Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. The EPC deferred this case on October 21, 1999, December 19, 1999, January 20, 2000, March 16, 2000, July 20, 2000 and again on September 21, 2000. The primary reason for previous deferrals was the need for the applicant to negotiate an adequate arrangement for access between the subject property and the 0.55-acre Tract A.

3. A purchase agreement has been signed and forwarded to the Planning Department which specifies that the owners of the subject site are purchasing Tract A.
4. The applicant has integrated the 0.55-acre Tract A into the site plan for subdivision for the Beach Water Park, Tract B and C, Renaissance Center III. Tract A would remain platted as it currently is. The request has been readvertised for the October 19th hearing to reflect the slight acreage expansion of this request.
5. A revised site development plan for subdivision has been submitted which shows adequate access between the subject property (proposed Tracts C-2, C-3 and Tract A).
6. Provisions for continued access between proposed Tracts C-2, C-3 and Tract A must be provided to ensure adequate circulation and development.
7. The Beach is a visual amenity which can provide a unique benefit to the proposed development. This has been achieved by having the promenade walkway and plazas orient to the Beach.

RECOMMENDATION -Z-99-116, October 19, 2000

APPROVAL of Z-99-116, a request for approval of a site plan for subdivision for a 25.5-acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Lot A, Lands of Helen Saunders, Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park, based on the preceding Findings and subject to the following Conditions:

1. The submittal of this site development plan to the DRB shall meet all EPC conditions; a letter shall accompany the submittal which describes any modification to the site plan and specifically addresses how the site plan has been modified to meet each condition.
2. Provisions for permanent access between proposed Tracts C-2, C-3 and Tract A shall be provided to ensure adequate circulation and development. Access shall be provided by easements and / or expansion of acreage of Tract C-2 (MacDonalds) and / or Tract A (Starbucks).

3. A note on the site development plan for subdivision shall indicate FAR and maximum building height consistent with the limitations of the C-2 zone.

FINDINGS -Z-99-116, October 19, 2000 - Site Plan for Building Permit

1. This is a request for a site plan for building permit for a 2.6-acre site located on Montano Road NW between Alexander Boulevard and I-25, a portion of property within the site more particularly known as Lot A, Lands of Helen Saunders, Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. The submitted site development plan for building permit depicts the 2.6-acre subject site which is proposed to be divided into Tracts C-2, C-3 and A to facilitate development of a service station, a fast food restaurant and a coffee cafe.
2. The EPC deferred this case on October 21, 1999, December 19, 1999, January 20, 2000, March 16, 2000, July 20, 2000 and again on September 21, 2000. The primary reason for previous deferrals was the need for the applicant to negotiate an adequate arrangement for access between the subject property and the 0.55-acre Tract A.
3. A purchase agreement has been signed and forwarded to the Planning Department which specifies that the owners of the subject site are purchasing Tract A.
4. The applicant is proposing to integrate the 0.55-acre Tract A into the site plan for subdivision for the Beach Water Park, Tract B and C, Renaissance Center III. Tract A would remain platted as it currently is. This request has been readvertised for the September 21st EPC hearing to include Tract A.
5. A revised site development plan for subdivision has been submitted which shows adequate access between the subject property (proposed Tracts C-2 and C-3) and Tract A.
6. Provisions for continued access between proposed Tracts C-2, C-3 and Tract A must be provided to ensure adequate circulation and development.

7. Proposed Tract C-2 depicts a McDonald's restaurant with a double-order drive through facility. Proposed Tract C-3 depicts a service station with a car wash. Tract A proposes the development of a Starbucks restaurant.
8. The Beach is a visual amenity which can provide a unique benefit to the proposed development. This has been achieved by having the promenade walkway and plazas orient to the Beach.
9. The site plan for building permit drawings raise a concern over the significant parking overage on the pad sites.

RECOMMENDATION - Z-99-116, October 19, 2000 - Site Plan for Building Permit

APPROVAL of Z-99-116 a request for a site plan for building permit for a 2.6-acre site located on Montano Road NW between Alexander Boulevard and I-25, which is a portion of property more particularly known as Lot A, Lands of Helen Saunders, Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park, based on the preceding Findings and subject to the following Conditions:

1. Parking calculations shall be provided for each pad site; the calculations shall be provided in the conventional manner based on Zoning Code requirements for proposed uses. A further breakdown of parking shall also be provided for patio areas and shared parking.
2. The following pedestrian-related improvements shall be provided:
 - A. The pathway from the Starbucks building to the Montano sidewalk should be continuous, including the installation of a segment of walkway within the landscape buffer along Montano.
 - B. A patterned concrete walkway should be installed across the drive aisle entrance to the Starbucks site which provides a connection between the sections of the Montano sidewalk.
 - C. One or more pedestrian connections to the Beach Water Park should be established at one or both of the 12' wide gates along the south side of the site. Treatment of the walkways within the Beach site should be shown and described.
3. Elevations of the bike racks shall be provided.

4. A note shall be added to the site plan for building permit which indicates that the "future playland" shall be used as an outdoor eating area with shaded tables, until the playland is built.
5. No off premise signs are permitted. No pole mounted signage shall be allowed.
6. All wireless telecommunications facilities shall be concealed and shall be architecturally integrated with the site and surrounding area.
7. Parapets/ screen walls shall be equal to or above the top of all HVAC equipment.
8. Vinyl coated, plastic reflective type awnings, fascia, building panels, sign raceways or roofs shall not be permitted.
9. All walls shall follow the City's wall design guidelines.
10. Building mounted signs shall consist of individual channel letters without internal illuminations. No illuminated plastic panel signs are allowed except logos.
11. The following landscape-related improvements shall be indicated on the site plan and landscape plan:
 - A. The perimeter wrought iron fence should be placed on along all site edges with exception of the Montano frontage and the east side of the Starbucks tract.
 - B. While a hedge along the Montano right-of way is indicated as a screen for parked cars, a 2 ½ foot high wall which integrates with building colors and materials should be provided along the entire Montano frontage to screen cars and parking areas from the street. The low wall is a more effective screen than the proposed hedge.
 - C. Provide 4 foot high screen wall with cap which integrates with building colors and materials along the east property line of the Starbucks site.

12. Free standing lighting shall include uniform 16 foot high poles with fully shielded fixtures. All fixtures should be horizontally mounted and lenses should not project below the housing. Lighting levels must conform to Zoning Code limitations.

13. Building-mounted signage shall include square footage calculations for each sign and shall provide a percentage calculation for each facade. Building-mounted signage is limited to 6% of the facade area. All letters other than logos must be individual channel-type letters. Freestanding signage is limited to 100 square feet per pad and shall be monument-type construction which integrates with building architecture and is limited to 18 feet in height. Pole type signs are allowed as a substitute (up to 26 feet in height) if they are limited to 40 square feet in sign area.



Bob Paulsen

Principal Planner

cc: Beach Water Park Inc., 1600 Desert Surf, Albuquerque, NM 87109
Tierra West LLC, 4432 McLeod Rd. NE, Ste D, Albuquerque, NM 87109

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

“Reviewed, no comments.”

PUBLIC WORKS DEPARTMENT

Transportation Development Services:

Conditions of approval for the proposed site plans for subdivision purposes and for building permit should include:

- A. 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.
- B. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
- C. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer. An adequate throat area must be provided A the main entrance.
- D. Site plan must address intersection modifications at Montano and Mercantile Avenue. Modification to medians and signals will be required.
- E. Location of walls, fences and signs must meet the clear sight distance requirements.
- F. Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.
- G. Provision of street trees and landscaping on Montano Road.

1/20/00

Transportation Development Services:

Conditions of approval for the proposed site plans for subdivision purposes and for building permit should include:

- A. 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.
- B. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.

- C. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
- D. Provision of an adequate throat area must be provided at the main entrance.
- E. Site plan must address intersection modifications at Montano and Mercantile Avenue.
...Modification to medians and signals will be required.
...Some movements may be prohibited.
...An analysis of the reconfigured intersection will be required.
...A deceleration lane will be required.
- F. Location of walls, fences and signs must meet the clear sight distance requirements.
- G. Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.
- H. Provision of street trees and landscaping on Montano Road.
- I. Provision of a 30 foot cross-access easement between the proposed lots and the adjacent property.
- J. Coordination of proposed access point as related to the Interstate 25 / Montano with the NMSH&TD.
- K. Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
- L. Coordination with the Solid Waste Department with regard to refuse container location and access.

3/16/2000

Transportation Development Services:

Conditions of approval for the proposed site plans for subdivision purposes and for building permit should include:

Conditions of approval for the proposed site plans for subdivision purposes and for building permit should include:

- A. 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.
- B. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
- C. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
- D. A 100 foot throat area must be provided the main entrance on Montano per DPM standard. Placement of the fueling tanks within this area is not

acceptable. A raised island is required on the gas station portion of the main entrance.

- E. Site plan must address intersection modifications at Montano and Mercantile Avenue.
 - ... Modification to medians and signals will be required.
 - ... Full movements at this location may be restricted due to its proximity to the I-25 / Montano Interchange.
 - ... An analysis of the reconfigured intersection will be required.
 - ... A deceleration lane will be required.
- F. Location of walls, fences and signs must meet the clear sight distance requirements.
- G. Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.
- H. Provision of street trees and landscaping on Montano Road.
- I. Provision of a 30 foot cross-access easement should be negotiated with adjacent parcels, including Lot A..
- J. Coordination of proposed access point as related to the Interstate 25 / Montano Interchange with the NMSH&TD.
- K. Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
- L. Coordination with the Solid Waste Department with regard to refuse container location and access.

Transportation Planning:

A traffic impact study is pending for this site which may require additional street improvements.

FINDINGS:

Montano Road is designated a principal arterial street with a right-of-way requirement of 124 feet on the *Long Range Roadway System* map.

The *Long-Range Bikeways System* map identifies a bike lane on Montano adjacent to the subject development. An additional 12 feet of right-of-way is required to accommodate the bike lanes.

CONDITIONS of approval for the "site development plan for subdivision purposes and a site development plan for building permit" should be:

Dedication of right-of-way is required for Montano Road, 62 feet from the street centerline, plus 6 feet for a bike lane, for a total of 68 feet.

Utility Development:

The approval line on the conceptual grading plan (dated 7-25-99) is blank. Yet rough grading has already been completed. Please explain. New on-site utilities as show on sheet 5 are not consistent with the availability statement issued July 6th. The plan must be modified prior to DRB sign off.

Hydrology

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Prior to any earthmoving or surface alteration activities involving a parcel of 3/4 of an acre or more, a Surface Disturbance Permit must be obtained from the City's Environmental Health Department pursuant to Albuquerque/Bernalillo County Air Quality Control Board Regulation, Part 20. Revegetation or stabilization of disturbed areas can be coordinated as part of the permitting process. Contact Larry Caudill (768-2600).

Environmental Services Division

NEIGHBORHOOD SERVICES

"No recognized association. Montgomer/I-25 were notified."

PARKS AND GENERAL SERVICES

Design & Development

"No adverse comment."

OPEN SPACE DIVISION

"No adverse comment."

POLICE DEPARTMENT/Planning

A review of this case indicates the following problems or crimes may occur, or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur.

* burglaries * robbery * assault * commercial burglary * rape

* a higher probability of crimes during evening/weekend hours * adequate security

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

"Disapproved: Accessibiity for truck to service fast food location must be adjusted. Six cubic yard compactor will have to be used, dimensions of all enclosure pad 9 wall height to be adjested. Recommend that drain for clean ups and possible spillages be implemented into plan. Call T.L. Baca 761-8142. Fueling station enclosure wal must be adjusted to 7'0 to accommdoate 8 cubic yard container."

FIRE DEPARTMENT/Planning

"Unpaved construction roads shall be capable to maintain the load of any emergency apparatus. All new fire hydrants shall b e installed and operating prior to this construction project. Our office upon permit stage will conduct its normal plan review."

TRANSIT DEPARTMENT

"Reviewed, no comments."

COMMENTS FROM OTHER AGENCIES:

BERNALILLO COUNTY

ALBUQUERQUE FLOOD CONTROL AUTHORITY

"No adverse comment. Local drainage facilities in this area are operated and maintained by the City of Albuquerque. See City PWD Hydrology comments."

ALBUQUERQUE PUBLIC SCHOOLS

"No adverse comment."

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS

"No adverse comments. For information, the Long Range Roadway System designates Montano Road as a principal arterial."

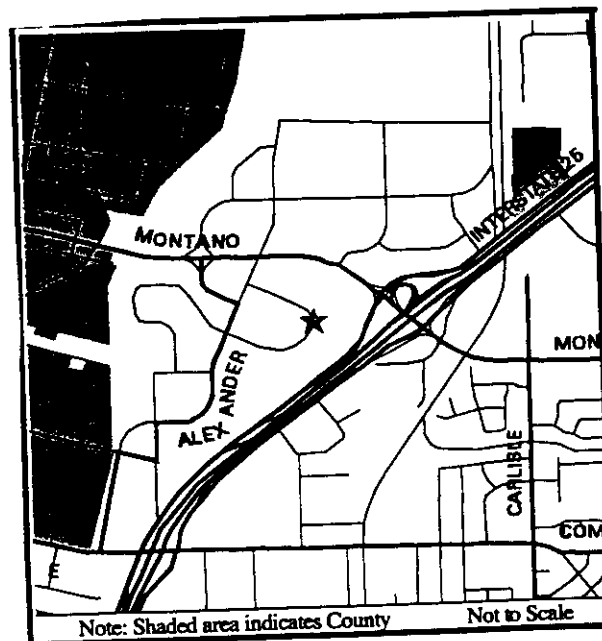


NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a public hearing on Thursday, October 19, 2000 at 8:00 a.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items: [Note: these items are not in the order they will be heard]

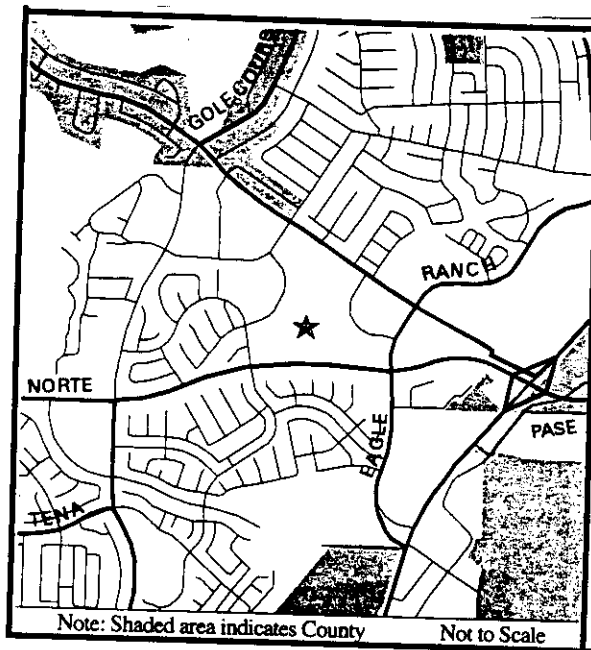
00128 00000 01015 WM Duran & Assoc., agents for Josephine Jensen, request a zone map amendment from SU-1/ TH (12 du's/ac) to R-2 plus an amendment to the La Cuesta Sector Development Plan for Lots 22 & 23, Block A, La Cuesta Subdivision, located on Zia Road NE between Juan Tabo Boulevard NE and Zena Lona Street NE, containing approximately .404 acres. (K-22) Debbie Stover, Staff Planner

Z-99-116 Tierra West LLC, agents for Beach Water Park, Inc. and James Schomburg, request a zone map amendment from M-2 and SU-1/IP to SU-1/C-2 Permissive Uses (2.6 acres) and Amendment to a Site Development Plan for Subdivision (25.5 acres) plus approval of a Site Development Plan for Building Permit (2.6 acres) for Lot A, Lands of Helen E. Saunders, Tracts B & C, Renaissance Center III (zoned SU-1 for IP Uses & Recreation Facility) located on Montano Road NW between Interstate 25 and Alexander Boulevard, containing approximately 25.5 total acres. (F-16) Bob Paulsen, Staff Planner



00128 00000 01178
Project # 1000762

Herbert M. Denish & Associates, Inc., agents for Newfoundland Investment Company, LLC, request approval of a site development plan for subdivision purposes for Lots 10A1, 10A2, B, and portions of Lots D and F, Albuquerque West Subdivision; and Lot B, Riverview Subdivision, zoned SU-1 for C-3 Uses with Exceptions and SU-1 for IP Uses with Exceptions, located on Paseo del Norte NW between Eagle Ranch Road and Richland Hills Road, containing approximately 27.3 acres. (C-12) Russell Brito, Staff Planner



001128 00000 01181
Project # 1000692

Tom Couch, agent for Desert Sky Development LLC, request approval of a site development plan for building permit for Lot A1A, Academy Acres, located on Wyoming Boulevard NE between Academy Boulevard and San Antonio, containing approximately 4 acres. (E-19) Debbie Stover, Staff Planner

00128 00000 01182
Project # 1000508

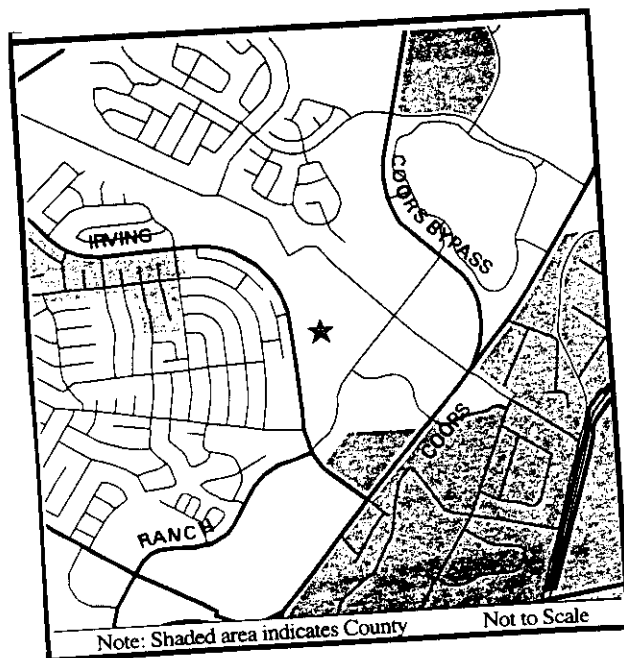
Tierra West LLC, agents for Wal-Mart Stores Inc., requests approvals of amendments to site development plans for subdivision purposes plus approval of a site development plan for building permit for Tract B1A, Towne Park Plaza & Lots 1 & 5, Lenkurt Properties, located on Eubank Boulevard NE between I-40 East and Chico Road, containing approximately 100 acres. (K-21) Russell Brito, Staff Planner

011128 00000 01186 Project #1000163 Tierra West LLC, agents for Brinker Restaurant Corporation request approval of a site development plan for building permit for Lot 5, La Cueva Town Center, located on Wyoming Boulevard NE between Carmel Avenue and Pasco del Norte, containing approximately 1.53 acres. (C-19) Carmen Marrone, Staff Planner

00128 00000 01195 Project # 1000769 Herbert M. Denish & Associates, Inc., agents for Lowe's Companies, request approval of a site development plan for building permit for Tracts 1 and A, Tinnin Shopping Center, zoned C-2, located on Juan Tabo Boulevard NE between Candelaria Road and Golden Gate Avenue, containing approximately 15.35 acres. (G-22) Debbie Stover, Staff Planner

00110 00000 01196
00128 00000 01192 Project # 1000444 Bohannon Huston, Inc., agents for Bandelier Equities/McMahon Equities L.C., request a zone map amendment from R-1 to SU-1 for C-2, SU-1 for R-2/O-1 and SU-1 for C-2/O-1, plus approval of a site development plan for subdivision purposes for an unplatted 17.2 acre tract, Paradise Hills, located on McMahon Boulevard NW between Dover Street and Stonebridge Drive at Bandelier Drive, containing approximately 17.2 acres. (A-12) Russell Brito, Staff Planner

00128 00000 01199
00128 00000 01200 Project # 1000771 Consensus Planning, Inc., agents for American Realcorp, requests approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for Tracts E, F, and G, Adobe Wells Addition, zoned SU-1 for IP, C-2/R-2 Uses, located on Eagle Ranch Road NW and Irving Boulevard, containing approximately 38.1 acres. (B-13) Russell Brito, Staff Planner



00110 00000 01170 Eva & Marisol Encinias request a zone map amendment from R-1 to R-2
Project # 1000757 for Lot A-3, Jarvis Subdivision, located on Poblana NW between 12th
Street and 16th Street, containing approximately 0.76 acres. (H-13)
Makita Hill, Staff Planner

00110 00000 01180 Mitchell Turbov requests a zone map amendment from SU-1 Church &
Project # 1000764 Related Facilities to O-1 for Lot 6, Block 7, Baron Burg Heights, located
on Madeira Drive SE between Zuni Road and Bell Avenue, containing
approximately 0.20 acres. (L-18) Simon Shima, Staff Planner

00114 00000 01184 Mark Goodwin & Associates, PA, agents for Unite-Us, LLC, request
00138 00000 01185 annexation and establishment of RD zoning plus an amendment to the
Project # 1000 766 Tower-Unser Sector Development Plan for Tracts 3-7, Unit 2, Town of
Atrisco Grant, located on Tower Road NW between Unser Boulevard
and 75th Street, containing approximately 20 acres. (L-10) Debbie
Stover, Staff Planner

Details of these applications may be examined at the Development Services Division of the
Planning Department, 3rd Level, Plaza Del Sol Building, 600 Second Street, NW between
10:00 a.m. and 12:00 and between 2:00 and 4:00 p.m., Monday through Friday, or you may
call April Candelaria at 924-3886. INDIVIDUALS WITH DISABILITIES who need special
assistance to participate at the public hearing should contact April Candelaria at 924-3886
(VOICE) or 924-3361 (TTY). TTY users may also access the voice number via the New
Mexico Relay Network by calling toll free: 1-800-659-8331.

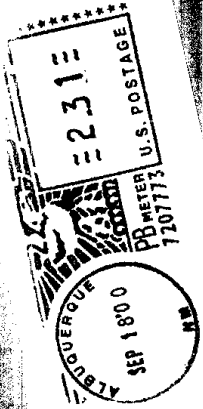
Chuck Gara, Chairman
Environmental Planning Commission

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL OCTOBER 4, 2000.

APPROVED



Richard Dineen, Manager
Development Services Division, Planning Department



Beach Water Park Inc.
1600 Desert Surf
Albuq. NM 87109

Undelivered Marked
Attempted Address
Do not attempt to mail this
Not in Mail



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT - DEVELOPMENT SERVICES DIVISION
PROPERTY OWNERSHIP LIST

Meeting Date: Oct. 19, 2000

Zone Atlas Page: F-16-Z

Notification Radius: 100 Ft.

App# <u>E-99-116</u>
Proj#
Other#

Cross Reference and Location: _____

Applicant: Beach Water Park, Inc. ✓

Address: 1600 Desert Surf NE, 87109

Agent: Tierra West, LLC ✓

Address: 8509 Jefferson NE, 87113

SPECIAL INSTRUCTIONS

Notices Must be mailed from the
City 15 days prior to the meeting.

Date Mailed: 10/4/00

Signature: K. Tse/H/Lui

MAP INDEX	MAP NUMBER	GRID LOCATION	PARCEL SEQUENCE	NAME & ADDRESS
F-16	1616061	187-072	301-18	✓ PD
		213-138	19	✓ MR
		175-012	17	✓
		170-142	20	✓
		145-084	14	✓
		160-078	15	✓
		286-110	06	✓
		177-184	307-05	✓ MR
		300-208	09	✓
		220-205	10	✓ MR
		298-138	401-02	✓
		388-150	03	✓
		273-148	05	✓ MR
		328-150	10	✓ MR
		416-035	404-01	✓
		427-046	03	✓
		436-066	04	✓
		448-090	05	✓
		475-129	07	✓
		402-113	10	✓

1616061

107-134

305

130-146

07 MR

115-113

08 ✓ MR

123-210

306 10 ✓

251-460

202 10 ✓

250-451

04 ✓

304-487

07 ✓

344-495

08 ✓

389-505

114 06 ✓ MR

343-513

07 ✓ MR

399-521

08 ✓ MR

1016061 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101606118707230118 LEGAL: PARC EL C RENAISSANCE III A REPL OF LTS 3 & 4 BLK 4 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: THE BEACH WATERPARK
OWNER ADDR: 01600 DESERT SURF LP NE ALBUQUERQUE NM 87107

101606121313830119 LEGAL: PARC EL B RENAISSANCE III A REPL OF LTS 3 & 4 BLK 4 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: THE BEACH WATERPARK
OWNER ADDR: 01600 DESERT SURF LP NE ALBUQUERQUE NM 87107

101606117501230117 LEGAL: PARC EL D RENAISSANCE III A REPL OF LTS 3 & 4 BLK 4 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: BEACH BOWL INC
OWNER ADDR: 00000 PO BOX 25703 ALBUQUERQUE NM 87125

101606117014230120 LEGAL: TR 1 1-A- 1 PLAT FOR TR 11-A-1 RENAISSANCE CENTER II LAND USE:
PROPERTY ADDR: 00000 4720 ALEXANDER BLV NE
OWNER NAME: TRAILS-HARRIS STREET LTD
OWNER ADDR: 01640 S SEPULVEDA BL LOS ANGELES CA 90025

101606114509430114 LEGAL: TR 1 2A R EPL OF TR 12 RENAISSANCE CENTER II NOW TRS LAND USE:
PROPERTY ADDR: 00000 4520 ALEXANDER
OWNER NAME: N M PIPE TRADES PENSION
OWNER ADDR: 00700 NORTH BRAND BL GLENDALE CA 91203

101606126007830115 LEGAL: PARC EL A RENAISSANCE III A REPL OF LTS 3 & 4 BLK 4 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: DIAGNOSTEK INC
OWNER ADDR: 04500 ALEXANDER BL NE ALBUQUERQUE NM 87107

101606128611030106 LEGAL: AMEN DED LOT A OF THE LDS OF HELEN E SAUNDERS WITHI LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: TAPPER STUART & LAURIE E &
OWNER ADDR: 00456 CABEZON RD CORRALES NM 87048

101606117718430705 LEGAL: TR 4 C PL AT FOR RENAISSANCE CENTER TR 4A, 4B, 4C, 4 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: PRICE COMPANY
OWNER ADDR: 00999 LAKE DR ISSAQUAH WA 98027

101606130020830709 LEGAL: TR 4 A PL AT FOR RENAISSANCE CENTER TR 4A, 4B, 4C, 4 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: NORWEST BANK NEW MEXICO NA
OWNER ADDR: 00000 PO BOX 1081 ALBUQUERQUE NM 87103

101606122020530710 LEGAL: TR 4 B PL AT FOR RENAISSANCE CENTER TR 4A, 4B, 4C, 4 LAND USE:
PROPERTY ADDR: 00000 1420 RENAISSANCE BLV NE
OWNER NAME: PRICE COMPANY
OWNER ADDR: 00999 LAKE DR ISSAQUAH WA 98027

101606129813840102 LEGAL: TRAC T 5- B-2-B PLAT FOR RENAISSANCE CENTER TRACT 5- LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: UNITED NEW MEXICO TRUST CO
OWNER ADDR: 00000 PO BOX 35847 ALBUQUERQUE NM 87176

101606138815040103 LEGAL: TR 5 -B-1 PLAT FOR TRACTS 5-B-1 AND TRACT 5-B-2 REN LAND USE:
PROPERTY ADDR: 00000 1500 MERCANTILE NE
OWNER NAME: UNION SAVINGS BANK
OWNER ADDR: 00000 PO BOX 97000 ALBUQUERQUE NM 87199

101606127314840105 LEGAL: TRAC T 5- B-2-A PLAT FOR RENAISSANCE CENTER TRACT 5- LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: UNITED NM TRUST CO/TRUSTEE OF
OWNER ADDR: 01516 SAN PEDRO NE ALBUQUERQUE NM 87110

101606132815040110 LEGAL: TRAC T 5- B-2-C PLAT FOR RENAISSANCE CENTER TRACT 5- LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: UNITED NM TRUST CO/TRUSTEE OF
OWNER ADDR: 01516 SAN PEDRO NE ALBUQUERQUE NM 87110

101606141603540401 LEGAL: TR C MON TGOMERY COMPLEX CONT 0.4864 AC M/L LAND USE:
PROPERTY ADDR: 00000 3205 MONTGOMERY BLV NE
OWNER NAME: RIO GRANDE OIL CO OF BERN CO
OWNER ADDR: 00000 PO BOX 25564 ALBUQUERQUE NM 87125

101606142704640403 LEGAL: TR E -1 M ONTGOMERY COMPLEX A REPLAT OF PORTS OF BLK LAND USE:
PROPERTY ADDR: 00000 4600 PAN AMERICAN FWY NE
OWNER NAME: TIDENBERG JUNE S
OWNER ADDR: 06321 LESLIE PL NE ALBUQUERQUE NM 87109

101606143606640404 LEGAL: TR E -2 M ONTGOMERY COMPLEX CONT 2.500 AC LAND USE:
PROPERTY ADDR: 00000 4620 PAN AMERICAN FWY NE
OWNER NAME: STORAGE FACILITIES PARTNERS
OWNER ADDR: 00000 PO BOX 8207 WICHITA KS 67208

101606144809040405 LEGAL: TR E -3 M ONTGOMERY COMPLEX CONT 2.538 AC LAND USE:
PROPERTY ADDR: 00000 4630 PAN AMERICAN FW NE
OWNER NAME: DYNAMIC INVESTORS INC
OWNER ADDR: 02616 W HIGHWAY 66 GALLUP NM 87301

101606147512940407 LEGAL: SIBC O TR ACT IN SEC 34 T11N R3E CONT 0.399 ACRES LAND USE:
PROPERTY ADDR: 00000 4770 PAN AMERICAN NE
OWNER NAME: WEB SERVICE CO INC
OWNER ADDR: 03690 FREEMAN BL REDONDO BEACH CA 90278

101606146211340410 LEGAL: LOT 1 MO NTGOMERY COMPLEX REPLAT OF A PORTION OF TR LAND USE:
PROPERTY ADDR: 00000 4740 PAN AMERICAN FRWY N
OWNER NAME: ROWLEY MARSHALL ETUX
OWNER ADDR: 00000 PO BOX 26900 ALBUQUERQUE NM 87125

101606140200940201 LEGAL: TR B MON TGOMERY COMPLEX LAND USE:
PROPERTY ADDR: 00000 3200 MONTGOMERY BLV NE
OWNER NAME: TEXACO REFINING/MARKETING INC
OWNER ADDR: 00000 PO BOX 7813 UNIVERSAL CITY CA 91618

101606025146020210 LEGAL: TRAC T A- 3 REPLAT OF TRS A B C & D LEUCKING PK COMP LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: NEW MEXICO EDUCATORS FEDERAL
OWNER ADDR: 06501 INDIAN SCHOOL RD NE ALBUQUERQUE NM 87110

101606025645120204 LEGAL: TRAC T A LUECKING PARK COMPLEX LAND USE:
PROPERTY ADDR: 00000 4300 PAN AMERICAN FRWY N
OWNER NAME: CENTRAL PARK LIMITED
OWNER ADDR: 03000 A STREET ANCHORAGE AK 99503

101606036448920207 LEGAL: TRAC T "B " LANDS OF THE SALVATION ARMY CONT 2.8187 LAND USE:
PROPERTY ADDR: 00000 4301 BRYAN MAUR NE
OWNER NAME: THE SALVATION ARMY
OWNER ADDR: 00000 PO DRAWER 276 ALBUQUERQUE NM 87125

101606034449520208 LEGAL: TRAC T "A " LANDS OF THE SALVATION ARMY CONT 2.0342 LAND USE:
PROPERTY ADDR: 00000 4400 PAN AMERICAN FWY NE
OWNER NAME: THE SALVATION ARMY SILVERCREST
OWNER ADDR: 04400 PAN AMERICAN FW NE ALBUQUERQUE NM 87107

101606038950511406 LEGAL: TRAC T A- 3 CORRECTED REPLAT OF TRACT 'A' MONTGOMERY LAND USE:
PROPERTY ADDR: 00000 4300 BRYN MAWR DR NE
OWNER NAME: MONTGOMERY LOREN ETAL
OWNER ADDR: 04300 BRYN MAUR NE ALBUQUERQUE NM 87107

101606039351311407 LEGAL: TRAC T A- 2 CORRECTED REPLAT OF TRACT 'A' MONTGOMERY LAND USE:
PROPERTY ADDR: 00000 4300 BRYAN MAUR NE
OWNER NAME: MONTGOMERY LOREN TRUSTEE
OWNER ADDR: 04300 BRYN MAUR NE ALBUQUERQUE NM 87107

101606039852111408 LEGAL: TRAC T A- 1 CORRECTED REPLAT OF TRACT 'A' MONTGOMERY LAND USE:
PROPERTY ADDR: 00000 4300 BRYN MAWR NE
OWNER NAME: MONTGOMERY LOREN ETAL
OWNER ADDR: 04300 BRYN MAUR NE ALBUQUERQUE NM 87107

101606110713430506 LEGAL: TR 1 3-B1 A PLAT FOR TR 13-A1A, 13-B1A & 13-C1 RENAI LAND USE:
PROPERTY ADDR: 00000 1221 RENAISSANCE BLV NE
OWNER NAME: GVD COMMERCIAL PROPERTIES INC
OWNER ADDR: 01915 A E KATELLA AV ORANGE CA 92867

101606113014030507 LEGAL: TR 1 3-C1 PLAT FOR TR 13-A1A, 13-B1A & 13-C1 RENAI LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: GVD INC
OWNER ADDR: 01915 EAST KATELLA AV ORANGE CA 92867

101606111511330508 LEGAL: TRAC T 13 -D REPLAT OF TR 13 RENAISSANCE CENTER II C LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: GVD INC
OWNER ADDR: 01915 EAST KATELLA AV ORANGE CA 92867

101606112321030610 LEGAL: TR 2 B SU BD PLAT FOR RENAISSANCE CENTER CONT 12.890 LAND USE:
PROPERTY ADDR: 00000 1220 RENAISSANCE BLV NE
OWNER NAME: HOME DEPOT USA INC ATTN BONITA
OWNER ADDR: 01700 MARKET ST PHILADELPHIA PA 19103



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO

PLANNING DEPARTMENT

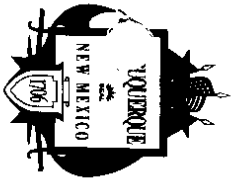
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N.M. TRADES PENSION
700 NORTH BRAND BL
GLENDALE CA 91203

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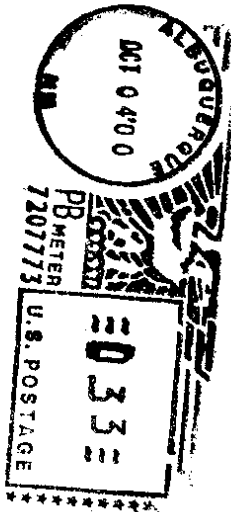
City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PLANNING DEPARTMENT

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THE SALVATION ARMY
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ALBUQUERQUE NM 87125

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ENVIRONMENTAL PLANNING COMMISSION
AMENDED A G E N D A

Thursday, September 21, 2000, 8:00 a.m.

Plaza del Sol Hearing Room
Lower Level
600 2nd Street NW

MEMBERS

Chuck Gara, Chairman
Robert Heiser, Vice Chairman

Elizabeth Begay
Joe Chavez
Larry Chavez

Susan Johnson
Mick McMahan
Alan Schwartz

NOTE: A LUNCH BREAK AND DINNER BREAK WILL BE ANNOUNCED AS NECESSARY.
Agenda items will be heard in the order indicated below unless modifications to the Agenda are approved by the EPC at the beginning of the hearing (see item 1A and 1B below); deferral and withdrawal requests (by applicants) are generally reviewed at this time.

There is no set time for cases to be heard; however, interested parties can monitor the progress of the hearing by calling the Planning Department at 924-3860. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. In the interest of time, the Chairman may establish time limitations on speakers. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak.

1. Call to Order.
 - A. Announcement of changes and/or Additions to the Agenda.
 - B. Approval of the Amended Agenda.
 - C. Approval of Minutes for July 20, 2000

- 1D. 00114 00000 00715 Dekker/Perich/Sabatini, agents for NM Commissioner of Public Lands, requests annexation and establishment of IP zoning plus a approval of a master development plan for a Tract of land in Section 33 T10N, R4E, in the North ½ of the SW ¼ of the NW ¼, located on Eubank Boulevard SE, south of Gibson Boulevard, containing approximately 20 acres. (M-21) Russell Brito, Staff Planner **(RECOMMENDED APPROVAL TO CITY COUNCIL OF ANNEXATION. RECOMMENDED APPROVAL OF ESTABLISHMENT OF IP ZONING. MASTER DEVELOPMENT PLAN CONTINUED TO SEPTEMBER 21, 2000)**
00110 00000 00716
00128 00000 00718
Project # 1000554
2. 00128 00000 00870 Tierra West, LLC, agents for Walmart Stores, Coors Ltd, RRG, Repetto, Komadina, Dolde Trust, Valencia Partners, Richard & Susan Saylor requests approval of a site development plan for subdivision plus approval of a site development plan for building permit for a portion of Tract 330 in Unit 8 of a portion of Tracts allotted from the Town of Atrisco Grant, Tract 331-A, Town of Atrisco Grant, Tract 332 in Unit 8, a portion of tracts allotted from the Town of Atrisco Grant, Tract A-2122-A of Northeast Unit, Town of Atrisco Grant, a 0.3074 acre portion of Tract Lettered A-14 in the Northeast Unit of Town of Atrisco Grant, Tract A-19-C2, Northeast Unit, Town of Atrisco Grant, Tract A-1-A Lands of Ann Komadina, 1/9 interest; and undivided interest, zoned SU-1 for C-2, located on Ouray Road NW between Coors Boulevard and Quail Road containing approximately 33.4339 acres. (H-11) Russell Brito, Staff Planner
00128 00000 00871
Project # 1000188
3. 00110 00000 00140 Garcia/Kraemer & Associates, agents for C. James Schomburg, request a zone map amendment from M-2 to SU-1/C-2 for Lot A, Lands of Helen E. Saunders, located on Montano Road NW between I-25 and Culture Drive, containing approximately .56 acre. (F-16) Elisa Paster, Staff Planner **(DEFERRED FROM JULY 20, 2000)**
4. Z-99-116 Tierra West LLC, agents for Beach Water Park, Inc., request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for Tract B & C, Renaissance Center III and replat Lot 3 & 4, Tract 6-A, zoned SU-1 for IP Uses & Recreation Facility, located on Montano Road NW between Interstate 25 and Alexander Boulevard, containing approximately 1.9 acres. (F-16) Elisa Paster, Staff Planner **(DEFERRED FROM JULY 20, 2000)**
5. 00114 00000 01055 Tierra West LLC, agents for Paradise West Inc., request annexation and establishment of R-D zoning, plus an amendment the La Cueva Sector Development Plan, located on Modesto between Ventura and Holbrook, containing approximately 13 acres. (B-20) Carmen Marrone, Staff Planner
00138 0000001056
Project # 1000711

6. 00138 00000 00911
00114 00000 00576
Project # 1000488
Tierra West LLC, agents for Mock Homes, request annexation and establishment of R-D zoning plus an amendment to the La Cueva Sector Development Plan for Lots 1-5 and 28-32, Block 12, Tract 3, Unit 3, North Albuquerque Acres located on Ventura Avenue NE between Eagle Rock Avenue and Oakland Avenue, containing approximately 10 acres. (C-20) Carmen Marrone, Staff Planner **(DEFERRED FROM AUGUST 17, 2000)**

7. 00110 00000 00145
00138 00000 00146
Pacific Equities, LLC request an amendment to the North I-25 Sector Development Plan plus a zone map amendment from R-D to SU-2/C-1 zoning for Lots 14-19, Block 34, Tract A, Unit B, North Albuquerque Acres, located on Louisiana Boulevard NE between Holly Avenue and Carmel Avenue, containing approximately 4.71 acres. (C-18) Bob Torres, staff Planner **(DEFERRED FROM AUGUST 17, 2000)**

8. 00110 00000 00995
Project # 1000683
John Lorentzen requests a zone map amendment from IP to C-2 for a western portion of Tract E, Airport Center, located on Miles Road SE between University Boulevard and Buena Vista, containing approximately .355 acre. (M-15) Simon Shima, Staff Planner

9. Z-00-11
AX-00-3
Tierra West LLC, agents for Development Services LTD Co. & Four Suns Bldgs., requests Annexation and Establishment of SU-1 for MH zoning plus approval of a Site Plan for Subdivision and approval of a Site Plan for Building Permit for Tracts 1, 2 and A-1, Lands of Chapman, plus the adjacent portion of the MRGCD lateral, plus Tract 22A, MRGCD Map 29; along with annexation and establishment of SU-1 for IP zoning and approval of a site plan for building permit for Tract B, Lands of Chapman, plus Tract 22, MRGCD Map 29, located on Edith Avenue NE between Osuna Boulevard and Sin Nombre Ct. for a total of approximately 23.08 acres. (E-15) Bob Torres, Staff Planner **(DEFERRED FROM AUGUST 17, 2000)**

10. 00110 00000 01004
00138 00000 01005
Project # 1000580
Greater Albuquerque Housing Partnership, agents for Albuquerque Public Schools, request a zone map amendment from O-1 to R-1, plus an amendment to the Martineztown/Santa Barbara Sector Development Plan for unplatted tracts within projected Section 16 T.10.N, R.3.E, N.M.P.M. Town of Atrisco Grant, located on Indian School Road NE & High Street between Indian School Road and Crespin Avenue, containing approximately .50 acre. (J-15) Cynthia Borrego Archuleta, Staff Planner

EPC AMENDED AGENDA
SEPTEMBER 21, 2000
PAGE 4 OF 6

11. 00110 00000 01006
00138 00000 01007
Project # 1000580
Greater Albuquerque Housing Partnership, agents for Albuquerque Public Schools, request a zone map amendment from O-1 to R-1 plus an amendment to the Martineztown/Santa Barbara Sector Development Plan for unplatted Tracts within projected Section 16 T.10.N, R.3.E, N.M.P.M. Town of Atrisco Grant, located on Cordero Street between High Street and Albuquerque High School, containing approximately .70 acre. (J-15) Cynthia Borrego Archuleta, Staff Planner
12. 00110 00000 01215
00138 00000 01216
Project # 1000580
Greater Albuquerque Housing Partnership, agents for Albuquerque Public Schools, request a zone map amendment from SU-2/RCM to R-1 plus an amendment to the Martineztown/Santa Barbara Sector Development Plan for unplatted Tracts within projected Section 16 T.10.N, R.3.E, N.M.P.M. Town of Atrisco Grant, located on High Street between Crespin and Kinley and adjacent to Albuquerque High School, containing approximately .19 acre. (J-15) Cynthia Borrego Archuleta, Staff Planner
13. 00110 00000 00585
00128 00000 00682
(Project #1000493)
Consensus Planning, agents for the City of Albuquerque, Open Space Division request a zone map amendment from SU-1 PRD to SU-1 for Major Public Open Space plus an amendment to a site development for subdivision for a portion of Tract E-1, Marian Rocco Subdivision, located on Coors Boulevard NW between Montañño Road and Paseo del Norte, containing approximately 9.38 acres. (D-13) Russell Brito, Staff Planner **(DEFERRED FROM AUGUST 17, 2000)**
14. 00128 00000 00586
00128 00000 00587
(Project #1000493)
Consensus Planning, agents for Garrett Group, Inc., request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for a portion of Tract E-1, Marian Rocco Subdivision, zoned SU-1 PRD, located on Coors Boulevard NW between Montañño Road and Paseo del Norte, containing approximately 16.51 acres. (D-13) Russell Brito, Staff Planner **(DEFERRED FROM AUGUST 17, 2000)**
15. 00110 00000 01016
Project # 1000691
Herbert M. Denish & Associates, agents for Ike J. Monty, request a zone map amendment from R-2 to C-2 for Lots 1 & 2, Block 13, Clayton Heights Addition, located on the west side of Wilmoore Avenue SE between Gibson Boulevard and Ross Avenue, containing approximately .488 acres. (L-15) Jon Messier, Staff Planner
16. 00128 00000 01017
Project # 1000692
James W. Green, Architect, agent for Desert Sky Development, request approval of a site development plan for building permit for Tract A-1A, Academy Acres Subdivision, zoned SU-1/C-1, located on the corner of Wyoming Boulevard NE & Burlison, containing approximately 4.08 acres. (E-19) Debbie Stover, Staff Planner

17. 00110 00000 01040
Project # 1000704
Guadalupe Architects, agents for Walter Sanchez, request a zone map amendment from R-2 to C-1 for Lots 3 & 4, Block 25, Playa del Sol Addition located on the east side of Florida Street SE between Zuni Road SE and Bell Avenue, containing approximately .475 acre. (L-18) Jon Messier, Staff Planner
18. 00110 00000 01028
Project # 1000699
Garcia/Kraemer & Associates, agents for Dr. Sharon Holland, request a zone map amendment from R-1 & C-1 to C-2 for Tract 67A3, MRGCD Map No. 29, located on Fourth Street NW, between Vineyard Road and Willow Road, containing approximately 1.15 acres. (E-15) Russell Brito, Staff Planner
19. 00110 00000 001024
Project # 1000696
Cummins Consulting, agents for Yoshiro Akutagawa et. al., request a zone map amendment from R-D to C-2 for Tract F, Bosque Meadows, located on Coors Boulevard NW between Rambla Lane and Bosque Meadows, containing approximately 3.14 acres. (D-12) Russell Brito, Staff Planner
20. 00110 00000 01020
00128 00000 01021
Project # 1000694
John Griego, agent for Family Worship Center, requests a zone map amendment from R-2 to SU-1 for Church and Related Uses plus a site development plan for subdivision purposes for Lots 226-230, Town of Atrisco Grant, Airport Unit, located on Glenrio Road NW between Coors Boulevard and I-40, containing approximately 7.361 acres. (J-10) Mary Piscitelli, Staff Planner
21. 00110 00000 001026
Project # 1000697
Garcia/Kraemer & Associates, agents for John Kinzer request a zone map amendment from R-T to C-2 for Lot 37, Block 4, La Mesa Addition, located on Mesilla Street NE between Central Avenue and Domingo Road, containing approximately 0.16 acre. (K-19) Carmen Marrone, Staff Planner
22. 00128 00000 01029
Project # 1000400
Kevin Georges, AIA, agents for Our Lady of the Rosary Church request approval of a site development plan for building permit for Lot 336, Town of Atrisco Grant, zoned SU-1 Church/School/Rectory, located on Ouray Road NW between Ouray Road NW and Miami Road NW, containing approximately 5 acres. (H-11) [REMANDED FROM CITY COUNCIL] Debbie Stover, Staff Planner

23. 00128 00000 001037
Project #1000703 SMPC Architects, agents for Sandia Baptist Church, request an amendment to a site development plan for Tract A and Lot 15, Tijeras Club Gardens Addition, zoned SU-1 for Church and Related Facilities, located on the NE corner of Constitution Avenue and Moon Street NE, between Moon and Erbbe Streets, containing approximately 3.7 acres. (J-20) Russell Brito, Staff Planner
24. 00128 00000 001032
Project # 1000702 John Klee requests approval of a site development plan for building permit for Tract X, Temple Addition, zoned SU-2/R-2, O-1, located on the intersection of San Pedro Drive NE between Indian School Road and Haines, containing approximately .9833 acre. (J-18) Debbie Stover, Staff Planner
25. 00128 00000 001027
Project # 1000698 Laurie Moye, agent for PNM, requests approval of a site development plan for building permit for Tract E, Filberto Gurule Addition, zoned SU-2/IP/EP, located north of Balloon Fiesta Parkway NE between Jefferson Street and San Mateo Boulevard, containing approximately 11.42 acres. (B-17) Russell Brito, Staff Planner
26. SPR-95-2-1 The City of Albuquerque Planning Department requests amendments to the West Side Strategic Plan regarding mapping and policies for Village and Community Centers and Adjacent Areas designated in the West Side Strategic Plan. (Joel Wooldridge, Staff Planner) **(DEFERRED FROM JULY 25, 2000)**
27. 00110 00000 01031
Project # 1000701 Lawrence Rodriguez, agent for Tom Gunzelman, requests a zone map amendment from R-2 to C-2 for Lot 24, Loma Verde Addition, located on the northwest corner of Espanola Street NE, between Chico Road and Domingo, containing approximately K-19) Simon Shima, Staff Planner
28. Other Matters



Agenda Number: 4
Case Number: Z-99-116
September 21, 2000

Staff Report

• <i>Agent</i>	Tierra West
• <i>Applicant</i>	Beach Water Park, Inc.
Requests	<ol style="list-style-type: none"> 1. Amendment to a site plan for subdivision (18.9 acres) 2. Site plan for building permit
• <i>Legal Description</i>	Tracts B & C of Renaissance Center III & Replat of Lots 3 & 4, Tract 6-A, Sundts Industrial Park
• <i>Location</i>	Montano Road between I-25 and Alexander Boulevard
• <i>Size</i>	Approximately 1.9 acres
• <i>Existing Zoning</i>	SU-1 IP & Recreational Facility
• <i>Proposed Zoning</i>	No Change

Staff Recommendation

DEFERRAL of Z-99-116, an amendment to a site plan for subdivision, based on Findings on page 47.

DEFERRAL of Z-99-116, a request for approval of a site development plan for building permits, based on Findings on pages 48 & 49.

Staff Planner
 Bob Paulsen, Senior Planner

Summary of Analysis

This is a request for amendment to a site plan for subdivision for a 1.9 acre portion of Beach Water Park (18.9 acres) and approval of a site plan for building permit for a MacDonalds restaurant and a service station. This request has been before the EPC since October of 1999.

An associated request for SU-1for C-2 Uses zoning is being made for adjoining Tract A (0.55 acre) along with approval of a site plan for building permit for a Starbucks Coffee Cafe. The two applications have essentially been combined as Tract A is being purchased by owners of The Beach Water Park, Inc. The zone change and site plan for Starbucks is analyzed separately as part of Agenda item 3.

The site plan drawings raise several concerns, including the following: significant parking overages; poor pedestrian circulation between uses; the use of generic franchise architecture; errors in the site plan drawings. Given these and other concerns, staff recommends a two month deferral.

Additional staff comments for the September 21 hearing begin on page 41.



City Departments and other interested agencies reviewed this application from September 3, 1999 to September 17, 1999. Agency comments were used in the preparation of this report and begin on page 50.

Development Services Report

SUMMARY OF REQUEST

<i>Requests</i>	1. Amendment to a site plan for subdivision 2. Site plan for building permit
<i>Location</i>	Montano Road NW between Interstate 25 and Alexander Boulevard

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	SU-1 for IP and Recreation	Established Urban Area	Beach Water Park and Vacant
<i>North</i>	SU-1 for C-2	North Valley Area Plan	Commercial
<i>South</i>	M-2	Renaissance Center Master Plan	
<i>East</i>	City ROW		Interstate 25
<i>West</i>	SU-1 for IP		

Background

The subject site is the location of the existing Beach Water Park. The applicant proposes to split off 1.9 acres along Montano Road, on the northerly most portion of the site for development of a service station and fast food restaurant. The site is bordered by I-25 to the east, commercial to the north (across Montano Road), and industrial/ office park development to the west and south.

In 1986, the EPC approved a zone map amendment (Z-86-66) from M-2 to SU-1 for IP and Amusement Facilities of a Permanent Character (not adult amusement) for Tract 6A, Block 4, Lots 3 and 4, Sundt's Industrial Center, a 42.3 acre parcel. The subject site (approximately 18.9 acres) was included in this zone change. The EPC also approved a site plan for building permit for the water park site that depicted recreational facilities, parking, and numerous structures on the site. In 1987 the EPC approved some slight revisions to the site development plan for building permit. The parcel is not located within the boundaries of the Renaissance Center Master Plan.

The EPC has also approved several other site development plans within the original 42.3 acre area. In 1988, the EPC approved a site development plan for building permit for the Diagnostek, Inc. building which is located to the southwest of the Water Park (Z-86-66-2), and in 1989 the EPC approved an office building adjacent to Diagnostek (Z-86-66-3).

The subject site is no longer within the boundaries of the Renaissance Center boundaries, yet the history and guidelines are relevant to the proposal. The subject site is located adjacent to the Renaissance Master Plan, and in part, the Montano/ Alexander intersection serves as a gateway into the Renaissance area. Therefore, it is important that the subject site is compatible with the surrounding development.

The Renaissance Center was originally a gravel pit which was platted and zoned in 1983-1984. Today, the Renaissance Center is an industrial park that is developing with retail commercial uses, multi-family residential uses, manufacturing uses, entertainment use, and some office uses. The area is partially developed with businesses which includes Home Depot, Costco Wholesale, Federal Express, International Brotherhood of Electrical Workers, Distribution Management Corporation, Mechanical Contractors Association, Wendy's, Union Saving Bank, House of Carpets, and other projects that are in the design and/or construction process at this time.

The *Master Declaration for Renaissance*, an approved Master Plan, was adopted by the City Council in 1986. The Master Plan encompasses approximately 212 acres between Interstate 25 and the Alameda Lateral and between Mission Avenue and Montbel Road. It sets forth rules and regulations, land development standards, construction regulations, and the creation of an Architectural Review for development within the boundaries of the plan area. The land development standards deal with architectural standards, site development, and landscaping. Specific land uses for the master plan are set forth by each parcel's underlying zoning. The Rules and Regulations section of the *Master Plan* states, "Renaissance was master planned as a cohesive, visually unified mixed use development with a strong sense of identity and as a place of distinction and quality."

APPLICABLE PLANS AND POLICIES

The *Albuquerque/Bernalillo County Comprehensive Plan* was adopted by the City Council and the Board of County Commissioners in 1988. Based on the *Plan*, the subject site is located in the Established Urban Area, the goal of which 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. Applicable policies include:

- Policy a: The Established and Developing Urban Areas as shown by the Plan Map shall allow a full range of urban land uses, resulting in an overall gross density of up to 5 dwelling units per acre.
- Policy d: 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 concern.

- Policy e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of neighborhoods can be ensured.
- Policy I: 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 environments.
- Policy j: Where new commercial development occurs, it should be generally located in existing commercial zoned areas...in larger shopping centers located at intersections of arterial streets and provided with access via mass transit...
- Policy l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

North Valley Area Plan

The *North Valley Area Plan*, a Rank II Plan, was adopted by City Council in 1993. The plan area is bounded by the Bernalillo County/ Sandoval County boundary to the north, Interstate 40 to the south, Interstate 25 to the east, and the Rio Grande to the west. The area encompasses approximately 28.5 square miles. The Plan recognizes that the North Valley as a fragile and unique community and specifies goals and policies to protect its rural character and environmental resources and to encourage quality commercial and industrial development in established commercial and industrial zones.

Relevant Zoning and Land Use policies include:

3. The City and County shall limit new strip commercial development and associated signage on valley arterials.
 - 3c. Promote commercial development and redevelopment of existing commercially zoned properties.
 - 3ci. Assist existing and potential businesses with organization and promotion efforts.
 - 3d. Adopt and promote Village Center Principles for new and redeveloped commercial properties.

The *North Valley Area Plan* defines the area east of Edith Boulevard as the most appropriate location for industrial and heavy commercial development.

Resolution 91-1998 (R-70)

This Resolution establishes an overall direction for implementation of the City's growth policies, with a framework emphasizing:

- development of community and regional activity centers and major transportation corridors (high capacity corridors); encourage increased densities and mixed uses in activity centers and corridors; meet the needs of residents closer to their homes or employment to decrease Vehicle Miles Traveled and automobile dependence.
- maintenance, enhancements and upgrades of roads and utilities in the core area, to prevent deterioration of existing communities and to encourage infill; diversify the

Downtown land use mix with public facilities, hotels, office and retail development, more and higher density housing; generate more activity and attract more private investment in the Downtown area.

- enhance transit system performance, consistent with the principles of a compact urban form and a network of centers and corridors; improve the viability of transit as an alternative to the single-occupancy vehicle and reduce Vehicle Miles Traveled; improve pedestrian mobility and the character of the pedestrian environment, transit orientation and bicycle connections, within centers and corridors.
- plan the timing of road and utility construction to ensure orderly growth, and coordinate capacity increases and street extensions; transportation improvement programs must recognize the significance of natural, historic, and cultural resources and include strategies for minimizing adverse impacts on them.

Long Range Roadway System

The Long Range Roadway System designates Montano Road as a Minor Arterial, with a right-of-way of 86'.

ANALYSIS

Site Plan for Subdivision

This is a request for a site plan for an amendment to a subdivision for a 18.9 acre site located on Montano Road between I-25 and Alexander Boulevard. The Beach Water Park currently exists on southern portion of the site, and includes slides, pools, parking, and numerous structures. According to the applicant's letter, the owners of the Beach Water Park recently created an additional slope area on the north side of the existing park "to facilitate the expansion of the top portion of the Beach and to create more fall for future slides. [They] placed 76,000 cubic yards of dirt according to the approved Grading Plan to create the future slide and pad areas on top of the Beach. [They] are developing this area into two pads for a fast food restaurant and service station." A site plan for building permit for the fast food restaurant, but not for the service station, accompanies this proposal. The applicant will have to return to the EPC for approval of the site plan for building permit for the service station.

The amendment to the site plan for subdivision is in compliance with relevant policies. According to the *Comprehensive Zoning Code*, Section 14-16-1-5, a site development plan for subdivision must include:

- (1) An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies:
 - (a) For Subdivision. The site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area ratio.

The submitted site plan for subdivision depicts the existing Beach Water Park, including ingress, egress, building footprints, parking, and circulation routes. No changes are proposed

to the Water Park site at this time. The site plan also depicts a new property line which divides the two new pads sites (Tracts C-2 and C-3) from the larger portion of the parcel.

The amendment depicts a building footprint and parking spaces for the service station (Tract C-3). These elements are not actually required by the *Comprehensive Zoning Code*. If the site plan for building permit depicts a different location of these elements, the site plan for subdivision will also have to be amended. Alternatively, a note could be added to the site plan which indicates that the configuration is conceptual.

The proposed gas station is located towards the rear of the site, while the canopy is located adjacent to Montano Road. The site data grid indicates that building area will be 1,680 square feet, that 4,487 square feet of landscaping is required, though 7,216 will be provided, and that 9 parking spaces will be required. This site plan for subdivision generally meets the provisions of the *Comprehensive Zoning Code* with the following exceptions: FAR and maximum building height. These elements may be added as conditions of approval.

Site Plan for Building Permit

This is a request for a site plan for building permit for a 1.9 acre site located on the south side of Montano Road, at Alexander Boulevard. The site plan for building permit is only for Tract C-2, though its relationship with Tract C-3 will be taken into consideration.

Site Plan Layout / Configuration

The proposed service station and fast foot restaurant are located on Montano Road, up the hill from the Beach Water Park. The proposed uses are not accessible directly from the Water Park due to the slope of hill. The location is a auto-oriented, being adjacent to Montano Road and within close proximity to I-25. The site plan should, therefore, be focused towards auto oriented uses, though this does justify omitting pedestrian amenities.

The two pads share a drive-aisle, which is accessed by way of the Alexander/ Montano Road intersection. The locations of the buildings on the pads are insular in that they function as separate entities. The main entrance to the McDonalds is on the south elevation while the main entrance to the service station will probably be on the north elevation. Both pads represent a very suburban layout in that the buildings are setback from the street and have little interaction with any street life, except that their uses necessitate a focus of targeting passing motorists.

With the exception of the drive-aisles and the common landscaping treatment, the sites do not interrelate with one another. For example, there is no pedestrian connection between the two sites. A sidewalk does exist along Montano Road, but not even so much as a cross walk is provided across the drive aisle. Furthermore, as discussed below, the fast food restaurant is generic franchise architecture, and it is unlikely that it and the service station will architecturally compatible. Prior to approval, the building should be reconfigured or amenities should be added to improve the relationship of the buildings to one and other.

Access, Parking, Circulation

Both pad sites are accessed by way of a four lane drive aisle on Montano Road. The curb cut is in alignment with the existing stop light at intersection of Montano Road and Mercantile Avenue.

The McDonald's is located approximately in the middle of Tract C-2, and is surrounded by a circular drive aisle (which serves the drive-thru window) and parking spaces. The drive aisle is one way, with the exception of the segment located on the south side of the building. The circular drive aisle and overage of parking (discussed below) contribute to the poor relationship between the restaurant, the neighboring pad and, the street.

According to the site plan, the fast food restaurant only requires 16 parking spaces, yet 53 spaces are provided. There is an overage of 37 parking spaces on the site (over 200%), which is extremely excessive.

Pedestrian and Bicycle Access and Circulation, Transit Access

Scant pedestrian amenities are provided on the site. A 6 foot wide sidewalk is provided along Montano Road and along one side of the entrance drive aisle, and one pedestrian crossing is shown at the McDonalds. However, there is no pedestrian connection between the two pad sites, between the parking area and the front door of the fast food restaurant, nor across the entrance to the site. Furthermore, there is no covered outdoor eating space identified on the plan. A 26 foot wide concrete area is provided on the west side of the building, yet it is unclear if this is intended to serve as an outdoor eating area since no seating, landscaping, or shading is shown. Moreover, the bike rack is located in that area; locating outdoor seating and a bike rack too close together may be extremely awkward. As discussed above, there is an excessive overage of parking on the site; parking could be moved to accommodate an outdoor patio. The site is located near a unique amenity - the Beach Water Park, and users of the site should be able to take advantage of the views. Therefore, the patio should be sited to maximize the views of the Beach Water Park and the mountains.

Montano Road currently has express bus service, but the Transit Department has indicated that local bus service will be provided within the next year.

Lighting

According to the site development plan, "site lighting shall be a combination of building mounted mH fixtures and post-mounted light fixtures in entry and parking areas as need. To the greatest extent possible, lighting shall be building mounted. Post-mounted lighting shall be 20' maximum height. Post lighting shall be shielded from surrounding properties." The lighting is acceptable to staff, although the last sentence shall read "Post lighting shall be shielded with *cut-off fixtures* from surrounding properties.

Landscaping

Extensive landscaping is provided on the site; at the McDonalds 7,371 square feet of landscaping is required, and 19,477 is provided. The landscaping is a mixture of shade and ornamental trees, shrubbery, flowers, groundcover, and oversized gravel and boulders. The majority of the landscaping is native to New Mexico. The landscaping is in compliance with

the City's Waste Water ordinance. The landscaping plan depicts adequate street trees along Montano Road.

The landscaping plan is attractive and a positive addition to the site which somewhat reduces the impact of the vast parking area. However, a shaded seating area should be added to the site plan, as should a 3 foot high wall or other buffer treatment on Montano Road to screen the parked cars from passerbys.

Similar landscaping is also depicted on the gas station site. However, since this is only a site plan subdivision it is unclear whether or not the landscaping plan is permanent or conceptual.

Grading, Drainage, Utility Plans

The Public Works Department has indicated that the grading and drainage plan is incorrect and that the utilities plan does not reflect the availability statement. The applicant states that "... 76,000 a cubic yards of dirt according to the approved Grading Plan...." However, there is no approved grading plan, though the work is completed. A temporary permit could have been secured, however, there is no such record in the file.

Public Works further states that:

The approval line on the conceptual grading plan (dated 7-25-99) is blank. Yet rough grading has already been completed. Please explain. New on-site utilities as show on sheet 5 are not consistent with the availability statement issued July 8th. The plan must be modified prior to DRB sign off.

The plan shows the utility connections to south, though they must be hook into the services on Montano Road. The Public Works Department staff has indicated that the submittal is incomplete.

Architecture

The proposed building is a typical McDonalds structure with a mansard style light grey shingle roofing, light adobe colored stucco, a split face block band around the bottom of the building (no color shown), and bright yellow and white signage. Windows, with clear glazing and aluminum frames are located mainly on the west and south elevations (2 windows are on the north elevation). The building is characterized by a blank walls on the north and west elevations. The north elevation faces Montano Road, yet it is unarticulated and does not relate with the street (as discussed above). The west elevation does include some windows.

The proposed McDonalds is generic franchise architecture and is not compatible with the surrounding development. Although the subject site is not located within the Renaissance Center, it is surrounded by the Renaissance Center and should be compatible with the existing buildings. The Renaissance area is characterized by buildings which pay respect to contemporary and post modern styles. They include features which help to create a pleasant pedestrian environment such as patios and courtyards. Building elements may include overhangs, patios, recessed doors and windows, and should be sited so as to maximize vistas. They utilize muted colors, steel, glass, and flat roofs. The building should be revised to include some of the aforementioned elements, as it is not compatible with the surrounding development. In particular, the roof and the signage are two of the most "generic" features which are not compatible with the surrounding architecture.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

The applicant did not attend the pre-hearing discussion.

The solid waste department states:

Disapproved. Accessibility for truck to service fast food location must be adjusted. Six cubic yard compactor will have to be used, dimensions of all enclosure pad 9 wall height to be adjusted. Recommend that drain for clean ups and possible spillages be implemented into plan. Call T.L. Baca 761-8142. Fueling station enclosure wall must be adjusted to 7'0 to accommodate 8 cubic yard container.

Neighborhood Concerns

No neighborhood associations were recognized in this area.

Conclusions

This is a two part request for an amendment to a site plan for subdivision plus approval of a site plan for building permit for a site located on Montano Road between I-25 and Alexander Boulevard. The Beach Water Park is located on the site, and the applicant proposes to split off 1.9 acres on the far north side of the 18.9 acre site to develop two pads.

Staff is recommending deferral of the amendment to the site plan for subdivision and of the site plan for building permit. The location of the pads is a suburban one with auto oriented uses, however this does not justify omitting all pedestrian amenities. The building is surrounded by parking spaces and drive aisles; there is a parking coverage of 37 parking spaces. The vast amount of parking and focus on automobile is one reason for the scant pedestrian amenities are provided on the site.

Furthermore, the grading and drainage plan and the utility plan are unacceptable to Public Works. The grading on the site has already occurred, though there is no grading and drainage plan, and the utilities plan presents incorrect information. Lastly, the solid waste container is in an inappropriate location, which will affect the site layout.

The site plan for building permit is only for Pad C-2; a McDonalds is proposed on this site. The building is generic franchise architecture which is not compatible with the surrounding area. Furthermore, the east and north elevations present blank walls; the north elevation, which faces Montano Road, does not relate to the street nor to the development to the north. Staff recommends that the building design and layout be modified prior to EPC approval.

FINDINGS -Z-99-116, October 21, 1999 - Site Plan for Subdivision

1. This is a request for a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.

2. The *Comprehensive Zoning Code* requires that a site plan for subdivision depict the site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum floor area ratio. This site plan for subdivision generally meets these provisions with the following exceptions: FAR and maximum building height
3. The site is surrounded by the Beach Water Park to the south, I-25 to the east, and the Renaissance Center, which contains a mixture of commercial, office, industrial and residential uses, to the west and north. The service station and fast foot restaurant are located on Montano Road, up the hill from the Beach Water Park. The proposed uses are not accessible directly from the Water Park due to the slope of hill upon which they stand.
4. The location of the proposed pads is a suburban one, as it is within a business park and next to the freeway. The site plan should be oriented towards suburban uses, though this does justify ignoring the needs of pedestrian.
5. With the exception of the drive-aisles and the landscaping, the sites do not interrelate with one another. In fact, they function as two totally separate areas. Prior to approval, the building should be reconfigured, and/or amenities should be added to improve the relationship of the building to one and other.
8. The Public Works Division does not recommend approval of the grading and drainage, and the utilities plans. No grading plan has been approved, contrary to the applicant's statement, and although the grading has been largely completed. Furthermore, the utility plan is incorrect as the services must hook into Montano Road, not to the south.

RECOMMENDATION -Z-99-116, October 21, 1999

DEFERRAL of Z-99-116, a request for approval of a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.

FINDINGS -Z-99-116, October 21, 1999 - Site Plan for Building Permit

1. This is a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.

2. This submittal is accompanied by a request for approval of a site plan for subdivision which creates the pad on which the building will be located. Staff is recommending deferral of the site plan for subdivision.
3. The McDonald's is located approximately in the middle of Tract C-2, and is surrounded by a circular drive aisle and parking spaces. The circular drive aisle and overage (37 more than required) of parking contributes to the poor relationship between has with the neighboring pad and with the street.
4. The location of the proposed pads is a suburban one, as it is within a business park and next to the freeway. The site plan should be oriented towards suburban uses, though this does justify ignoring the needs of pedestrian.
5. With the exception of the drive-aisles and the landscaping, the sites do not interrelate with one another. In fact, they function as two totally separate areas. Prior to approval, the building should be reconfigured, and/or amenities should be added to improve the relationship of the building to one and other.
6. The McDonalds is generic franchise architecture and is not compatible with the surrounding development. Although the subject site is not located within the Renaissance Center, it is surrounded by the Renaissance Center and should be compatible with the existing buildings. , it is a totally different style than that of the Beach Water Park; the applicant may alternatively choose to integrate the building with that use.
7. The solid waste department has indicated that the accessibility for trucks to service the fast food location must be adjusted. A six cubic yard compactor will have to be used, dimensions of all enclosure pad 9 wall height to be adjusted. Solid Waste Staff recommends that drain for clean ups and possible spillages be implemented into plan. Moreover, the fueling station enclosure wall must be adjusted to 7'0 to accommodate 8 cubic yard container.

RECOMMENDATION - Z-99-116, October 21, 1999 - Site Plan for Building Permit

DEFERRAL of Z-99-116 a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract6-A, Sundt's Industrial Park.

ADDITIONAL STAFF COMMENTS - December 16, 1999

On October 21, 1999, the EPC voted to defer the subject application for 30 days until the December 16, 1999 EPC hearing. The applicant is requesting another 30 day deferral because, currently, no changes have been proposed to the EPC on the site. Staff concurs with this request.

FINDINGS - Z-99-116, December 16, 1999 - Site Plan for Subdivision

1. This is a request for a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. The *Comprehensive Zoning Code* requires that a site plan for subdivision depict the site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum floor area ratio. This site plan for subdivision generally meets these provisions with the following exceptions: FAR and maximum building height
3. The site is surrounded by the Beach Water Park to the south, I-25 to the east, and the Renaissance Center, which contains a mixture of commercial, office, industrial and residential uses, to the west and north. The service station and fast foot restaurant are located on Montano Road, up the hill from the Beach Water Park. The proposed uses are not accessible directly from the Water Park due to the slope of hill upon which they stand.
4. The location of the proposed pads is a suburban one, as it is within a business park and next to the freeway. The site plan should be oriented towards suburban uses, though this does justify ignoring the needs of pedestrian.
5. With the exception of the drive-aisles and the landscaping, the sites do not interrelate with one another. In fact, they function as two totally separate areas. Prior to approval, the building should be reconfigured, and/or amenities should be added to improve the relationship of the building to one and other.
8. The Public Works Division does not recommend approval of the grading and drainage, and the utilities plans. No grading plan has been approved, contrary to the applicant's statement, and although the grading has been largely completed. Furthermore, the utility plan is incorrect as the services must hook into Montano Road, not to the south.

RECOMMENDATION -Z-99-116, December 16, 1999

DEFERRAL of Z-99-116, a request for approval of a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.

FINDINGS -Z-99-116, December 16, 1999 - Site Plan for Building Permit

1. This is a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. This submittal is accompanied by a request for approval of a site plan for subdivision which creates the pad on which the building will be located. Staff is recommending deferral of the site plan for subdivision.
3. The McDonald's is located approximately in the middle of Tract C-2, and is surrounded by a circular drive aisle and parking spaces. The circular drive aisle and overage (37 more than required) of parking contributes to the poor relationship between has with the neighboring pad and with the street.
4. The location of the proposed pads is a suburban one, as it is within a business park and next to the freeway. The site plan should be oriented towards suburban uses, though this does justify ignoring the needs of pedestrian.
5. With the exception of the drive-aisles and the landscaping, the sites do not interrelate with one another. In fact, they function as two totally separate areas. Prior to approval, the building should be reconfigured, and/or amenities should be added to improve the relationship of the building to one and other.
6. The McDonalds is generic franchise architecture and is not compatible with the surrounding development. Although the subject site is not located within the Renaissance Center, it is surrounded by the Renaissance Center and should be compatible with the existing buildings. , it is a totally different style than that of the Beach Water Park; the applicant may alternatively choose to integrate the building with that use.
7. The solid waste department has indicated that the accessibility for trucks to service the fast food location must be adjusted. A six cubic yard compactor will have to be used, dimensions of all enclosure pad 9 wall height to be adjusted. Solid Waste Staff

recommends that drain for clean ups and possible spillages be implemented into plan. Moreover, the fueling station enclosure wall must be adjusted to 7'0 to accommodate 8 cubic yard container.

RECOMMENDATION - Z-99-116, December 16, 1999 - Site Plan for Building Permit

DEFERRAL of Z-99-116 a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.

ACTION TAKEN BY THE ENVIRONMENTAL PLANNING COMMISSION ON
DECEMBER 16, 1999

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer Z-99-116 to the Environmental Planning Commission Public Hearing on January 20, 2000.

MOVED BY COMMISSIONER GARA

SECONDED BY COMMISSIONER JOHNSON M O T I O N C A R R I E D
UNANIMOUSLY

ADDITIONAL STAFF COMMENTS - Z-99-116, January 20, 2000

On December 16, 1999, at the request of the applicant, the EPC voted to defer the subject request for site plan for subdivision and building permit until January 20, 2000.

Site Plan for Subdivision

This is a request for a site plan for subdivision for a 18.9 acre site located on Montano Road between I-25 and Alexander Boulevard. The applicant proposes to subdivide a 1.9 acre parcel which is located adjacent to Montano Road. The Beach Water Park currently exists on the southern portion of the site, and includes slides, pools, parking, and numerous structures. According to the applicant's letter, the owners of the Beach Water Park recently created an additional slope area on the north side of the existing park "to facilitate the expansion of the top portion of the Beach and to create more fall for future slides. [They]

placed 76,000 cubic yards of dirt according to the approved Grading Plan to create the future slide and pad areas on top of the Beach. [They] are developing this area into two pads for a fast food restaurant and service station." A site plan for building permit for the fast food restaurant and the service station, accompanies this proposal.

The amendment to the site plan for subdivision is in compliance with relevant policies. According to the *Comprehensive Zoning Code*, Section 14-16-1-5, a site development plan for subdivision must include:

(1) An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies:

(a) For Subdivision. The site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area ratio.

The submitted site plan for subdivision depicts the existing Beach Water Park, including ingress, egress, building footprints, parking, and circulation routes. No changes are proposed to the Water Park site at this time. The site plan also depicts a new property line which divides the two new pads sites (Tracts C-2 and C-3) from the larger portion of the parcel. A gas station is proposed for the westerly Tract C-2, and a McDonalds is proposed for the easterly Tract C-3.

This site plan for subdivision generally meets the provisions of the *Comprehensive Zoning Code* with the following exceptions: FAR and maximum building height. These elements may be added and are required by the recommended conditions of approval.

Subdivision Issues

The submitted site plan for subdivision is slightly different than the original submittal. The new submittal proposes moving the eastern lot line for Tract C-2 to the west, providing for an approximately 60 foot wide sliver of property owned by the Beach Water Park. This peninsular-shaped projections of the Beach property would retain its zoning and provide an area for a future billboard sign and utility easement. The original submittal did not depict the sliver of Beach Property, and its utility is questionable. It appears as though the purpose of the sliver of property is too obstruct access of utilities and vehicles to the M-2 zoned property to the east. The M-2 zoned property does have a curb cut on Montano, right-in/ right-out only, but there is not access to westbound traffic. Therefore, any westbound traffic would have to make a U-turn at the stop light, which is an undesirable traffic pattern according to Public Works. Moreover, the sliver is almost useless since it would be impossible for a road to be constructed directly between Montano and the Beach Water Park due to the grades of the hill. Therefore, the Public Works Transportation and Utility Divisions have indicated that common access and utilities are needed to all three properties which front Montano Road. That is, there must be a minimum of a 30 foot wide useable and traversable access easement between the three properties. This easement will benefit all parcels because it will allow for the installation of utilities and construction of common entrances. The sliver should be removed since it is useless except as a location for a billboard. Alternately, an easement could be dedicated. The vehicular and utility

easement would not have any negative impacts on the subject plan. The plan already depicts an easement to the Beach Water Park property, thus the easement could be extended to service all three properties.

Site Plan for Building Permit

Site Plan Layout / Configuration

The proposed service station and fast foot restaurant are located on Montano Road, up the hill from the Beach Water Park. The proposed uses are not accessible directly from the Water Park due to the slope of hill. The location is a auto-oriented, being adjacent to Montano Road and within close proximity to I-25. The site plan should, therefore, be focused towards auto oriented uses, though this does not justify omitting pedestrian amenities.

The two pads share a drive-aisle, which is accessed by way of the Alexander/ Montano Road intersection. The locations of the buildings on the pads are insular in that they function as separate entities. The main entrance to the McDonalds is on the south elevation while the main entrance to the service station is on the north elevation. Both pads represent a very suburban layout in that the buildings are setback from the street and have little interaction with any street life, except that their uses necessitate a focus on targeting passing motorists.

The proposed uses are auto oriented, but the site plan does depict some connections between them, including a pedestrian crossing. It is unlikely that the site will be accessed by a great number of pedestrians, based on it location, but sidewalks have been provided along Montano.

The site depicts an alternate paving material for the drive-thru, the parking spaces adjacent to the fast food restaurant, and the pedestrian crossings. The paving for the pedestrian crossings should be a different material than the drive-thru, and the parking spaces do not need to be an alternative paving. Moreover, the materials and colors should be indicated on the plan.

Access, Parking, Circulation

Both pad sites are accessed by way of a three lane drive aisle from Montano Road. The curb cut is in alignment with the existing stop light at intersection of Montano Road and Mercantile Avenue.

The McDonald's is located approximately in the middle of Tract C-2, and is surrounded by a circular drive aisle (which serves the drive-thru window) and parking spaces. The drive aisle is one way, with the exception of the segment located on the south side of the building.

According to the site plan, the uses collectively require a total of 40 parking spaces, yet 75 spaces are provided. There is an overage of 37 parking spaces on the site (almost 200%), which is extremely excessive. However, based on the location of the uses on a major transit corridor and away from any pedestrian activity, the parking overage may be appropriate. Though some of the parking spaces are located along Montano Road, a three-foot high screen wall is provided to mitigate the negative visual impact of the parked cars.

The site plan also depicts a "future access to the Beach Waterpark" on the east edge of the site. The access should actually lead to the parcel, zoned M-2, which is adjacent to the Beach Water Park sliver. See above for further discussion of this issue.

Pedestrian and Bicycle Access and Circulation, Transit Access

Minor pedestrian amenities are located on the site due to the auto-oriented nature of the location. A six-foot wide pedestrian connection is provided from the street to the site and another between the gas station and fast food restaurant. Each of the pads has a shaded outdoor patio area, though the square footage is not given. The McDonalds also has a "Future Playland" of 1500 square feet. The applicant has indicated that McDonalds wants to wait and discover who their clientele will be prior to installing the Playland. It is understandable that the corporation does not want to spend extra money if the playland will go unused, therefore, a note shall be added to indicate that the 1500 square feet will be used as an outdoor dining patio in the meantime, and remain if the Playland is not built. The patio shall include shaded picnic tables.

The site is located near a unique amenity - the Beach Water Park, and users of the site should be able to take advantage of the views. Ideally the patios should be sited to maximize the views of the Beach Water Park and the mountains. This would entail moving the patio to the east side of the building.

Two bike racks exist on the site, one at each pad site. A total of 10 bicycle spaces are provided.

Montano Road currently has express bus service, but the Transit Department has indicated that local bus service will be provided within the next year.

Lighting

According to the site development plan, "site lighting shall be a combination of building mounted mH fixtures and post-mounted light fixtures in entry and parking areas as need. To the greatest extent possible, lighting shall be building mounted. Post-mounted lighting shall be 20' maximum height. Post lighting shall be shielded from surrounding properties." The lighting is acceptable to staff, although the last sentence shall read "Post lighting shall be shielded with *cut-off fixtures* from surrounding properties.

Landscaping

Adequate landscaping is provided on the site; 11,855 square feet is required and 13,594 is provided. The landscaping is a mixture of shade and ornamental trees, shrubbery, flowers, groundcover, and oversized gravel and boulders. The majority of the landscaping is native to New Mexico. The landscaping is in compliance with the City's Waste Water ordinance. The landscaping plan depicts adequate street trees along Montano Road.

Grading, Drainage, Utility Plans

The Public Works Department has indicated that the grading and drainage plan is incorrect and that the utilities plan does not reflect the availability statement. The applicant states that "... 76,000 a cubic yards of dirt according to the approved Grading

Plan..." However, there is no approved grading plan, though the work is completed. A temporary permit could have been secured, however, there is no such record in the file.

Public Works further states that:

The approval line on the conceptual grading plan (dated 7-25-99) is blank. Yet rough grading has already been completed. Please explain. New on-site utilities as show on sheet 5 are not consistent with the availability statement issued July 6th. The plan must be modified prior to DRB sign off.

The plan shows the utility connections to south, though they must be hook into the services on Montano Road. The Public Works Department staff has indicated that the submittal is incomplete.

Architecture

The proposed McDonald's building has a red standing seam metal roof, tan split face flock, buff accent block, and a large McDonalds sign on each facade. The drive through is located on the north elevation, while the west and south elevations have picture windows with bronze aluminum frames. The note on the elevations indicate that the building is meant to match the Wendy's across the street to the north. The colors do match, but the style of the building is still typical McDonald's, especially the roof and signage. The roof is typical of the mansard style of roof present on most McDonalds, as is the signage. The roof and signage are the dominant architectural element and actually function as a billboard. The overall design of the building is the same as the previous submittal, only the colors have changed. The building is characterized by blank walls on the north and east elevations, thus it does not take advantage of views to the Sandia Mountains. Moreover, the north elevation faces Montano Road, yet it is unarticulated and does not relate with the street.

The roof should be modified so it does not reflect a generic franchise design. The changes may include a flat roof, pitched roof which is not mansard style, or other design as approved by the Planning Department. The signage design may remain, but its placement must be approved by the Planning Department. Articulation, such as windows, tile, insets, or other architectural elements, should be added to the east and north elevations.

The gas station design is architecturally integrated with the McDonalds and with the Wendy's across the street to the north. The building is constructed of tan fractured face COM, and has red metal roof canopies. The A colored band (color snot shown) accents the building on all sides.

The north elevation is the most articulated and interesting facade because of the presence of picture windows, a canopy, and accent block. However, the other elevations are generally characterized by blank walls. This building is located to potentially take advantage of views to the mountains and the Beach Water Park. The elevations should be revised to incorporate articulation, such as windows, tile, insets, or other architectural elements.

The fueling canopy is also architecturally integrated with the other buildings, and is not characteristic of generic franchise architecture. The canopy has a red metal roof and tan columns.

All mechanical equipment must be screened from view by the parapet or other architecturally integrated materials.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

The applicant did not attend the pre-hearing discussion.

The solid waste department states:

Disapproved. Accessibility for truck to service fast food location must be adjusted. Six cubic yard compactor will have to be used, dimensions of all enclosure pad 9 wall height to be adjusted. Recommend that drain for clean ups and possible spillages be implemented into plan. Call T.L. Baca 761-8142. Fueling station enclosure wall must be adjusted to 7'0 to accommodate 8 cubic yard container.

Neighborhood Concerns

No neighborhood associations were recognized in this area.

Conclusions

This is a two part request for an amendment to a site plan for subdivision plus approval of a site plan for building permit for a site located on Montano Road between I-25 and Alexander Boulevard. The Beach Water Park is located on the site, and the applicant proposes to split off 1.9 acres on the far north side of the 18.9 acre site to develop two pads.

Staff is recommending approval of the amendment to the site plan for subdivision and of the site plan for building permit. The proposed uses are auto oriented and there is a large overage of parking, but this is appropriate because the site is on a transit corridor, and few pedestrians will utilize the site. The site plan for subdivision depicts all the elements required by the Comprehensive Zoning Code with the exception of FAR and maximum building height.

Staff is recommending approval of the site plan for building permit, but the McDonalds must be modified to minimize the "generic" look of the roof and signage.

FINDINGS -Z-99-116, January 20, 2000 - Site Plan for Subdivision

1. This is a request for a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. The EPC deferred this case on October 21, 1999 and again December 19, 1999. The applicant has submitted additional information since the original submittal.
3. The *Comprehensive Zoning Code* requires that a site plan for subdivision depict the site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum floor area ratio. This site plan for subdivision generally meets these provisions with the following exceptions: FAR and maximum building height
4. The site is surrounded by the Beach Water Park to the south, I-25 to the east, and the Renaissance Center, which contains a mixture of commercial, office, industrial and residential uses, to the west and north. The service station and fast foot restaurant are located on Montano Road, up the hill from the Beach Water Park. The proposed uses are not accessible directly from the Water Park due to the slope of hill upon which they stand.
5. The location of the proposed pads is a suburban one, as it is within a business park and next to the freeway. The site plan should be oriented towards auto-oriented uses, though this does justify ignoring the needs of pedestrian.
6. The new submittal proposes moving the eastern lot line for Tract C-2 to the west, providing for an approximately 60 foot wide sliver of property owned by the Beach Water Park. This peninsular-shaped projections of the Beach property would retain its zoning and provide an area for a future billboard sign and utility easement. The original submittal did not depict the sliver of Beach Property, and its utility is questionable. It appears as though the purpose of the sliver of property is too restrict access of utilities and vehicles to the M-2 property.
7. The sliver of Beach Water Park property should be removed, or as required by Public Works Transportation and Utility Divisions, or a common access and utilities easement shall be provided to all three properties which front Montano Road.
8. The Public Works Department does not recommend approval of the grading and drainage, and the utilities plans. No grading plan has been approved, contrary to the applicant's statement, and although the grading has been largely completed.

RECOMMENDATION -Z-99-116, January 20, 2000

APPROVAL of Z-99-116, a request for approval of a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park, based on the preceding findings and subject to the following conditions.

CONDITIONS - Z-99-116, January 20, 2000 - Site Plan for Subdivision

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. The following conditions shall be met to the satisfaction of the Public Works, Transportation Development Services Division:
 - A 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.
 - B. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
 - C. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
 - D. Provision of an adequate throat area must be provided at the main entrance.
 - E. Site plan must address intersection modifications at Montano and Mercantile Avenue.
 - ...Modification to medians and signals will be required.
 - ...Some movements may be prohibited.
 - ...An analysis of the reconfigured intersection will be required.
 - ...A deceleration lane will be required.
 - F. Location of walls, fences and signs must meet the clear sight distance requirements.
 - G. Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.
 - H. Provision of street trees and landscaping on Montano Road.
 - I. Provision of a usable and traversable 30 foot cross-access easement for utilities and vehicular and pedestrian circulation between the proposed lots, adjacent property to the east, and the approximately .6 acre parcel, zoned M-2, known more particularly as Lot A, Beach Water Pak, Lands of Saunder-Helen.

- J. Coordination of proposed access point as related to the Interstate 25 / Montano with the NMSH&TD.
 - K. Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
 - L. Coordination with the Solid Waste Department with regard to refuse container location and access.
3. FAR and maximum building height shall be noted on the site plan for subdivision.
 4. The paving materials for the drive-thru and pedestrian crossing shall be identified on the plan. The materials and colors for the pedestrian crossings shall be different than any other paving on the site. The alternative paving in the parking spaces adjacent to the fast food restaurant shall be eliminated.
 5. The grading and drainage plan shall be approved by the DRB prior to final sign-off.
 6. The sliver of Beach Water Park property shall be removed, or as required by Public Works Transportation and Utility Divisions, a common access and utilities easement shall be provided to all three properties which front Montano Road
 7. Any changes to the sliver of property to the east owned by the Beach Water Park shall be reflected in the site development plan for subdivision to the satisfaction of the Planning Department.

FINDINGS -Z-99-116, January 20, 2000 - Site Plan for Building Permit

1. This is a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. This submittal is accompanied by a request for approval of a site plan for subdivision which creates the pad on which the building will be located. Staff is recommending approval of the site plan for subdivision.
3. The location of the proposed pads is a suburban one, as it is within a business park and next to the freeway. The site plan should be oriented towards suburban uses, though this does not justify ignoring the needs of pedestrian.
4. The patios provided on each site and the playland at the fast food restaurant are an attractive addition to the development. However, a note should be added to the plan which indicates that the "future playland" will be used as an outdoor eating area with shaded seating until the playland is completed.

5. The roof and signage of the McDonalds is generic franchise architecture and is not compatible with the surrounding development. The roof and signage location should be modified to the satisfaction of the Planning Department. Revisions to the roof may include a flat roof, a non-mansard pitch roof, or other to the satisfaction of Planning staff.
6. Both the McDonalds building and the gas station have at least two blank walls. These facades should be revised to include articulation such as windows, tile, insets, or other architectural element.
7. The solid waste department has indicated that the accessibility for trucks to service the fast food location must be adjusted. A six cubic yard compactor will have to be used, dimensions of all enclosure pad 9 wall height to be adjusted. Solid Waste Staff recommends that drain for clean ups and possible spillages be implemented into plan. Moreover, the fueling station enclosure wall must be adjusted to 7'0 to accommodate 8 cubic yard container.
8. The new submittal proposes moving the eastern lot line for Tract C-2 to the west, providing for an approximately 60 foot wide sliver of property owned by the Beach Water Park. The sliver of Beach Water Park property should be removed, or as required by Public Works Transportation and Utility Divisions, have indicated that common access and utilities easements should be provided to all three properties which front Montano Road.

RECOMMENDATION - Z-99-116, January 20, 2000 - Site Plan for Building Permit

APPROVAL of Z-99-116 a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract6-A, Sundt's Industrial Park, based on the preceding findings and subject to the following conditions.

CONDITIONS - Z-99-116, January 20, 2000 - Site Plan for Building Permit

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. The following conditions shall be met to the satisfaction of the Public Works, Transportation Development Services Division:
 - A 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.
 - B. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.

- C. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
 - D. Provision of an adequate throat area must be provided at the main entrance.
 - E. Site plan must address intersection modifications at Montano and Mercantile Avenue.
 - ...Modification to medians and signals will be required.
 - ...Some movements may be prohibited.
 - ...An analysis of the reconfigured intersection will be required.
 - ...A deceleration lane will be required.
 - F. Location of walls, fences and signs must meet the clear sight distance requirements.
 - G. Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.
 - H. Provision of street trees and landscaping on Montano Road.
 - I. Provision of a usable and traversable 30 foot cross-access easement for utilities and vehicular and pedestrian circulation between the proposed lots, adjacent property to the east, and the approximately .6 acre parcel, zoned M-2, known more particularly as Lot A, Beach Water Pak, Lands of Saunder-Helen.
 - J. Coordination of proposed access point as related to the Interstate 25 / Montano with the NMSH&TD.
 - K. Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
 - L. Coordination with the Solid Waste Department with regard to refuse container location and access.
3. Elevations of the bike racks shall be provided.
 4. The note for the lighting shall read, "post lighting shall be shielded with a cut-off fixture from surrounding properties."
 5. The roof of the McDonalds shall be modified so it is not a generic franchise design, as determined by the Planning Department. The changes may include a flat roof, pitched roof which is not mansard style, or other approved by the Planning Department. The signage design may remain, but its placement must be approved by the Planning Department.

6. A note shall be added to the site plan for building permit which indicates that the "future playland" shall be used as an outdoor eating area, with shaded picnic tables, until the playland is built.
7. No off premise signs are permitted. No pole mounted signage shall be allowed.
8. All wireless telecommunications facilities shall be concealed and shall be architecturally integrated with the site and surrounding area.
9. Parapets/ screen walls shall be equal to or above the top of all HVAC equipment.
10. Vinyl coated, plastic reflective type awnings fascia, building panels or roofs shall not be permitted.
11. All walls shall follow the City's wall design guidelines.
12. Any changes to the sliver of property to the east owned by the Beach Water Park shall be reflected in the site development plan for building permit to the satisfaction of the Planning Department.

ACTION TAKEN BY THE EPC ON JANUARY 20, 2000

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer Z-99-116 to the Environmental Planning Commission public hearing on March 16, 2000.

MOVED BY COMMISSIONER CHAVEZ

SECONDED BY COMMISSIONER McMAHAN

MOTION CARRIED
UNANIMOUSLY

ADDITIONAL STAFF COMMENTS - March 16, 2000

Background

This is a request for approval of an amendment to a site plan for subdivision and a site plan for building permit for a parcel located on Montano Road between I-25 and Mercantile Avenue. The EPC deferred the subject request on January 20, 2000 for two primary reasons. First, because the applicant had not provided a complete site plan for subdivision; and second, because of the relationship between the subject property and the .5 acre parcel located to the north of the site and zoned M-2, known more particularly as Tract A, Lands of Helen E. Saunders (herein after referred to as "Tract A"). The original application for the subject site plan for subdivision depicted the subdivision of a 1.9 acre parcel from the 18 acre Beach Water Park. The proposed 1.9 acre site was located adjacent to the M-2 parcel. However, after a deferral at the EPC, the applicant resubmitted the site plan for subdivision which depicted a sliver of land (part of the Beach Water Park) in between the two parcels. The purpose of that sliver was unclear, but it was suspected that the sliver was designed to isolate Tract A from the proposed pads. That is, to prohibit vehicular and utility access between the properties. This was undesirable to the owner Tract A, because the M-2 property only has right-in/ right-out access to Montano Road, while the proposed 1.9 acre parcel has full access at a stop light. When this issue was addressed at the January 20, 2000 EPC hearing, the applicant expressed concern over the cross access easement because some uses allowed on the adjacent M-2 property would be incompatible with the fast food restaurant and gas station (particularly adult entertainment). The applicant indicated that negotiations for the easement may be possible if the owner of Tract A would apply for a zone map amendment. The owner of Tract A agreed, and that request is also being heard at the March 16, 2000 EPC hearing (00110 00000 00140 - See agenda item 3).

Site Plan for Subdivision

This is a request for an amendment to a site plan for subdivision for a 18.9 acre site located on Montano Road between I-25 and Alexander Boulevard. The applicant proposes to create a 1.9 acre parcel adjacent to Montano Road. The Beach Water Park currently exists on the southern portion of the site, and includes slides, pools, parking, and numerous structures. According to the applicant's letter, the owners of the Beach Water Park recently created an additional slope area on the north side of the existing park "to facilitate the expansion of the top portion of the Beach and to create more fall for future slides. [They] placed 76,000 cubic yards of dirt according to the approved Grading Plan to create the future slide and pad areas on top of the Beach. [They] are developing this area into two pads for a fast food restaurant and service station." A site plan for building permit for the fast food restaurant and the service station, accompanies this proposal.

The amendment to the site plan for subdivision is in compliance with relevant policies. According to the *Comprehensive Zoning Code*, Section 14-16-1-5, a site development plan for subdivision must include:

(1) An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies:

(a) For Subdivision. The site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area ratio.

The submitted site plan for subdivision depicts the existing Beach Water Park, including ingress, egress, building footprints, parking, and circulation routes. No changes are proposed to the Water Park site at this time. The site plan also depicts a new property line which divides the two new pads sites (Tracts C-2 and C-3) from the larger portion of the parcel. A gas station is proposed for the westerly Tract C-2, and a McDonalds is proposed for the easterly Tract C-3.

This site plan for subdivision generally meets the provisions of the *Comprehensive Zoning Code* with the following exceptions: FAR and maximum building height. These elements may be added and are required by the recommended conditions of approval.

Subdivision Issues

The submitted site plan for subdivision depicts an approximately 60 foot wide sliver of property owned by the Beach Water Park east of the 1.9 acre parcel. This peninsular-shaped projection of the Beach property would retain its zoning and provide an area for a future billboard sign and utility easement. The original submittal did not depict this sliver of Beach Property, and its purpose is questionable. As discussed above, the applicant and the owner of Tract A have been in (unsuccessful) negotiations regarding a cross access easement. The applicant has stated that:

...there is no progress to provide private access to Tract A. The adjoining property owner wants this project to bear all of the physical improvement costs and to amende the zoning application to include (1) his Tract A site and (2) preparation of the necessary site development plans for the site....The Beach will provide access to Tract A when the property owner succeeds in chang[ing] the zoning or remov[ing] Adult Entertainment uses from the property.

The purpose of the sliver between the fast food restaurant and Tract A is still questionable, especially if the applicant will grant the easement if the zoning on Tract A is amended to prohibit adult entertainment uses. The sliver may be large enough for a billboard, but the SU-1 for IP zoning would require that the applicant get EPC or administrative approval for a billboard. A billboard is not desirable, and is not in the spirit of the development of the area. Staff recommends that the sliver of property be eliminated and that, if the zone map amendment for the tract currently zoned M-2 is approved, that the cross access easement be provided. Staff is supportive of the cross access easement because it creates a more rationale traffic pattern for the properties.

If the sliver is removed, the size of the proposed 1.9 site will enlarge. A condition of approval shall be included which indicates that the enlargement of the site shall necessitate site plan modifications to be approved by the Planning Department prior to DRB sign-off.

Site Plan for Building Permit

Site Plan Layout / Configuration

The proposed service station and fast food restaurant are located on Montano Road, up the hill from the Beach Water Park. The proposed uses are not accessible directly from the Water Park due to the slope of hill. The location is a auto-oriented, being adjacent to Montano Road and within close proximity to I-25. The site plan should, therefore, be focused towards auto oriented uses, though this does not justify omitting pedestrian amenities.

The two pads share a drive-aisle, which is accessed by way of the Alexander/ Montano Road intersection. The locations of the buildings on the pads are insular in that they function as separate entities. The main entrance to the McDonalds is on the south elevation while the main entrance to the service station is on the north elevation. Both pads represent a very suburban layout in that the buildings are setback from the street and have little interaction with any street life, except that their uses necessitate a focus on targeting passing motorists.

The proposed uses are auto oriented, but the site plan does depict some connections between them, including a pedestrian crossing. It is unlikely that the site will be accessed by a great number of pedestrians, based on it location, but sidewalks have been provided along Montano.

The site depicts an alternate paving material for the drive-thru, the parking spaces adjacent to the fast food restaurant, and the pedestrian crossings. The paving for the pedestrian crossings should be a different material than the drive-thru, and the parking spaces do not need to be an alternative paving. All the materials and colors should be indicated on the plan.

Access, Parking, Circulation

Both pad sites are accessed by way of a three lane drive aisle from Montano Road. The curb cut is in alignment with the existing stop lighted intersection of Montano Road and Mercantile Avenue.

The McDonald's is located approximately in the middle of Tract C-2, and is surrounded by a circular drive aisle (which serves the drive-thru window) and parking spaces. The drive aisle is one way, with the exception of the segment located on the south side of the building.

The gas station is located on the south edge of the site, with the canopy on the north edge, along Montano Road. The parking is located adjacent to the building. Public Works, Development Services Division, has some concerns about the circulation area (see comments below) which are addressed in the conditions of approval.

According to the site plan, the uses collectively require a total of 40 parking spaces, yet 75 spaces are provided. There is an overage of 37 parking spaces on the site (almost 200%), which is extremely excessive. However, based on the location of the uses on a major transit corridor and away from any pedestrian activity, the parking overage may be appropriate. Though some of the parking spaces are located along Montano Road, a three-foot high screen wall is provided to mitigate the negative visual impact of the parked cars.

The Public Works Department has expressed concern regarding the circulation pattern at the gas station. The configuration shall be revised to the satisfaction of the Public Works, Development Services Transportation Division.

Pedestrian and Bicycle Access and Circulation, Transit Access

Minor pedestrian amenities are located on the site due to the auto-oriented nature of the location. A six-foot wide pedestrian connection is provided from the street to the site and another between the gas station and fast food restaurant. Each of the pads has a shaded outdoor patio area, though the square footage is not given. Both patios are located on the west sides of the buildings. The McDonalds also has a "Future Playland" of 1500 square feet. The applicant has indicated that McDonalds wants to wait and discover who their clientele will be prior to installing the Playland. It is understandable that the corporation does not want to spend extra money if the playland will go unused, therefore, a note shall be added to indicate that the 1500 square feet will be used as an outdoor dining patio in the meantime, and remain if the Playland is not built. The patio shall include shaded picnic tables.

The site is located near a unique amenity - the Beach Water Park, and users of the site should be able to take advantage of the views. Staff is concerned about the location of the patios because they are not sited to maximize the views of the Beach Water Park and the mountains. Taking advantage of those amenities would entail moving the patio to the east side of the building which may not be practical based on the configuration of the site. As a result of the configuration, staff has not placed a condition to move the patio.

Two bike racks exist on the site, one at each pad site. A total of 10 bicycle spaces are provided.

Montano Road currently has express bus service, but the Transit Department has indicated that local bus service will be provided within the next year.

Lighting

According to the site development plan, "site lighting shall be a combination of building mounted mH fixtures and post-mounted light fixtures in entry and parking areas as need. To the greatest extent possible, lighting shall be building mounted. Post-mounted lighting shall be 18' maximum height. Post lighting shall be shielded from surrounding properties." The lighting is acceptable to staff.

Landscaping

Adequate landscaping is provided on the site; 11,855 square feet is required and 13,594 is provided. The landscaping is a mixture of shade and ornamental trees, shrubbery, flowers, groundcover, and oversized gravel and boulders. The majority of the landscaping is native to New Mexico. The landscaping is in compliance with the City's Waste Water ordinance. The landscaping plan depicts adequate street trees along Montano Road.

Grading, Drainage, Utility Plans

The Public Works Department has indicated that the grading and drainage plan is incorrect and that the utilities plan does not reflect the availability statement. The applicant states that "... 76,000 a cubic yards of dirt according to the approved Grading Plan...." However, there is no approved grading plan, though the work is completed. A temporary permit could have been secured, however, there is no such record in the file.

Public Works further states that:

The approval line on the conceptual grading plan (dated 7-25-99) is blank. Yet rough grading has already been completed. Please explain. New on-site utilities as show on sheet 5 are not consistent with the availability statement issued July 6th. The plan must be modified prior to DRB sign off.

The plan shows the utility connections to south, though they must be hook into the services on Montano Road. The Public Works Department staff has indicated that the submittal is incomplete.

Architecture

The proposed architecture for McDonald's has been dramatically revised since the previous submittal. The previous elevations represented generic franchise architecture, and Planning staff and the EPC indicated that they should be modified to integrate with the surrounding development context. The new elevations have a retro design, something which McDonald's has been implementing in the past few years. The design of the building refers back to the fast food restaurant of the 1950s, and includes an old sign design with a hamburger-like figure flipping a burger. The proposed architecture is recognizable as a McDonald's, but colors and details are utilized on the building which help it to integrate with the surrounding area. The building materials include stucco, tan split fact block, buff accent block, bronze aluminum frame windows, red fabric awnings, grey slit face block, and neon signage. Some of the materials are compatible with the Wendy's across the street (windows, tan split face block) which assists in the integration of the building with the surrounding area. The El Rey finish "smoke ring" should be defined as to its color.

Under the Zoning Code, the following signage is allows: Freestanding signs can be 100 square feet and building mounted signs can be 20% of the area of the facade. The height of the signage shall not exceed 26 feet.

Extensive signage is proposed on the McDonald's site which includes one 100 square foot monument sign, two 60 square foot neon McDonald's signs, two 60 square foot neon wall signs (the plan mentions three but only two are shown), and six M's of an undisclosed square footage, materials and colors. The applicant should provide a total square footage for the signage and include all colors and materials.

The gas station design is architecturally integrated with the McDonalds and with the Wendy's across the street to the north. The building materials include white stucco, white fascia, red fabric awnings, and grey split face block.

The north elevation is the most articulated and interesting facade because of the presence of picture windows, a canopy, and accent block. However, the other elevations are generally characterized by blank walls. This building is located to potentially take advantage of views to the mountains and the Beach Water Park. The elevations should be revised to incorporate articulation, such as windows, tile, insets, or other architectural elements.

The fueling canopy is also architecturally integrated with the other buildings, and is not characteristic of generic franchise architecture. The canopy has a red metal roof and tan columns. Though the red metal roof is consistent with the main building, the stucco color should be changed to white. The color and materials of the accent blocks on the columns should also be provided.

A note indicates that all mechanical equipment shall be screened from view by the parapet or other architecturally integrated materials.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

The applicant did not attend the pre-hearing discussion.

The solid waste department states:

Disapproved. Accessibility for truck to service fast food location must be adjusted. Six cubic yard compactor will have to be used, dimensions of all enclosure pad 9 wall height to be adjusted. Recommend that drain for clean ups and possible spillages be implemented into plan. Call T.L. Baca 761-8142. Fueling station enclosure wall must be adjusted to 7'0 to accommodate 8 cubic yard container.

Neighborhood Concerns

No neighborhood associations were recognized in this area.

Conclusions

This is a two part request for an amendment to a site plan for subdivision plus approval of a site plan for building permit for a site located on Montano Road between I-25 and Alexander Boulevard. The Beach Water Park is located on the site, and the applicant proposes to split off 1.9 acres on the far north side of the 18.9 acre site to develop two pads.

Staff is recommending approval of the amendment to the site plan for subdivision and of the site plan for building permit. The proposed uses are auto oriented and there is a large overage of parking, but this is appropriate because the site is on a transit corridor, and few pedestrians will utilize the site. The site plan for subdivision depicts all the elements required by the Comprehensive Zoning Code with the exception of FAR and maximum building height. The sliver of Beach Property created by this subdivision must be addressed in the conditions of approval.

The applicant has modified the buildings so they do not represent generic franchise architecture and such that they are compatible with the neighborhood.

FINDINGS -Z-99-116, March 16, 2000 - Site Plan for Subdivision

1. This is a request for a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. The EPC deferred this case on October 21, 1999, December 19, 1999, and again on January 20, 2000. The applicant has submitted additional information since the original submittal.
3. The *Comprehensive Zoning Code* requires that a site plan for subdivision depict the site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum floor area ratio. This site plan for subdivision generally meets these provisions with the following exceptions: FAR and maximum building height
4. The site is surrounded by the Beach Water Park to the south, I-25 to the east, and the Renaissance Center, which contains a mixture of commercial, office, industrial and residential uses, to the west and north. The service station and fast foot restaurant are located on Montano Road, up the hill from the Beach Water Park. The proposed uses are not accessible directly from the Water Park due to the slope of hill upon which they stand.
5. The location of the proposed pads is a suburban one, as it is within a business park and next to the freeway. The site plan should be oriented towards auto-oriented uses, though this does justify ignoring the needs of pedestrians.
6. The new submittal proposes moving the eastern lot line for Tract C-2 to the west, providing for an approximately 60 foot wide sliver of property owned by the Beach Water Park. This peninsular-shaped projections of the Beach property would retain its zoning and provide an area for a future billboard sign and utility easement. The original submittal did not depict the sliver of Beach Property, and its utility is questionable.
7. The sliver of Beach Water Park property should be removed, or at the minimum, as required by Public Works Transportation and Utility Divisions, a common access and utilities easement shall be provided to all three properties which front Montano Road.
8. The Public Works Department does not recommend approval of the grading and drainage, and the utilities plans. No grading plan has been approved, contrary to the applicant's statement, and although the grading has been largely completed.

RECOMMENDATION -Z-99-116, March 16, 2000

APPROVAL of Z-99-116, a request for approval of a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as

Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park, based on the preceding findings and subject to the following conditions.

CONDITIONS - Z-99-116, March 16, 2000 - Site Plan for Subdivision

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. The following conditions shall be met to the satisfaction of the Public Works, Transportation Development Services Division:
 - A. 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.
 - B. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
 - C. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
 - D. Provision of an adequate throat area must be provided at the main entrance.
 - E. Site plan must address intersection modifications at Montano and Mercantile Avenue. ...Modification to medians and signals will be required.

...Some movements may be prohibited.

...An analysis of the reconfigured intersection will be required.

...A deceleration lane will be required.
 - F. Location of walls, fences and signs must meet the clear sight distance requirements.
 - G. Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.
 - H. Provision of street trees and landscaping on Montano Road.
 - I. Provision of a usable and traversable 30 foot cross-access easement for utilities and vehicular and pedestrian circulation between the proposed lots, adjacent property to the east, and the approximately .6 acre parcel, zoned M-2, known more particularly as Lot A, Beach Water Pak, Lands of Saunder-Helen.

- J. Coordination of proposed access point as related to the Interstate 25 / Montano with the NMSH&TD.
 - K. Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
 - L. Coordination with the Solid Waste Department with regard to refuse container location and access.
3. FAR and maximum building height shall be noted on the site plan for subdivision.
 4. The paving materials for the drive-thru and pedestrian crossing shall be identified on the plan. The materials and colors for the pedestrian crossings shall be different than any other paving on the site. The alternative paving in the parking spaces adjacent to the fast food restaurant shall be eliminated.
 5. The grading and drainage plan shall be approved by the DRB prior to final sign-off.
 6. The 60 foot wide sliver of Beach Water Park property shall be removed, or at minimum, as required by Public Works Transportation and Utility Divisions, a common access and utilities easement shall be provided to serve all three properties which front Montano Road.
 7. Any changes to the sliver of property to the east owned by the Beach Water Park shall be reflected in the site development plan for subdivision to the satisfaction of the Planning Department.
 8. Monument signs which are integrated with building colors and materials are the only free standing signs allowed.
 9. Building mounted signs shall consist of individual channel letters without internal illuminations. No illuminated plastic panel signs are allowed except logos.

FINDINGS -Z-99-116, March 16, 2000 - Site Plan for Building Permit

1. This is a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. This submittal is accompanied by a request for approval of a site plan for subdivision which creates the pad on which the building will be located. Staff is recommending approval of the site plan for subdivision.
3. The location of the proposed pads is a suburban one, as it is within a business park and next to the freeway. The site plan should be oriented towards suburban uses, though this does not justify ignoring the needs of pedestrians.

4. The patios provided on each site and the playland at the fast food restaurant are an attractive addition to the development. However, a note should be added to the plan which indicates that the "future playland" will be used as an outdoor eating area with shaded seating until the playland is completed.
5. The proposed architecture is recognizable as a McDonald's, but colors and details are utilized on the building which help it to integrate with the surrounding area. The building materials include stucco, tan split fact block, buff accent block, bronze aluminum frame windows, red fabric awnings, grey slit fact block, and neon signage.
6. Both the McDonalds building and the gas station have at least two blank walls. These facades should be revised to include articulation such as windows, tile, insets, or other architectural element.
7. Extensive signage is proposed on the McDonald's site which includes one 100 square foot monument sign, two 60 square foot neon McDonald's signs, two 60 square foot neon wall signs (the plan mentions three but only two are shown), and six M's of an undisclosed square footage, materials and colors. The applicant should provide a total square footage for the signage and include all colors and materials.
8. The solid waste department has indicated that the accessibility for trucks to service the fast food location must be adjusted. A six cubic yard compactor will have to be used, dimensions of all enclosure pad 9 wall height to be adjusted. Solid Waste Staff recommends that drain for clean ups and possible spillages be implemented into plan. Moreover, the fueling station enclosure wall must be adjusted to 7'0 to accommodate 8 cubic yard container.
9. The new submittal proposes moving the eastern lot line for Tract C-2 to the west, providing for an approximately 60 foot wide sliver of property owned by the Beach Water Park. The sliver of Beach Water Park property should be removed, or as required by Public Works Transportation and Utility Divisions, have indicated that common access and utilities easements should be provided to all three properties which front Montano Road.

RECOMMENDATION - Z-99-116, March 16, 2000 - Site Plan for Building Permit

APPROVAL of Z-99-116 a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park, based on the preceding findings and subject to the following conditions.

CONDITIONS - Z-99-116, March 16, 2000 - Site Plan for Building Permit

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. The following conditions shall be met to the satisfaction of the Public Works, Transportation Development Services Division:
 - A. 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.
 - B. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
 - C. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
 - D. Provision of an adequate throat area must be provided at the main entrance.
 - E. Site plan must address intersection modifications at Montano and Mercantile Avenue.
...Modification to medians and signals will be required.

...Some movements may be prohibited.

...An analysis of the reconfigured intersection will be required.

...A deceleration lane will be required.
 - F. Location of walls, fences and signs must meet the clear sight distance requirements.
 - G. Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.
 - H. Provision of street trees and landscaping on Montano Road.
 - I. Provision of a usable and traversable 30 foot cross-access easement for utilities and vehicular and pedestrian circulation between the proposed lots, adjacent property to the east, and the approximately .6 acre parcel, zoned M-2, known more particularly as Lot A, Beach Water Pak, Lands of Saunder-Helen.
 - J. Coordination of proposed access point as related to the Interstate 25 / Montano with the NMSH&TD.
 - K. Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
 - L. Coordination with the Solid Waste Department with regard to refuse container location and access.

3. Elevations of the bike racks shall be provided.
4. A note shall be added to the site plan for building permit which indicates that the "future playland" shall be used as an outdoor eating area, with shaded picnic tables, until the playland is built.
5. No off premise signs are permitted. No pole mounted signage shall be allowed.
6. All wireless telecommunications facilities shall be concealed and shall be architecturally integrated with the site and surrounding area.
7. Parapets/ screen walls shall be equal to or above the top of all HVAC equipment.
8. Vinyl coated, plastic reflective type awnings fascia, building panels or roofs shall not be permitted.
9. All walls shall follow the City's wall design guidelines.
10. Any changes to the 60 foot wide sliver of property to the east owned by the Beach Water Park shall be reflected in the site development plan for building permit to the satisfaction of the Planning Department.
11. The colors and materials of the gas station canopy shall be modified to match the gas mart and the McDonald's, to the satisfaction the Planning Department.
12. The El Rey finish "smoke ring" shall be defined as to its color.
13. Monument signs which are integrated with building colors and materials are the only free standing signas allowed.
14. Building mounted signs shall consist of individual channel letters without internal illuminations. No illuminated plastic panel signs are allowed except logos.

ACTION TAKEN BY THE EPC ON MARCH 16, 2000

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer Z-99-116 to the Environmental Planning Commission public hearing on May 18, 2000.

ADDITIONAL DEVELOPMENT SERVICES STAFF COMMENTS TO THE EPC FOR MAY 18, 2000

The applicant has requested a one-month deferral of this request to pursue a resolution of the access issue with the adjoining property owner. Staff believes progress is being made in this regard and supports the deferral request.

FINDINGS -Z-99-116, May 18, 2000 - Site Plan for Subdivision

1. This is a request for a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. The EPC deferred this case on October 21, 1999, December 19, 1999, January 20, 2000 and again March 16, 2000. The applicant has submitted additional information since the original submittal.
3. The applicant appears to be progressing towards a resolution with the adjoining property owner as regards access and has requested a one-month deferral to pursue this resolution.
4. A one-month deferral is reasonable given the complexity of this request.

RECOMMENDATION -Z-99-116, March 16, 2000

DEFERRAL of Z-99-116, a request for approval of a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park, based on the preceding findings.

FINDINGS -Z-99-116, May 18, 2000 - Site Plan for Building Permit

1. This is a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. The EPC deferred this case on October 21, 1999, December 19, 1999, January 20, 2000 and again March 16, 2000. The applicant has submitted additional information since the original submittal.
3. The applicant appears to be progressing towards a resolution with the adjoining property owner as regards access and has requested a one-month deferral to pursue this resolution.
4. A one-month deferral is reasonable given the complexity of this request.

RECOMMENDATION - Z-99-116, May 18, 2000 - Site Plan for Building Permit

DEFERRAL of Z-99-116 a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park, based on the preceding findings.

FINDINGS -Z-99-116, July 20, 2000 - Site Plan for Subdivision

1. This is a request for a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. The EPC deferred this case on October 21, 1999, December 19, 1999, January 20, 2000 and again March 16, 2000. The applicant has submitted additional information since the original submittal.
3. The applicant appears to be progressing towards a resolution with the adjoining property owner as regards access and has requested a one-month deferral to pursue this resolution.
4. A two-month deferral is probably more realistic given the complexity of this request.

RECOMMENDATION - Z-99-116, July 20, 2000

DEFERRAL of Z-99-116, a request for approval of a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park, based on the preceding findings.

FINDINGS - Z-99-116, July 20, 2000 - Site Plan for Building Permit

1. This is a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. The EPC deferred this case on October 21, 1999, December 19, 1999, January 20, 2000 and again March 16, 2000. The applicant has submitted additional information since the original submittal.
3. The applicant appears to be progressing towards a resolution with the adjoining property owner and has requested a one-month deferral to pursue this resolution.
4. A two-month deferral is realistic given the complexity of this request.

RECOMMENDATION - Z-99-116, July 20, 2000 - Site Plan for Building Permit

DEFERRAL of Z-99-116 a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park, based on the preceding findings.

EPC ACTION ON JULY 20, 2000:

THE EPC VOTED TO DEFER Z-99-116, A SITE PLAN FOR SUBDIVISION AND BUILDING PERMIT APPROVALS TO THE SEPTEMBER 21, 2000 PUBLIC HEARING.

ADDITIONAL PLANNING DEPARTMENT COMMENTS TO THE EPC FOR THE SEPTEMBER 21, 2000 PUBLIC HEARING:

This is a request for approval of a site development plan for subdivision and a site development plan for building permit for a parcel located on Montano Road that is part of the Beach Water Park (18.9 acres). The request proposes to divide the 1.9 acre site into two parcels to accommodate development of a McDonalds restaurant and a service station.

An associated request for SU-1 for C-2 Uses zoning is being made for adjoining Tract A (0.55 acre) along with request for approval for site plan for building permit for a Starbucks Coffee Cafe. The two applications have essentially been combined as Tract A is being purchased by owners of The Beach Water Park, Inc. (this applicant). The submitted site development plans depict a connected development for the properties, as requested by the EPC at previous hearings. The zone change and site plan for Starbucks is analyzed separately as part of Agenda item 3 (Z 00110-00000-00140).

The requests have been deferred several times pending agreement between the respective property owners in order to achieve a functional, integrated development. This arrangement has now been achieved. The applicant has submitted an executed purchase agreement for Tract A, specifying the purchase of this property from Mr. Schomberg.

See previous staff comments for background and analysis of the site development plans.

SITE DEVELOPMENT PLAN FOR SUBDIVISION

The submitted site development plan for subdivision depicts the existing Beach Water Park, including ingress, egress, building footprints, parking, and circulation routes. No changes are proposed to the Water Park site at this time. The amendment to the site plan relates to the creation of two new parcels along Montano Road, up the slope from the Water Park. These are Tracts C-2 and C-3. A gas station is proposed for the westerly Tract C-2, and a McDonalds restaurant is proposed for the easterly Tract C-3. A new drive aisle provides a shared connection to Montano Road. The new, most recent submittal also depicts adjoining Tract A which is located along Montano Road immediately east of proposed Tract C-2. A Starbucks Coffee Cafe is proposed for Tract A. Analysis of the zone change and site plan for Tract A is addressed in a separate application, see Agenda item 3. The applicant has purchased Tract A and is proposing to incorporate this 0.56 acre property into the site development plan for subdivision. This action should be accomplished at the DRB because expansion of the site plan for subdivision has not been advertised for the September 21, 2000 EPC hearing.

Commissioners may recall past concerns with access as it relates to adjoining Tract A. This issue delayed action on this request for nearly a year. As mentioned above, the owners of the Beach Water Park have purchased this adjoining Tract A. Access to this Tract is shown from the eastern portion of Tract C-3. Tract A will also have right-in, right-out access directly from Montano. This arrangement appears satisfactory. However, the drawings indicate that Tracts C-3 and A do not share a common property line but are separated by a triangular portion of the Beach property. Consequently, an easement must be provided to ensure access; or, the property lines must be adjusted to provide a common boundary between the two properties. Parking for the two sites should be located on the respective parcels and not on the adjacent Beach property. Specific comments from the Public Works Department, Transportation Development should be available on or before the EPC hearing.

A note on the site development plan for subdivision should indicate FAR and maximum building height.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Overall Site Plan Layout / Configuration

The proposed service station and fast food restaurant are located on Montano Road, up the hill from the Beach Water Park. The proposed uses are not accessible directly from the Water Park due to the slope of hill. The location is a auto-oriented, being adjacent to Montano Road and within close proximity to I-25. This location, however, does not justify omitting pedestrian amenities.

The two pads share a drive-aisle, which is accessed by way of the Alexander/ Montano Road intersection. This intersection is signalized and it will be modified to accommodate this development. The locations of the buildings on the pads are insular in that they function as separate entities. The main entrance to the McDonalds is on the south elevation while the main entrance to the service station is on the east elevation. Both pads represent a very suburban layout in that the buildings are setback from the street and have little interaction with any street life, except that their uses necessitate a focus on targeting passing motorists. It is unlikely that the site will be accessed by a great number of pedestrians, based on it location, but sidewalks have been provided along Montano.

GAS STATION

Access / Circulation

The gas station is at the west end of the site, with the front orienting to the east. The pad site is 0.92 acres. A fueling island and canopy are located to the east of the building. A drive aisle goes around the back side of the building to provide access to the car wash. Vehicular circulation through the site appears awkward particularly with the need for the landscaped island separating the access drive aisle from the fueling canopy area. Comments will be forthcoming from Public Works on this and related issues.

It also appears that this use is effectively cut off from pedestrian access from Montano. There is no direct pedestrian linkage from the street, nor from the adjoining McDonald's site. An access pathway, even if not ADA accessible, should be provided as an extension from the front of the building to the Montano sidewalk. The drive aisle crossing (to the car wash) would not be a significant obstacle to access. Pedestrian access from McDonald's is more problematic.

The sidewalk in front of the building is identified as 6 feet wide, including vehicle overhang area. The sidewalk should be modified to 10 feet to allow an 8-foot clear walk. A low wall around the patio at the north side of the building would facilitate buffering and delineation from the adjacent drive aisle, and promote safety, especially for small children. The patio shall include shaded tables and seating.

Bicycle parking is located at rack at the south side of the building.

Parking

Required parking is 12 spaces with 19 provided. While an overage of 10%, perhaps 2 spaces, would be acceptable given the outdoor patio is amenity which serves pedestrian needs, the depicted overage is nearly 60%. Given the auto-oriented location of this site, perhaps a parking overage of beyond 10% would be acceptable. However, the lack of pedestrian connectivity between the service station and

the McDonald's makes it difficult to be very sympathetic to such a significant overage. This pad has expanded in size from previous submittals (0.725 acres to 0.92 acres). The expansion appears to be necessitated by the addition of a car wash and associated circulation needs. This redesign has made it difficult to provide pedestrian connectivity. Perhaps a redesign is necessary.

Landscaping

The landscape plan does not specify separate calculations for the two proposed tracts. The tracts must individually meet minimum requirements. Furthermore, the landscape plan indicates landscaping in the front sidewalk (wildflower and Autumn sage). This should be corrected.

A 8' high split-face CMU wall / 8' high wrought iron fence is located around the perimeter of the gas station/McDonald's portion of the site. The wall / fence alternate in 10 foot sections, providing alternately transparent and solid arrangement. The purpose of this rather than a more traditional wall or fence is not explained. There is no wall or fence along Montano.

Perimeter landscaping is approximately 5 feet wide along the western and southern edges; the Montano side has a 10 + landscape buffer with street trees. This configuration should be adequate.

Architecture

The service station building appears to be a fairly generic rectangular franchise building. It is located toward the west end of the pad site and the building entrance faces east toward the McDonalds. The building is predominantly stucco, with colors including zephyr hill (actual color unknown), cream, and dark grey. The entrance is articulated with a small tower-like feature which has a pitched roof covered with concrete tiles or standing seam metal. Large store front windows are located along side the entry doors. All sides of the building but the front elevation are poorly articulated. A note indicates that roof-top equipment is screened. The elevation drawings are not particularly well dimensioned or detailed.

It appears that the car wash is integrated into this particular building which is contrary to the site plan which shows the car wash as a separate building.

Signage is predominantly internally illuminated lettering on the front facade. Sign to facade percentages are low, under 4%. It appears that the signage square footage calculations are mislabeled, indicating that the west elevation is the entrance.

The 23 foot high fueling canopy has a concrete tile mansard roof which ties it architecturally to the service station. The roof color is not indicated. The fascia is blue with white and gray accents. Columns are dark grey which integrates with the service station building. Canopy signage includes fascia signs and illuminated spanner signs that are integrated with lighting elements above the fueling pumps.

MCDONALDS

Access, Parking, Circulation

The McDonald's is located approximately in the middle of Tract C-2, and faces southwards toward the Beach Water Park. The vehicular access is from a shared drive aisle and curb along Montano. The building is surrounded by a circular drive aisle (which serves the double lane drive-thru window) and parking spaces. The drive aisle is one way, circulating in a counter-clock-wise direction. The

applicant's letter mentions the double lane configuration. Access to the adjoining Starbuck's site is at the east end of the site which continues the one-way circulation pattern. The configuration shall meet the satisfaction of the Public Works, Development Services Transportation Division.

Parking includes 27 spaces including 3 ADA-compliant spaces. 18 parking spaces are required, resulting in an overage of 9 spaces or 66%. As with the adjoining service station, the parking overage is considerable. While an outdoor eating area/patio is provided as a pedestrian amenity, the overage is well beyond the amount normally allowed by the EPC. Even while this is an auto-oriented site, parking appears excessive in light of recent EPC limitations.

Pedestrian and Bicycle Access and Circulation, Transit Access

Two pedestrian ways connect the restaurant to the sidewalk along Montano. These sidewalks are 6 feet wide and a note indicates that they are paved with raised, colored and textured paving. As previously mentioned, pedestrian connections to the service station are poor; overcoming this deficiency might require significant redesign of the site.

Sidewalk widths along the south side of the McDonald's building are unclear. There should be at least a 10 foot wide walk at this location in order to accommodate vehicle overhangs and provide at least an 8 foot clear pedestrian area.

As mentioned, an outdoor dining area is located at the west side of the building, but the square footage is not given. The McDonalds also has a "Future Playland" of 1500 square feet. The applicant has indicated that McDonalds wants to wait and discover who their clientele will be prior to installing the Playland. It is understandable that the corporation does not want to spend extra money if the playland will go unused, therefore, a note shall be added to indicate that the 1500 square feet will be used as an outdoor dining patio in the meantime, and remain if the Playland is not built. The patio shall include shaded picnic tables.

The site is located near a unique amenity - the Beach Water Park, and users of the site should be able to take advantage of the views. Staff is concerned about the location of patios because they are not sited to maximize the views of the Beach Water Park and the mountains. Taking advantage of those amenities would entail moving the patio to the east side of the building which may not be practical based on the configuration of the site. As a result of the configuration, staff has not placed a condition to move the patio.

Bike racks are noted, one at each pad site. A total of 10 bicycle spaces are provided.

Montano Road currently has express bus service, but the Transit Department has indicated that local bus service will be provided within the next year.

Lighting

According to the site development plan, "site lighting shall be a combination of building mounted mH fixtures and post-mounted light fixtures in entry and parking areas as need. To the greatest extent possible, lighting shall be building mounted. Post-mounted lighting shall be 18' maximum height. Post lighting shall be shielded from surrounding properties." The lighting is acceptable to staff with the addition of a note indicating that "free standing lights shall have horizontally-mounted lenses which do not project below the light fixtures. Lighting intensity shall comply with Zoning Code limitations."

Landscaping

This pad site is heavily landscaped along the Montano frontage. Much less intensive treatment is provided along the south side of the site or elsewhere. The landscape plan sheet does not provide calculations for this pad site; this should be indicated. A note on the site plan sheet indicates that over 10,000 sf of landscaping is provided on pad C-2, which is well beyond the required amount. No turf is indicated. The landscaping is a mixture of shade and ornamental trees, shrubbery, flowers, ground cover, and oversized gravel and boulders. The majority of the landscaping is native to New Mexico. The landscaping is in compliance with the City's Waste Water ordinance. The landscaping plan depicts adequate street trees along Montano Road.

Grading, Drainage, Utility Plans

Updated comments from the Public Works Department on the Grading Plan have not been provided. Previously, concerns were raised about the absence of an approved grading plan for the significant amount of fill used to make this site develop able. See previous staff comments and agency comments.

Architecture/Signage

The proposed architecture for McDonald's has been dramatically revised since the original submittal. The original elevations represented generic franchise architecture, and Planning staff and the EPC indicated that they should be modified to integrate with the surrounding development context. The new elevations have a retro design, something which McDonald's has been implementing in the past few years. The design of the building refers back to the fast food restaurant of the 1950s, and includes an old sign design with a hamburger-like figure flipping a burger. The proposed architecture is recognizable as a McDonald's, but colors and details are utilized on the building which help it to integrate with the surrounding area. The building materials include blue, tan and white stucco, tan split face block, buff accent block, red vinyl awnings, and neon signage. Window frames should be specified. Vinyl awnings are usually prohibited by the EPC. Compatibility with nearby buildings, including the proposed service station and proposed Starbucks is arguable.

Under the Zoning Code, the following signage is allowed: Freestanding signs can be 100 square feet and building mounted signs can be 20% of the area of the facade. The height of the signage shall not exceed 26 feet.

The McDonald's site includes one 14 foot, 8 inch high monument sign with 68 square foot sign face. The base and sign treatment are integrated with architectural colors and materials. Other signage includes neon McDonalds trademark "M" arch wall signs and neon Speedy Guy signs. Sign square footage is provided; however, percent of facade area should also be included.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

The applicant did not attend the pre-hearing discussion.

It is unclear if any commenting agencies have reviewed the revised plans since no updated comments have been submitted. Initial agency comments were extensive.

Neighborhood Concerns

No neighborhood associations were recognized in this area; the Planning Department has received no communications with parties other than the applicant.

Conclusions

This is a two part request for an amendment to a site plan for subdivision plus approval of a site plan for building permit has been deferred by the EPC for a significant amount of time. The applicant has finally consummated an agreement with the owner of the parcel to the east and has provided an integrated plan for the combined site. While this is commendable, the site plan packet depicts a development raises several concerns: significant parking overages on both pad sites; poor pedestrian circulation between uses; the use of generic franchise architecture; errors in the site plan drawings, including elevation drawings which incorrectly show the car wash as an integrated component of the service station building. Significant redesign of the site plans may be necessary to address these concerns. Consequently, staff recommends a two month deferral.

FINDINGS -Z-99-116, September 21, 2000 - Site Plan for Subdivision

1. This is a request for a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. The EPC deferred this case on October 21, 1999, December 19, 1999, January 20, 2000, March 16, 2000 and again on July 20, 2000. The primary reason for previous deferrals was the need for the applicant to negotiate an adequate arrangement for access between the subject property and the adjoining 0.55-acre Tract A to the east.
3. A purchase agreement has been signed and forwarded to the Planning Department which specifies that the owners of the subject site have purchased Tract A.
4. The applicant is proposing to integrate the 0.55-acre Tract A into the site plan for subdivision for the Beach Water Park, Tract B and C, Renaissance Center III. Tract A would remain platted as it currently is.
5. A revised site development plan for subdivision has been submitted which shows adequate access between the subject property (proposed Tracts C-2 and C-3) and Tract 3.
6. Provisions for continued access between proposed Tracts C-2, C-3 and Tract A must be provided to ensure adequate circulation and development.
7. The associated site plan for building permit drawings raise several concerns, including the following issues: significant parking overages on both pad sites; poor pedestrian circulation between uses; the use of generic franchise architecture; errors in the site plan drawings, including elevation drawings which incorrectly show the car wash as an integrated component of the service station building. Given these and other concerns, staff recommends a two month deferral.

RECOMMENDATION -Z-99-116, September 21, 2000

DEFERRAL of Z-99-116, a request for approval of a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park, based on the preceding Findings.

FINDINGS -Z-99-116, September 21, 2000 - Site Plan for Building Permit

1. This is a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, a portion of property within the site more particularly known as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. The submitted site development plan for building permit depicts the 1.9 acre subject site which is proposed to be divided into Tracts C-2 and C-3 to facilitate development of a service station and fast food restaurant. Adjoining Tract A is also depicted on the submitted drawing set, proposing the development of a Starbucks coffee cafe with a drive through facility.
2. The EPC deferred this case on October 21, 1999, December 19, 1999, January 20, 2000, March 16, 2000 and again on July 20, 2000. The primary reason for previous deferrals was the need for the applicant to negotiate an adequate arrangement for access between the subject property and the adjoining 0.55-acre Tract A to the east.
3. A purchase agreement has been signed and forwarded to the Planning Department which specifies that the owners of the subject site have purchased Tract A.
4. The applicant is proposing to integrate the 0.55-acre Tract A into the site plan for subdivision for the Beach Water Park, Tract B and C, Renaissance Center III. Tract A would remain platted as it currently is.
5. A revised site development plan for subdivision has been submitted which shows adequate access between the subject property (proposed Tracts C-2 and C-3) and Tract 3.

6. Provisions for continued access between proposed Tracts C-2, C-3 and Tract A must be provided to ensure adequate circulation and development.

7. Proposed Tract C-2 depicts a McDonald's restaurant with a double-order drive through facility. Proposed Tract C-3 depicts a service station with a car wash. A separate submittal has been made for Tract A, including a zone change and approval of a Starbucks restaurant.

8. The site plan for building permit drawings raise several concerns, including the following issues: significant parking overages on both pad sites; poor pedestrian circulation between uses; the use of generic franchise architecture; errors in the site plan drawings, including elevation drawings which incorrectly show the car wash as an integrated component of the service station building. Given these and other concerns, staff recommends a two month deferral.

RECOMMENDATION - Z-99-116, September 21, 2000 - Site Plan for Building Permit

DEFERRAL of Z-99-116 a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, which is a portion of property more particularly known as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A Sundt's Industrial Park, based on the preceding Findings.



Bob Paulsen

Senior Planner

cc: Beach Water Park Inc., 1600 Desert Surf, Albuquerque, NM 87109
Tierra West LLC, 4432 Mcleod Rd. NE, Ste D, Albuquerque, NM 87109

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

"Reviewed, no comments."

PUBLIC WORKS DEPARTMENT

Transportation Development Services:

Conditions of approval for the proposed site plans for subdivision purposes and for building permit should include:

- A. 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.
- B. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
- C. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer. An adequate throat area must be provided A the main entrance.
- D. Site plan must address intersection modifications at Montano and Mercantile Avenue. Modification to medians and signals will be required.
- E. Location of walls, fences and signs must meet the clear sight distance requirements.
- F. Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.
- G. Provision of street trees and landscaping on Montano Road.

1/20/00

Transportation Development Services:

Conditions of approval for the proposed site plans for subdivision purposes and for building permit should include:

- A. 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.
- B. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.

- C. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
- D. Provision of an adequate throat area must be provided at the main entrance.
- E. Site plan must address intersection modifications at Montano and Mercantile Avenue.
...Modification to medians and signals will be required.
...Some movements may be prohibited.
...An analysis of the reconfigured intersection will be required.
...A deceleration lane will be required.
- F. Location of walls, fences and signs must meet the clear sight distance requirements.
- G. Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.
- H. Provision of street trees and landscaping on Montano Road.
- I. Provision of a 30 foot cross-access easement between the proposed lots and the adjacent property.
- J. Coordination of proposed access point as related to the Interstate 25 / Montano with the NMSH&TD.
- K. Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
- L. Coordination with the Solid Waste Department with regard to refuse container location and access.

3/16/2000

Transportation Development Services:

Conditions of approval for the proposed site plans for subdivision purposes and for building permit should include:

Conditions of approval for the proposed site plans for subdivision purposes and for building permit should include:

- A. 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.
- B. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
- C. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
- D. A 100 foot throat area must be provided the main entrance on Montano per DPM standard. Placement of the fueling tanks within this area is not

acceptable. A raised island is required on the gas station portion of the main entrance.

- E. Site plan must address intersection modifications at Montano and Mercantile Avenue.
 - ... Modification to medians and signals will be required.
 - ... Full movements at this location may be restricted due to its proximity to the I-25 / Montano Interchange.
 - ... An analysis of the reconfigured intersection will be required.
 - ... A deceleration lane will be required.
- F. Location of walls, fences and signs must meet the clear sight distance requirements.
- G. Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.
- H. Provision of street trees and landscaping on Montano Road.
- I. Provision of a 30 foot cross-access easement should be negotiated with adjacent parcels, including Lot A..
- J. Coordination of proposed access point as related to the Interstate 25 / Montano Interchange with the NMSH&TD.
- K. Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
- L. Coordination with the Solid Waste Department with regard to refuse container location and access.

Transportation Planning:

A traffic impact study is pending for this site which may require additional street improvements.

FINDINGS:

Montano Road is designated a principal arterial street with a right-of-way requirement of 124 feet on the *Long Range Roadway System* map.

The *Long-Range Bikeways System* map identifies a bike lane on Montano adjacent to the subject development. An additional 12 feet of right-of-way is required to accommodate the bike lanes.

CONDITIONS of approval for the "site development plan for subdivision purposes and a site development plan for building permit" should be:

Dedication of right-of-way is required for Montano Road, 62 feet from the street centerline, plus 6 feet for a bike lane, for a total of 68 feet.

Utility Development:

The approval line on the conceptual grading plan (dated 7-25-99) is blank. Yet rough grading has already been completed. Please explain. New on-site utilities as show on sheet 5 are not consistent with the availability statement issued July 6th. The plan must be modified prior to DRB sign off.

Hydrology

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Prior to any earthmoving or surface alteration activities involving a parcel of 3/4 of an acre or more, a Surface Disturbance Permit must be obtained from the City's Environmental Health Department pursuant to Albuquerque/Bernalillo County Air Quality Control Board Regulation, Part 20. Revegetation or stabilization of disturbed areas can be coordinated as part of the permitting process. Contact Larry Caudill (768-2600).

Environmental Services Division

NEIGHBORHOOD SERVICES

"No recognized association. Montgomer/I-25 were notified."

PARKS AND GENERAL SERVICES

Design & Development

"No adverse comment."

OPEN SPACE DIVISION

"No adverse comment."

POLICE DEPARTMENT/Planning

A review of this case indicates the following problems or crimes may occur, or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur.

* burglaries * robbery * assault * commercial burglary * rape

* a higher probability of crimes during evening/weekend hours * adequate security

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

“Disapproved: Accessibiity for truck to service fast food location must be adjusted. Six cubic yard compactor will have to be used, dimensions of all enclosure pad 9 wall height to be adjusted. Recommend that drain for clean ups and possible spillages be implemented into plan. Call T.L. Baca 761-8142. Fueling station enclosure wal must be adjusted to 7'0 to accommdoate 8 cubic yard container.”

FIRE DEPARTMENT/Planning

“Unpaved construction roads shall be capable to maintain the load of any emergency apparatus. All new fire hydrants shall b e installed and operating prior to this construction project. Our office upon permit stage will conduct its normal plan review.”

TRANSIT DEPARTMENT

“Reviewed, no comments.”

COMMENTS FROM OTHER AGENCIES:

BERNALILLO COUNTY

ALBUQUERQUE FLOOD CONTROL AUTHORITY

“No adverse comment. Local drainage facilities in this area are operated and maintained by the City of Albuquerque. See City PWD Hydrology comments.”

ALBUQUERQUE PUBLIC SCHOOLS

“No adverse comment.”

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS

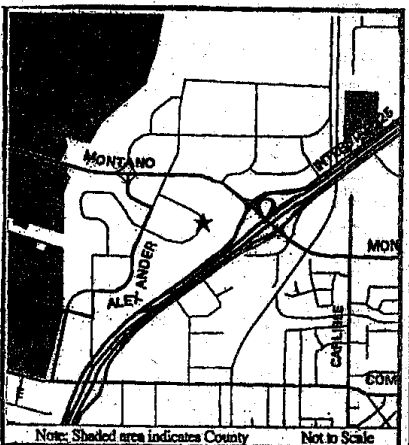
“No adverse comments. For information, the Long Range Roadway System designates Montano Road as a principal arterial.”

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a public hearing on Thursday, October 19, 2000 at 8:00 a.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol Building, 600 2nd St. NW, Albuquerque, NM to consider the following items: [Note: these items are not in the order they will be heard]

00128 00000 01015 WM Duran & Assoc., agents for Josephine Jensen, request a zone map amendment from SU-1/TH (12 du/s/ac) to R-2 plus an amendment to the La Questa Sector Development Plan for Lots 22 & 23, Block A, La Cuarta Subdivision, located on Zia Road NE, between Juan Tabo Boulevard NE and Zena Lona Street NE, containing approximately .404 acres. (K-22) Debbie Stover, Staff Planner

Z-99-116 Tierra West LLC, agents for Beach Water Park, Inc. and James Schomburg, request a zone map amendment from M-2 and SU-1/1P to SU-1/C-2 Permissive Uses (2.8 acres) and Amendment to a Site Development Plan for Subdivision (25.5 acres) plus approval of a Site Development Plan for Building Permit (2.6 acres) for Lot A, Lands of Helen E. Saunders, Tracts B & C, Renaissance Center III (zoned SU-1 for IP Uses & Recreation Facility) located on Montano Road NW between Interstate 25 and Alexander Boulevard, containing approximately 25.5 total acres. (F-16) Bob Paulsen, Staff Planner



00128 00000 01178 Herbert M. Danish & Associates, Inc., agents for Newfoundland Investment Company, LLC, request approval of a site development plan for subdivision purposes for Lots 10A1, 10A2, B, and portions of Lots D and F, Albuquerque West Subdivision; and Lot B, Riverview Subdivision, zoned SU-1 for C-3 Uses with Exceptions and SU-1 for IP Uses with Exceptions, located on Paseo del Norte NW between Eagle Ranch Road and Richards Hills Road, containing approximately 27.3 acres. (C-12) Russell Brito, Staff Planner



001128 00000 01181 Tom Couch, agent for Desert Sky Development LLC, request approval of a site development plan for building permit for Lot A1A, Academy Acres, located on Wyoming Boulevard NE between Academy Boulevard and San Antonio, containing approximately 4 acres. (E-19) Debbie Stover, Staff Planner

00128 00000 01182 Tierra West LLC, agents for Wal-Mart Stores Inc., requests approvals of amendments to site development plans for subdivision purposes plus approval of a site development plan for building permit for Tract B1A, Towne Park Plaza & Lots 1 & 5, Lenkurt Properties, located on Eubank Boulevard NE between I-40 East and Chico Road, containing approximately 100 acres. (K-21) Russell Brito, Staff Planner

011128 00000 01186 Tierra West LLC, agents for Brinker Restaurant Corporation request approval of a site development plan for building permit for Lot 5, La Cueva Town Center, located on Wyoming Boulevard NE between Carmel Avenue and Paseo del Norte, containing approximately 1.53 acres. (C-19) Carmen Marrero, Staff Planner

00128 00000 01195 Herbert M. Danish & Associates, Inc., agents for Lowe's Companies, request approval of a site development plan for building permit for Tracts 1 and A, Tinnin Shopping Center, zoned C-2, located on Juan Tabo Boulevard NE between Candelaria Road and Golden Gate Avenue, containing approximately 15.35 acres. (G-22) Debbie Stover, Staff Planner

**STATE OF NEW MEXICO
County of Bernalillo**

Bill Tafoya, being duly sworn, declares and says that he is Classified Advertising Manager of **The Albuquerque Journal**, and that this newspaper is duly qualified to publish legal notices or advertisements within the meaning of Section 3, Chapter 167, Session Laws of 1937, and that payment therefore has been made of assessed as court cost; that the notice, copy of which is hereto attached, was published in said paper in the regular daily edition, for 4 times, the first publication being on the 4 day of Oct 2000, and the subsequent consecutive publications on _____, 2000.

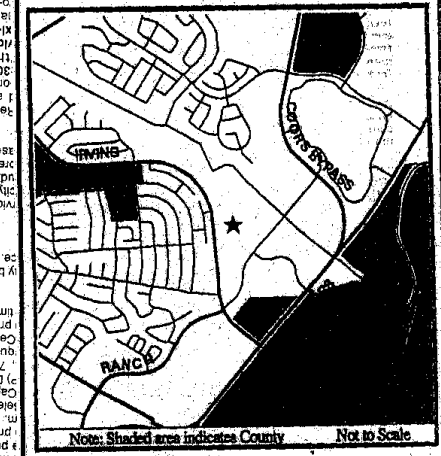
Sworn and subscribed to before me, a Notary Public, in and for the County of Bernalillo and State of New Mexico this 4 day of Oct of 2000.

PRICE 273.76
Statement to come at end of month.
ACCOUNT NUMBER 080583

CLA-22-A (R-1/93)

00110 00000 01186 Bohannon Huston, Inc., agents for Bandener Equities/McMahon Equities L.C., request a zone map amendment from R-1 to SU-1 for C-2, SU-1 for R-2/O-1 and SU-1 for C-2/O-1, plus approval of a site development plan for subdivision purposes for an unplatted 17.2 acre tract, Paradise Hills, located on McMahon Boulevard NW between Dover Street and Stonebridge Drive at Bandler Drive, containing approximately 17.2 acres. (A-12) Russell Brito, Staff Planner

00128 00000 01199 Consensus Planning, Inc., agents for American Real Corp., requests approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for Tracts E, F, and G, Adobe Wells Addition, zoned SU-1 for IP, C-2/R-2 Uses, located on Eagle Ranch Road NW and Irving Boulevard, containing approximately 38.1 acres. (B-15) Russell Brito, Staff Planner



00110 00000 01170 Eve & Marisol Enchinas request a zone map amendment from R-1 to R-2 for Lot A-3, Jarvis Subdivision, located on Pobena NW between 12th Street and 16th Street, containing approximately 0.76 acres. (H-13) McKita Hill, Staff Planner

00110 00000 01180 Mitchell Turbow requests a zone map amendment from SU-1 Church & Related Facilities to O-1 for Lot 6, Block 7, Baron Burg Heights, located on Madeira Drive SE between Zuni Road and Bell Avenue, containing approximately 0.20 acres. (L-18) Simon Shima, Staff Planner

00114 00000 01184 Mark Goodwin & Associates, PA, agents for Unite-Us, LLC, request annexation and establishment of RD-zoning plus an amendment to the Tower-User Sector Development Plan for Tracts 3-7, Unit 2, Town of Atrisco Grant, located on Tower Road NW between Unser Boulevard and 75th Street, containing approximately 20 acres. (L-10) Debbie Stover, Staff Planner

Details of these applications may be examined at the Development Services Division of the Planning Department, 3rd Level, Plaza del Sol Building, 600 Second Street, NW between 10:00 a.m. and 12:00 and between 2:00 and 4:00 p.m., Monday through Friday, or you may call April Candelaria at 924-3886. INDIVIDUALS WITH DISABILITIES who need special assistance to participate at the public hearing should contact April Candelaria at 924-3886 (VOICE) or 924-3361 (TTY). TTY users may also access the voice number via the New Mexico Relay Network by calling toll free: 1-800-655-8331.

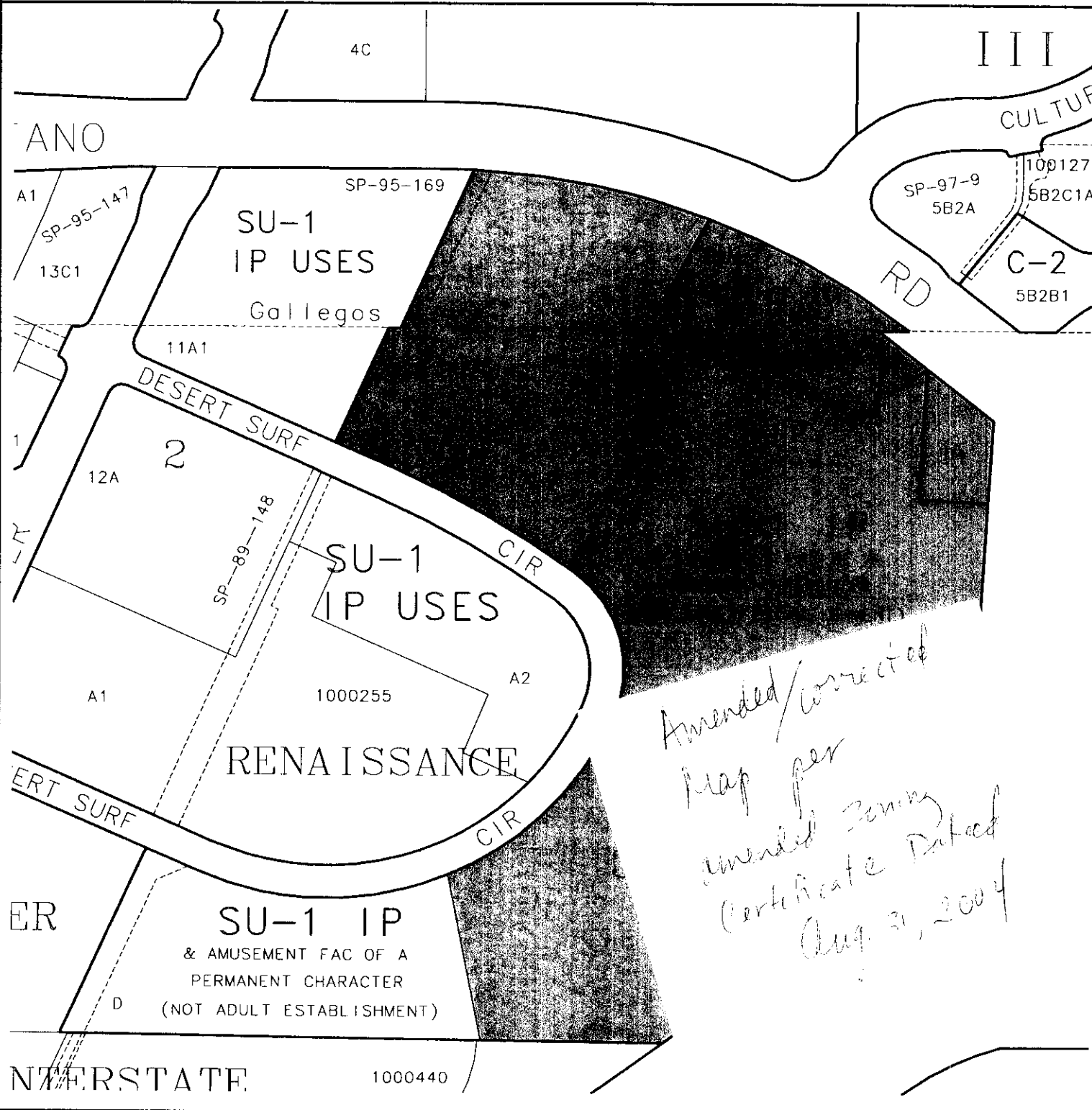
Chuck Gara, Chairman
Environmental Planning Commission
APPROVED
Richard Dineen, Manager
Development Services Division, Planning Department
Journal: October 4, 2000

ZONE MAP CHANGE VERIFICATION

FILE No.:

Z-99-116

Russell Burt 14 Sept '04
APPROVED DATE



*Amended/corrected
Map per
amended zoning
Certificate Dated
Aug. 31, 2004*



B-18-Z

C-18-Z

D-18-Z

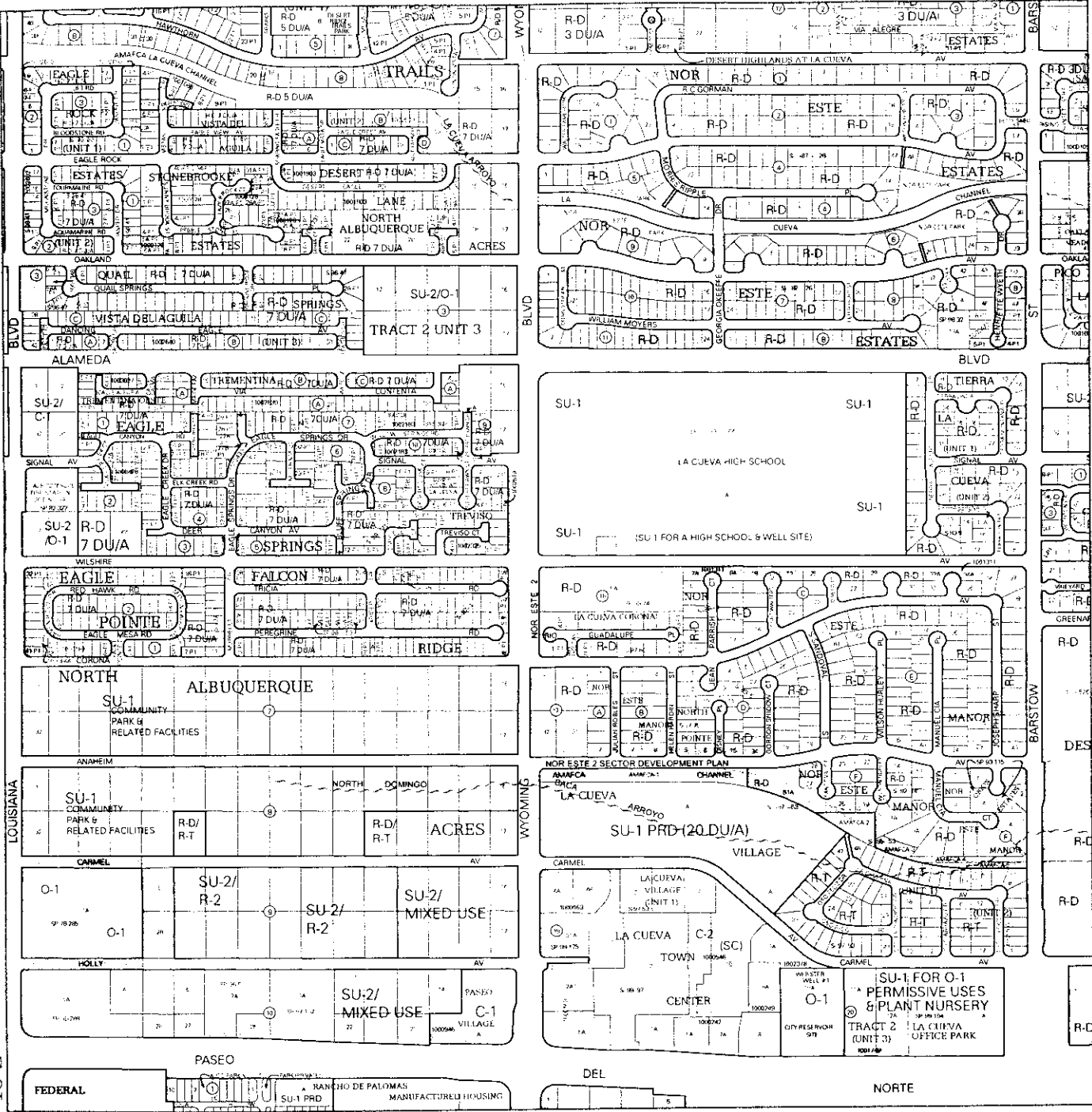
B-19-Z

D-19-Z

B-20-Z

C-20-Z

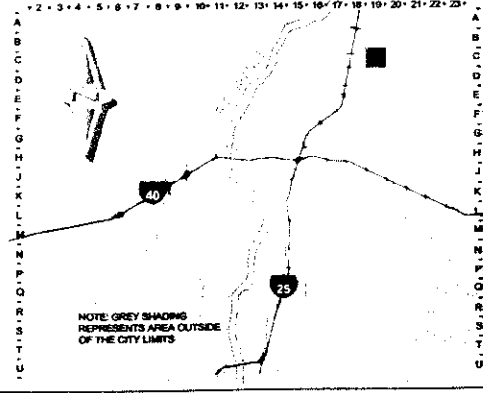
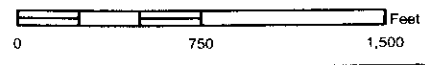
D-20-Z



Zone Atlas Page: **C-19-Z**

Map ammended through: **Aug 05, 2004**
 Selected Symbols

- Unincorporated Areas X — Grant Boundaries
- Sector Plan Boundaries ○ — Petroglyph
- Parcel Boundaries — — Old Town Boundary
- Easement Lines - - - - - Arroyos
- Freeway Lanes — — — — — LDN Noise Level
- Jurisdictional Boundaries + — — — — — Airport Clearance Zone
- Westgate Wall — — — — — Design Overlay Zones
- Escarpment ▽ — — — — —

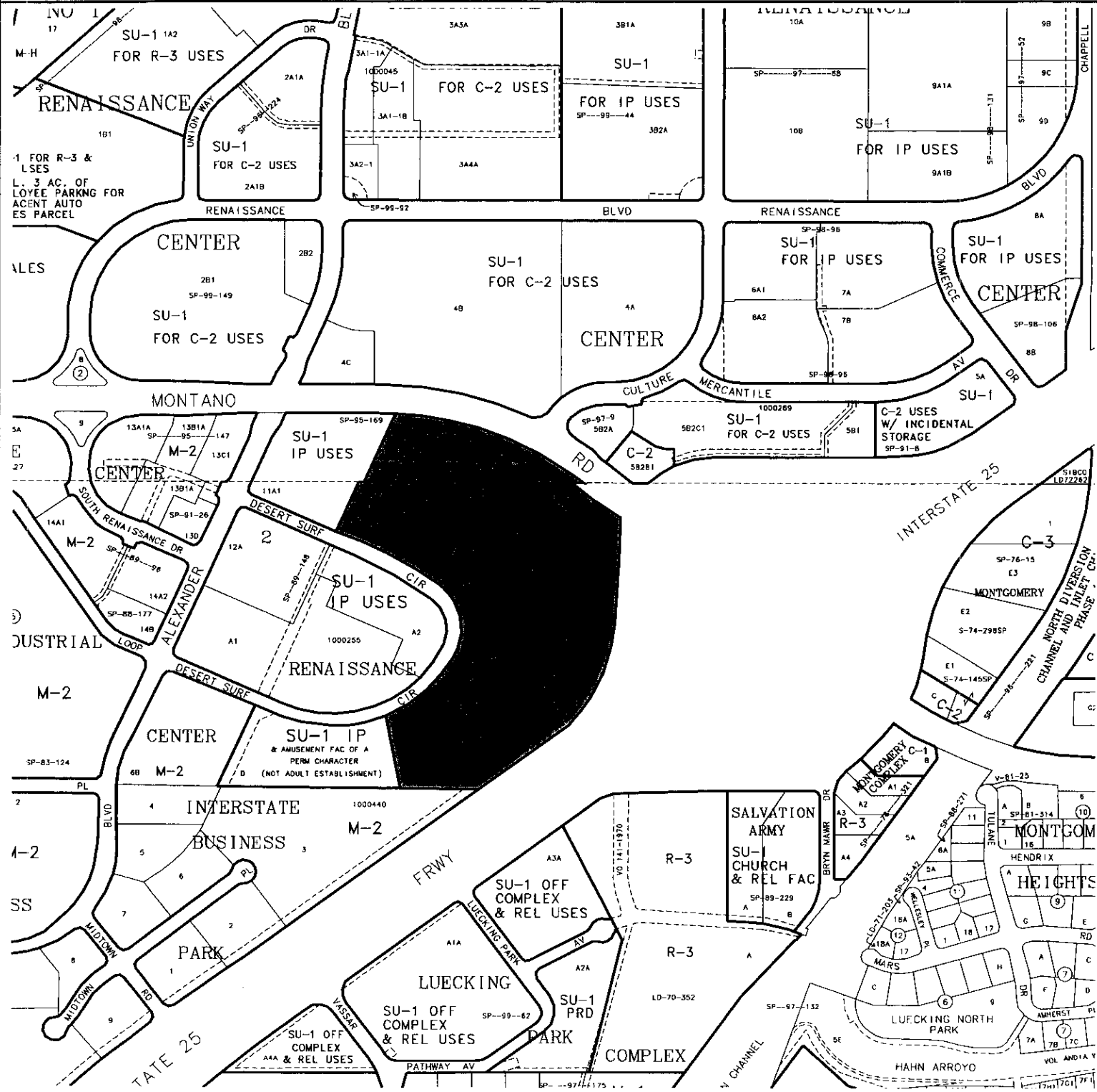


ALBUQUERQUE
Haciendo Historia
AGIS system
PLANNING DEPARTMENT
 © Copyright 2004

ZONE MAP CHANGE VERIFICATION

FILE No.:
Z-99-116

Prudham 11/30/00
APPROVED DATE





DEVELOPMENT REVIEW APPLICATION

ZONING	Supplemental form Z	SITE DEVELOPMENT PLAN	Supplemental form P
<input type="checkbox"/> Map Amendment		<input checked="" type="checkbox"/> for subdivision purposes	
<input type="checkbox"/> Annexation/Establishmt. Of Zoning		<input checked="" type="checkbox"/> for Building Permit	
<input type="checkbox"/> Sector Plan		<input checked="" type="checkbox"/> Plan Amendment	
<input type="checkbox"/> Text Amendment		<input type="checkbox"/> Administrative Amendment	
<input type="checkbox"/> Special Exception	E		
SUBDIVISION	S	APPEAL / PROTEST of...	A
<input type="checkbox"/> DRB Major & Minor		<input type="checkbox"/> Planning Director, Zoning	
<input type="checkbox"/> Variance (Non-Zoning)	V	<input type="checkbox"/> Enforcement Officer, Zoning	
<input type="checkbox"/> Vacation (Public & Private)		<input type="checkbox"/> Hearing Examiner, DRB, EPC,	
		<input type="checkbox"/> Zoning Board of Appeals, LUCB	

PRINT OR TYPE IN BLACK INK ONLY. The completed application must be submitted in person to the Planning Department by the applicant or agent. Fees are required at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: BEACH WATER PARK, INC. PHONE: (505)345-6066
 ADDRESS: 1600 DESERT SURF FAX: (505)
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____
 Proprietary interest in site: OWNER
 AGENT (if any): TIERRA WEST LLC PHONE: 883-7592
 ADDRESS: 4421 MC LEOD RD NE STE D FAX: 883-7034
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: TWDMS@AOL.COM

SITE INFORMATION:

Request Description: SITE PLAN FOR SUBDIVISION, BUILDING PERMIT PURPOSES, & PLAN AMENDMENT
 Current Zoning: SU-1 IP & RECREATION FACILITY Proposed Zoning: SU-1 IP & RECREATION FACILITY
 Zone Atlas Page: F-16-Z
 Lot or Tract No. TRACT B & C OF RENAISSANCE CENTER III & REPLAT LOT 3 & 4, TRACT 6-A,
SUNDT'S INDUSTRIAL Block / MRGCD Map No. _____
 Subdiv. / Addn. _____
 UPC No. 101606118717230118 Total area of site (acres) : 1.9329 AC±
 Number of Lots Existing: 1 Number Proposed: 3
 Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.)

LOCATION OF PROPERTY BY STREETS: On or Near: MONTANO ROAD
 Between: INTERSTATE 25 and ALEXANDER BOULEVARD

SIGNATURE _____ Date August 25, 1999
 (Print) RONALD R BOHANNAN, P.E. Applicant Agent

SUPPLEMENT INFORMATION
 (A) List Cross Reference to Environmental Planning Commission Case (Z-) if applicable: Z-86-66 / Z-96-128
 (B) List Cross Reference to Development Review Board Cases (DRB-) if applicable: DRB 97-8
 (C) List any Variance Granted (ZA-) if applicable Case No.: _____ City _____ County _____

Form	Case #'s	Fees	Hearing date	Post hearing status
<u>P</u>	<u>299-116</u>	<u>\$270.00</u>	<u>10-21-99</u>	
		\$		
		\$		
		\$		
		\$		
	Total fees	<u>\$270.00</u>		

Application and fees accepted by: _____ Date: 8 27 99

840021
M. Donaldson

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission. Since development proposals vary in type and scale, there may be application requirements that are not included here. Nonetheless, it is the applicant's responsibility to provide a complete submittal. Incomplete submittals will be rejected. Site development plans submitted will ordinarily be composed of the following plan sheets:

1. Site Plan (Including utilities and easements)
2. Landscaping Plan
3. Grading Plan
4. Building and Structure Elevations

Submitted plans shall be organized in the above manner. The following checklist describes the minimum information necessary for element. The Applicant shall check off all items shown on the site plan or label as NA, if not applicable.

Accompanying Material - Fee payment

- A. Complete application with summary.
 B. 8 1/2" x 11" reductions

SHEET #1 - SITE PLAN

A. General Information

1. Scale
- | | |
|-----------------|-----------|
| Under 1.0 acre | 1" = 10' |
| 1.0 - 5.0 acres | 1" = 20' |
| Over 5 acres | 1" = 50' |
| Over 20 acres | 1" = 100' |
- Other scales as approved by staff
2. Bar Scale
3. North Arrow
4. Scaled Vicinity Map
5. Existing structures on site and on sites adjacent to the proposal that may impact, or may be impacted by the project.
6. Property lines
7. Existing and proposed easements (identify each)
8. Sheet Index

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures on the property and on adjacent properties, including privacy and retaining walls (distinguish between proposed and existing structures).
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Temporary structures, signs and other improvements
- E. Wall(s), fence(s), and screening: height, length, color and materials. Show cross-sections for retaining walls.

- F. Dimensions of all principal site elements
- N/A G. Loading facilities
- H. Site lighting (height, type, and intensity)

2. Non-Structural and Parking

- A. Parking design with spaces numbered per aisle.
 - 1. Location
 - 2. Arrangements
 - 3. Dimensions and curve radii
 - 4. Turning spaces
 - 5. Drives
 - 6. Aisles
 - 7. Ingress
 - 8. Egress
 - 9. Number of spaces required: _____
 - 10. Handicapped parking, spaces required: _____
- B. Bicycle racks, spaces required: _____
- C. Elevation drawing of refuse container and enclosure, if applicable.

C. Street and Circulation

- 1. Identification and location of public and private streets and alleys with proper name, existing and proposed width dimensions.
- 2. Curve radii
- 3. Right-of-Way width
- 4. Pavement width (flow line to flow line) including medians and median cuts.
- 5. Sidewalk widths and locations, existing and proposed.
- N/A 6. Rail spurs, if applicable
- 7. Location of traffic signs and signals related to the functioning of the proposal.
- N/A 8. Bikeways
- N/A 9. Bus facilities, including bays and shelters where required.
- 10. Curb cut size and type.
- 11. Provisions for non-auto transportation, including transit and bicycle related improvements and pedestrian linkage.

D. Utilities

- 1. Fire hydrant locations, existing and proposed.
- 2. Distribution lines
- 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- 4. Existing water, sewer, storm drainage facilities (public and/or private).
- 5. Proposed water, sewer, storm drainage facilities (public and/or private)

E. Phasing

- N/A 1. Proposed phasing of improvements and provision for interim facilities. Information on future phasing should be included. If applicable, indicate location and square footage.

SHEET #2 - LANDSCAPING PLAN

If appropriate, landscaping maybe shown on sheet #1 with the approval of Planning staff. See article 6-1-1-1et.al., the Water Conservation Landscaping and Water Waste Ordinance for specific restrictions, regulations, standards, and requirements

- ___ 1. Scale - must be same as scale on sheet #1 - Site plan
- ___ 2. Bar Scale
- ___ 3. North Arrow
- ___ 4. Property Lines
- ___ 5. Existing and proposed easements
- ___ 6. Identify nature of ground cover materials
 - A. Impervious areas (pavements, sidewalks, slope pavings, curb, and gutters, etc.).
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.).
 - C. Ponding areas either for drainage or landscaping/recreational use.
- ___ 7. Identify nature, location and size of shrubbery and trees (common and/or botanical names).
 - A. Existing, indicating whether it is to preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- ___ 8. Irrigation System
- ___ 9. Planting Beds
- ___ 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- ___ 11. Responsibility for maintenance (Statement)
- ___ 12. Statement of Water Waste, etc.
- ___ 13. Landscaped area requirement; square footage and percent: _____
- ___ 14. Landscaped area provided; square footage and percent: _____

SHEET #3 - GRADING PLAN

A. General Information

- ___ 1. Scale - must be same as Sheet #1 - Site Plan
- ___ 2. Bar Scale
- ___ 3. North Arrow
- ___ 4. Existing topography and structural improvements within at least 25 feet beyond property boundaries (more may be required).
- ___ 5. Property Lines
- ___ 6. Existing and proposed easements
- ___ 7. Proposed contours and/or spot elevations
- ___ 8. Retaining walls

B. Proposal

- 1. Grading submittals, ponding areas, erosion and sediment control facilities:
 - A. Conceptual grading and drainage plan
 - B. Drainage plan (maybe required for other submittals)
 - C. Drainage Report (maybe required for other submittals)

A. **Cross Sections**

Provide cross section for all perimeter property lines at the point of the greatest grade change: Where the grade change is greater than 4 feet, provide one additional cross section in each direction within no more than 100 feet of the reference point.

B. **Spot Elevation**

Provide spot elevations existing and proposed within 20 feet of both sides of the property line, not to exceed intervals of 100 feet.

C. **Grade Changes**

Identify grade change on the site greater than 2 feet with shading or a single cross-hatch. Identify grade changes greater than 4 feet with darker shading or a double cross-hatch.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- 1. **Scale (minimum of 1/8" or as approved by Planning Staff).**
- 2. **Bar Scale**
- 3. **Facade orientation (elevation of all sides of the buildings)**
- 4. **Dimensions, to scale including overall height and width, and dimensions of major facade elements.**
- 5. **Location, material and colors of windows, doors and framing.**
- 6. **Materials and colors of all building elements and structures.**

B. Signage

- 1. **Elevations**
- 2. **Location**
- 3. **Height and width**
- 4. **Sign face area - dimensions and square footage**
- 5. **Lighting**
- 6. **Materials and Colors for sign face and structural elements.**

C. Additional information, including, renderings and perspective drawings may be submitted.

A. **Samples**

- 1 **Presentation Models**
- 2. **Photos**

FORM P: SITE DEVELOPMENT PLAN

PN# _____

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW APPLICATION FOR SITE PLAN APPROVAL.
CHECK-OFF THE SECTION BELOW CORRESPONDING TO THE ACTION YOU REQUEST.

SKETCH PLAN REVIEW AND COMMENT. You must submit,

6 Copies of The Proposed Plan (Folded to 8.5" x 14")

Zone Atlas Map **showing the property clearly marked**

YOUR ATTENDANCE IS NOT REQUIRED AT DRB MEETINGS. COMMENTS CAN BE FORWARDED.

SITE DEVELOPMENT PLAN FOR SUBDIVISION APPROVAL

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT APPROVAL

SITE DEVELOPMENT PLAN FOR AMENDMENT

ORIGINAL SITE PLAN CASE NO. # _____

EPC (PUBLIC HEARING)

30 Copies of Site Plan (Folded to 8.5" x 14")

Zone Atlas Map **showing the property clearly marked**

TIS/AQIA Form

Neighborhood Notification Form

Sign Posting Agreement

Reductions (8.5" x 11")

Site Plan Checklist

Fee (see schedule)

DRB (PUBLIC HEARING)

DRB: 24 Copies of Site Plan (Folded to 8.5" x 14")

Zone Atlas Map **showing the property clearly marked**

TIS/AQIA Form

DRWS Form

Neighborhood Notification Form

Sign Posting Agreement

Infrastructure List, (If required)

Site Plan Checklist

Fee (see schedule)

DRB (NON-PUBLIC HEARING)

6 Copies of Site Plan (Folded to 8.5" x 14")

Zone Atlas Map **showing the property clearly marked**

Infrastructure List, (If required)

ADMINISTRATIVE AMENDMENT OF SITE PLAN

3 copies of Site Plan (Folded to 8.5" x 14")

Zone Atlas Map **showing the property clearly marked**

AA# _____

EPC FINAL SIGN-OFF DRB (NON-PUBLIC HEARING)

6 Complete Sets of The Plan (Folded to 8.5" x 14")

Zone Atlas Map **showing the property clearly marked**

E.P.C. Official Notification of Decision With Conditions For Site Development

Letter outlining how you have met each condition of the Notification of Decision

Infrastructure List, if relevant to the site plan

DRWS Form

All necessary information has been submitted and checked at the time of application

(Sign) _____

(Print) RONALD R BOHANNAN P.E. 08/25/99
Applicant or Agent / Date

8.25.99

Planner / Date
Rev. 02/19/

DRB # _____

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY ASSESSMENT (AQIA) FORM

APPLICANT: TIERRA WEST LLC DATE OF REQUEST: 07/29/99 ZONE ATLAS PAGE(S): F-16-Z

CURRENT: ZONING C2 LOT OR TRACT # TRACT B & C / REPLAT LOT 3 & 4 BLK 4/TRAC 6-A BLOCK # _____
PARCEL SIZE (AC/SQ. FT.) 7,080 ± AC SUBDIVISION NAME RENAISSANCE CENTER III / SUNDT'S INDUSTRIAL
CTR 2.0

REQUESTED CITY ACTION(S):
ANNEXATION [] SECTOR PLAN []
COMP. PLAN [] ZONE CHANGE []
AMENDMENT [] CONDITIONAL USE []

SITE DEVELOPMENT PLAN:
A) SUBDIVISION [X] BUILDING PERMIT [X]
B) BUILD'G PURPOSES [X] ACCESS PERMIT []
C) AMENDMENT [] OTHER []
GENERAL DESCRIPTION OF ACTION:
OF UNITS: 2
BUILDING SIZE: 3,126 FOR TRACT C-2 / 1,680 TRACT C-3
(SQ.FT.) MCDONALDS / 12 FUELING STATION

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

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE Karen Stewart DATE 07/29/99
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [X] NO [] BORDERLINE []
PWD DEVELOPMENT SERVICES & TRANSPORTATION DEVELOPMENT DIV. PLAZA DEL SOL (TONY LOYD)
THRESHOLDS MET? YES [X] NO []
MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [X]
NOTES: MCDONALDS @ MONTANO / CULTURE TIS

IF A TIS IS REQUIRED: A SCOPING MEETING (AS OUTLINED IN THE DEVELOPMENT PROCESS MANUAL) MUST BE HELD TO DEFINE THE LEVEL OF ANALYSIS NEEDED AND THE PARAMETERS OF THE STUDY. ANY SUBSEQUENT CHANGES TO THE DEVELOPMENT PROPOSAL IDENTIFIED ABOVE MAY REQUIRE AN UPDATE OR NEW TIS.

Tony Loyd DATE 8-29-99
TRAFFIC ENGINEER DATE

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: YES [] NO [X] BORDERLINE []
ENVIRONMENTAL HEALTH DEPT. AIR QUALITY DIV. 3RD FLOOR / ROOM 3023 CITY/COUNTY BLDG. 768-2600 (JIM BARR)

THRESHOLDS MET? YES [] NO [X]
MITIGATING REASONS FOR NOT REQUIRING AQIA: PREVIOUSLY STUDIED []

NOTES: TRIP GENERATION BELOW THRESHOLD

IF AN AQIA IS REQUIRED: A SCOPING MEETING MUST BE HELD TO DEFINE THE LEVEL OF ANALYSIS NEEDED AND THE PARAMETERS OF THE STUDY. ANY SUBSEQUENT CHANGES TO THE DEVELOPMENT PROPOSAL IDENTIFIED ABOVE MAY REQUIRE AN UPDATE OR NEW AQIA.

[Signature] DATE 7/29/99
ENVIRONMENTAL HEALTH DATE

REQUIRED TIS AND / OR AQIA MUST BE COMPLETED PRIOR TO APPLYING TO THE EPC. ARRANGEMENTS MUST BE MADE PRIOR TO SUBMITAL IF A VARIANCE TO THIS PROCEDURE IS REQUESTED AND NOTED ON THIS FORM, OTHERWISE THE APPLICATION MAY NOT BE ACCEPTED OR DEFERRED IF THE ARRANGEMENTS ARE NOT COMPLIED WITH.

TIS -SUBMITTED 7/24/99
-FINALIZED 11/01/94 TRAFFIC ENGINEER Tony Loyd DATE 7-29-99

AQIA -SUBMITTED 11/01/94
-FINALIZED 11--/94 ENVIRONMENTAL HEALTH DATE

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH



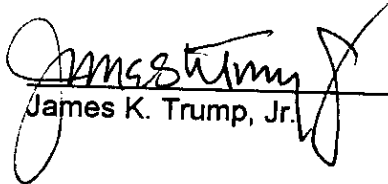
Tierra West, LLC

January 9, 1998

Re: Renaissance Center

To Whom It May Concern:

Acting as agent for the contract owner of said property I hereby grant Ronald R. Bohannon and Tierra West LLC to act as agent on behalf of Union Pension Transcation Trust 93-2 NM on matters pertaining to the development of the Renaissance Center.


James K. Trump, Jr.



Tierra West, LLC

August 24, 1999

Mr. Joe Chavez, Chair
Environmental Planning Commission
P. O. Box 1293
Albuquerque, NM 87103

**RE: Request for Amendment to Site Development Plan
The Beach Water Park
A Site Plan for Subdivision and Site Plan for Building Permit
Parcels B & C Renaissance Center
Zone Atlas F-16 (Original Request Z-86-66)**

Dear Mr. Chavez:

Tierra West, LLC, on behalf of the Beach Water Park, Inc., requests a Site Plan Amendment, Site Plan for Subdivision, and Site Plan for Building Permit for Parcels B & C, Renaissance Center. This site is currently zoned SU-1 for IP and for Water Park and Related Facilities. This site, consisting of ± 42 acres, is southwest of the Montaño Boulevard and Interstate 25 West Frontage Road intersection and contains approximately ± 19 developed acres.

History

The developed portion of the site, located within the Renaissance Center, is a seasonal recreation facility that has served the residents of Albuquerque for approximately 13 years. In 1986, the original plan (Z-86-66) approved the current development and slide areas on the grounds. In 1996, the Water Park started and completed the first of several park expansions and added the country's tallest water slide. At that time, we had the site reflowed and provided an updated plan showing the slides, facilities and topography. Currently, the Beach occupies approximately 19 acres of a 42-acre site. They will eventually develop the remainder of the site.

We recently created an additional slope area on the north side of the existing park to facilitate the expansion of the top portion of the Beach and to create more fall for future slides. We placed 76,000 cubic yards of dirt according to the approved Grading Plan to create the future slide and pad areas on top of the Beach. We are developing this area into two pads for a fast food restaurant and service station.

The owner will lease and sell the pad sites to users that will operate year round to offset the expenses of the seasonal and limited operating time of the Beach.

Existing Facility

The existing facility consists of two-inner tube slides, a tube slide (The Black Hole) and an open air slide called the Silver Bullet. The addition of the Slide Tower and the three new slides increased the quality of the park. The Wave Pool, Kiddy Pool, and the Lazy River are the Park's main attractions. The shaded areas, along with one area that can be separated from the main Park, are available for company picnics and private gatherings. An arcade, a small retail shop, tube rentals, ticket booths, bath houses, and maintenance areas make up the remaining existing development.

4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592
fax (505) 883-7034 • e-mail: twdms@aol

In 1996, we documented the existing facility using photographs. We also added to the Site Development Plan for recording, the current uses, building elevations, and the new slide tower improvements.

Proposed Uses

We are requesting an amendment to the plan to increase the building areas and two new uses at the top of the area near Montaña Boulevard and Culture. This expansion exceeds 10-percent of the current constructed facility and, therefore, requires submittal to the EPC for approval. In addition, we are submitting the Site Plan for Subdivision to facilitate and create the two new pad sites under which the pads can be sold or leased. The purpose of the expansion is centered around providing leasable land to businesses that operate year-round to offset the cost of the Beach Water Park and to bring additional commercial uses in the area adjacent to the Interstate.

Future Development and Completion of the Overall Master Plan

Attendance at the Beach Water Park has increased with the development of the new slide facility. The owners of the Beach continue to research and develop new concepts to expand the park and offer new and exciting attractions they feel will improve attendance. This expansion will allow the Park to continue to grow with the community.

Summary

The purpose of adding the two pad sites is to lease or sell them to users that will operate year round and offset the expense of the limited operating time of the Beach.

In conclusion, we request the Environmental Planning Commission recommend approval and allow the amendment to increase the building square footage and increase the year round use of the property.

I will attend the hearing to present the package. We hope that the Site Development Plan and the application have answered any questions you may have regarding this request. However, should you, or any of the Commissioners, have any questions concerning the current facility and its operation, or any portion of this request, please do not hesitate to contact me. Thank you for your time and consideration in this matter.

Sincerely,



Ronald R. Bohannon, PE

Enclosures

cc: James K. Trump, Jr.
Dan Brubaker
Jay Bomaster

JN 940021
RRB/ba



Tierra West, LLC

October 15, 1999

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

RE: Z-990-116, Beach Water Park

Dear Mr. Chavez:

Tierra West, LLC, on behalf of Beach Water Park, Inc., is requesting a 60-day deferral on the above referenced case. We are going to incorporate staff suggestions for revisions to the Site Development Plan during that period.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannon, PE

cc: James K. Trump, Jr. (w/enclosure)

JN: 940021
RRB/js

940021#5:9421jc101599epc



Tierra West, LLC

December 7, 1999

Mr. Joe Chavez
Chair
Environmental Planning Commission
P.O. Box 1293
Albuquerque, NM 87103

Re: Z-99-116 / Request for an Additional 30 Day Deferral

Dear Mr. Chavez:

Tierra West, LLC, on behalf of the Union Transaction Trust NM 93-2, requests an additional 30-day deferral. We are negotiating with the adjacent property owner regarding the access issues through the site. We are also trying to coordinate the similar elevations for the two proposed buildings on the site.

If you have any questions, please do not hesitate to contact me. Thank you for your time and consideration in this matter.

Sincerely,

Ronald R. Bohannon, P.E.

cc: James K. Trump, Jr.
Dan Brubaker
Jim Miller

JN 940021
RRB/ba

940021Disk5:9421jc120799



December 13, 1999

Mr. C. James Schomburg
Building Concepts, Inc.
1380 Rio Rancho Blvd.
Suite 323
Rio Rancho, New Mexico 87124

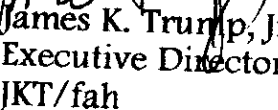
RE: I-25 and Montano

Dear Mr. Schomburg:

Your letter dated December 1, 1999 does not follow up our discussions of the meeting held on November 30, 1999. In your letter you have outlined three options for the Beach Water Park to consider, of which there was discussion on only your first option. Again, as I have stated to you from the beginning, the Beach Water Park is only willing to consider granting access from their land if your property is down zoned and you pay your prorated cost of the infrastructure to the site. The down zone, access, and utility easement must be part of a replat recognized by the City and enforced by the City.

Since this is not one of your options, then I have instructed Mr. Bohannan to eliminate the easement and utilities to your site. All offers of any kind have been withdrawn. I wish you success with your project. Should you have any questions, please contact my office at 872-1662.

Sincerely,


James K. Trump, Jr.
Executive Director
JKT/fah

Cc: Mr. Bill Lang
Mr. Sam Collins
Mr. Ron Bohannan

New Mexico Development Foundation
4411 McLeod NE, Suite G • Albuquerque, New Mexico 87109 • (505) 872-1662/fax: (505) 872-1663



TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

e-mail: twdms@aol.com
1-800-245-3102

February 25, 2000

Mr. Chuck Gara
Chair
Environmental Planning Commission
P.O. Box 1293
Albuquerque, New Mexico 87103

Attention: Elisa Paster

**RE: Supplemental Information
Request for Amendment to the Site Plan for Subdivision for the Beach Water Park,
Z-99-116, and Request for Site Plan for Building Permit for McDonald's and
Phillips Service Station**

Dear Mr. Gara:

Tierra West, LLC, on behalf of the Beach Water Park, respectfully submits the supplemental information on the above referenced project. The following items were added to the Environmental Planning Commission package for consideration.

1. A Site Plan for Subdivision sheet showing two new pads and the entire Beach Water Park.
2. The new, modified building elevations removing the franchise architecture from the McDonald's building and making similar modifications to the Phillips exterior.
3. Access is still shown to the Beach only and not to the eastern adjoining property (Tract A, Renaissance Center).
4. Minor site development modifications incorporating staff comments as listed in the staff report for January 20, 2000.

After additional conversations with the adjoining property owner, there is no progress to provide private access to Tract A. The adjoining property owner wants this project to bear all of the physical improvement costs and to amend the zoning application to include (1) his Tract A site and (2) preparation of the necessary site development plans for the site. The access proposed to the two new pad sites (McDonald's and Phillips) is to the Beach only and is not a public access. This access is for the respective parties benefit, and it is not required for general public access or any other parties in the area. Tract A has legal access to Montano, and that parcel is not land locked. Based on private access to the respective parties, access to Tract A, is not being provided at this time. The Beach will provide access to Tract A when the property owner succeeds in changes the zoning to remove Adult Entertainment uses from the property.

Mr. Chuck Gara
February 25, 2000
Page 2

We hope this supplemental information and changes in the building elevations meet with your approval. Should you have any questions concerning this request, please do not hesitate to contact me. Thank for your cooperation in this request.

Sincerely,



Ronald R. Bohannon, PE

Enclosures

cc: James K. Trump, Jr.
Dan Brubaker
George Rainhart
Fred Robinson
Ken Tekin

JN 990097
RRB/js

2000misc#1:9997cg022500

TIERRA WEST, LLC

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1-800-245-3102

May 8, 2000

Mr. Chuck Gara, Chair
Environmental Planning Commission
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Z-99-116 Request for 30 Day Deferral
Tracts B & C of Renaissance Center III, & Replat of Lots 3 & 4. Tract 6-A, Sundts Industrial
Park

Dear Mr. Gara:

Tierra West, LLC, on behalf of The Beach Water Park, Inc., requests a 30 day deferral on the above referenced case, to the next regularly scheduled meeting on June 15, 2000. The owner's are negotiating with the adjacent property owner to purchase that parcel. They are also negotiating with a user for the adjacent parcel and we will need the additional time to prepare a site plan.

If you have any questions regarding the deferral request, please do not hesitate to call me.

Sincerely,



Ronald R. Bohannon, PE

cc: James K. Trump, Jr.
Ken Tekin
Dan Brubaker
George Rainhart

JN 990097
RRB/db

TIERRA WEST, LLC

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1-800-245-3102

June 6, 2000

Mr. Chuck Gara, Chair
Environmental Planning Commission
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Z-99-116 Request for 30-Day Deferral
Tracts B & C of Renaissance Center III & Replat of Lots 3 & 4,
Tract 6-A, Sundts Industrial Park

Dear Mr. Gara:

Tierra West, LLC, on behalf of The Beach Water Park, Inc., requests a 30-day deferral on the above-referenced case, to the next regularly scheduled meeting on July 20, 2000. The owners are negotiating with the adjacent property owner to purchase that parcel. They are also negotiating with a user for the adjacent parcel, and we will need the additional time to prepare a site plan.

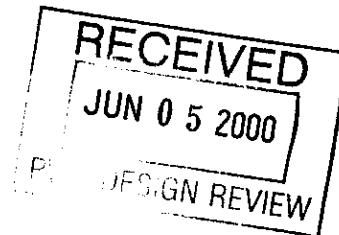
If you have any questions regarding the deferral request, please do not hesitate to call me.

Sincerely,

Ronald R. Bohannon, Jr.
Ronald R. Bohannon, PE

cc: James K. Trump, Jr.
Ken Tekin
Dan Brubaker
George Rainhart

JN 990097
RRB:js



990097:9997cg060500

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e-mail: twdms@aol.com
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September 14, 2000

SEP 2000

Environmental Planning Commission

Mr. Chuck Gara
Chair
Environmental Planning Commission
P.O. Box 1293
Albuquerque, NM 87103

2:20 pm CA

**RE: Case Z-99-116 and 00110 00000 00140;
The Beach Water Park Master Development Plan and
Tract A, Lands of Helen E (Zone Atlas Page F-16)**

Dear Mr. Gara:

Tierra West, LLC, on behalf of Mr. C. James Schomburg and the Beach Water Park, Inc., and at the request of the Environmental Planning Commission, has combined the two cases (referenced above) into one Site Plan for Subdivision and three Site Plans for Building Permit. As requested by the EPC, the two property owners have reached an agreement to develop the parcels along Montano Boulevard, next to the Beach Water Park. The Beach Water Park, Inc. has executed a purchase agreement to purchase the property from Mr. C. James Schomburg. Enclosed is a copy of the purchase agreement, which also provides the authorization to modify the request and to request Building Permit approval.

Therefore, we request a zone change to SU-1 for C-2 uses (excluding all adult entertainment related facilities) on Tract A, Lands of Helen E. Further, we have provided a Site Plan for Building Permit to construct a new Starbuck's Coffee Café. The new submittal for Site Development Plan for Subdivision shows and includes Tract A. Both Tracts, and the entire Beach Water Park, was included in the advertisements of all neighborhood notifications. City Staff pointed out that the actual acreage on the Master Plan only showed the acreage for the pads. We feel that the legal description, sign posting and notification has accurately reflected the entire Beach area and feel that any minor deficiency does not create a breach in the notices. The legal description for both properties has correctly shown the site and has listed the proposed use. The reduction in zoning on Tract A, from M-1 to SU-1 for C-2 Uses, (excluding adult entertainment facilities) is a less intense use than advertised.

Through the negotiations with the adjacent property owners and discussion with staff, we made changes to the Site Plan to incorporate and combine the two projects. The following changes were made to the project:

1. The most obvious is the addition of the Starbuck's Coffee Café. The Café shows a drive through facility, which is accessed on the east side of the building. We also provided a pedestrian connection to the north and then west to the other sites.

2. We reoriented the western most building to allow more throat area for traffic to ingress and egress without creating a bottleneck. A separation island was added to further define the traffic movements through the center.
3. The traffic around the McDonald's was made one-way, directional, to facilitate movement of vehicles and to reduce conflicts at the entrance to the center. We installed a traffic island that promotes and defines the traffic movement between the McDonald's site and the Starbuck's Coffee Café site.
4. McDonald's requested a double order lane arrangement. The double order window allows a more efficient vehicle movement and reduces the waiting lone lines in the drive up windows.
5. We continued to use the patio on the service station that was oriented on the north side of the building.

Additional Suggestions:

1. In reviewing the plan with staff, we noticed that we need to add additional pedestrian connections to the western building, which will bring people to the front of the building. During the various changes in the orientation of the site, the locations were not modified to reflect the new location of the buildings.

The process of bringing these two properties together was long and trying, but successful. I would like to thank the EPC for their patience while the various parties worked out their differences and numerous agreements to allow the project to work. I will be present at the hearing to answer any questions on the project. In the meantime, if you have any questions please feel free to call me.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: James K. Trump, Jr.
James Schomburger
Joseph R. Langran
John A. Myers
George Rainhart
Ken Tekin
Rick Leverick
Fred Robinson

JN: 990097
RRB/ba

PURCHASE AND SALE AGREEMENT
(Cash; Review Period)

THIS SALE AGREEMENT ("Agreement") is entered into as of the Effective Date between JAY C. BATTERSHELL and CHRISTINE L. BATTERSHELL, and BUILDING CONCEPTS, INC., a New Mexico Corporation ("Seller"), and NEW MEXICO DEVELOPMENT FOUNDATION, AS AGENT FOR UNION PENSION TRANSACTION TRUST 2000-2 N.M. ("Purchaser").

WITNESSETH:

In consideration of the mutual covenants set forth herein, the parties hereto hereby agree as follows:

Section 1. Sale and Purchase; Purchase Price

(a) Seller hereby agrees to sell, convey, and assign to Purchaser and Purchaser hereby agrees to purchase and accept from Seller, for the Purchase Price (hereinafter defined) and on and subject to the terms and conditions herein set forth, all of Seller's right, title and interest in and to that certain tract or parcel of land in Albuquerque, Bernalillo County, New Mexico, more particularly described as follows:

Tract Lettered "A" of the Land of Helen E. Saunders, within Section 34, Township 11 North, Range 3 East, NMPM, City of Albuquerque, New Mexico, as the same is shown and designated on the Plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on July 10, 1981, also as shown on Exhibit A attached hereto and by reference incorporated herein (the "Land"),

together with Seller's right, title and interest in and to the all strips and gores of unplatted land, if any, adjacent to and adjoining said land and all reversionary rights in all roads and rights of way granted in favor of a governmental entity or taken by condemnation (the "Property").

(b) ~~The price (the "Purchase Price") for which Seller agrees to sell and convey the Property to Purchaser, and which the Purchaser agrees to pay to Seller, subject to the terms hereof, is the sum of [REDACTED], which Price is equal to the sum of [REDACTED] DOLLARS [REDACTED] per square foot of Land and is based on the Survey Inspection Report attached hereto as Exhibit A.~~

(c) The Purchase Price shall be paid in cash at the Closing.

Section 2. Earnest Money.

(a) The sum of FIVE THOUSAND AND NO/100 DOLLARS (\$5,000.00) by cashier's check or wire transfer of immediately available federal funds shall be tendered by Purchaser to the Title Company (defined below) as Earnest Money (herein so called, which term shall include all interest earned thereon) within two (2) days of the execution of this Agreement, to be held by the Title Company in an insured interest-bearing account. The Earnest Money shall be held in escrow and be paid or applied in accordance with the terms of this Agreement. Failure of Purchaser to tender the Earnest Money to the Title Company as required herein shall render this Agreement null and void for all

[REDACTED]

purposes. At the Closing, the Earnest Money shall be disbursed by the Title Company to Seller as part of the Purchase Price.

(b) The Earnest Money shall be held by the Title Company in escrow pursuant to the terms and conditions of this Agreement and shall be administered, invested and disbursed pursuant to the terms and conditions of this Agreement. The Earnest Money shall be deposited by the Title Company in an interest bearing account at a national bank reasonably acceptable to Purchaser and Seller, or upon the written direction of Purchaser and Seller, the Earnest Money may be invested in obligations issues or guaranteed by the United States of America or any agency or instrumentality thereof. Each of Seller and Purchaser shall provide the Title Company with its tax identification number. In taking or omitting to take any action in good faith hereunder, the Title Company shall be protected in relying upon any notice, paper, or other document believed by it in good faith to be genuine, or upon evidence deemed by it to be sufficient and the Title Company shall not be liable hereunder for any act performed or omitted to be performed by it hereunder in good faith in the absence of gross negligence, bad faith or willful misconduct. The parties hereto agree to indemnify and hold the Title Company harmless from any claims, demands, causes of action, liability, damages and judgments including the costs of defending any action against the Title Company together with any reasonable attorneys' fees incurred therewith, in connection with the Title Company's undertaking pursuant to the terms and conditions of this Agreement, unless such act or omission is a result of the willful misconduct, gross negligence or bad faith of the Title Company. Notwithstanding anything contained in this Agreement, the Earnest Money held by the Title Company shall continue to be held in escrow pending one of the following events: (i) the submission to the Title Company of the written instructions signed by all of the parties to this Agreement (other than the Title Company) specifically directing the Title Company to pay out the balances held by it in escrow pursuant to this Agreement (or some specified portion thereof) in the manner specified therein; (ii) the making by one party to this Agreement of a written claim to the Earnest Money (or some specified part thereof) held by the Title Company in escrow pursuant to this Agreement, with specific and detailed identification of the facts and the grounds under this Agreement entitling such party to such payment, together with proof that a copy of such written claim has been served on the other party to this Agreement (the "Respondent Party"), and the passage of ten (10) days without the other party filing written objection with the Title Company to such payment (provided that, at the Title Company's sole discretion, it may itself serve written notice on the Respondent Party) before the Title Company is required to make such payment; and (iii) in the event of any objection to the proposed payment by the Respondent Party, the Title Company shall continue to hold the Earnest Money pending receipt of instructions contemplated above or a certified copy of an order or judgment of a court with jurisdiction over the matter and the parties to this Agreement directing the Title Company to pay over the Earnest Money or adjudicating the right of a party to this Agreement to the payment of the Earnest Money, together with proof satisfactory to the Title Company that all appeals from such order or judgment have been exhausted or that the time for the taking of an appeal has expired.

(c) If and when either party is entitled to receive any of the Earnest Money, each party agrees to execute and deliver to the Title Company, upon written request by the other party, joint written instructions to the Title Company specifying the manner in which the Earnest Money is to be disbursed. If any party unreasonably fails or refuses to execute such joint written instructions as required, then such party shall be liable to the requesting party for reasonable attorneys' fees and court costs incurred in causing to be paid to the requesting party the Earnest Money to which it is entitled.

(d) The parties agree that Rio Grande Title Company (the "Title Company") shall be the Title Company for the handling of this transaction and that Mr. Mark Bidwell of the Title Company shall act as the escrow officer for this transaction. The address of the office of the Title Company that the parties have elected to use is 6400 Indian School Road, Albuquerque, New Mexico 87110.

Section 3. Title Report and Survey.

(a) Within twenty (20) days after the Effective Date (defined in Section 18 below), Seller, at its sole cost and expense, shall deliver or cause to be delivered to Purchaser the following:

(1) A Commitment for Title Insurance (the "Title Commitment") from Chicago Title Company, to be issued by the Title Company as its agent, setting forth the status of the title of the Land and showing all liens, claims, encumbrances, easements, rights-of-way, encroachments, reservations, restrictions, and any other matters affecting the Land;

(2) A true, complete and legible copy of all title documents referred to in the Title Commitment; and

(3) The most recent survey (the "Survey"), if any, of the Land in Seller's possession. Purchaser shall be responsible for updating the Survey or obtaining an ALTA Survey of the Property, at Purchaser's cost, if it desires.

(b) Purchaser shall have thirty (30) days from the later of the delivery of the Survey or the date of delivery of the Title Commitment in which to examine the Title Commitment and the Survey and to specify to Seller those items subject to which Purchaser finds objectionable (the "Encumbrances"). All items shown on or described by the Survey and/or the Title Commitment that are not objected to by Purchaser shall be deemed "Permitted Encumbrances" and are referred to as such in this Agreement. Seller, at its sole cost and expense and in its sole discretion, may elect to cure or remove all Encumbrances (but Seller shall not be obligated to incur any expense to cure any Encumbrance) prior to the end of the Review Period (defined below). If Purchaser does not deliver to Seller a written notice specifying those items which are Encumbrances within the time period set forth herein, then all of the items reflected on the Title Commitment and the Survey shall be considered to be Permitted Encumbrances.

(c) If Seller fails or refuses to cause all of the Encumbrances to be removed or cured (other than monetary liens to be paid and discharged at Closing out of the proceeds of the Purchase Price), Purchaser shall, prior to the expiration of the Review Period, elect one of the following as its sole and exclusive remedy:

(1) Purchaser may terminate this Agreement by giving Seller written notice thereof, in which event the Earnest Money (defined herein) shall be returned to Purchaser, and neither party shall have any further rights, duties, or obligations hereunder except as otherwise provided herein; or

(2) Purchaser may elect to purchase the Property subject to the Encumbrances not so removed or cured, by giving Seller written notice thereof.

If Purchaser shall fail to expressly elect either of the above options within the time period described above, Purchaser shall be deemed to have elected to purchase the Property subject to the Encumbrances not removed or cured.

Section 4. Review Period.

(a) Purchaser shall, commencing on the Effective Date and ending sixty (60) days thereafter (the "Review Period"), have the ability to review and investigate the Property, at Purchaser's sole cost and expense, to determine its suitability and feasibility for Purchaser's intended use. In connection therewith, and without limiting the generality of the foregoing, during the Review Period Purchaser shall

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have the opportunity to review and investigate the following: (1) the suitability of soil conditions, drainage conditions and other physical aspects of the soil and the Property for the use intended by Purchaser; (2) the absence of hazardous or toxic wastes or substances on or under the Property; and (3) availability of and the cost of bringing utilities and water and sewer to the Property use of the Property intended by Purchaser; (4) the conditions, costs and requirements that would be imposed by the City of Albuquerque to replat the Property and change its existing zoning so that such is consistent with the platting, zoning and use of the property known as the Beach Water Park; and/or (5) the suitability of the Property to Purchaser based on the Purchase Price and other economic factors affecting Purchaser's decision to purchase the Property. Further, in connection with Purchaser's review of the Property, during the Review Period the Purchaser may make such applications and submissions to the City of Albuquerque as it deems necessary and appropriate for its intended use of the Property including but not limited to submission of a subdivision plat and/or site plan and/or request for a change in zoning to the Environmental Planning Commission and, if required, the Design Review Board so that, at Closing, Purchaser has determined that any required changes in the permitted platting or use of the Property necessary for Purchaser's intended use are acceptable to the City of Albuquerque. Seller shall cooperate with all reasonable requests of Purchaser with respect to such applications and submissions provided (1) Seller shall not incur any cost or other monetary obligation with respect to such applications and submissions and (2) any approval given by the City of Albuquerque shall not be filed of record or otherwise become binding upon the Property unless and until Purchaser has tendered the full amount of the Purchase Price to the Title Company at Closing.

(b) If after conducting its studies, Purchaser determines that the Property is not suitable for its intended use, then Purchaser may elect to cancel this Agreement by giving Seller written notice of its intention to do so on or before the end of the Review Period. In the event such notice is given or this Agreement is terminated under the terms of Section 3 hereof, then neither Seller nor Purchaser shall have any further obligations or rights under this Agreement except as otherwise provided herein and the Earnest Money retained by the Title Company (less the sum of \$100.00, which shall be independent consideration for this Agreement and for Purchaser's opportunity to review the Property as provided herein and which shall be paid to Seller) shall be forthwith returned to Purchaser.

(c) During the Review Period, Purchaser shall have the right to enter onto the Property to conduct soil tests, environmental reviews and audits, market and feasibility studies, and other tests and investigations that Purchaser deems appropriate and Seller agrees to cooperate with all reasonable requests of Purchaser in connection therewith. Purchaser's rights of access shall be subject to the rights of tenants and licensees at the Property and should be conducted so as not to unreasonably interfere with the operation of the Property. Purchaser may conduct any borings, drilling or other non-destructive testing without first requesting and obtaining Seller's prior written consent. Purchaser shall keep all information and data received or discovered in connection with the due diligence inspections of the Property strictly confidential in accordance with the terms of this Agreement. Purchaser agrees that it will restore the Property to its condition prior to conducting any tests or inspections. Purchaser will indemnify and hold Seller harmless from any and all liability for property damage and/or personal injuries arising out of or related in any way to the activities of Purchaser or its contractors, agents, or employees in their conduct of any such investigations and tests.

(d) Purchaser agrees that in the event this Agreement is terminated for any reason in accordance with the provisions hereof or if Closing does not occur for any reason, Purchaser will provide Seller with copies of the results of any and all such investigations and tests (including engineering reports, soils reports, environmental assessments, wetlands studies, subdivision approval submittals, flood hazard studies, boundary and topographical surveys, market and feasibility studies and other similar studies) conducted prior to termination; the parties acknowledge that Purchaser's obligation to share with Seller the results of any such investigations and tests, together with the amount

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provided for in subparagraph (b) above, shall be legally sufficient consideration for the opportunity to review the Property as described in this Section 4.

(e) The parties agree that after the expiration of the Review Period, the Earnest Money shall be non-refundable to Purchaser and shall be disbursed to Seller by the Title Company, provided that the Earnest Money shall be returned to Purchaser pursuant to Section 7(c) if Purchaser elects the remedy set forth in Section 7(c)(i) for Seller's failure to timely deliver the closing documents set forth in Section 5(b)(2) and Purchaser is not otherwise in default under this Agreement.

(f) The obligations of Purchaser under subparagraphs (c) and (d) hereof will survive Closing or termination of this Agreement.

(g) The obligations of Purchaser in this Agreement are further contingent upon Purchaser receiving approval for American Realty Advisors, Purchaser's Qualified Professional Asset Manager ("QPAM"), of the information on the Property developed or obtained by Purchaser during the Review Period. Purchaser shall have a period ending ten (10) business days following the expiration of the Review Period to obtain approval from the QPAM for Purchaser's purchase of the Property and, should Purchaser not obtain such approval, to give notice of Purchaser's termination of this Agreement in which case neither Seller nor Purchaser shall have any further obligations or rights under this Agreement except as otherwise provided herein and the Earnest Money retained by the Title Company (less the sum of \$100.00, which shall be independent consideration for this Agreement and for Purchaser's opportunity to review the Property as provided herein and which shall be paid to Seller) shall be forthwith returned to Purchaser.

Section 5. Closing.

(a) The closing (the "Closing") of the sale of the Property by Seller to Purchaser shall occur ten (10) days after the expiration of the Review Period (or the first business day thereafter if such date shall fall on a Saturday, Sunday, state or federal holiday or the Friday after Thanksgiving) or such earlier date as the parties mutually agree upon (the "Closing Date"). Any extension, delay or deferral of the Review Period shall not delay the Closing unless specifically agreed in writing by Seller.

(b) At the Closing, the following (which are mutually concurrent conditions) shall occur:

(1) Purchaser, at its sole cost and expense, shall deliver or cause to be delivered to Seller the following:

a. A cashier's or certified check, or the check of the Title Company, made payable to the order of Seller in the amount of the Purchase Price as described in Section 1(b) hereof, adjusted as provided for in this Section 5 below;

b. Duly executed counterparts, where appropriate, of the documents listed in Section 5(b)(2) below; and

c. Such evidence as may be requested by Seller or the Title Company as to the authority of Purchaser to enter into and complete this transaction.

(2) Seller, at its sole cost and expense, shall deliver or cause to be delivered to Purchaser the following:

a. A Special Warranty Deed, duly executed and acknowledged by Seller, conveying the Land and Improvements to Purchaser, subject to the Permitted Encumbrances and ad valorem taxes for the year of Closing;

b. A certificate stating that Seller is a United States taxpayer and is not a foreign estate or trust or any other foreign entity in accordance with applicable laws and the regulations of the Internal Revenue Code of 1986;

c. A standard form ALTA Owner Policy of Title Insurance (the "Owner Policy") in the amount of the Purchase Price issued by the Title Company insuring that Purchaser is the owner of the Land subject to the Permitted Encumbrances and the standard printed exceptions included in a standard form ALTA Owner Policy of Title Insurance. Purchaser shall be responsible for any premium or other costs associated with obtaining extended coverage and endorsements to the Owner Policy, if Purchaser elects to have the Owner Policy issued with such coverage or endorsements; and

d. Such evidence as may be requested by the Title Company as to the authority of Seller to enter into and complete this transaction.

(e) The following items shall be prorated between Seller and Purchaser as of the Closing Date in the manner set forth below (with Seller being charged or credited for periods prior to the Closing Date and Purchaser being charged or credited for periods on and after the Closing Date):

(1) All real estate property taxes on the Property payable in respect to the current fiscal year of the applicable taxing authority in which the Closing Date occurs (the "Current Tax Year"). Such real estate taxes shall be prorated on a per diem basis based upon the number of days in the Current Tax Year on and after the Closing Date (which shall be allocated to Purchaser). Upon the Closing Date and subject to the adjustment provided for above, Purchaser shall be responsible for real estate and personal property taxes and assessments on the Property payable in respect to the Current Tax Year and all periods after the Current Tax Year. However, in no event shall Seller be charged with or be responsible for any increase in the taxes or assessments on the Property resulting from the sale of the Property or from any improvements made to the Property after the Closing Date.

(2) All special assessments and stand-by charges levied against or due with respect to the Property, if any, shall be paid in full by Seller at Closing.

(3) The Purchaser is purchasing the Property in its present state of development. The Purchaser shall be responsible for all costs associated with further development of the Property and with providing utilities to the Property including, but not limited to, City impact fees, if any, water meter charges, utility expansion expenses, pro-rata charges, and utility hook up fees.

(d) Prior to Closing, Seller shall cause to be provided to the Title Company all necessary information to enable the Title Company to make the foregoing prorations and adjustments and to allocate and cause to be paid the assessments and stand-by charges against the Property. The closing settlement statement shall reflect in detail all such prorations, adjustments and payments, and shall be approved in writing by Purchaser and Seller prior to the Closing (such approval to be indicated by Seller's and Purchaser's initials on the preliminary closing settlement statement prepared by the Title Company). If the amount of any proration, credit or payment amounts described in this Section 5 shall not have been determined as of the Closing, shall have been determined incorrectly at the Closing or inadvertently omitted from the closing settlement statement, then the parties shall determine the actual

and correct amounts as soon after the Closing as the relevant information is available and either party owing the other any amount pursuant to such subsequent proration or credit shall make such payment within ten (10) days after such determination has been made.

(e) The provisions of Sections 5(c) and 5(d) shall survive the Closing Date. Notwithstanding the foregoing, any re-proration made pursuant to Section 5(d) above shall be made, if at all, within ninety (90) days after the Closing Date (except with respect to taxes and assessments, in which case such re-proration shall be made within thirty (30) days after the information necessary to perform such re-proration is available).

(f) Each party shall execute all such further instruments and documents reasonably necessary to consummate this transaction and all such matters as are reasonably required by the Title Company with regard to this transaction, so long as such instruments, documents and matters do not expand the liability of Seller beyond that set out in this Agreement.

(g) Upon completion of the Closing, Seller shall deliver to Purchaser possession of the Property, subject to the Permitted Encumbrances.

(h) Each party shall bear the cost of its own legal fees and one-half of any escrow fees charged by the Title Company.

(i) Seller shall, at Closing, pay the cost of the recording of the deed and the cost of the basic form Owner's Title Insurance Policy insuring Purchaser's fee simple title to the Property in accordance with the terms of this Agreement. Purchaser shall pay the cost of additional title insurance coverages requested by it.

Section 6. Commissions. Each party acknowledges that there are no brokers involved in this transaction. Seller hereby agrees to defend, indemnify, and hold harmless Purchaser, and Purchaser hereby agrees to defend, indemnify, and hold harmless Seller, from and against any claim by any parties for any brokerage, commission, finders or other fees relative to this Agreement or the sale of the Property, and any court costs, attorneys' fees or other costs or expenses arising therefrom, and alleged to be due by authorization of the indemnifying party. The terms of this Section shall survive the Closing.

Section 7. Remedies.

(a) If Purchaser defaults under this Agreement or refuses to consummate the purchase of the Property pursuant to this Agreement for any reason other than the termination hereof pursuant to a right granted to Purchaser to do so and other than by reason of Seller's default hereunder, then Seller shall have the right to terminate this Agreement by giving Purchaser written notice thereof, in which event neither party hereto shall have any further rights, duties, or obligations hereunder except as otherwise provided herein and the Earnest Money shall be retained by Seller as liquidated damages (Seller and Purchaser hereby acknowledging that the amount of damages resulting from a breach of this Agreement by Purchaser would be difficult or impossible to accurately ascertain). Seller shall not be entitled to any other remedy at law or equity including any claim for actual, consequential or punitive damages due to a default by Purchaser under this Agreement. Notwithstanding the foregoing, Seller shall have all remedies available at law or in equity should Purchaser or a Purchaser Affiliate (defined below) assert any claim or right to the Property that could delay or prevent Seller from having clean, indefeasible and marketable title to the Property or as a result of Purchaser's breach of Section 4(o) hereof.

(b) If Purchaser terminates this Agreement pursuant to a right granted to Purchaser hereunder to do so, then neither party hereto shall have any further rights, duties, or obligations hereunder, except

as otherwise provided herein, and the Earnest Money shall be returned to Purchaser, free of any claims by Seller with respect thereto.

(c) Except as provided in Section 7(d) below, if Seller fails or is unable to perform any of its obligations or agreements hereunder either prior to or at Closing, Purchaser may, as its sole and exclusive remedy, elect either (i) to terminate this Agreement by notifying Seller thereof, in which event the Earnest Money shall be returned to the Purchaser and neither party shall have any further rights, duties or obligations hereunder except as otherwise provided herein or (ii) if Seller intentionally fails to timely deliver closing documents to the Title Company, pursue an action for specific performance. In connection with such action, the prevailing party shall be entitled to an award of reasonable attorney's fees incurred in either prosecuting or defending such a cause of action. Purchaser specifically acknowledges that it shall not have any remedy whatsoever against Seller for any default by Seller under this Agreement unless Purchaser is in full compliance with all the material terms and conditions of this Agreement. Purchaser hereby specifically waives any and all right to seek actual, consequential or punitive damages for Seller's failure to satisfy a condition to Closing or other breach of this Agreement.

(d) There is presently pending an application to rezone the Property (the "Rezoning"). The parties are presently in a dispute regarding the City mandating access to the Property through adjoining property owned by Purchaser or by an affiliated pension trust (the "Adjoining Property") as a condition of the approval of a site plan for the Adjoining Property (the "Site Plan"). The Purchaser agrees that it will not proceed to procure final approval of the Rezoning or of the Site Plan prior to Closing. In the event that Purchaser does procure final approval of (a) the Rezoning or (b) the Site Plan prior to Closing and the Site Plan does not provide access from the Property to Montañó Boulevard through the Adjoining Property pursuant to terms reasonably acceptable to the Seller, then the Seller shall have the right to compel Purchaser to purchase the Property through an action for specific performance whether or not the Purchaser has elected not to purchase the Property during the Review Period. For purposes of this subparagraph, the term "final approval" means a final decision by City of Albuquerque on (a) the Rezoning or (b) the Site Plan, as applicable, that, with after the passage of time, is not appealable and which affects a change in the zoning of the Property or in Seller's claim of access from the Property to Montañó Boulevard through the Adjoining Property, which change is not remedied by the Purchaser, at the Purchaser's expense, through an administrative process with the City that can be accomplished within a reasonable period of time not to exceed ninety (90) days from date the Closing should have occurred.

Section 8. Destruction, Damage, or Taking Prior to Closing. Prior to Closing, risk of loss with regard to the Property shall be borne by Seller. If, prior to Closing, the Property is substantially damaged or becomes subject to a taking of all or a substantial portion of the Property by virtue of eminent domain, Purchaser shall have the option, which must be exercised by it within ten (10) days after its receipt of written notice from Seller advising of such destruction, damage, or taking (which Seller hereby agrees to give), to terminate this Agreement or to proceed with the Closing. If Purchaser elects to terminate this Agreement, all rights, duties, obligations and liabilities created hereunder shall cease, except as otherwise provided herein. If Purchaser elects to proceed with the Closing, it shall be obligated to do so (subject to the other provisions hereof) without abatement of the Purchase Price, but Purchaser shall be entitled to any and all insurance proceeds or condemnation awards payable as a result of such damage or taking and, to the extent the same may be necessary or appropriate, Seller shall assign to Purchaser at Closing all of Seller's right, title and interest to such proceed or awards.

Section 9. Disclaimer.

(a) Seller has not made, does not make and specifically disclaims any representations, warranties, promises, covenants, agreements or guarantees of any kind or character whatsoever, whether express or implied, oral or written, past, present or future, of, as to, concerning or with respect to: (1) the nature, quality or condition of the Property, including, without limitation, the water, soil and geology; (2) the suitability of the Property for any and all activities and uses which Purchaser may conduct thereon; (3) the compliance of or by the Property or its operation with any laws, rules, ordinances or regulations of any applicable governmental authority or body; (4) the habitability, merchantability or fitness for a particular purpose of the Property; (5) the presence of any endangered or threatened species on the Property, as well as the suitability of the Property as habitat for any of those species, or (6) any other matter with respect to the Property. Without limiting the foregoing, Seller does not make and has not made any representation or warranty regarding the presence or absence of any hazardous or toxic waste or substance on, under or about the Property or the compliance or non-compliance of the Property with any and all federal, state or local environmental laws, ordinances, regulations, orders, decrees or rules regulating, relating to or imposing liability or standards of conduct concerning any hazardous or toxic wastes or substances.

(b) Purchaser hereby acknowledges and agrees that, being given the opportunity to inspect the Property, if this transaction is consummated, Purchaser will be purchasing the Property pursuant to Purchaser's independent examination, study, inspection and knowledge of the Property and Purchaser is relying upon its own determination of the value and condition of the Property and uses to which the Property may be put and not on any information provided or to be provided by Seller. Purchaser further acknowledges and agrees that any information provided or to be provided with respect to the Property was or will be obtained from a variety of sources and that Seller has not made and will not be obligated to make any independent investigation or verification of such information and Seller makes no representations or warranties of any kind as to the accuracy or completeness of such information.

(c) The occurrence of the Closing shall constitute an acknowledgement by Purchaser that the Property was accepted without representation or warranty, statutory, express or implied (except for the special warranties of title set forth in the Deed), and otherwise in an "AS IS, WHERE IS, AND WITH ALL FAULTS" condition based solely on Purchaser's own inspection thereof.

(g) The acknowledgements and agreements of Purchaser set forth in this Section 9 shall survive the Closing and shall not be merged therein.

Section 10. Notices. Any notice provided or permitted to be given under this Agreement must be in writing and may be served by depositing same in the United States mail, addressed to the party to be notified, postage prepaid and registered or certified with return receipt requested; by delivering the same in person or by reputable overnight courier to the office of such party; by facsimile with electronic confirmation of receipt; or by prepaid telegram or telex. Notice given in accordance herewith shall be effective upon receipt at the address of the addressee. For purposes of notice, the addresses of the parties shall be as follows:

If to Seller, to:

James Schomburg
1380 Rio Rancho Blvd., Suite 323
Rio Rancho, New Mexico 87124

Cell 238-2341

Jay Battershell 800.975-3101

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P.11/15

with a copy to: John Myers, Esq.
Myers, Oliver & Price, P.C.
1401 Central Avenue NW
Albuquerque, New Mexico 87104
Phone Number 1-505-247-9080
Fax Number 1-505-247-9109

If to Purchaser, to: Mr. James K. Trump
Build New Mexico
1110 Pennsylvania NE, Suite A
Albuquerque, New Mexico 87110
Phone Number 1-505-268-1200
Fax Number 1-505-268-0449

With copy to: Leverick and Musselman, LLC
5120 San Francisco NE
Albuquerque, New Mexico 87109
Attention: Mr. Richard Leverick
Phone Number 1-505-858-3303
Fax Number 1-505-858-3201

and to: Mr. Dan Robinson
American Realty Advisors
700 North Brand Boulevard, Suite 300
Glendale, California 91202
Fax Number 1-818-545-8460

With copy from Seller or
Purchaser to: The Title Company
Physical Address Above
Post Office Box 3565
Albuquerque, New Mexico 87190
Phone Number 1-505-883-6969
Fax Number 1-505-888-0990

Section 11. Assignment; Assigns. This Agreement may not be assigned by Purchaser to any person or entity without the express written consent of Seller, provided, however, Purchaser shall have the right to transfer or assign its rights under this Agreement at the Closing Date (but not before) to Wells Fargo Bank of New Mexico, N.A., as Trustee for Union Pension Transaction Trust 2000-2 N.M., or to a Purchaser Affiliate (defined below), in which event such transferee shall assume in writing all of the transferor's obligations hereunder, but the transferor shall not be released from its obligations hereunder. No consent given by Seller to any transfer or assignment of Purchaser's rights or obligations hereunder shall be construed as a consent to any other transfer or assignment of Purchaser's rights or obligations hereunder. No transfer or assignment in violation of the provisions hereof shall be valid or enforceable. A "Purchaser Affiliate" means an entity over which Purchaser possesses, directly or indirectly, the power to direct or cause the direction of the management and policies thereof, either through the ownership of voting securities or by contract or otherwise. Subject to the foregoing, this Agreement shall inure to the benefit of and be binding on the parties hereto and their respective heirs, legal representatives, successors, and assigns.

Section 12. Entire Agreement. This Agreement is the entire agreement between Seller and Purchaser concerning the sale of the Property and no modification hereof or subsequent agreement relative to the subject matter hereof shall be binding on either party unless reduced to writing and signed by the party to be bound.

Section 13. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of New Mexico.

Section 14. No Waiver. Waiver by one party of the performance of any covenant, condition or promise of the other party shall not invalidate this Agreement, nor shall it be deemed to be a waiver by such party of any other breach by such other party (whether preceding or succeeding and whether or not of the same or similar nature). No failure or delay by one party to exercise any right it may have by reason of the default of the other party shall operate as a waiver of default or modification of this Agreement or shall prevent the exercise of any right by such party while the other party continues to be so in default.

Section 15. Solicitation. Seller agrees, prior to the Closing Date or the Purchaser's election to terminate this Agreement, not to solicit, consider, negotiate and accept one or more offers by third parties to purchase the Property from Seller (and to enter into purchase contracts with such third parties to that end).

Section 16. Miscellaneous. This Agreement may be executed in any number of counterparts, each of which shall constitute an original but all of which, taken together, shall constitute but one and the same instrument. Notices and documents, including this Agreement, delivered by fax or other form of electronic transmission shall be sufficient for purposes of binding the sending party. This Agreement may not be amended, supplemented or terminated, nor shall any obligation hereunder or condition hereof be deemed waived, except by a written instrument to such effect signed by the party to be bound. This Agreement shall be governed by and construed in accordance with the laws of the state in which the Property is located.

Section 17. References. Except as otherwise specifically indicated, all references to Section numbers refer to Sections of this Agreement, and all references to Exhibits refer to the Exhibits attached hereto. The words "herein," "hereof," "hereunder," "hereinafter," and words of similar import refer to this Agreement as a whole and not to any particular Section hereof. Captions used herein are for convenience only and shall not be used to construe the meaning of any part of this Agreement.

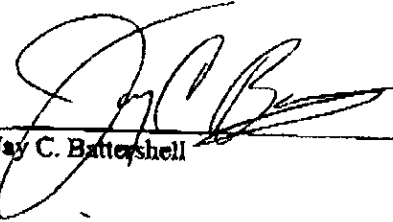
Section 18. Effective Date. For purposes of this Agreement, the term "Effective Date" shall mean the date of execution of this Agreement by the last of the Seller and Purchaser to do so. All references herein to a specific number of days shall refer to calendar days unless expressly stated otherwise, and if the last day for performance falls on a Saturday, Sunday, state or federal holiday or the Friday after Thanksgiving, such period shall be extended to the next business day thereafter. The term "business day" shall exclude Saturdays, Sundays, state and federal holidays and the Friday after Thanksgiving. Time is of the essence in the performance of this Agreement.

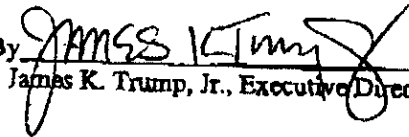
THE SUBMISSION OF THIS AGREEMENT FOR EXAMINATION IS NOT INTENDED TO BE NOR SHALL IT CONSTITUTE, AN OFFER TO SELL THE PROPERTY, OR A RESERVATION OF, OR OPTION OR PROPOSAL OF ANY KIND FOR THE SALE OR PURCHASE OF, THE PROPERTY. IN NO EVENT SHALL ANY DRAFT OF THIS AGREEMENT CREATE ANY OBLIGATION OR LIABILITY, IT BEING UNDERSTOOD THAT THIS AGREEMENT SHALL BE BINDING ONLY WHEN A COUNTERPART HEREOF HAS BEEN EXECUTED AND DELIVERED BY EACH PARTY HERETO AND THE EARNEST MONEY IS DELIVERED TO TITLE COMPANY.

EXECUTED as of the Effective Date described in Section 18 hereof.

JAY C. BATTERSHELL
CHRISTINE L. BATTERSHELL

NEW MEXICO DEVELOPMENT
FOUNDATION, AS AGENT FOR
UNION PENSION TRANSACTION TRUST
2000-2 N.M.

x 
Jay C. Battershell

By 
James K. Trump, Jr., Executive Director

x 
Christine L. Battershell

BUILDING CONCEPTS, INC.,
A New Mexico corporation

By:  Pres.

Name: _____

As Its: _____

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P. 14/15

Surveyor's Inspection Report of the Land

(to be attached)

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

Date: January 21, 2000

OFFICIAL NOTIFICATION OF DECISION


Beach Water Park Inc.
1600 Desert Surf
Albuq. NM 87109

FILE: Z-99-116

LEGAL DESCRIPTION: For Tract B & C,
Renaissance Center III and replat Lot 3 & 4,
Tract 6-A, zoned SU-1 for IP Uses & Recreation
Facility, located on Montano Road NW between
Interstate 25 and Alexander Boulevard,
containing approximately 1.9 acres. (F-16)
Elisa Paster, Staff Planner **(DEFERRED
FROM DECEMBER 16, 1999)**

On January 20, 2000, the Environmental Planning Commission voted to defer Z-99-116 to the Environmental Planning Commission on public hearing on March 16, 2000.

Sincerely,


For Robert R. McCabe, AIA, APA
Planning Director

RM/EP/ac

cc: Tierra West LLC, 4432 Mcleod Rd. NE, Ste D, Albuq. NM 87109
James Schomburg, 1380 Rio Rancho Blvd., Rio Rancho, NM 87124

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

Date: March 17, 2000


OFFICIAL NOTIFICATION OF DECISION

Beach Water Park Inc.
1600 Desert Surf
Albuq. NM 87109

FILE: Z-99-116
LEGAL DESCRIPTION: for Tract B & C,
Renaissance Center III and replat Lot 3 & 4, Tract
6-A, zoned SU-1 for IP Uses & Recreation Facility,
located on Montano Road NW between Interstate
25 and Alexander Boulevard, containing
approximately 1.9 acres. (F-16) Elisa Paster, Staff
Planner (**DEFERRED FROM JANUARY 20,
2000**)

On March 16, 2000, the Environmental Planning Commission voted to defer Z-99-116 to the Environmental Planning Commission public hearing on May 18, 2000.

Sincerely,


FOR Robert R. McCabe, AIA, APA
Planning Director

RM/EP/ac

cc: Tierra West LLC, 4432 Mcleod Rd. NE, Ste D, Albuq. NM 87109
James Schomburg, 1380 Rio Rancho Blvd., Rio Rancho, NM 87124
Helen Strader, 9577 Osuna NE, #B, Albuq. NM 87111
William Kraemer, 200 Lomas NW, #1111, Albuq. NM 87102

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

Date: June 16, 2000

OFFICIAL NOTIFICATION OF DECISION

Beach Water Park Inc.
1600 Desert Surf
Albuq. NM 87109

FILE: Z-99-116
LEGAL DESCRIPTION: for Tract B & C,
Renaissance Center III and replat Lot 3 & 4, Tract
6-A, zoned SU-1 for IP Uses & Recreation Facility,
located on Montano Road NW between Interstate
25 and Alexander Boulevard, containing
approximately 1.9 acres. (F-16) Elisa Paster, Staff
Planner **(DEFERRED FROM MAY 18, 2000)**

On June 15, 2000, the Environmental Planning Commission voted to defer Z-99-116 to the Environmental Planning Commission Public Hearing on July 20, 2000.

Sincerely,



Robert R. McCabe, AIA, APA
Planning Director

RM/BP/ac

cc: Tierra West LLC, 4432 Mcleod Rd. NE, Ste D, Albuq. NM 87109
James Schomburg, 1380 Rio Rancho Blvd., Rio Rancho, NM 87124
Helen Strader, 9577 Osuna NE, #B, Albuq. NM 87111
William Kraemer, 200 Lomas NW, #1111, Albuq. NM 87102

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

Date: July 21, 2000

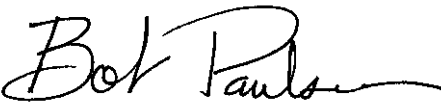
OFFICIAL NOTIFICATION OF DECISION

Beach Water Park Inc.
1600 Desert Surf
Albuq. NM 87109

FILE: Z-99-116
LEGAL DESCRIPTION: For Tract B & C,
Renaissance Center III and replat Lot 3 & 4, Tract
6-A, zoned SU-1 for IP Uses & Recreation Facility,
located on Montano Road NW between Interstate
25 and Alexander Boulevard, containing
approximately 1.9 acres. (F-16) Elisa Paster, Staff
Planner **(DEFERRED FROM JUNE 15, 2000)**

On July 20, 2000 the Environmental Planning Commission voted to defer Z-99-116 to the Environmental Planning Commission Public Hearing on September 21, 2000 at the request of the agent. There is a \$75.00 fee when the request is from the applicant/agent. Payment is due by August 4, 2000 and may be paid at the counter of the Plaza del Sol Building.

Sincerely,


For Robert R. McCabe, AIA, APA
Planning Director

RM/BP/ac

cc: Tierra West LLC, 4432 Mcleod Rd. NE, Ste D, Albuq. NM 87109
James Schomburg, 1380 Rio Rancho Blvd., Rio Rancho, NM 87124
Helen Strader, 9577 Osuna NE, #B, Albuq. NM 87111
William Kraemer, 200 Lomas NW, #1111, Albuq. NM 87102

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

Date: September 22, 2000


OFFICIAL NOTIFICATION OF DECISION

Beach Water Park Inc.
1600 Desert Surf
Albuq. NM 87109

FILE: Z-99-116
LEGAL DESCRIPTION: for Tract B & C,
Renaissance Center III and replat Lot 3 & 4, Tract 6-
A, zoned SU-1 for IP Uses & Recreation Facility,
located on Montano Road NW between Interstate 25
and Alexander Boulevard, containing approximately
1.9 acres. (F-16) Elisa Paster, Staff Planner
(DEFERRED FROM JULY 20, 2000)

On September 21, 2000, the Environmental Planning Commission voted to defer Z-99-116 to the Environmental Planning Commission Public Hearing on October 19, 2000.

Sincerely,


FOR Robert R. McCabe, AIA, APA
Planning Director

RM/BP/ac

cc: Tierra West LLC, 4432 Mcleod Rd. NE, Ste D, Albuq. NM 87109
James Schomburg, 1380 Rio Rancho Blvd., Rio Rancho, NM 87124
Helen Strader, 9577 Osuna NE, #B, Albuq. NM 87111
William Kraemer, 200 Lomas NW, #1111, Albuq. NM 87102

Building Concepts, Inc.



1380 Rio Rancho Blvd. Suite 323 ♦ Rio Rancho, New Mexico 87124
Phone 505-238-2341 ♦ Fax (810) 277-0667 ♦ Email jamey1@flash.net

October 21, 1999

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

RE: Z-990-116, Beach Water Park

Dear Mr. Chavez:

The adjacent property located East of this referenced case is owed by myself, and another person. It has been our intent to work closely with the City of Albuquerque, Tierra West, LLC, and the Beach Water Park, Inc., in reference to development. The coordination of utilities, site plans, and traffic flow between the properties can only be beneficial to all parties involved. As this case is reviewed by the commission, and your staff, we would appreciate your consideration.

Please, feel free to contact me with any questions you, or your staff may have. Thank you for your cooperation in this matter.

Sincerely,


C. James Schomburg

Building Concepts, Inc.



1380 Rio Rancho Blvd. Suite 323 ♦ Rio Rancho, New Mexico 87124
Phone 505-238-2341 ♦ Fax (810) 277-0667 ♦ Email jamey1@flash.net

December 20, 1999

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

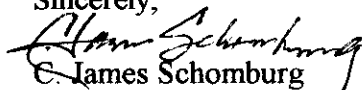
RE: Z-990-116, Beach Water Park

Dear Mr. Chavez:

As an adjacent property owner numerous attempts have been made to cooperate with New Mexico Development Foundation, and Mr. Ron Bohannon to coordinate a design beneficial to all parties involved. Mr. Trump, New Mexico Development Foundation, has made demands unreasonable (enclosed letter) for granting an access design, and agreement. In talking to your staff, and zoning enforcement these demands are unreasonable and unnecessary. Your cooperation, and consideration on this matter is appreciated.

Please, feel free to contact me with any questions you, or your staff may have. Thank you.

Sincerely,


C. James Schomburg

Building Concepts, Inc.



1380 Rio Rancho Blvd. Suite 323 ♦ Rio Rancho, New Mexico 87124
Phone 505-238-2341 ♦ Fax (810) 277-0667 ♦ Email jamey1@flash.net

January 11, 2000

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

RE: Z-990-116, Beach Water Park

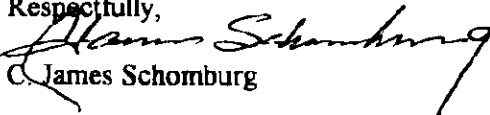
Dear Mr. Chavez:

In reference to the above, I have reviewed the new submittal from Tierra West Engineering, for your next commission meeting January 20, 2000. As stated previously, I have made every attempt to work with Mr. Jim Trump, representing The Beach Water Park, and he continues to try to control future development of our property with the new submitted plans. As you review the new submittal you will notice a new site plan. The property line on the eastern edge, between our properties has been moved in an attempt to create a buffer, owed by The Beach Water Park, denying us access and utilities. Mr. Trump is demanding we down zone our property to C-1 from M-2 to assure him our property will never be used for adult entertainment. This demand is unreasonable and will not be acceptable. We have no plans to develop our property with adult entertainment and have tried to present legal written confirmation (restrictive covenants) to assure him. The planning staff for the City of Albuquerque, were all in favor, and agreement to the site plan submitted in October of 1999, showing the access and utility easements between our properties. Due to the excessive traffic on Montano, the access easement would create a safer ingress and egress, between all properties involved. The utilities were to be designed and extended to us the adjacent property owners, as stated in the staff report dated July 6, 1999.

Numerous changes, and modifications have been made to the new site plan that are not beneficial or applicable to us or the City of Albuquerque, as stated by your staff, and in the Albuquerque/Bernalillo County Comprehensive Plan. **Therefore, I would like your consideration of a deferral of Z-99-116 for no less than 90 days.**

Thank you for your time and consideration in this matter.

Respectfully,


C. James Schomburg

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION
P.O. BOX 1293, Albuquerque, NM 87103

Montbel, Inc.
P.O. Box 6809
Albuquerque, NM 87197

Date: March 2, 1987

CERTIFICATION OF ZONING

File: Z-86-66 ✓
DATE OF FINAL ACTION: 11/6/86
Location: Tract 6A, Block 4,
and Lots 3 and 4, Sundt's
Industrial Center, located
south of Montano Road, N.E.,
between Alexander Boulevard,
N.E., and Interstate Route
25, containing approximately
42.33 acres. (F-16)

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 M-2 to SU-1 for I-P and Water Park and Related Facilities

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,

Richard Dineen

For Phil Garcia
City Planner

PG/JC/vb
cc: Graphics
Zoning
IMS/Work Study

Z-CERTIFICATION

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

Date: November 7, 1986

Montbel, Inc.
P.O. Box 6809
Albuquerque, NM 87197

NOTIFICATION OF DECISION

File: Z-86-66
Location: South of Montano Road, N.E., between
Alexander Boulevard, N.E., and Interstate Route 25,
containing approximately 42.33 acres. (F-16)

On November 6, 1986, the Environmental Planning Commission voted to approve your request to change the zone from M-2 to SU-1 for I-P and Water Park and Related Facilities for Tract 6A, Block 4, and Lots 3 and 4, Sundt's Industrial Subdivision, based on the following Findings:

Findings:

1. The request is consistent with the development objectives for the Established Urban area of the Comprehensive Plan, based on the appropriateness for non-residential zoning for this site.
2. The request is consistent with Resolution 270-1980, Policies for Zone Map Amendments, based on the advantage to the community from a more restrictive zoning.

The Environmental Planning Commission voted to defer your request for approval of the site plan to the December 4, 1986, public hearing in order to allow the applicant to submit a complete site plan as it is required for approval.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY NOVEMBER 21, 1986, IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$40 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Any person aggrieved with any determination of the Environmental Planning Commission acting under this ordinance 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 60 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL YOU CAN RECEIVED 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,


Phil Garcia
City Planner

PG/JC/vb

cc: Bryan & Flynn-O'Brien, 500 Copper, N.W., Suite 201, 87102
(5550L)

Submitted
on 9-21-00

Additional Comments for McDonald's at Renaissance

Z-99-116 (F-16) Renaissance Area

[2.5 acres]

Transportation Development Services:

Conditions of approval for the proposed site plans for subdivision purposes and for building permit should include:

- A. 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.
- B. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
- C. Site plan must address intersection modifications at Montano and Mercantile Avenue. Modification to medians and signals will be required.
- D. Site plan must address eastern driveway access to Montano and it's proximity to the Interstate 25 Interchange. If approved, the driveway should be moved to the west with restricted movements. This access point must be coordinated with the Interstate 25 access control line and frontage road access.
- E. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
- F. An adequate throat area must be provided at the main entrance. Channelization will be required to the satisfaction of the Traffic Engineer.
- G. Construction of a deceleration lane and left turn bay at the Montano / Mercantile intersection.
- H. Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
- I. Coordination with the Solid Waste Department with regard to refuse container location and access.
- J. Location of walls, fences and signs must meet the clear sight distance requirements.
- K. Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.
- L. Provision of street trees and landscaping on Montano Road.

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

e-mail: twdms@aol.com
1-800-245-3102

September 22, 2000

Mr. Bob Paulson
Senior Planner
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: Withdrawal of Case Number 00110 00000 00140, Zone Change Request
Amendment of Application for Case Z-99-116
Revised Legal for Montano Pads City Project 1000198**

Dear Mr. Paulson:

Tierra West, LLC, agent for both C. James Schomburg and the Beach Water Park, Inc., requests the withdrawal of Case Number 00110 00000 00140, a zone change request from M-2 to SU-1 for C-2 uses, Lot A, Lands of Helen E. Saunders. We request amending our application for Case Z-99-116 to the following:

Z-99-116: Tierra West, LLC, agents for the Beach Water Park, Inc. & C. James Schomburg, request a zone map amendment from M-2 and SU-1 IP to SU-1/C-2 permissive uses only and approval of a Site Development Plan for subdivision purposes, approval of a Site Development Plan for Building Permit and Master Plan amendment for Lot A, Lands of Helen E. Saunders, Tract B & C, Renaissance Center III and replat Lot 3 & 4, Tract 6-A, zoned SU-1 for IP Uses & Recreation Facility, located on Montano Road NW between Interstate 25 and Alexander Boulevard, containing approximately 24.9435± acres. (F-16) Elisa Paster, Staff Planner (DEFERRED FROM JULY 20, 2000)

We request that all of the pads being developed be zoned SU-1 for C-2 Permissive uses only. This will allow the uses proposed and prevent the adult uses that the Beach objected to throughout this process. We have met with all of the parties and expect to provide 24 new Site Development Plan packages to your office next Thursday. In your review of the legal, if you have any suggested changes please let me know. Again thank you for your patience in this matter.

Sincerely,



Ronald R. Bohannon, P.E.

cc: James K. Trump, Jr.
C. James Schomburg
Joe Langran
James Conway
Fred Robinson

JN: 990097
RRB/ba

990097:9997bp09222000



TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

e-mail: twdms@aol.com
1-800-245-3102

October 12, 2000

Mr. Bob Paulsen
Senior Planner
City of Albuquerque
P.O. Box 1293
Albuquerque NM 87103

**RE: Montano Pads Development
Case Number Z-99-116**

Dear Mr. Paulson:

Thank you for meeting with me to review the plans and submittal. The zone change for the site is a minor change. This can be articulated under Resolution 270-1980 for changed conditions, as well as articulated under the Comprehensive Plan Policies. The area is currently developing as a family recreational use area. The current zoning allows adult establishments under the zoning. The requested zoning prevents the establishment of the adult uses on any of the three tracts and will also provide for a consistent zone category for all three sites. Further, the zone change facilitates the Comprehensive Plan in the established urban areas under polices 5d, 5e, 5g.


We have also added a four-foot screen wall on the east side of the Starbuck's tract to screen the vehicle movement on site. The screen wall will be made of split face CMU, and the color will match the building with a wall cap.

We have added a note that all excess parking will be allocated to the Beach Water Park. By allowing access to the park and providing additional parking this will allow some parking to be used by the Beach. The total parking for all three pads is 96 spaces with a requirement of 68 spaces. Adding ten percent over the required parking allows 74 spaces leaving 21 spaces for the Beach. We feel the additional parking is justified based on this joint use.

We have shown on the first sheet, the parking lot that the Beach was required to install with the development of the slide tower. It is shown for reference only. The last change was the dumpster dimensions which was also included for the McDonald's tract.

I hope these minor clarifications help you in the final review. Should you have any additional questions, please do not hesitate to call me. Thank you for your time and cooperation in this matter.

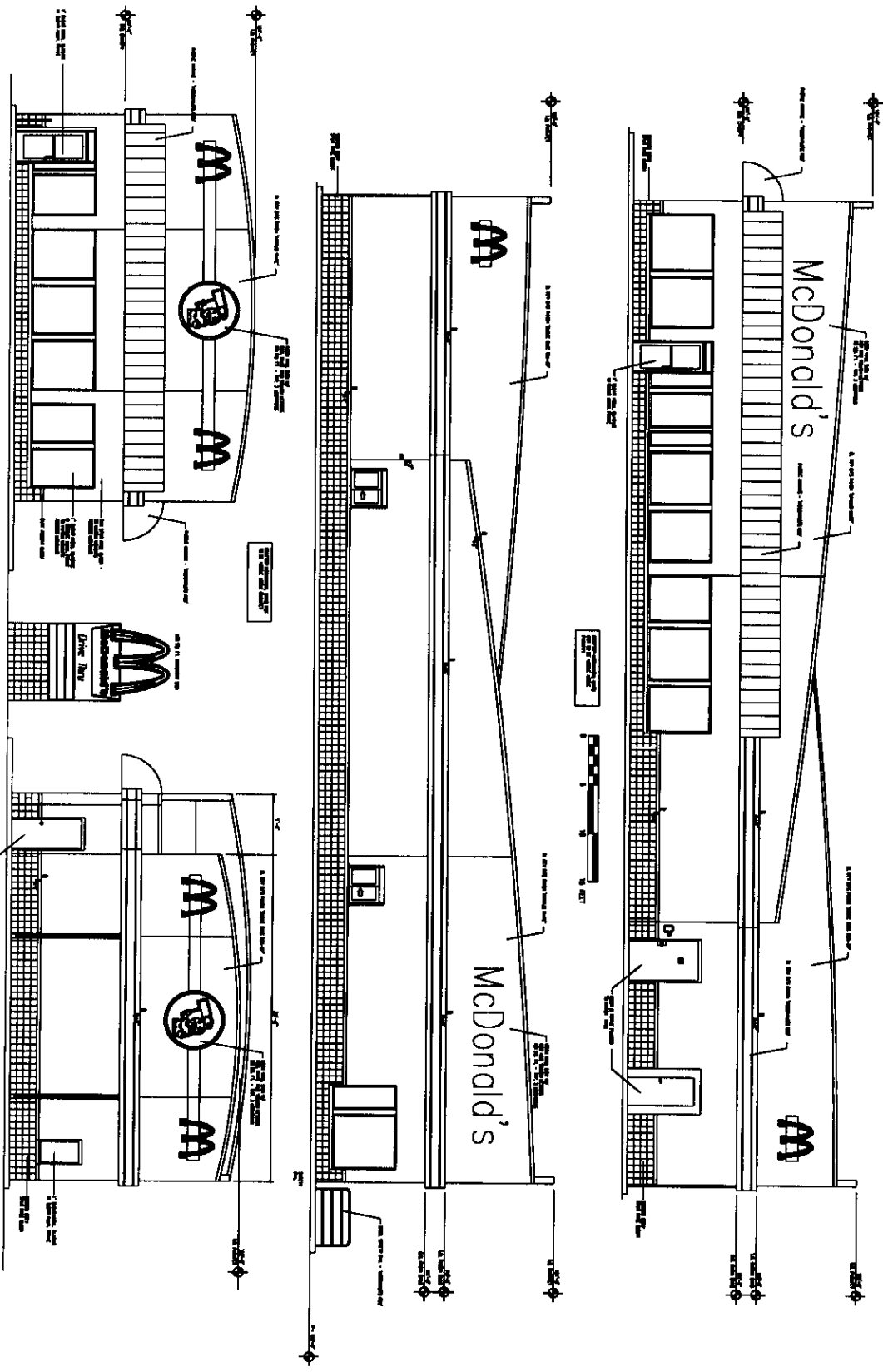
Sincerely,


for Ronald R. Bohannon, P.E.

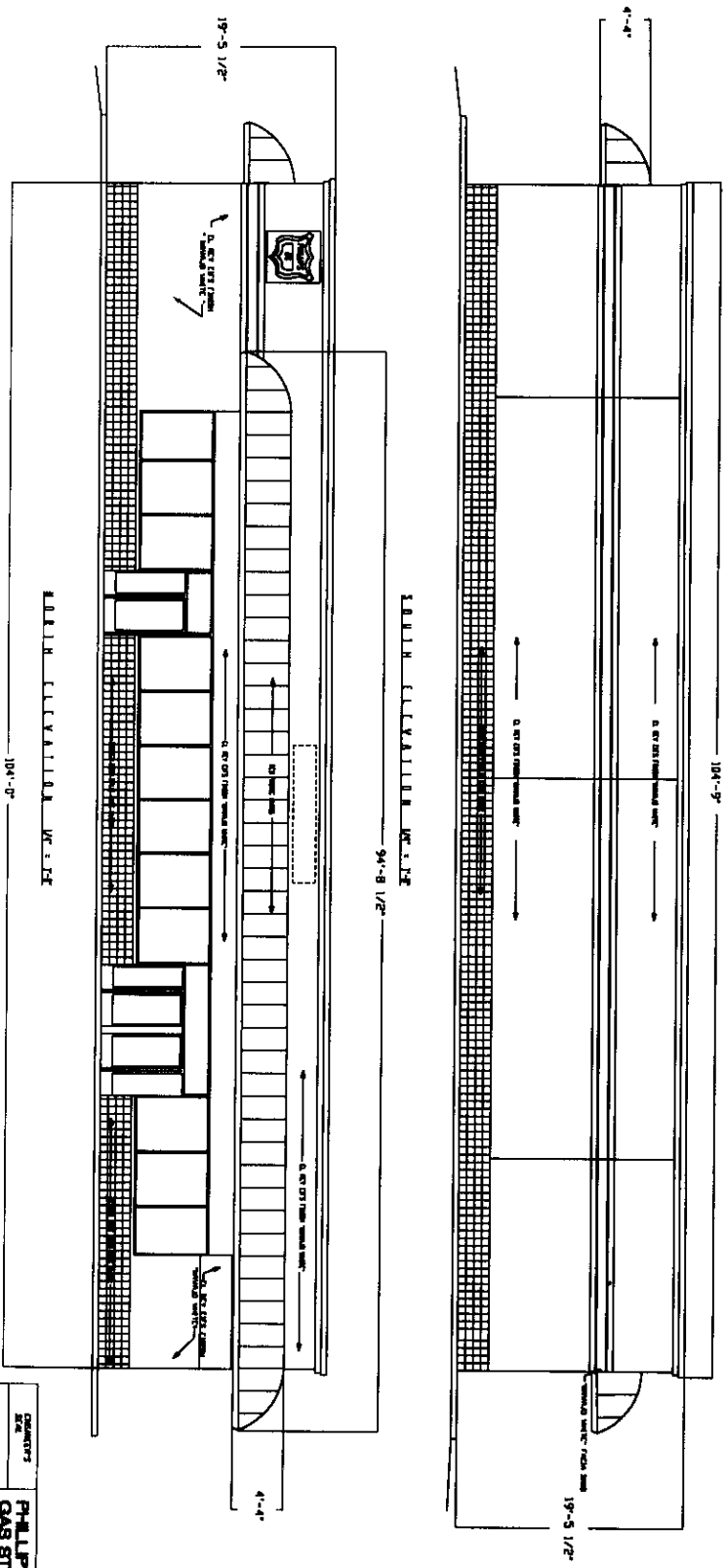
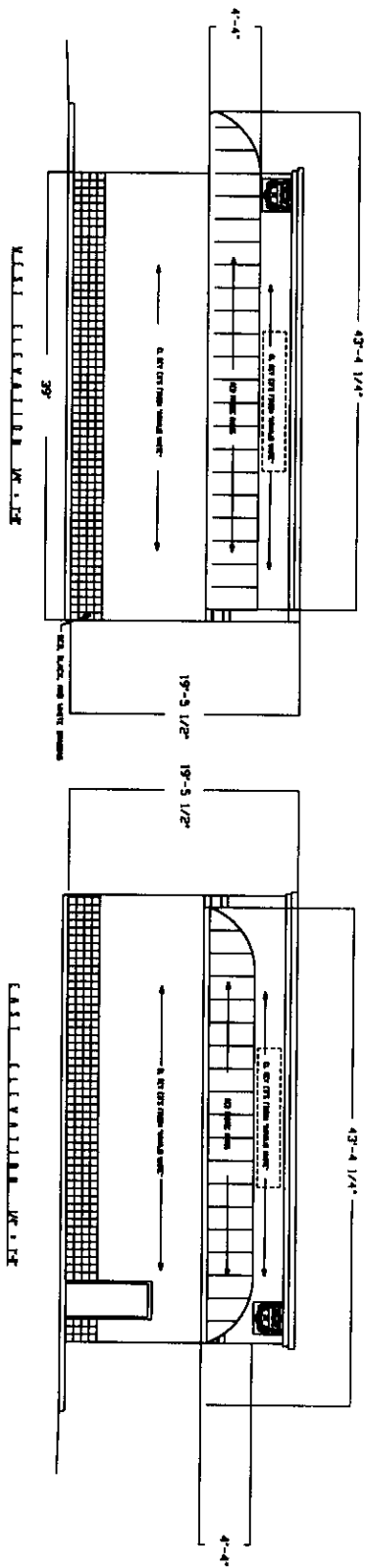
Enclosure/s

cc: James K. Trump, Jr.
C. James Schomburg
Joseph R. Langran
James J. Conway, Jr.
Fred Robinson
Rick Bennett

JN: 990097
RRB/ba



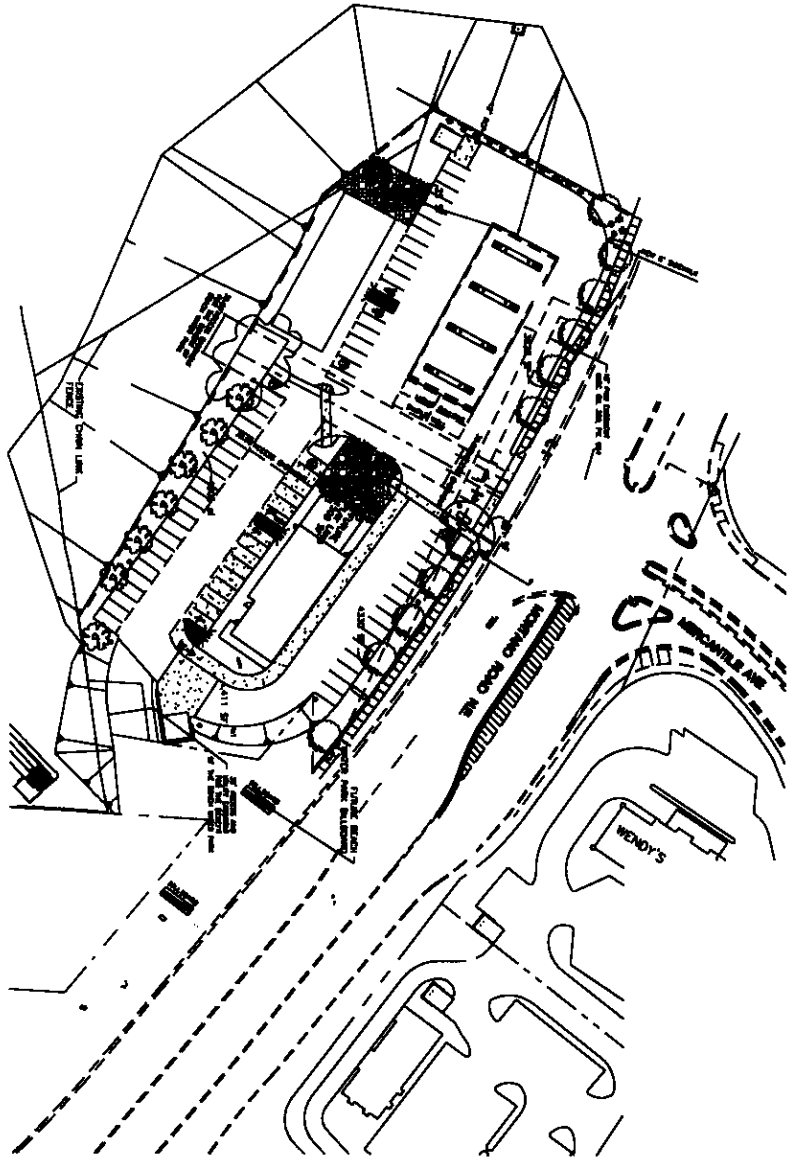
CONTRACTOR McDONALD'S RESTAURANT BUILDING ELEVATIONS		DATE 7-26-08	
CLIENT TERRA WEST, LLC <small>1000 WEST 11TH AVENUE, SUITE 8112 ALBUQUERQUE, NEW MEXICO 87102</small>		SHEET # 6A	
PROJECT # 08-0000-1100		DRAWN BY [Signature]	



OWNER	PHILIP B GINS STATION	DATE	7-21-20
ARCHITECT	THE RRA WEST, LLC	PROJECT/TEAM	SHEET 7
1000 1/2 ST. SUITE 200	ALBUQUERQUE, NM 87113	SCALE	AS SHOWN

LANDSCAPE CALCULATIONS

NET LANDSCAPE AREA	
TOTAL LOT AREA	2117
TOTAL BUILDINGS AREA	6
NET LOT AREA	2111
LANDSCAPE REQUIREMENT	1185
TOTAL LANDSCAPE REQUIREMENT	1185
TOTAL LANDSCAPE PROVIDED	1185
TOTAL NET PROVIDED	930
TOTAL NATIVE SEED PROVIDED	0



DATE: 11/11/2011

Landscape Legend

- 1 1/2" - 2" Oak, Redwood, Fir
- 2 2" - 3 1/2" Oak, Ash
- 3 4"-10" Redwood, Redwood
- 4 12" - 18" American Elm, Redwood, Fir, Spruce, Douglas Fir, Western White Pine, Western Larch, Western Yellow Pine, Western Red Cedar, Western White Pine, Western Larch, Western Yellow Pine
- 5 18" - 24" Redwood, Redwood, Fir, Spruce, Douglas Fir, Western White Pine, Western Larch, Western Yellow Pine
- 6 24" - 36" Redwood, Redwood, Fir, Spruce, Douglas Fir, Western White Pine, Western Larch, Western Yellow Pine
- 7 36" - 48" Redwood, Redwood, Fir, Spruce, Douglas Fir, Western White Pine, Western Larch, Western Yellow Pine
- 8 48" - 60" Redwood, Redwood, Fir, Spruce, Douglas Fir, Western White Pine, Western Larch, Western Yellow Pine
- 9 60" - 72" Redwood, Redwood, Fir, Spruce, Douglas Fir, Western White Pine, Western Larch, Western Yellow Pine
- 10 72" - 84" Redwood, Redwood, Fir, Spruce, Douglas Fir, Western White Pine, Western Larch, Western Yellow Pine
- 11 84" - 96" Redwood, Redwood, Fir, Spruce, Douglas Fir, Western White Pine, Western Larch, Western Yellow Pine
- 12 96" - 108" Redwood, Redwood, Fir, Spruce, Douglas Fir, Western White Pine, Western Larch, Western Yellow Pine
- 13 108" - 120" Redwood, Redwood, Fir, Spruce, Douglas Fir, Western White Pine, Western Larch, Western Yellow Pine

Landscape Notes

1. All landscape materials shall be installed in accordance with the manufacturer's instructions and the applicable codes and standards.

2. All landscape materials shall be installed in accordance with the applicable codes and standards.

3. All landscape materials shall be installed in accordance with the applicable codes and standards.

4. All landscape materials shall be installed in accordance with the applicable codes and standards.

5. All landscape materials shall be installed in accordance with the applicable codes and standards.

6. All landscape materials shall be installed in accordance with the applicable codes and standards.

7. All landscape materials shall be installed in accordance with the applicable codes and standards.

8. All landscape materials shall be installed in accordance with the applicable codes and standards.

9. All landscape materials shall be installed in accordance with the applicable codes and standards.

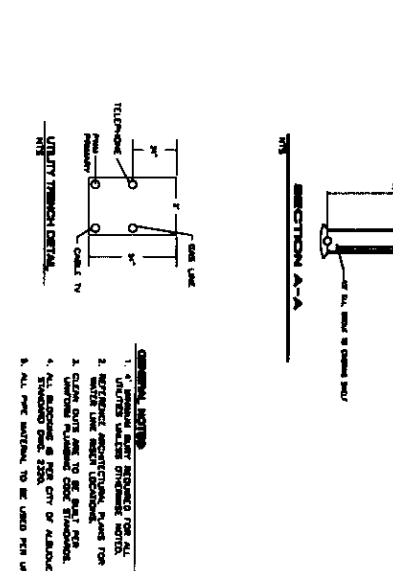
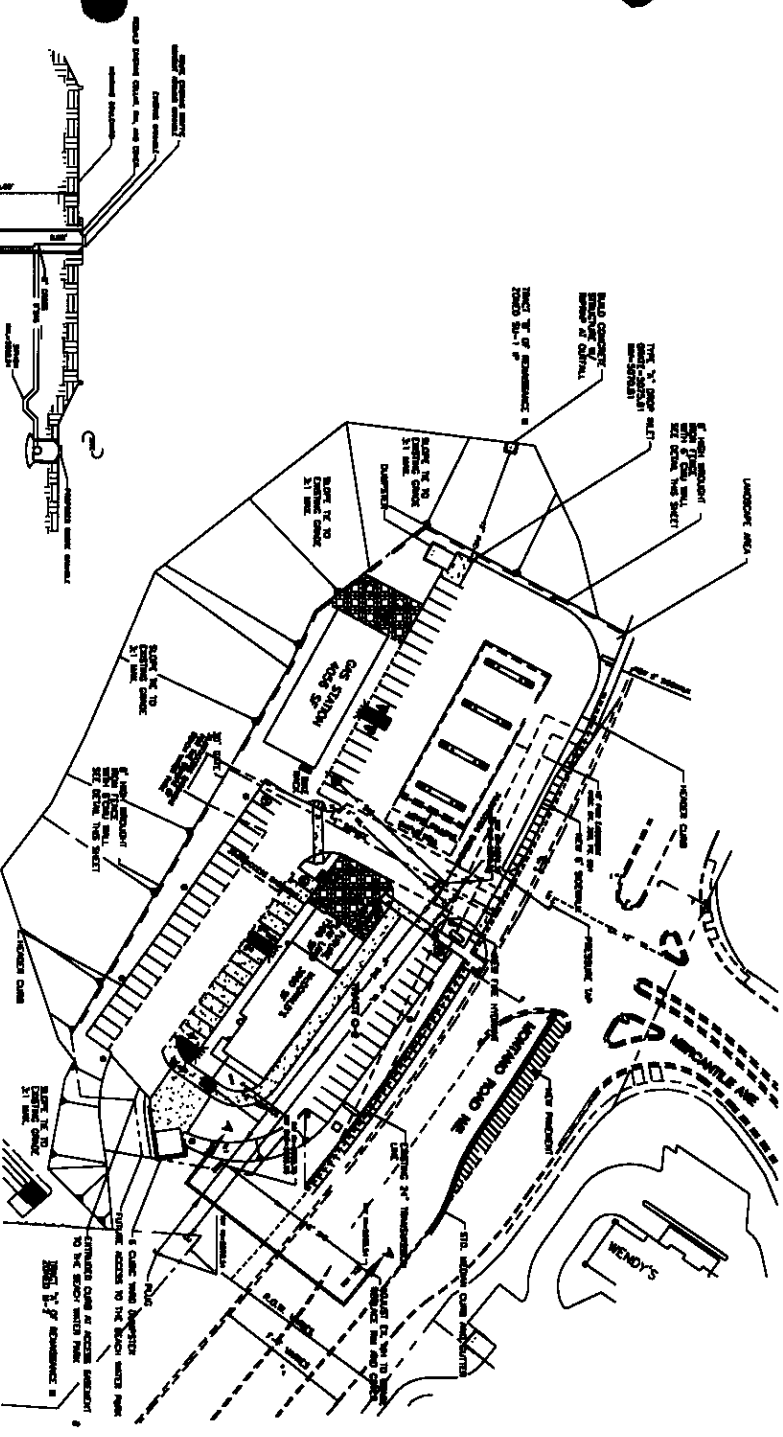
10. All landscape materials shall be installed in accordance with the applicable codes and standards.

11. All landscape materials shall be installed in accordance with the applicable codes and standards.

12. All landscape materials shall be installed in accordance with the applicable codes and standards.

13. All landscape materials shall be installed in accordance with the applicable codes and standards.

OWNER	TERRA WEST, LLC	PROJECT NO.	5
DESIGNER	RESTAURANT GAS STATION LANDSCAPE PLAN	DATE	11/11/2011
PROJECT ADDRESS	809 JEFFERSON, NEW BRUNSWICK, NJ 07113	SCALE	1"=40'
PROJECT NO.	22-2000	DATE	11/11/2011



- GENERAL NOTES**
1. UNLESS OTHERWISE NOTED, ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF ABILENE UTILITY DEPARTMENT SPECIFICATIONS.
 2. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF ABILENE UTILITY DEPARTMENT SPECIFICATIONS.
 3. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF ABILENE UTILITY DEPARTMENT SPECIFICATIONS.
 4. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF ABILENE UTILITY DEPARTMENT SPECIFICATIONS.
 5. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF ABILENE UTILITY DEPARTMENT SPECIFICATIONS.

CAUTION

EXISTING UTILITIES ARE NOT SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF ABILENE UTILITY DEPARTMENT PRIOR TO CONSTRUCTION.



OWNER'S		DATE	
RESTAURANT GAS STATION	7-25-20		
MASTER UTILITY PLAN	7-25-20		
THEBRIA WEST, LLC			
4000 W. 24TH STREET, SUITE 1115			
ABILENE, TEXAS 79602			
PROJECT NO. 2019-001			
SHEET 7			
OF 7			
DATE			
BY			
CHECKED			
APPROVED			

- LEGEND**
- EXISTING GAS MANHOLE
 - EXISTING WATER MANHOLE
 - EXISTING WATER
 - EXISTING WATER SERVICE
 - EXISTING FIRE HYDRANT
 - PROPOSED GAS MANHOLE
 - PROPOSED GAS SERVICE
 - EXISTING GAS SERVICE
 - EXISTING WATER SERVICE
 - EXISTING FIRE SERVICE
 - PROPOSED GAS SERVICE
 - PROPOSED WATER SERVICE
 - PROPOSED FIRE SERVICE
 - PROPOSED SEWER SERVICE
 - PROPOSED SEWER
- NOTES:**
1. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 2. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF ABILENE UTILITY DEPARTMENT SPECIFICATIONS.
 3. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF ABILENE UTILITY DEPARTMENT SPECIFICATIONS.
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 5. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF ABILENE UTILITY DEPARTMENT SPECIFICATIONS.

OWNER'S		DATE	
RESTAURANT GAS STATION	7-25-20		
MASTER UTILITY PLAN	7-25-20		
THEBRIA WEST, LLC			
4000 W. 24TH STREET, SUITE 1115			
ABILENE, TEXAS 79602			
PROJECT NO. 2019-001			
SHEET 7			
OF 7			
DATE			
BY			
CHECKED			
APPROVED			

MOVED BY COMMISSIONER HEISER
SECONDED BY COMMISSIONER BEGAY

MOTION CARRIED UNANIMOUSLY

00110 00000 00140

Garcia/Kraemer & Associates, agents for C. James Schomburg, request a zone map amendment from M-2 to SU-1/C-2 for Lot A, Lands of Helen E. Saunders, located on Montano Road NW between I-25 and Culture Drive, containing approximately .56 acre. (F-16) Elisa Paster, Staff Planner (**DEFERRED JUNE 15, 2000**)

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer 00110 00000 00140 to the Environmental Planning Commission Public Hearing on July 20, 2000.

MOVED BY COMMISSIONER HEISER
SECONDED BY COMMISSIONER BEGAY

MOTION CARRIED UNANIMOUSLY

Z-99-116

Tierra West LLC, agents for Beach Water Park, Inc., request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for Tract B & C, Renaissance Center III and replat Lot 3 & 4, Tract 6-A, zoned SU-1 for IP Uses & Recreation Facility, located on Montano Road NW between Interstate 25 and Alexander Boulevard, containing approximately 1.9 acres. (F-16) Elisa Paster, Staff Planner (**DEFERRED FROM MAY 18, 2000**)

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer Z-99-116 to the Environmental Planning Commission Public Hearing on July 20, 2000.

MOVED BY COMMISSIONER HEISER
SECONDED BY COMMISSIONER BEGAY

MOTION CARRIED UNANIMOUSLY

ENVIRONMENTAL PLANNING COMMISSION
MINUTES

MAY 18, 2000

COMMISSION MEMBERS PRESENT:

Chuck Gara, Chair
Robert Heiser, Vice-Chair
Joe Chavez
Elizabeth Begay
Susan Johnson
Mick McMahan
Alan Schwartz
Larry Chavez

COMMISSIONER MEMBERS ABSENT:

STAFF PRESENT:

Richard Dineen, Planning Department
Russell Brito, Planning Department
Bob Paulsen, Planning Department
Bob Torres, Planning Department
Elisa Paster, Planning Department
April Candelaria, Recording Secretary
Joe David Montano, Transportation, Public Works Dept.
Debbie Stover, Planning Department
Don Newton, Planning Department, Neighborhood Coordination

1. Called to Order. **8:25 A.M.**

Announcements of changes and/or Additions to the Agenda.

Z-99-116 Tierra West LLC, agents for Beach Water Park, Inc., request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for Tract B & C, Renaissance Center III and replat Lot 3 & 4, Tract 6-A, zoned SU-1 for IP Uses & Recreation Facility, located on Montano Road NW between Interstate 25 and Alexander Boulevard, containing approximately 1.9 acres. (F-16)
Elisa Paster, Staff Planner (**DEFERRED JUNE 15, 2000**)

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer Z-99-116 to the Environmental Planning Commission Public Hearing on June 15, 2000 at the request of the agent.

MOVED BY COMMISSIONER J CHAVEZ
SECONDED BY COMMISSIONER JOHNSON

MOTION CARRIED UNANIMOUSLY

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

e-mail: twdms@aol.com
1-800-245-3102

June 28, 2000

Mr. Chuck Gara, Chair
Environmental Planning Commission
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

**RE: Z-99-116 Request for 30-Day Deferral
Tracts B & C of Renaissance Center III & Replat of Lots 3 & 4,
Tract 6-A, Sundts Industrial Park**

Dear Mr. Gara:

Tierra West, LLC, on behalf of The Beach Water Park, Inc., requests a 60-day deferral on the above-referenced case, to the next regularly scheduled meeting on August 17, 2000. As directed by the EPC, the Beach Water Park has been working with the adjoining landowner. A purchase agreement has been sent to the owner to purchase the property after numerous meetings resolving the details of access and use. We, in the meantime, have an actual user for Tract A that we can show on the Site Plan once the purchase agreement has been signed by Mr. Schomburger.

We regret to continue to ask for deferrals but are trying very hard to work with the EPC and the adjoining landowner. Due to the lack of response from Mr. Schomburger, we cannot change the Site Plan in sufficient time to allow the City staff to comment and review the submittal. We would like one more deferral but if we do not have a response from Mr. Schomburger by July 14, we will be asking the EPC to approve our plan by itself.

If you have any questions regarding the deferral request, please do not hesitate to call me.

Sincerely,



Ronald R. Bohannon, PE

cc: James K. Trump, Jr.
Ken Tekin
Dan Brubaker
George Rainhart

JN 990097
RRB:ba

990097.9997cg06282000

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION
PAID RECEIPT

APPLICANT NAME: _____

AGENT: Tierra West LLC

ADDRESS:
(w/zip code) _____

CASE NUMBER: Z-99-116

AMOUNT DUE: \$ 75.00 deferral

- 441006/4921000 (City Cases)
- 441018/4921000 (County)
- 441011/7000110 (LUCC)

TIERRA WEST LLC 05/89
8509 JEFFERSON, NE PH: 858-3100
ALBUQUERQUE, NM 87113

DATE: 6/5/00

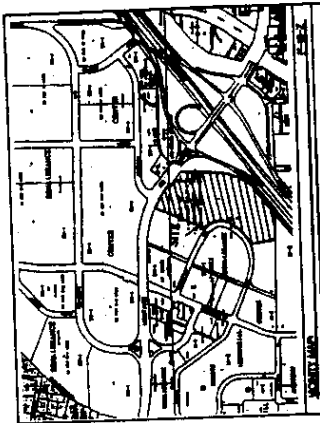
PAY TO THE ORDER OF City of Albuquerque \$ 75
 Seventy-five dollars & 00/100 DOLLAR



OR 990097 ERC Deferral

 Danna J Bohannon

⑈006431⑈ ⑆107000327⑆ 001700062381⑈



LEGAL DESCRIPTION
 PART OF THE SUBDIVISION & REPLAT OF LOTS 3 AND 4, BLOCK 4, AND TRACT C-1 OF SAUNDY INDUSTRIAL CENTER, A SUBDIVISION, AS SHOWN ON PLAT 04/28/87, MC, CH, PG. 8

SITE DATA

TRACT C-1
 PROPOSED LEASE: 62,208 SF ± (1,207 ACRES)
 LOT AREA: 3,128 SF
 BUILDING AREA: 32,012 SF ±
 PARKING/STORAGE: 19,200 SF ±
 LANDSCAPE/PLANTING: 7,417 SF ±
 PARKING PROVIDED: 83 SPACES
 PARKING REQUIRED: 18 SPACES
 IC PARKING PROVIDED: 1 SPACES
 IC PARKING REQUIRED: 1 SPACES VAN ACCESSIBLE

SITE DATA

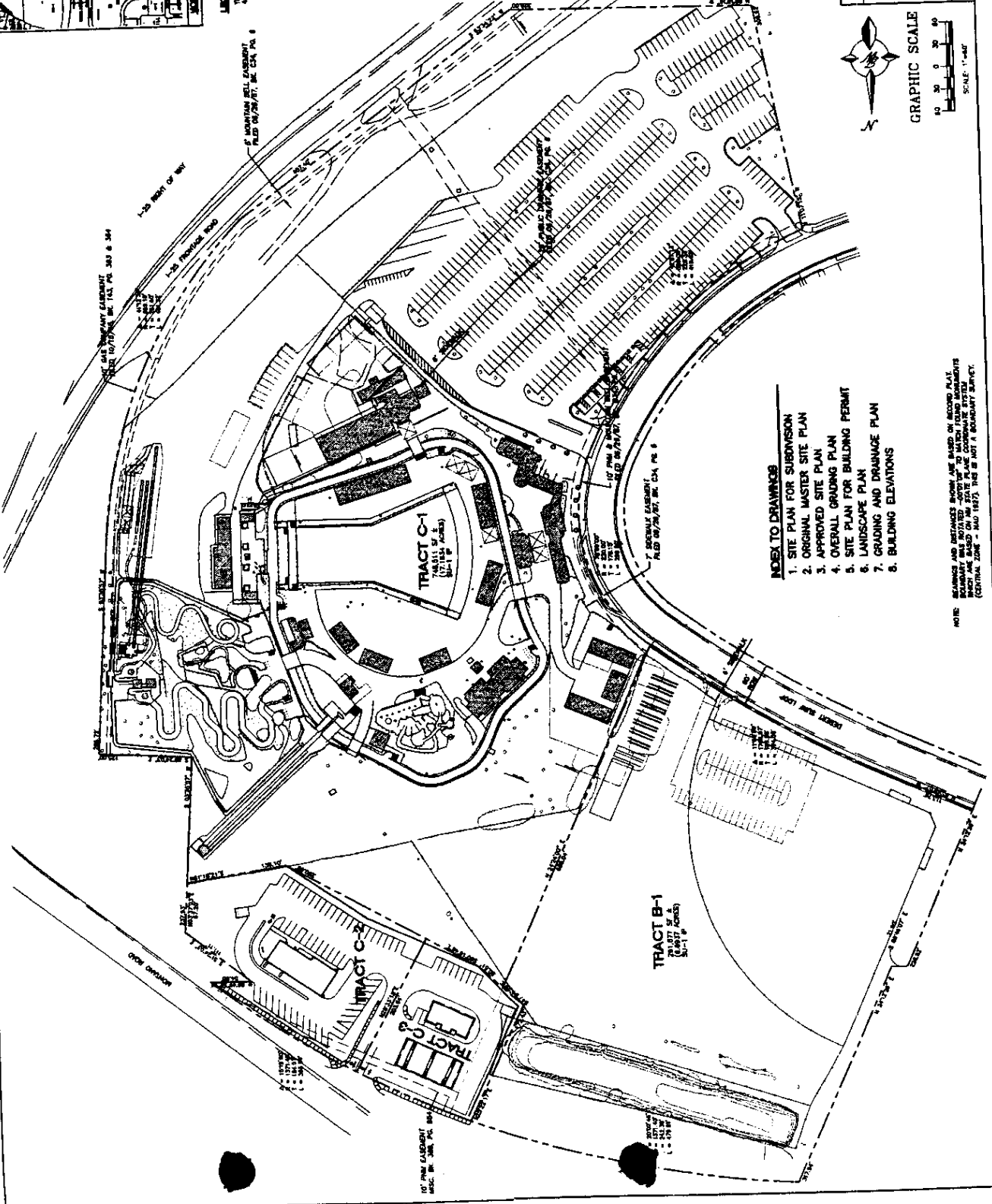
TRACT C-2
 PROPOSED LEASE: 31,281 SF ± (0.7282 ACRES)
 LOT AREA: 1,480 SF
 BUILDING AREA: 22,280 SF ±
 PARKING/STORAGE: 7,118 SF ±
 LANDSCAPE/PLANTING: 4,497 SF ±
 PARKING PROVIDED: 8 SPACES
 PARKING REQUIRED: 8 SPACES
 IC PARKING PROVIDED: 1 SPACES
 IC PARKING REQUIRED: 1 SPACES VAN ACCESSIBLE

CASE NUMBER 2-00-028

DATE: 07-21-88
 DESIGNER: TERRERA WEST, LLC
 PROJECT: WATER PARK
 CITY: BIRMINGHAM, ALABAMA
 COUNTY: ST. CLAIR, ALABAMA
 SHEET: 1 OF 8

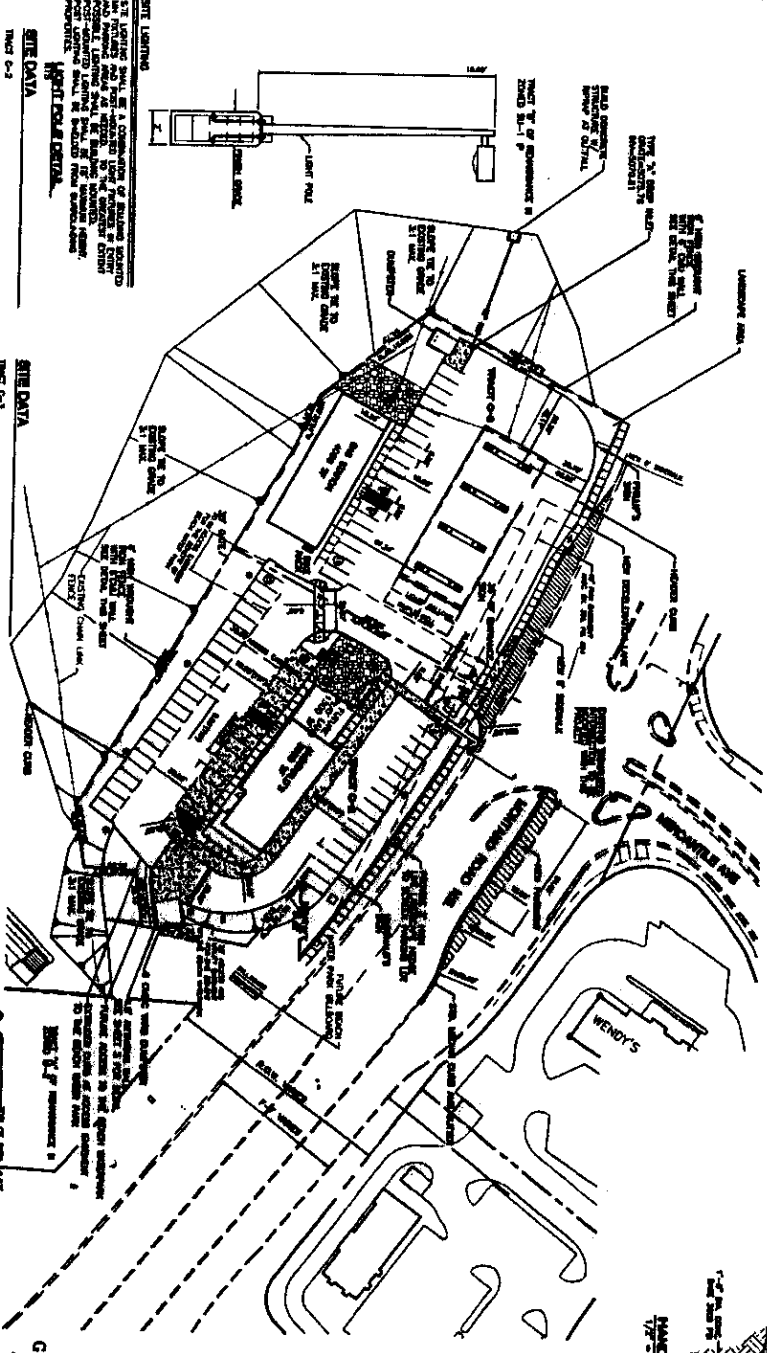
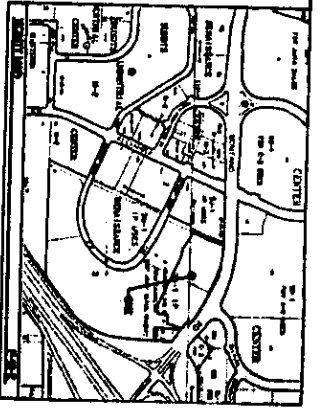
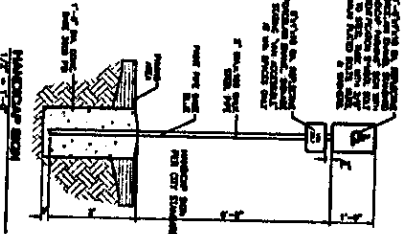
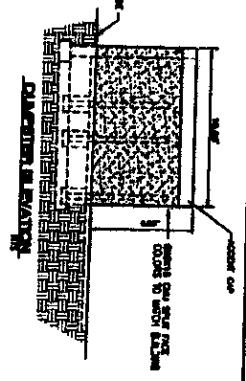
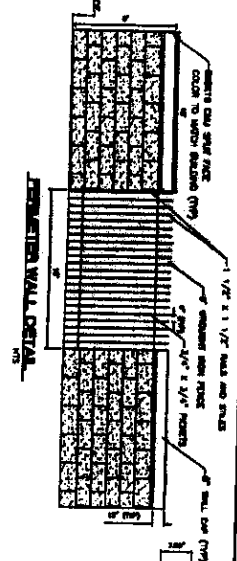


THE BEACH WATER PARK
 SITE PLAN FOR SUBDIVISION
 TERRERA WEST, LLC
 4411 WALTON ROAD, S.E., SUITE 0
 ALBUQUERQUE, NM 87106
 (505) 883-7882



- INDEX TO DRAWINGS**
1. SITE PLAN FOR SUBDIVISION
 2. ORIGINAL MASTER SITE PLAN
 3. APPROVED SITE PLAN
 4. OVERALL GRADING PLAN
 5. SITE PLAN FOR BUILDING PERMIT
 6. LANDSCAPE PLAN
 7. GRADING AND DRAINAGE PLAN
 8. BUILDING ELEVATIONS

NOTE: DRAWINGS AND DIMENSIONS SHOWN ARE BASED ON RECORD PLAT 04/28/87, MC, CH, PG. 8. DIMENSIONS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SURVEY (CENTRAL ZONE - 840 1987), AND IS NOT A BOUNDARY SURVEY.



SITE DATA

PROJECT NO: 100000000

DATE: 10/10/00

DESIGNER: J. H. HARRIS

CLIENT: ABC COMPANY

SITE DATA

PROJECT NO: 100000000

DATE: 10/10/00

DESIGNER: J. H. HARRIS

CLIENT: ABC COMPANY

SITE DATA

PROJECT NO: 100000000

DATE: 10/10/00

DESIGNER: J. H. HARRIS

CLIENT: ABC COMPANY

SITE DATA

PROJECT NO: 100000000

DATE: 10/10/00

DESIGNER: J. H. HARRIS

CLIENT: ABC COMPANY

SITE DATA

PROJECT NO: 100000000

DATE: 10/10/00

DESIGNER: J. H. HARRIS

CLIENT: ABC COMPANY

GRAPHIC SCALE

0 10 20 30 40 50

1" = 10'-0"

REVISIONS

1. REVISION 1

2. REVISION 2

3. REVISION 3

4. REVISION 4



JEREMIAH HERRIT, LLC

ARCHITECTS

4000 W. CENTRAL AVENUE, SUITE 100

DENVER, CO 80202

TEL: 303.755.1234

FAX: 303.755.5678

WWW.JHERRIT.COM

CLIENT LIST

ABC COMPANY

DEF CORPORATION

GHI ENTERPRISES

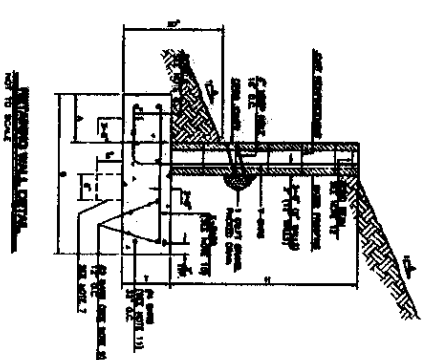
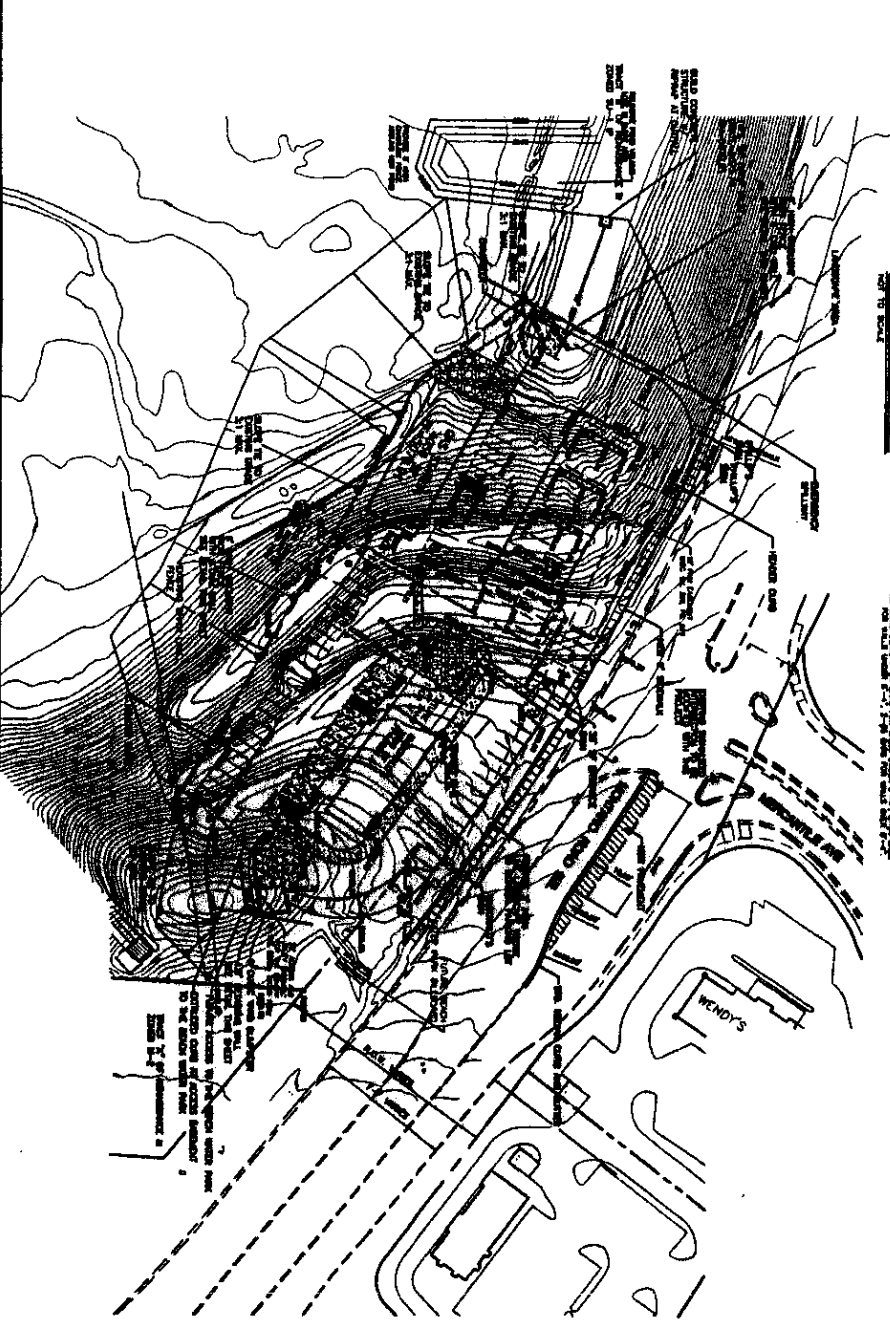
GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL BUILDING CODE (IBC).

2. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE SPECIFIED.

3. ALL DIMENSIONS SHALL BE IN FEET AND INCHES.

4. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.



1. THE PROPOSED DRAINAGE SYSTEM SHALL BE DESIGNED TO MAINTAIN THE WATER TABLE AT OR BELOW THE PROPOSED FINISH GRADE OF THE ADJACENT AREAS.

2. THE PROPOSED DRAINAGE SYSTEM SHALL BE DESIGNED TO MAINTAIN THE WATER TABLE AT OR BELOW THE PROPOSED FINISH GRADE OF THE ADJACENT AREAS.

3. THE PROPOSED DRAINAGE SYSTEM SHALL BE DESIGNED TO MAINTAIN THE WATER TABLE AT OR BELOW THE PROPOSED FINISH GRADE OF THE ADJACENT AREAS.

4. THE PROPOSED DRAINAGE SYSTEM SHALL BE DESIGNED TO MAINTAIN THE WATER TABLE AT OR BELOW THE PROPOSED FINISH GRADE OF THE ADJACENT AREAS.

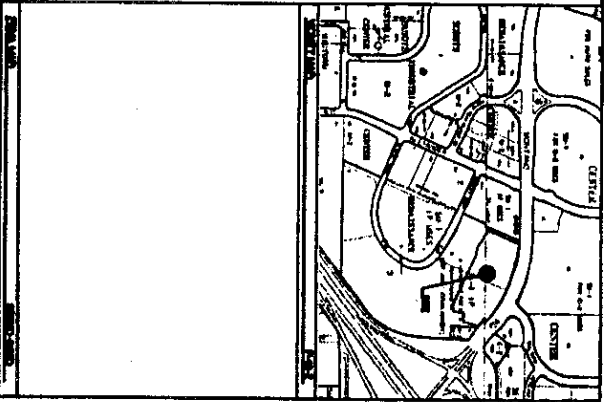
NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	CONCRETE WALL	100	LINEAL FEET	10.00	1000.00
2	PROPOSED DRAIN	500	LINEAL FEET	2.00	1000.00
3	EXISTING DRAIN	100	LINEAL FEET	1.00	100.00
4	WATER TABLE	100	LINEAL FEET	1.00	100.00
5	ADJACENT AREAS	100	LINEAL FEET	1.00	100.00
6	ADJACENT AREAS	100	LINEAL FEET	1.00	100.00
7	ADJACENT AREAS	100	LINEAL FEET	1.00	100.00
8	ADJACENT AREAS	100	LINEAL FEET	1.00	100.00
9	ADJACENT AREAS	100	LINEAL FEET	1.00	100.00
10	ADJACENT AREAS	100	LINEAL FEET	1.00	100.00

- GENERAL NOTES:**
1. THE PROPOSED DRAINAGE SYSTEM SHALL BE DESIGNED TO MAINTAIN THE WATER TABLE AT OR BELOW THE PROPOSED FINISH GRADE OF THE ADJACENT AREAS.
 2. THE PROPOSED DRAINAGE SYSTEM SHALL BE DESIGNED TO MAINTAIN THE WATER TABLE AT OR BELOW THE PROPOSED FINISH GRADE OF THE ADJACENT AREAS.
 3. THE PROPOSED DRAINAGE SYSTEM SHALL BE DESIGNED TO MAINTAIN THE WATER TABLE AT OR BELOW THE PROPOSED FINISH GRADE OF THE ADJACENT AREAS.
 4. THE PROPOSED DRAINAGE SYSTEM SHALL BE DESIGNED TO MAINTAIN THE WATER TABLE AT OR BELOW THE PROPOSED FINISH GRADE OF THE ADJACENT AREAS.
 5. THE PROPOSED DRAINAGE SYSTEM SHALL BE DESIGNED TO MAINTAIN THE WATER TABLE AT OR BELOW THE PROPOSED FINISH GRADE OF THE ADJACENT AREAS.



GRAPHIC SCALE

1. THE PROPOSED DRAINAGE SYSTEM SHALL BE DESIGNED TO MAINTAIN THE WATER TABLE AT OR BELOW THE PROPOSED FINISH GRADE OF THE ADJACENT AREAS.



- LEGEND:**
- PROPOSED DRAIN
 - EXISTING DRAIN
 - WATER TABLE
 - ADJACENT AREAS
 - ADJACENT AREAS
 - ADJACENT AREAS
 - ADJACENT AREAS
 - ADJACENT AREAS
 - ADJACENT AREAS
 - ADJACENT AREAS

NOTICE TO ORDER APPROVAL:

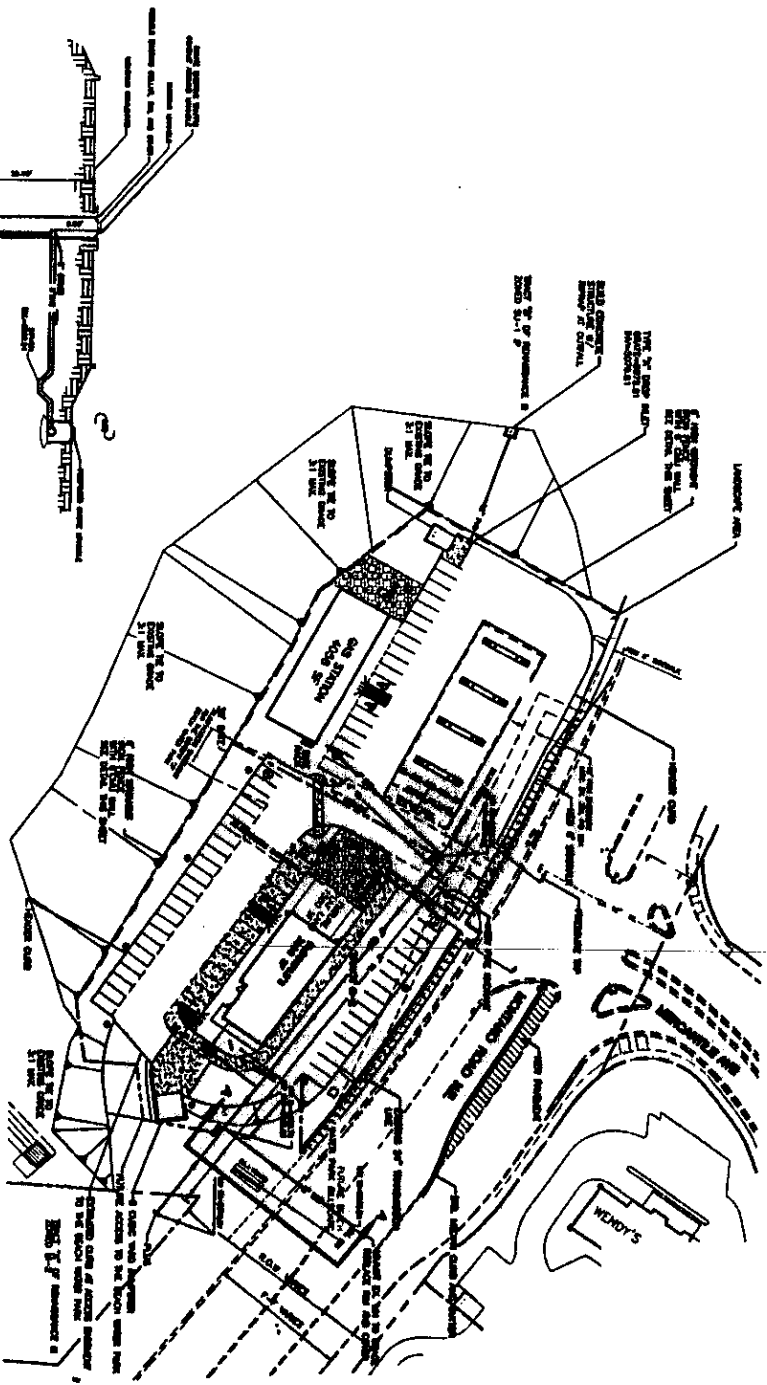
PROJECT NO. 2010-001

DATE: 10/10/10

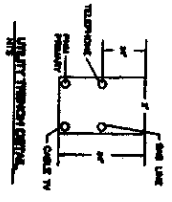
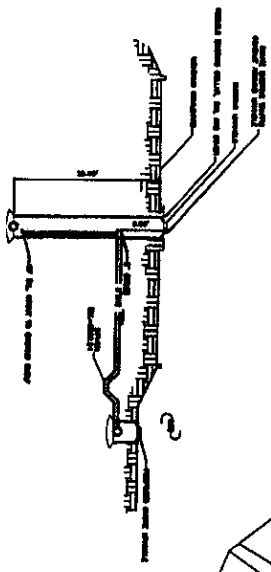
PROJECT: WEST ALPACANT/ DMS STATION/ GRADING AND DRAINAGE PLAN

SCALE: 1" = 40'

2



SECTION A-A



- GENERAL NOTES**
1. GENERAL NOTE: REFER TO THE CITY OF ALABAMA FOR THE LATEST REVISIONS TO THE ALABAMA ELECTRICAL CODE.
 2. REFER TO THE CITY OF ALABAMA FOR THE LATEST REVISIONS TO THE ALABAMA PLUMBING CODE.
 3. REFER TO THE CITY OF ALABAMA FOR THE LATEST REVISIONS TO THE ALABAMA MECHANICAL CODE.
 4. ALL PIPE SHALL BE 1/2" ABOVE FINISH FLOOR.

CAUTION
 THIS PLAN IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

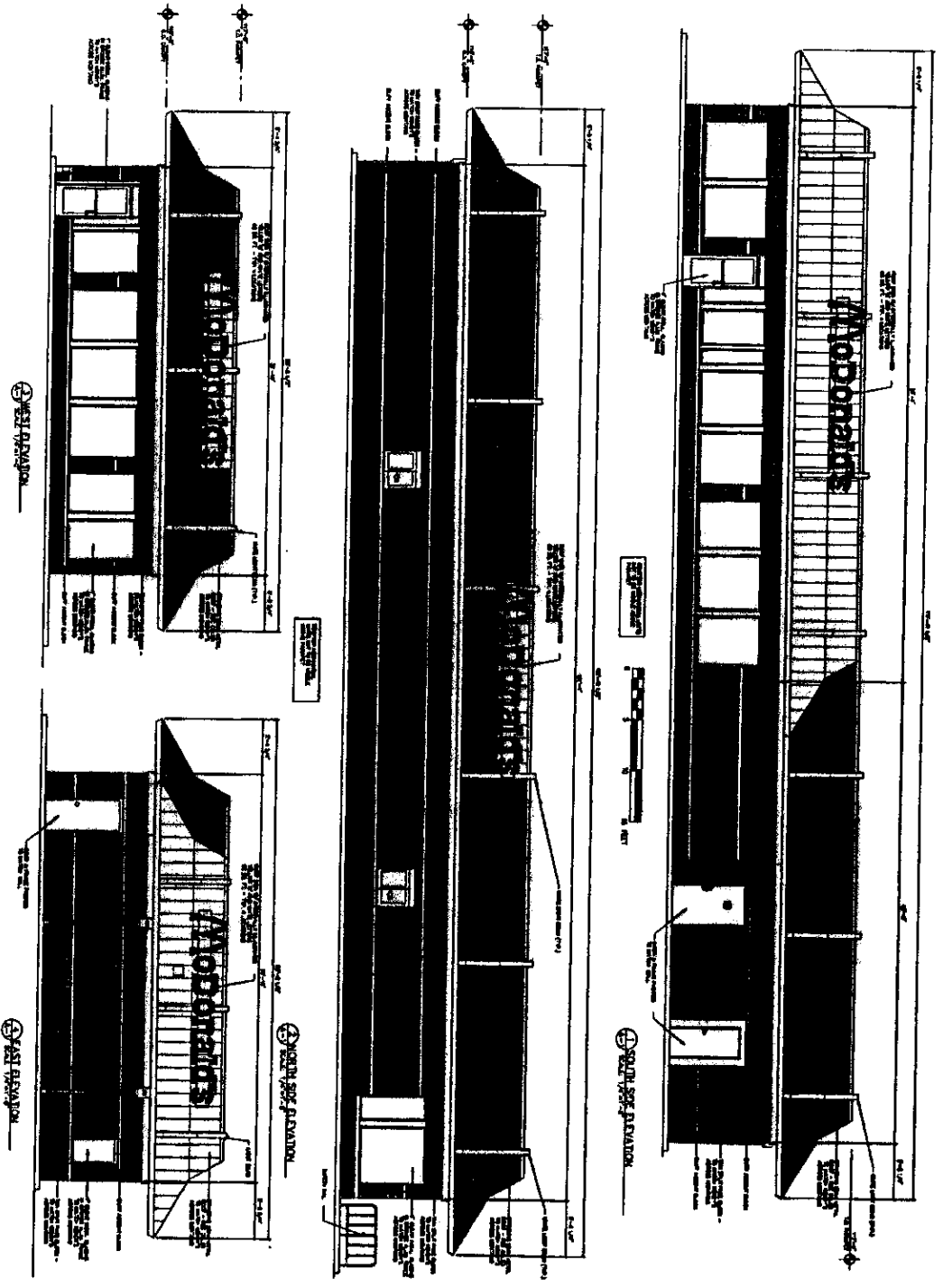
GRAPHIC SCALE
 SCALE: 1" = 4'



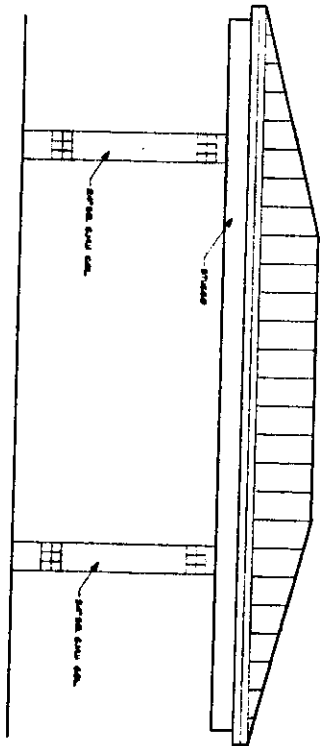
NOTES TO CONTRACTOR

1. CHECK WITH THE ARCHITECT FOR THE LATEST REVISIONS TO THE ALABAMA ELECTRICAL CODE.
2. REFER TO THE CITY OF ALABAMA FOR THE LATEST REVISIONS TO THE ALABAMA PLUMBING CODE.
3. REFER TO THE CITY OF ALABAMA FOR THE LATEST REVISIONS TO THE ALABAMA MECHANICAL CODE.
4. ALL PIPE SHALL BE 1/2" ABOVE FINISH FLOOR.

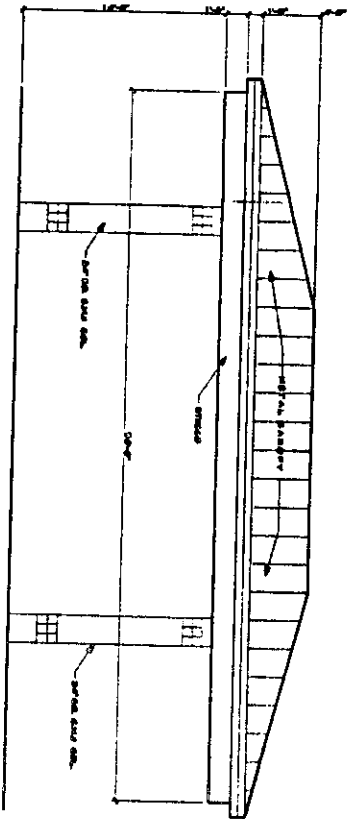
RESTAURANT GAS STATION MASTER UTILITY PLAN	SHEET 3
J. EDGAR HOOVER BUILDING 440 NORTH MOBILE STREET BIRMINGHAM, ALABAMA 35203	DATE 1-1-68



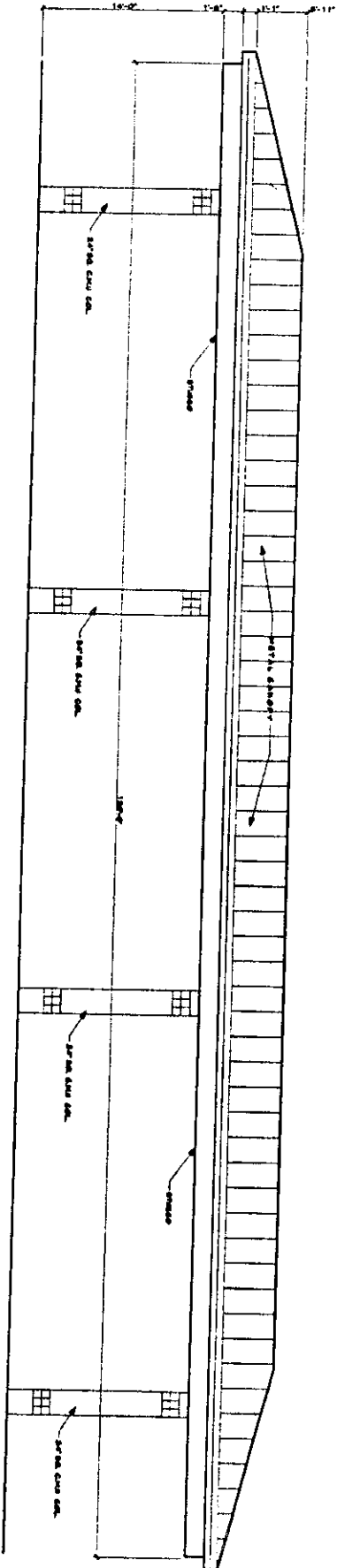
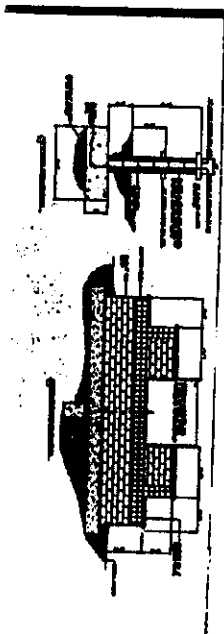
PROJECT McDONALD'S ELEVATIONS		DATE 1/27/77
DESIGNER JERRA HERTZ LLC 1401 W. 10TH AVE. SUITE 100 DENVER, CO 80202		DRAWN BY JH
SCALE AS SHOWN		SHEET NO. 5
PROJECT NO. 1000000000		TOTAL SHEETS 10



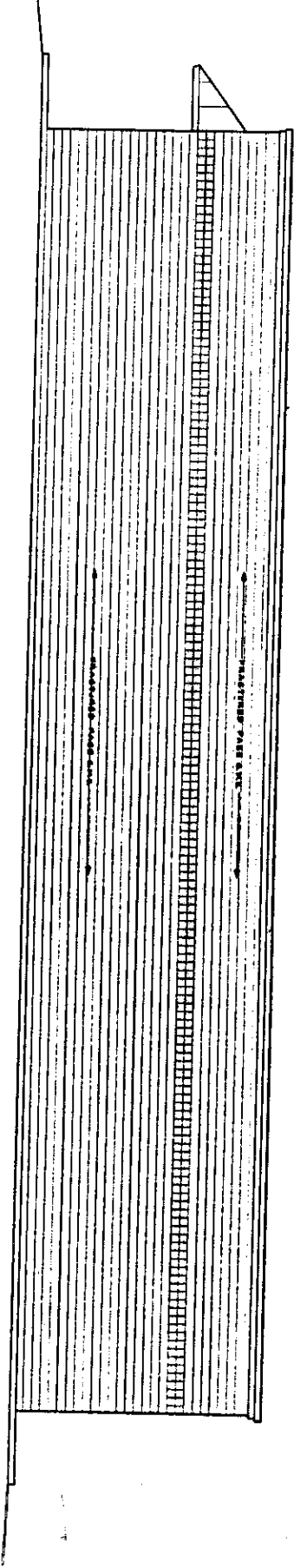
WEST ELEVATION 1/4" = 1'-0"



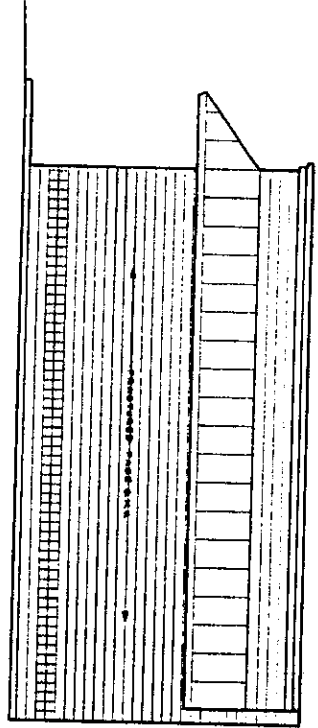
EAST ELEVATION 1/4" = 1'-0"



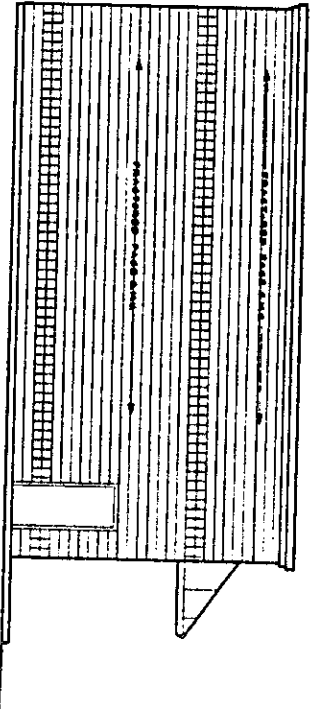
SOUTH ELEVATION 1/4" = 1'-0"



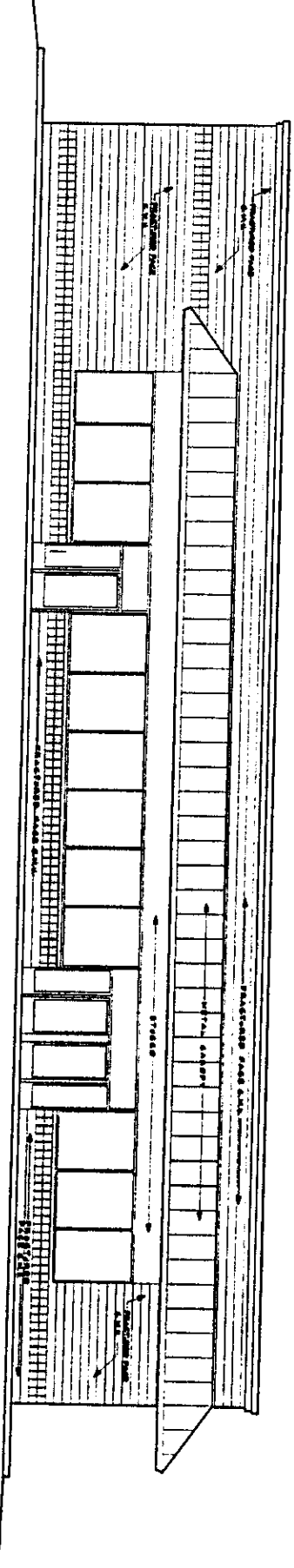
SOUTH ELEVATION 1/4" = 1'-0"



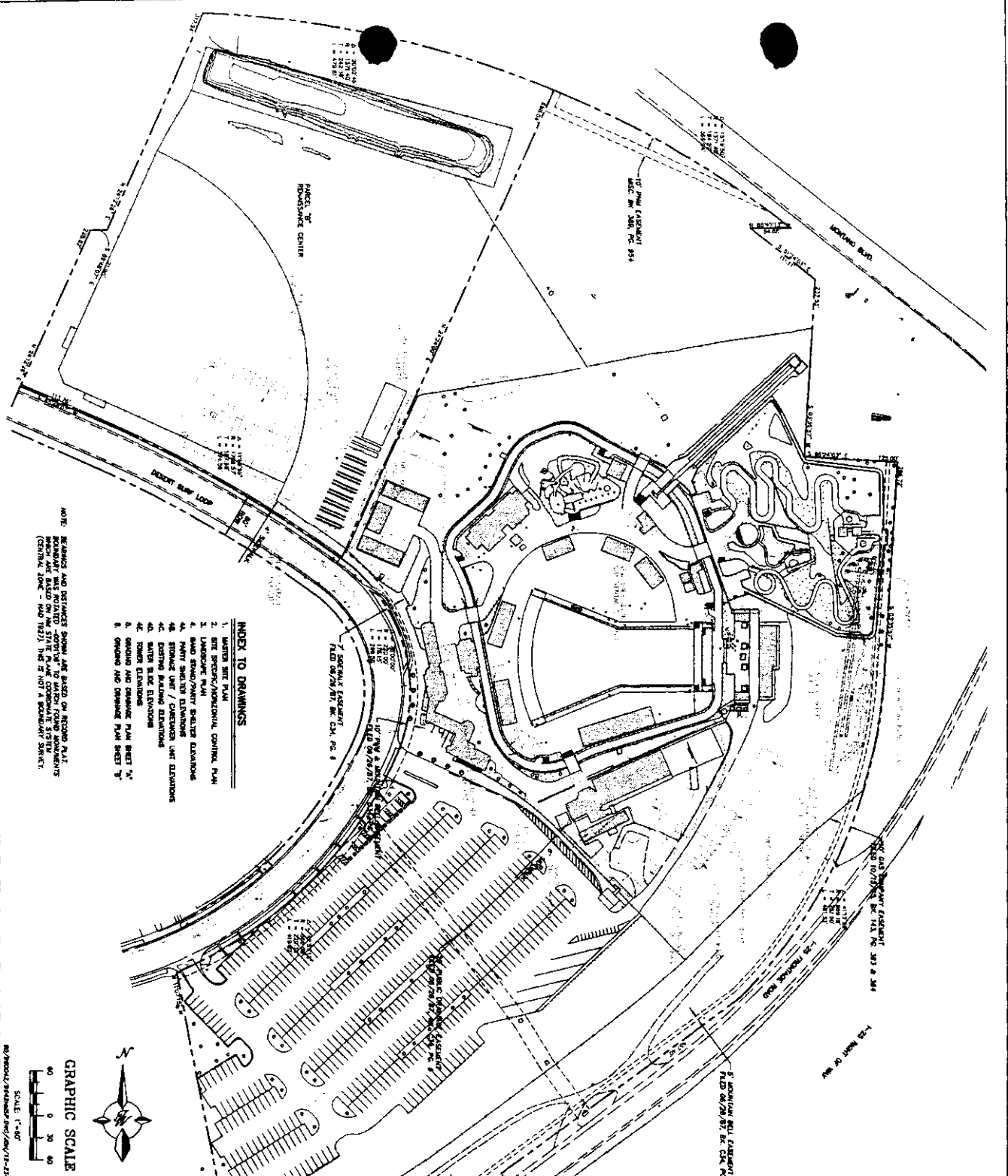
WEST ELEVATION 1/4" = 1'-0"



EAST ELEVATION 1/4" = 1'-0"

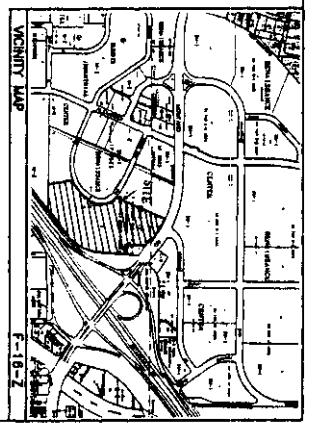
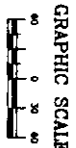


NORTH ELEVATION 1/4" = 1'-0"

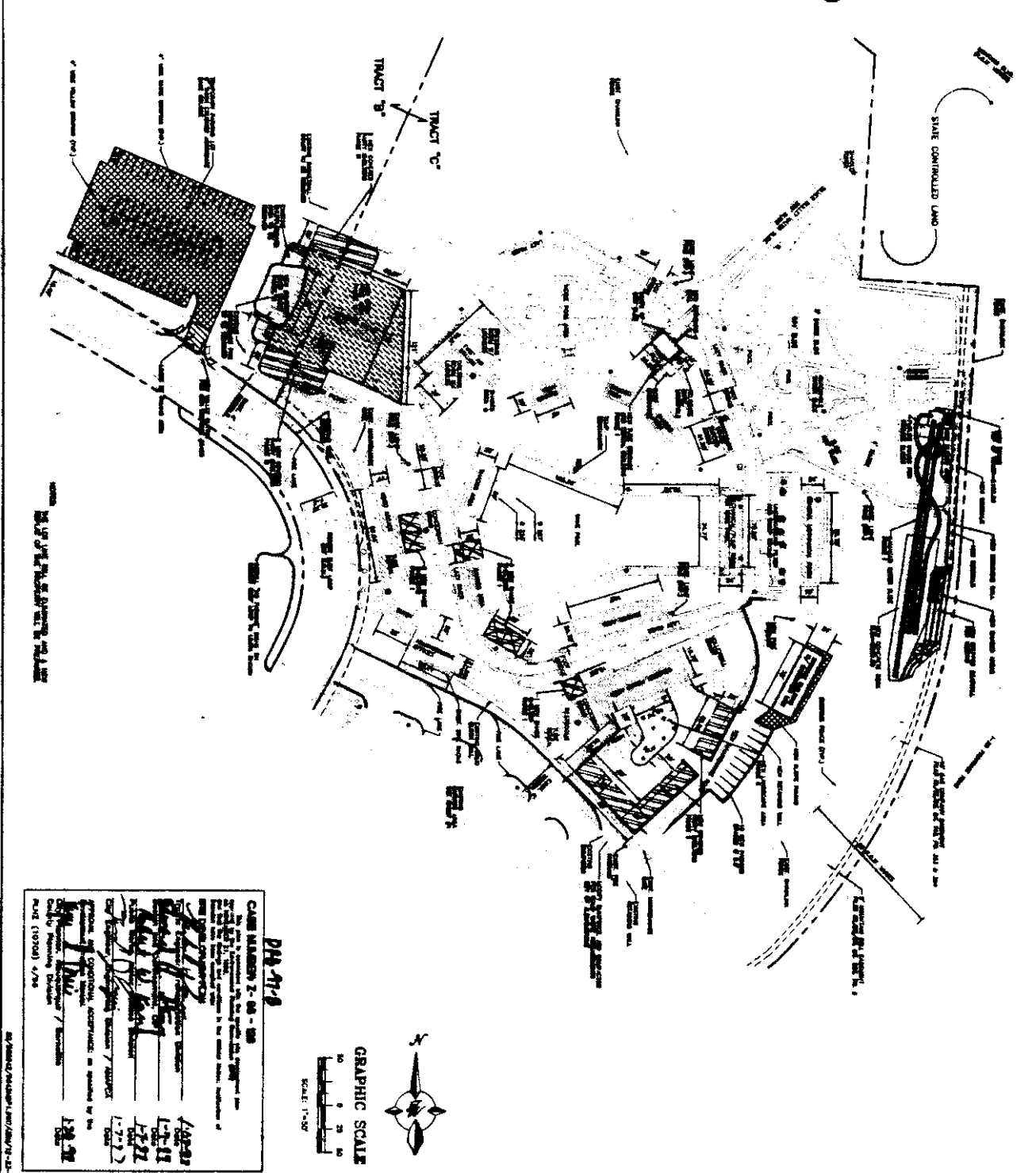


- INDEX TO DRAWINGS**
1. MASTER SITE PLAN
 2. SITE SPECIFIC/REGIONAL CONTROL PLAN
 3. LAND USE/PAVING/PAVING SCHEDULES
 4. PLANT SCHEDULE
 5. STORAGE UNIT / CHANGERS UNIT ELEVATIONS
 6. EXISTING BUILDING ELEVATIONS
 7. WATER BLDG ELEVATIONS
 8. TOWER ELEVATIONS
 9. GROUND AND DRAINAGE PLAN SHEET 'A'
 10. GROUND AND DRAINAGE PLAN SHEET 'B'

NOTE: DIMENSIONS AND DISTANCES SHOWN ARE BASED ON RECORD PLAT. RECORDARY WAS PROVIDED COPIES TO MATCH FOUND DIMENSIONS (CENTRAL ZONE - MAY 1972). THIS IS NOT A BOUNDARY SURVEY.



	OWNER'S	DATE	BY
	THE BEACH WATER PARK	08/10/74	JAM
	DESIGNER'S	DATE	BY
	JAMES H. ANDERSON LANDSCAPE ARCHITECTURE 4411 WILCO ROAD, SUITE 2 ALBUQUERQUE, NEW MEXICO 87116 (505) 261-1551	08/10/74	JAM
THE BEACH WATER PARK MASTER SITE PLAN		SHEET 1	OF 8
		DATE	BY
		08/10/74	JAM



DR-118
DATE: MARCH 2, 1968

PROJECT: THE BEACH WATER PARK

DESIGNER: L. J. ...

CLIENT: ...

SCALE: 1" = 20'

PROJECT DATA

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NO.	DESCRIPTION	AREA	NOTE
1	CONCRETE STAIRS	100.00	...
2	CONCRETE SLAB	100.00	...
3	CONCRETE WALL	100.00	...
4	CONCRETE COLUMN	100.00	...
5	CONCRETE BEAM	100.00	...
6	CONCRETE SLAB	100.00	...
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8	CONCRETE COLUMN	100.00	...
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13	CONCRETE BEAM	100.00	...
14	CONCRETE SLAB	100.00	...
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98	CONCRETE SLAB	100.00	...
99	CONCRETE WALL	100.00	...
100	CONCRETE COLUMN	100.00	...

THE BEACH WATER PARK

DATE: ...

SCALE: ...

PROJECT DATA

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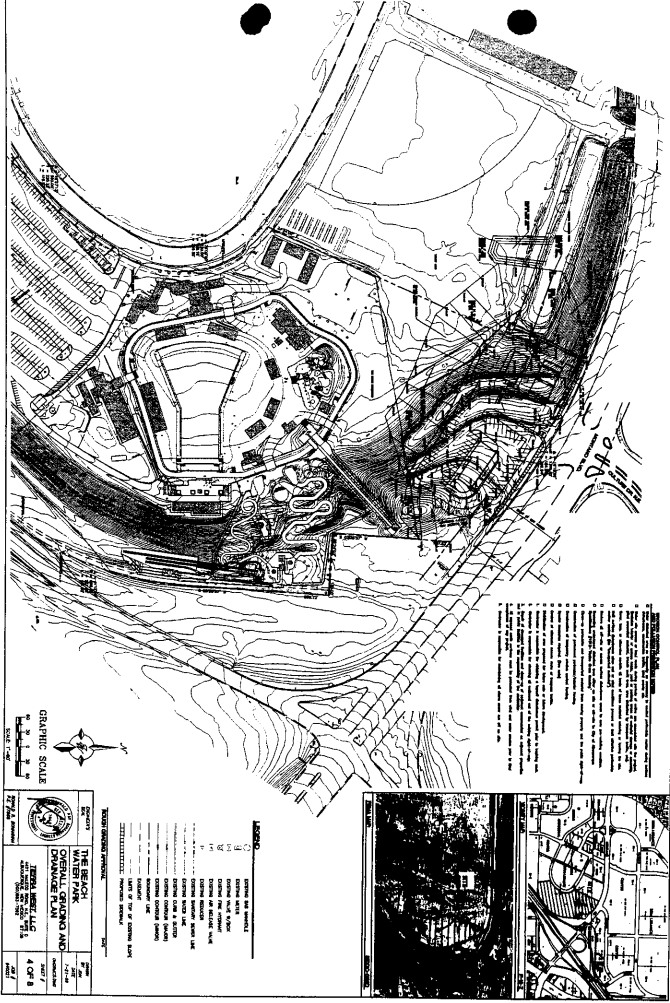
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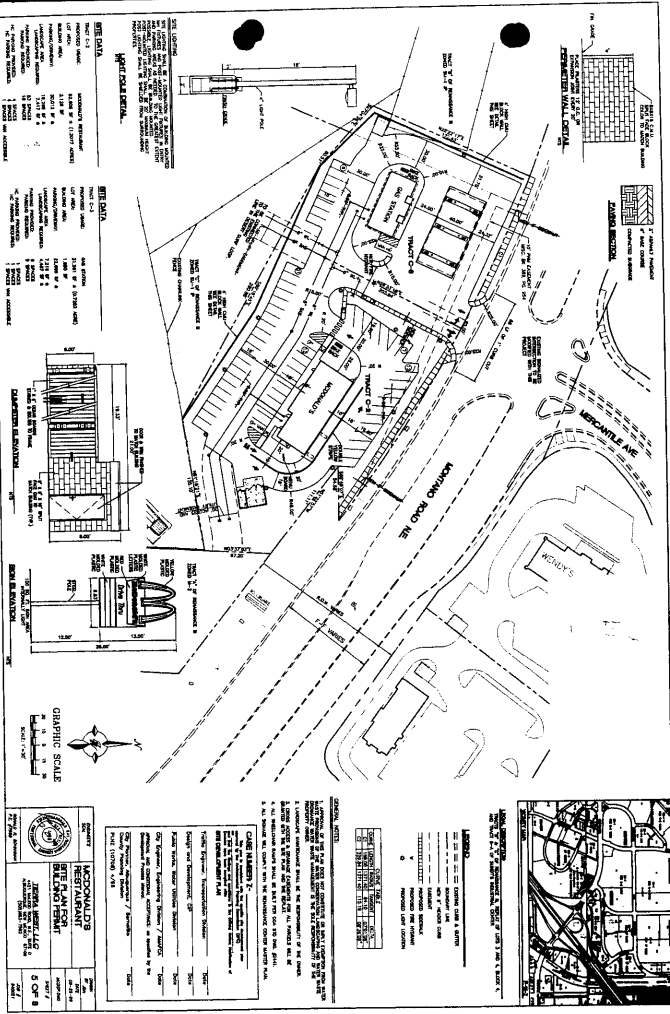
100. ...



DRIVING SCALE
1" = 100'

GENERAL NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, AS APPLICABLE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
4. ALL UTILITIES SHALL BE PROTECTED AND DEEPENED AS NECESSARY TO ACCOMMODATE THE PROPOSED DRIVEWAY.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE THROUGHOUT THE PROJECT.
6. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
7. THE CONTRACTOR SHALL MAINTAIN THE EXISTING TREES AND LANDSCAPING TO REMAIN.
8. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ENGINEER.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT UTILITIES.
10. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

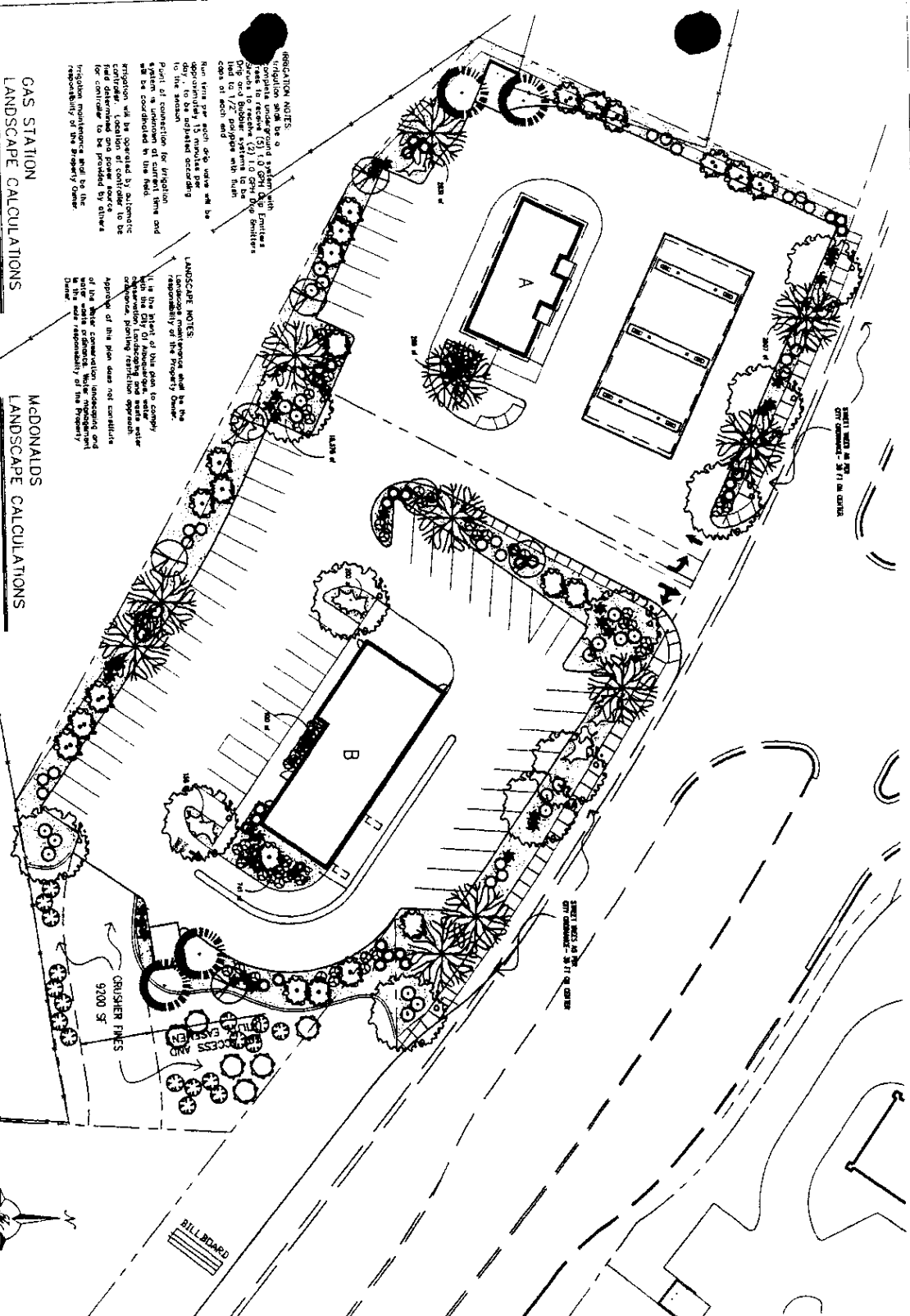
PROJECT INFORMATION:
OWNER: **THE PARK**
PROJECT: **OVERALL GROUNDS AND DRIVEWAY**
DATE: **1/1/20**
DRAWN BY: **J.S. [Name]**
CHECKED BY: **[Name]**
SCALE: **AS SHOWN**



DRIVING SCALE
1" = 100'

GENERAL NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, AS APPLICABLE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
4. ALL UTILITIES SHALL BE PROTECTED AND DEEPENED AS NECESSARY TO ACCOMMODATE THE PROPOSED DRIVEWAY.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE THROUGHOUT THE PROJECT.
6. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
7. THE CONTRACTOR SHALL MAINTAIN THE EXISTING TREES AND LANDSCAPING TO REMAIN.
8. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ENGINEER.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT UTILITIES.
10. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

PROJECT INFORMATION:
OWNER: **RESTAURANT**
PROJECT: **RESTAURANT BUILDING**
DATE: **1/1/20**
DRAWN BY: **J.S. [Name]**
CHECKED BY: **[Name]**
SCALE: **AS SHOWN**



IRRIGATION NOTES:
 Irrigation shall be a constant under ground system with emitters spaced at 12" on center. The system shall be installed to receive (2) 1.0 GPM flow emitters per 12" on center. The system shall be installed with a head of 1.25' on center with 1/2" pipe. Run time per each side shall be 15 minutes per day. To be installed according to the attached Part of contract for Irrigation system associated in the field. Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others. Irrigation maintenance shall be the responsibility of the Property Owner.

LANDSCAPE NOTES:
 It is the intent of this plan to comply with the City of Henderson water conservation landscaping and water use reduction ordinance. The contractor shall provide the plant species not available at the time of construction. Water, irrigation and water shall be provided and maintained by the Property Owner.

GAS STATION LANDSCAPE CALCULATIONS

NET LANDSCAPE AREA	31,427	square feet
TOTAL LOT AREA	1,270	square feet
TOTAL BUILDING AREA	0	square feet
NET LOT AREA	29,157	square feet
LANDSCAPE REQUIREMENT	1,354	square feet
TOTAL LANDSCAPE REQUIREMENT	30,511	square feet
TOTAL LANDSCAPE PROVIDED	31,427	square feet
TOTAL SOD PROVIDED	30	square feet

MCDONALD'S LANDSCAPE CALCULATIONS

NET LANDSCAPE AREA	35,268	square feet
TOTAL LOT AREA	1,113	square feet
TOTAL BUILDING AREA	8,152	square feet
NET LOT AREA	27,116	square feet
LANDSCAPE REQUIREMENT	7,311	square feet
TOTAL LANDSCAPE REQUIREMENT	18,805	square feet
TOTAL LANDSCAPE PROVIDED	18,877	square feet
TOTAL SOD PROVIDED	10	square feet



GRAPHIC SCALE
 20 10 0 0 10 20
 SCALE: 1" = 20'



PLANT LEGEND

	PLANT CODE	1
	PLANT CODE	2
	PLANT CODE	3
	PLANT CODE	4
	PLANT CODE	5
	PLANT CODE	6
	PLANT CODE	7
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	PLANT CODE	48
	PLANT CODE	49
	PLANT CODE	50

MCDONALD'S RESTAURANT LANDSCAPE PLAN

HERRA WEST, LLC
 4425 MILLER ROAD, N.E. SUITE D
 HENDERSON, NV 89003 7532

DATE: 07-17-19
SHEET: 8 OF 8
SCALE: 1" = 20'

Building Concepts, Inc.



1300 Rio Rancho Blvd, Suite 323 • Rio Rancho, New Mexico 87124
Phone 505-238-2341 • Fax (910) 277-0667 • Email [jarney1@flash.net]

January 11, 2000

Mr. Joseph Chavez
Chair

Environmental Planning Commission

City of Albuquerque

P.O. Box 1293

Albuquerque, NM 87103

RE: Z-990-116, Beach Water Park

Dear Mr. Chavez:

In reference to the above, I have reviewed the new submittal from Tierra West Engineering, for your next commission meeting January 20, 2000. As stated previously, I have made every attempt to work with Mr. Jim Trump, representing The Beach Water Park, and he continues to try to control future development of our property with the new submitted plans. As you review the new submittal you will notice a new site plan. The property line on the eastern edge, between our properties has been moved in an attempt to create a buffer, owed by The Beach Water Park, denying us access and utilities. Mr. Trump is demanding we down zone our property to C-1 from M-2 to assure him our property will never be used for adult entertainment. This demand is unreasonable and will not be acceptable. We have no plans to develop our property with adult entertainment and have tried to present legal written confirmation (restrictive covenants) to assure him. The planning staff for the City of Albuquerque, were all in favor, and agreement to the site plan submitted in October of 1999, showing the access and utility easements between our properties. Due to the excessive traffic on Montana, the access easement would create a safer ingress and egress, between all properties involved. The utilities were to be designed and extended to us the adjacent property owners, as stated in the staff report dated July 6, 1999.

Numerous changes, and modifications have been made to the new site plan that are not beneficial or applicable to us or the City of Albuquerque, as stated by your staff, and in the Albuquerque/Bernalillo County Comprehensive Plan. Therefore, I would like your consideration of a deferral of Z-99-116 for no less than 90 days.

Thank you for your time and consideration in this matter.

Respectfully,

James Schomburg



Building Concepts, Inc.
1380 Rio Rancho Blvd. Suite 323
Rio Rancho, NM 87124



To: Ms. Elisa Paster

Company: Fax number: +1 (505) 924-3339

Business phone:

From: C. James Schomburg

Fax number: +1 (505) 8980746

Business phone: (505) 238-2341

Home phone:

Date & Time: 1/11/2000 11:13:27 AM

Pages: 2

Re: Refax

Please call upon receipt. 238-2341

Thank you ,
Jarney

Z-99-119 Divine Towers International Inc., agents for AT & T Wireless Inc., request approval of a telecommunications waiver plus an amendment to a site development plan for Lot A, Armijo-Joe Addition, zoned C-2, located on 57th Street NW between Bice Street and Juniper Street, containing approximately 1.7 acres. (H-11) Elisa Paster, Staff Planner **(DEFERRED NOVEMBER 18, 1999)**

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer Z-99-119 to the Environmental Planning Commission Public Hearing on November 18, 1999.

MOVED BY COMMISSIONER GARA
 SECONDED BY COMMISSIONER JOHNSON

MOTION CARRIED UNANIMOUSLY

Z-99-116 Tierra West LLC, agents for Beach Water Park, Inc., requests approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for Tract B & C, Renaissance Center III and replat Lot 3 & 4, Tract 6-A, zoned SU-1 for IP Uses & Recreation Facility, located on Montano Road NW between Interstate 25 and Alexander Boulevard, containing approximately 1.9 acres. (F-16) Elisa Paster, Staff Planner **(DEFERRED DECEMBER 16, 1999)**

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer Z-99-116 to the Environmental Planning Commission Public Hearing on December 16, 1999.

MOVED BY COMMISSIONER GARA
 SECONDED BY COMMISSIONER JOHNSON

MOTION CARRIED UNANIMOUSLY

SD-95-3-1 The Planning Department, agent for the City of Albuquerque, requests approval of amendments to the S-DR and S-M1 zones of the Sawmill/Wells Park Sector Development Plan. (H-13) Paula Donahue, Staff Planner **(DEFERRED NOVEMBER 18, 1999)**

LO. NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer SD-95-3-1 to the Environmental Planning Commission Public Hearing on November 18, 1999.

SIGNA:

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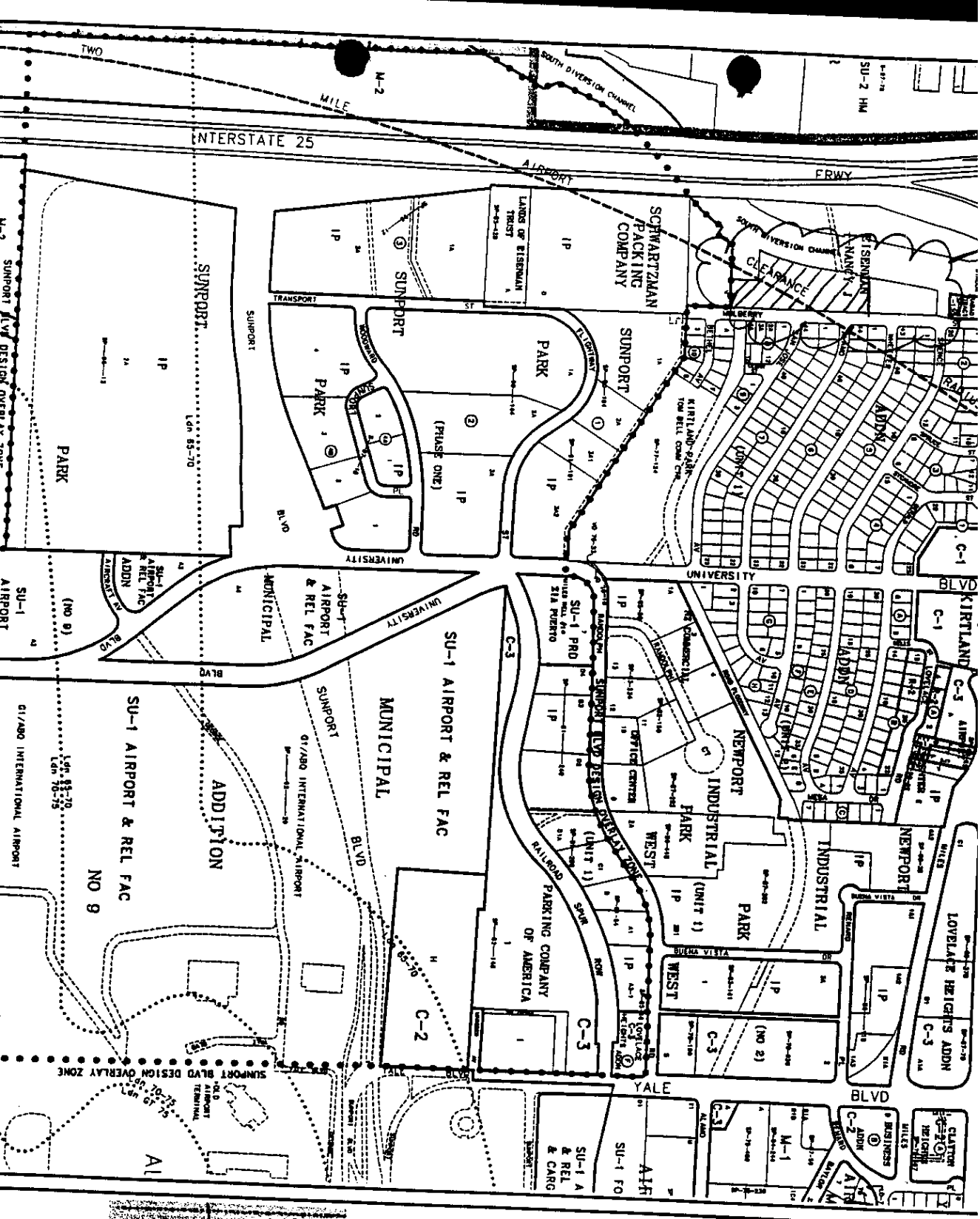
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- (B). List
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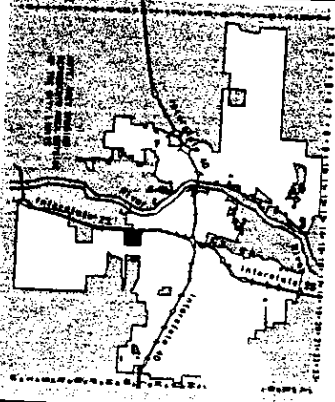
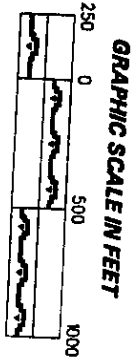
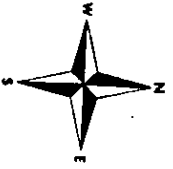
City _____ County _____

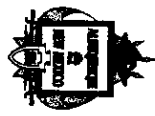
Form	Case #'s	Fees	Hearing date	Post hearing status
P	299 299-116	\$270.00	10-21-99	
		\$		
		\$		
		\$		
		\$		
	Total fees	\$270.00		

Application and fees accepted by,  Date: 8 27 99

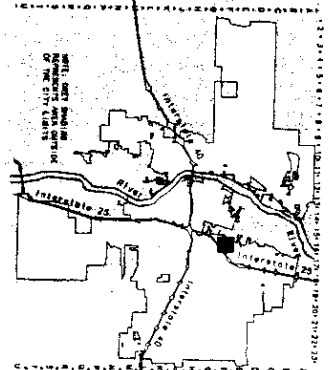
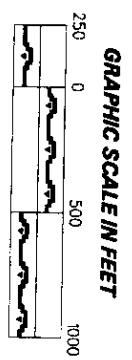
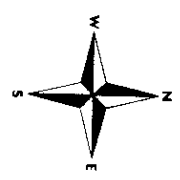


CITY OF
ALBUQUERQUE
PLANNING DEPARTMENT
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City of Albuquerque
PLANNING DEPARTMENT
 Copyright 1998



Zone Atlas Page
F-16-Z

Map Amended through
 July 08, 1998

TEPHANI WINKLEBECK
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

ncetly,

You have any questions about the information provided, please contact our office at (505) 439-1439 or by fax at 924-3913.

Our records indicate that as of August 20, 1999, there were no Recognized Neighborhood Associations in this area.

age(s) F-16.
MONTANO ROAD BETWEEN INTERSTATE 25 AND ALEXANDER BLVD NE, zone map
AND REPLAT LOT 3 & 4, TRACT 6-A, SUNDT'S INDUSTRIAL LOCATED ON
Planning Action or Site Development Plan, etc. at TRACT B & C, RENAISSANCE CENTER III
names for any Recognized Neighborhood Associations affected by their request concerning a
contacted the Office of Community and Neighborhood Coordination requesting the contact

COMPANY OR AGENCY: TERRA WEST LLC
4421 McLEOD ROAD NE, SUITE D/87109
PHONE: 883-7592/FAX: 883-7034

CONTACT NAME: KAREN STEWART

This letter will serve to notify you that on August 20, 1999:

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

August 20, 1999

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

City of Albuquerque



20-99 08:44A COA/PLANNING/OCNC 505 924 3913 P.01

Karen Stewart 8/27/99
(Applicant or Agent) (Date)

I issued 2 signs for this application, 8928 [Signature]
(Date) (Staff Member)

DRB CASE NUMBER: _____

2 94 116



ENVIRONMENTAL PLANNING COMMISSION AGENDA

Thursday, July 20, 2000, 8:00 a.m.

Plaza del Sol Hearing Room
Lower Level
600 2nd Street NW

MEMBERS

Chuck Gara, Chairman
Robert Heiser, Vice Chairman

Elizabeth Begay
Joe Chavez
Larry Chavez

Susan Johnson
Mick McMahan
Alan Schwartz

NOTE: A LUNCH BREAK AND DINNER BREAK WILL BE ANNOUNCED AS NECESSARY

Agenda items will be heard in the order indicated below unless modifications to the Agenda are approved by the EPC at the beginning of the hearing (see item 1A and 1B below); deferral and withdrawal requests (by applicants) are generally reviewed at this time.

There is no set time for cases to be heard; however, interested parties can monitor the progress of the hearing by calling the Planning Department at 924-3860. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. In the interest of time, the Chairman may establish time limitations on speakers. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak.

1. Call to Order.
 - A. Announcement of changes and/or Additions to the Agenda.
 - B. Approval of the Amended Agenda.
 - C. Approval of Mintues for April 27, 2000 and May 18, 2000.

2. 00110 00000 00140 Garcia/Kraemer & Associates, agents for C. James Schomburg, request a zone map amendment from M-2 to SU-1/C-2 for Lot A, Lands of Helen E. Saunders, located on Montano Road NW between I-25 and Culture Drive, containing approximately .56 acre. (F-16) Elisa Paster, Staff Planner
(DEFERRED FROM JUNE 15, 2000)

3. Z-99-116 Tierra West LLC, agents for Beach Water Park, Inc., request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for Tract B & C, Renaissance Center III and replat Lot 3 & 4, Tract 6-A, zoned SU-1 for IP Uses & Recreation Facility, located on Montano Road NW between Interstate 25 and Alexander Boulevard, containing approximately 1.9 acres. (F-16) Elisa Paster, Staff Planner **(DEFERRED FROM JUNE 15, 2000)**
4. Z-00110 00000 00460 00128 00000 00461 Tierra West LLC, agents for Union Pension Transaction Trust 932 NM, request a zone map amendment from SU-1 for R-3 Uses to SU-1 for C-2 & R-3 Uses plus approval of a site development plan for subdivision purposes for Tract 1B-1, Renaissance Center, located on Renaissance Boulevard NE between Montano Road and Union Way Road, containing approximately 10.460 acres. (F-16) Russell Brito, Staff Planner **(APPROVED ZONE MAP AMENDMENT TO SU-1 FOR C-2 & R-3 USES. DEFERRED SITE DEVELOPMENT PLAN FOR SUBDIVISION PURPOSES FROM JUNE 15, 2000)**
- 5.00128 00000 00578 (Project # 1000363) DCSW Inc., Architects, agents for the City of Albuquerque / National Atomic Museum, request approval of an amendment to a site development plan for subdivision (Master Plan for Balloon Fiesta Park, containing 358 acres) for minor modifications to the area designated for the Balloon Museum and related uses plus approval of a site development plan for building permit for Tract A, Lands of the Order of St. Dominic. The entire 358-acre Balloon Fiesta site is zoned SU-2 for Balloon Fiesta Park, Museum & Related Facilities. The 18.1 acre Tract A is located on Balloon Museum Drive north of Alameda Boulevard and south of AMAFCA Channel. (B-17) Bob Paulsen, Staff Planner **(DEFERRED FROM JUNE 15, 2000)**
6. Z-00110 00000 00414 J3 Construction, agents for Roberta Freid, requests a zone map amendment from R-1 to R-LT for Lots 11-15, Block 23, Thomas Addition, located on Hendrix NE and Hilton Avenue between Parsifal and Hilton Place containing approximately .96 acres. (G-20) Debbie Stover, Staff Planner
- 7.Z-00110 00000 00078 Mauro S. Nava requests a zone map amendment from R-1 to C-1 for Lot 7 of Davidson Addition, located on Candelaria Road NW between 4th Street and 2nd Street, containing approximately .10 acre. (G-14) Loretta Naranjo Lopez, Staff Planner **(DEFERRED FROM JUNE 15, 2000)**

8. Z-00110-00000-00689 Southwest Surveying Co., Inc, agents for Turner Branch, request an amendment to the Los Duranes Sector Development Plan and a Zone Map Amendment from RA-2 to C-1 for approximately the westerly 120' of Tract A-1, Lands of Branch, located on Rio Grande Boulevard, NW between San Bernardino Road and Rice Avenue, containing approximately 0.17 acres. (H-13) (Bob Torres, Staff Planner)
SD-00138-00000-00690
(Project #1000281)

9. Z-00110 00000 00002 David B. Starr, agent for Brice and Eleanor Sewell, requests a zone map amendment from RA-2 to C-2 for Lot 107-A-9-B, MRGCD Map 31, located on Rio Grande Boulevard NW between Griegos Road and Elfego Road, containing approximately 0.52 acres. (F-13) Elisa Paster, Staff Planner
(DEFERRED FROM MAY 18, 2000)

10. Z-99-141 Tierra West LLC, agents for Leona Casey request a zone map amendment from RD to SU-1 for C-2 plus approval of a site development plan for subdivision for Lots 1-5 & 28-32, Tract A, Unit A, Block 21, North Albuquerque Acres, located on Wyoming Boulevard NE between Paseo del Norte NE and Palomas Ave NE, containing approximately 6.335 acres. (D-19) Russell Brito, Staff Planner **(DEFERRED FROM APRIL 27, 2000)**

11. 00110 00000 00145 Pacific Equities, LLC request an amendment to the North I-25 Sector Development Plan plus a zone map amendment from R-D to SU-2/C-1 zoning for Lots 14-19, Block 34, Tract A, Unit B, North Albuquerque Acres, located on Louisiana Boulevard NE between Holly Avenue and Carmel Avenue, containing approximately 4.71 acres. (C-18) Bob Torres, staff Planner
00138 00000 00146
(DEFERRED FROM JUNE 15, 2000)

12. Z-99-29 Nick Kapnison & Jim Daskelos request a zone map amendment from R-1 to C-1 for Lot 7A, Block 10, Tract 2, Unit 3, North Albuquerque Acres, located on Holly Avenue NE between Louisiana Blvd. and Wyoming Blvd., containing approximately 2 acres. (C-19) Russell Brito, Staff Planner **(DEFERRED FROM APRIL 27, 2000)**

13. 00110-00000-00688 Tim D. Janis, agent for Beverly Janis, requests a an amendment to the North I-25 Sector Development Plan and a Zone Map Amendment from R-D to C-1 and for Lot 27, Tract A, Block 11, Unit A, North Albuquerque Acres, located on Palomas Avenue, NE between San Pedro Boulevard and Louisiana Boulevard, containing approximately 0.89 acres. (D-18) (Bob Torres, Staff Planner)
00138-00000-00736
(Project #1000544)

14. 00114 00000 00576
(Project # 1000488) Tierra West LLC, agents for Mock Homes, request annexation and establishment of R-D zoning for Lots 1-5 and 28-32, Block 12, North Albuquerque Acres, Tract 3, Unit 3, located on Ventura Avenue NE between Eagle Rock Avenue and Oakland Avenue, containing approximately 10 acres. (C-20) Carmen Marrone, Staff Planner **(DEFERRED FROM JUNE 15, 2000)**
15. 00128 00000 00294 Resource Technology Inc., agents for 5 B Management, request approval of a site development plan for building permit for the westerly portion of Lot 4, Jefferson Commons II, zoned IP, located on Office Boulevard NE between Singer Boulevard and I-25 Frontage Road, containing approximately 3.52 acres. (F-17) Debbie Stover, Staff Planner **(DEFERRED FROM JUNE 22, 2000)**
16. 00110-00000-00714
00138-00000-00883
(Project #1000552) DCSW Architects, Inc., agents for Russ Eaton, request an amendment to the Huning Castle / Raynolds Addition Sector Development Plan and a Zone Map Amendment from R-1 to R-T for Lot D, Block 29, Huning Addition, located on San Patricio Avenue, SW between Alcalde Place and Raynolds Avenue, containing approximately 0.18 acres. (K-13) (Russell Brito, Staff Planner)
17. 00110-00000-00710
(Project #1000473) David & Cynthia Davis request a Zone Map Amendment from SU-1 for Church to R-1 and a Site Development Plan Amendment for Lot 2, Block 16, Buena Ventura, located on Moon Street, NE between Buena Ventura Road and Chico Road, containing approximately 0.155 acres. (K-20) (Debbie Stover, Staff Planner)
18. 00128-00000-00713
(Project #1000551) DCSW, Inc, agents for GDM Land General Partnership, request approval of a Site Development Plan for Building Permit for Tract 2A, Park Square Addition, zoned SU-3 and located on America's Parkway, NE west of Louisiana Boulevard and south of Indian School Road, containing approximately 5.14 acres. (J-18) (Bob Torres, Staff Planner)
19. 00110 00000 00585
00128 00000 00682
(Project #1000493) Consensus Planning, agents for the City of Albuquerque, Open Space Division request a zone map amendment from SU-1 PRD to SU-1 for Major Public Open Space plus an amendment to a site development for subdivision for a portion of Tract E-1, Marian Rocco Subdivision, located on Coors Boulevard NW between Montañó Road and Paseo del Norte, containing approximately 9.38 acres. (D-13) Russell Brito, Staff Planner **(CONTINUED FROM JUNE 15, 2000)**

20. 00128 00000 00586 Consensus Planning, agents for Garrett Group, Inc., request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for a portion of Tract E-1, Marian Rocco Subdivision, zoned SU-1 PRD, located on Coors Boulevard NW between Montañó Road and Paseo del Norte, containing approximately 16.51 acres. (D-13) Russell Brito, Staff Planner **(DEFERREDFROM JUNE 15, 2000)**
00128 00000 00587
(Project #1000493)
21. Z-00-11 Tierra West LLC, agents for Development Services LTD Co. & Four Suns Bldgs., requests Annexation and Establishment of SU-1 for MH zoning plus approval of a Site Plan for Subdivision and approval of a Site Plan for Building Permit for Tracts 1, 2 and A-1, Lands of Chapman, plus the adjacent portion of the MRGCD lateral, plus Tract 22A, MRGCD Map 29; along with annexation and establishment of SU-1 for IP zoning and approval of a site plan for building permit for Tract B, Lands of Chapman, plus Tract 22, MRGCD Map 29, located on Edith Avenue NE between Osuna Boulevard and Sin Nombre Ct. for a total of approximately 23.08 acres. (E-15) Bob Torres, Staff Planner **(DEFERRED FROM JUNE 15, 2000)**
AX-00-3
22. 00128-00000-00721 Tierra West, LLC, agent for WWS, LLC., request approval of a Site Development Plan for Subdivision Purposes and a Site Development Plan for Building Permit for Tract B-1B, Lands of Joel P. Taylor, zoned SU-1/PRD and located on Montano Road, NW between Winterhaven Road and the lower Corrales Riverside Drain, containing approximately 10 acres. (E-12) (Russell Brito, Staff Planner)
00128-00000-00722
(Project #1000556)
23. 00128 00000 00588 Herb Denish & Assoc., Inc., agents for M.S. Development request an amendment to the West Route 66 Sector Development Plan plus a Zone Map Amendment from SU-1 PDA to C-2 for portions of Lots 57 and 58 plus approval of a Site Plan for Subdivision and Site Plan for Building Permit for Lots 57-59, part of 60 and Lot B, Town of Atrisco Grant, Unit 6, located on Central Avenue between Coors Blvd. and Unser Boulevard containing approximately 18.0 acres. (K-10) Bob Torres, Staff Planner **(DEFERRED FROM JUNE 15, 2000)**
00110 00000 00596
00138 00000 00597
(Project #1000494)
24. Z-00128 00000 00456 Consensus Planning, agents for Westland Development/Mesa Golf Inc., request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for unplatted piece of land, Town of Atrisco Grant, zoned RR, located Northwest of 98th Street NW and Unser Boulevard between Interstate-40 and Ouray Road, containing approximately 550 acres. (H-7-9 & J-7-9) Russell Brito, Staff Planner **(DEFERRED FROM JUNE 22, 2000)**
00128 00000 00457

25. Z-00114 00000 00118
AX-00110 00000 00280 John Lind, agent for Olympia Herrera, requests annexation and establishment of R-2 zoning for Lot 86, MRGCD Map #39, located west of Atrisco Road SW between Gonzales Road and Felicitas Road SW, containing approximately .14 acre. (K-12) Debbie Stover, Staff Planner. **(DEFERRED FROM APRIL 27, 2000)**
- 26.00110 00000 00580
00128 00000 00583
(Project # 1000490) Mark Goodwin & Assoc., agents for Vista del Norte Management LLC, request a Zone Map Amendment on selected tracts of Vista Del Norte Subdivision as follows: Tract A, 19.9 acres, from SU-1 RA-2 Permissive to RA-2; South portion of Tract J, 21.8 acres, from SU-1 R-T, RL-T or R-2 Permissive to R-2; North portion of Tract J, 11.1 acres, from SU-1 R-T, RL-T or R-2 Permissive to R-T; Tract L, 16.20 acres, from SU-1 R-T, RL-T or R-2 Permissive to O-1 West portion of Tract T-2, 94.2 acres, from SU-1 R-1 Permissive to R-1; East portion of Tract T-2, 32.0 acres, from SU-1 R-T, RL-T or R-2 Permissive to R-2; Southeast portion of Tract T-2, 9.5 acres, from SU-1 R-T or RL-T or R-2 Permissive to R-T; Tract T-3, 38.8 acres, from SU-1 R-1 Permissive to R-1; Tract V, 2.5 acres, from SU-1 R-T, RL-T or R-2 Permissive to SU-1 for Public Park; La Sala del Norte Subdivision, 25.1 acres, from SU-1 R-1 Permissive to R-1; Los Prados del Norte Subdivision, 18.9 acres, from SU-1 R-1 Permissive to R-1; Villa del Norte Subdivision, 12.8 acres, from SU-1 R-T, RL-T or R-2 Permissive to R-T; plus a Site Plan for Subdivision amendment for all of the original Vista del Norte Subdivision as follows: Tract A, Tract J, Tract L, Tract M, Tract T-1, Tract T-2, Tract T-3, Tract U, Tract V, La Sala del Norte Subdivision, Los Prados del Norte Subdivision and Villa del Norte Subdivision, for a site located on Osuna Road NE between Edith Boulevard and the North Diversion Channel, containing approximately 395 acres (D-16, E-16) Bob Torres, Staff Planner
27. Z-00128 00000 00285 Mark Goodwin & Associates, PA, agents for VASA Development request approval of a site development for subdivision plus approval of a site development plan for building permit for Remande Hidden Valley, Hidden Vally Addition, zoned SU-1/PRD, located on Hidden Valley Drive between Sagewood Court and Fennel Court, containing approximately 11 acres. (L-22) Bob Torres, Staff Planner **(DEFERRED FROM JUNE 15, 2000)**
28. 00140 00000 000284 The City of Albuquerque, Planning Department request an amendment to the Zoning Code (Section 14-16-1-1 et. seq.) to add definitions for Commercial Vehicle; clarify R-1 Permissive Uses; and to change select Conditional Uses in the R-1, C-2 & M-1 zones to Permissive Uses. Russell Brito, Staff Planner **RESCHEDULED FROM 22 JUNE 2000**

29. Project #1000519
00136-00000-00639
DRB-97-437
SV-98-40

Michael Allison Esq., agent for Mark and Maura Dahrting, appeals the Development Review Boards approval of the request for Preliminary Plat (includes Grading Plan approval) and a Sidewalk Variance for approximately 4 lots on Tract N-6-A, Tanoan Properties (to be known as The Traditions at Tanoan) zoned R-D(City) and located north of Academy NE and east of Lowell NE containing approximately 3.5 acres. [Z-97-61/SD-78-1-12] (E-22) [DEFERRED FROM 4/19/00] **(DEFERRED FROM JUNE 15, 2000)**

30. OTHER MATTERS.



Agenda Number: 3
Case Number: Z-99-116
July 20, 2000

Staff Report

• Agent	Tierra West
• Applicant	Beach Water Park, Inc.
Requests	<ol style="list-style-type: none"> 1. Amendment to a site plan for subdivision 2. Site plan for building permit
• Legal Description	Tracts B & C of Renaissance Center III & Replat of Lots 3 & 4, Tract 6-A, Sundts Industrial Park
• Location	Montano Road between I-25 and Alexander Boulevard
• Size	Approximately 1.9 & 18.9 acres
• Existing Zoning	SU-1 IP & Recreational Facility
• Proposed Zoning	No Change

Staff Recommendation

DEFERRAL of Z-99-116, a site plan for subdivision.

DEFERRAL of Z-99-116, a site plan for building permit.

Staff Planner
 Bob Paulsen, Senior Planner

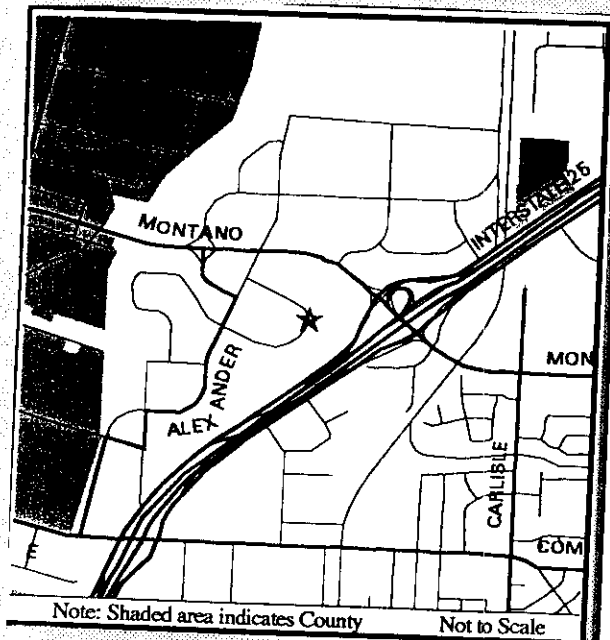
Summary of Analysis

This is a request for approvals of site plans for subdivision, and building permit for a parcel located on Montano Road that is part of the Beach Water Park (18.9 acres). A MacDonalds and a service station are proposed for this 1.9-acre site.

This request has been deferred several times beginning in January of this year to provide the applicant with the opportunity to negotiate access and zoning issues with the owner of an adjacent parcel (see Agenda item 2, James Schomburg). It now appears that there is an effort being made by this applicant to purchase the Schomburg property. In a letter dated June 28, 2000 Tierra West has provided an explanation of these efforts and has again requested a one-month deferral. Clearly a deferral is needed if this property purchase is completed since the site plan will need to be adjusted to reflect this change. Staff supports deferral but recommends a 2-month deferral to the September 21st public hearing.

A full staff report packet is not being distributed in light of the deferral request. Revised site development plans have not been submitted by the applicant.

The applicant has requested deferral to the August 17, 2000 EPC hearing; staff recommends a 2-month deferral.



FINDINGS -Z-99-116, July 20, 2000 - Site Plan for Subdivision

1. This is a request for a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. The EPC deferred this case on October 21, 1999, December 19, 1999, January 20, 2000 and again March 16, 2000. The applicant has submitted additional information since the original submittal.
3. The applicant appears to be progressing towards a resolution with the adjoining property owner as regards access and has requested a one-month deferral to pursue this resolution.
4. A two-month deferral is probably more realistic given the complexity of this request.

RECOMMENDATION -Z-99-116, July 20, 2000

DEFERRAL of Z-99-116, a request for approval of a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park, based on the preceding findings.

FINDINGS -Z-99-116, July 20, 2000 - Site Plan for Building Permit

1. This is a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. The EPC deferred this case on October 21, 1999, December 19, 1999, January 20, 2000 and again March 16, 2000. The applicant has submitted additional information since the original submittal.

3. The applicant appears to be progressing towards a resolution with the adjoining property owner and has requested a one-month deferral to pursue this resolution.
4. A two-month deferral is realistic given the complexity of this request.

RECOMMENDATION - Z-99-116, July 20, 2000 - Site Plan for Building Permit

DEFERRAL of Z-99-116 a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park, based on the preceding findings.



Bob Paulsen

Senior Planner

cc: Beach Water Park Inc., 1600 Desert Surf, Albuquerque, NM 87109
Tierra West LLC, 4432 McLeod Rd. NE, Ste D, Albuquerque, NM 87109

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

e-mail: twdms@aol.com
1-800-245-3102

June 28, 2000

Mr. Chuck Gara, Chair
Environmental Planning Commission
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

**RE: Z-99-116 Request for 30-Day Deferral
Tracts B & C of Renaissance Center III & Replat of Lots 3 & 4,
Tract 6-A, Sundts Industrial Park**

Dear Mr. Gara:

Tierra West, LLC, on behalf of The Beach Water Park, Inc., requests a 60-day deferral on the above-referenced case, to the next regularly scheduled meeting on August 17, 2000. As directed by the EPC, the Beach Water Park has been working with the adjoining landowner. A purchase agreement has been sent to the owner to purchase the property after numerous meetings resolving the details of access and use. We, in the meantime, have an actual user for Tract A that we can show on the Site Plan once the purchase agreement has been signed by Mr. Schomburger.

We regret to continue to ask for deferrals but are trying very hard to work with the EPC and the adjoining landowner. Due to the lack of response from Mr. Schomburger, we cannot change the Site Plan in sufficient time to allow the City staff to comment and review the submittal. We would like one more deferral but if we do not have a response from Mr. Schomburger by July 14, we will be asking the EPC to approve our plan by itself.

If you have any questions regarding the deferral request, please do not hesitate to call me.

Sincerely,



Ronald R. Bohannon, PE

cc: James K. Trump, Jr.
Ken Tekin
Dan Brubaker
George Rainhart

JN 990097
RRB:ba

ENVIRONMENTAL PLANNING COMMISSION

AGENDA

Thursday, June 15, 2000, 8:00 a.m.

Plaza del Sol Hearing Room
Lower Level
600 2nd Street NW

MEMBERS

Chuck Gara, Chairman
Robert Heiser, Vice Chairman

Elizabeth Begay
Joe Chavez
Larry Chavez

Susan Johnson
Mick McMahan
Alan Schwartz

**

NOTE: A LUNCH BREAK AND DINNER BREAK WILL BE ANNOUNCED AS NECESSARY

Agenda items will be heard in the order indicated below unless modifications to the Agenda are approved by the EPC at the beginning of the hearing (see item 1A and 1B below); deferral and withdrawal requests (by applicants) are generally reviewed at this time.

There is no set time for cases to be heard; however, interested parties can monitor the progress of the hearing by calling the Planning Department at 924-3860. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. In the interest of time, the Chairman may establish time limitations on speakers. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak.

1. Call to Order.

- A. Announcement of changes and/or Additions to the Agenda.
- B. Approval of the Amended Agenda.

2. Z-99-38

Dekker, Perich and Sabatini, Agents for Geltmore, Inc., request approval of a Site Plan for Subdivision and a Site Plan for Building Permit for land generally located in the northeast quadrant of Coors Boulevard and I-40, more particularly described as Tract A, Quail Ridge Shopping Center; Tract A-2122-A, Town of Atrisco Grant; Tract A-19-C2 and A-19-C1, Town of Atrisco Grant; Tract A-1-A, Tract A-15-A and Tract A-16-A, Town of Atrisco Grant; Tract 330, Tract 331-A and Tract 332, Town of Atrisco Grant, containing a total of approximately 35 acres. (H-11) Bob Torres, Staff Planner

3. 00110 00000 00078 Mauro S. Nava requests a zone map amendment from P to C-3 for Lot 7 of Davison Addition, located on Candelaria Road NW between 4th Street and 2nd Street, containing approximately .10 acre. (G-14) Loretta Naranjo Lopez
(DEFERRED FROM APRIL 27, 2000)

4. 00110 00000 00140 Garcia/Kraemer & Associates, agents for C. James Schomburg, request a zone map amendment from M-2 to SU-1/C-2 for Lot A, Lands of Helen E. Saunders, located on Montano Road NW between I-25 and Culture Drive, containing approximately .56 acre. (F-16) Elisa Paster, Staff Planner
(DEFERRED JUNE 15, 2000)

5. Z-99-116 Tierra West LLC, agents for Beach Water Park, Inc., request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for Tract B & C, Renaissance Center III and replat Lot 3 & 4, Tract 6-A, zoned SU-1 for IP Uses & Recreation Facility, located on Montano Road NW between Interstate 25 and Alexander Boulevard, containing approximately 1.9 acres. (F-16) Elisa Paster, Staff Planner **(DEFERRED FROM MAY 18, 2000)**

6. Z-00-10 Tierra West LLC, agents for Bool/LOR, request a zone map amendment from R-2 to SU-1 for IP and approval of a site plan for subdivision for Tracts 181, 182, 183, 184 and 185A, Town of Atrisco Grant Airport Unit, located on Fortuna Road NW between 76th Street NW and Interstate 40, containing approximately 15.1 acres. (J-10) Bob Torres, Staff Planner
(DEFERRED FROM APRIL 27, 2000)

7. Z-00-11
AX-00-3 Tierra West LLC, agents for Development Services LTD Co. & Four Suns Bldgs., requests Annexation and Establishment of SU-1 for MH zoning plus approval of a Site Plan for Subdivision and approval of a Site Plan for Building Permit for Tracts 1, 2 and A-1, Lands of Chapman, plus the adjacent portion of the MRGCD lateral, plus Tract 22A, MRGCD Map 29; along with annexation and establishment of SU-1 for IP zoning and approval of a site plan for building permit for Tract B, Lands of Chapman, plus Tract 22, MRGCD Map 29, located on Edith Avenue NE between Osuna Boulevard and Sin Nombre Ct. for a total of approximately 23.08 acres. (E-15) Bob Torres, Staff Planner **(DEFERRED FROM APRIL 27, 2000)**

8. Z-99-31 James R. Achen, agent for Bandelier Equities/McMahon Equities LC, requests a zone map amendment from R-1 to R-2, C-1 and O-1 for an unplatted piece of property located on McMahon Boulevard NW at the intersection of Bandelier Drive (west of Paradise Heights -Unit 1), containing approximately 17.2 acres. (A-12) Bob Torres, Staff Planner **(DEFERRED FROM APRIL 27, 2000)**

9. 00110 00000 00145 Pacific Equities, LLC request an amendment to the North I-25 Sector
00138 00000 00146 Development Plan plus a zone map amendment from R-D to SU-2/C-1
zoning for Lots 14-19, Block 34, Tract A, Unit B, North Albuquerque Acres,
located on Louisiana Boulevard NE between Holly Avenue and Carmel
Avenue, containing approximately 4.71 acres. (C-18) Bob Torres, staff
Planner **(DEFERRED MARCH 16, 2000)**
10. 00110 00000 00580 Mark Goodwin & Assoc., agents for Vista del Norte Management LLC.
00128 00000 00583 request a Zone Map Amendment on selected tracts of Vista Del Norte
(Project # 1000490) Subdivision as follows: Tract A, 19.9 acres, from SU-1 RA-2 Permissive to
RA-2; Tract T-3, 38.8 acres, from SU-1 R-1 Permissive to R-1; Portion of
Tract T-2, 94.2 acres, from SU-1 R-1 Permissive to R-1; Portion of Tract T-2,
41.5 acres, from SU-1 R-T, RL-T, R-2 Permissive to R-2; Villa del Norte
Subdivision, 12.8 acres, from SU-1 R-T, RL-T, R-2 Permissive to R-T; Los
Prados del Norte Subdivision, 18.9 acres, from SU-1 R-1 Permissive to R-1;
La Sala del Norte Subdivision, 25.1 acres, from SU-1 R-1 Permissive to R-1;
Tract J, 32.9 acres, from SU-1 R-T, RL-T, R-2 Permissive to R-2; plus a Site
Plan for Subdivision amendment for Tract A, Tract J, Tract T-3 and Tract T-
2, Villa del Norte Subdivision, La Sala del Norte Subdivision, Los Prados del
Norte Subdivision: for a site located on Osuna Road NE between Edith
Boulevard and the North Diversion Channel, containing approximately 306
acres (F-16) Bob Torres, Staff Planner
11. 00128 00000 00578 DCSW Inc., Architects, agents for the City of Albuquerque, National
(Project # 1000363) Atomic Museum request approval of a site development plan for building
permit for Tract A, Lands of the Order of St. Dominic, zoned SU-2 for
Balloon Fiesta Park Museum & Related Facilities, located on Balloon
Museum Drive north of Alameda and south of AMAFCA Channel,
containing approximately 18.1 acres. (B-17) Debbie Stover, Staff Planner
12. 00110 00000 00176 Consensus Planning, agents for West Tijeras Canyon Ltd., requests an
00138 00000 00177 amendment to the Sandia Foothills Area Plan plus a zone map amendment
00128 00000 00590 to SU-1 PRD for 64.8 acres and SU-1 for O-1 for 10 acres. (Project 1000232)
SU-1 for R-LT for 18.5 acres, and SU-1 for MPOS for 11 acres and approval
of a site development plan for subdivision for Parcel A and a portion of
Parcel C, Canyon de Carnuel Land Grant, located south of the Interstate-40
Frontage Road, east of Serenity Hills Neighborhood, containing
approximately 104.3 acres (L-23 & M-23) Russell Brito, Staff Planner

13. 00128 00000 00459 Claudio Vigil Architects, agents for Victory Love Fellowship, request an amendment to a site development plan for Tract A-1, Lands of Victory Love Fellowship Church, zoned SU-1 for Church and Related Facilities, located on Central Avenue, between Coors Road and Unser Boulevard, containing approximately 14.5 acres. (K-10) Bob Paulsen, Staff Planner **(DEFERRED FROM MAY 18, 2000)**

 14. 00128 00000 00588 Herb Denish & Assoc., Inc., agents for M.S. Development request an amendment to the West Route 66 Sector Development Plan plus a Zone
00110 00000 00596 Map Amendment from SU-1 PDA to C-2 for portions of Lots 57 and 58 plus
00138 00000 00597 approval of a Site Plan for Subdivision and Site Plan for Building Permit for
(Project #1000494) Lots 57-59, part of 60 and Lot B, Town of Atrisco Grant, Unit 6, located on Central Avenue between Coors Blvd. and Unser Boulevard containing approximately 18.0 acres. (K-10) Bob Torres, Staff Planner

 15. 00110 00000 00585 Consensus Planning, agents for the City of Albuquerque, Open Space
00128 00000 00682 Division request a zone map amendment from SU-1 PRD to SU-1 for Major
(Project #1000493) Public Open Space plus an amendment to a site development for subdivision for a portion of Tract E-1, Marian Rocco Subdivision, located on Coors Boulevard NW between Montaña Road and Paseo del Norte, containing approximately 9.38 acres. (D-13) Russell Brito, Staff Planner

 16. 00128 00000 00586 Consensus Planning, agents for Garrett Group, Inc., request approval of a
00128 00000 00587 site development plan for subdivision purposes plus approval of a site
(Project #1000493) development plan for building permit for a portion of Tract E-1, Marian Rocco Subdivision, zoned SU-1 PRD, located on Coors Boulevard NW between Montaña Road and Paseo del Norte, containing approximately 16.51 acres. (D-13) Russell Brito, Staff Planner

 17. 00114 00000 00576 Tierra West LLC, agents for Mock Homes, request annexation and
(Project # 1000488) establishment of R-D zoning for Lots 1-5 and 28-32, Block 12, North Albuquerque Acres, Tract 3, Unit 3, located on Ventura Avenue NE between Eagle Rock Avenue and Oakland Avenue, containing approximately 10 acres. (C-20) Carmen Marrone, Staff Planner
-

18. 00128 00000 00579 George Rainhart Architect & Assoc., agents for Paul Edwards request approval of a site development plan for building permit for Lot 8, Block 20, Tract 2, Unit 3, North Albuquerque Acres, zoned C-2 and site plan for subdivision amendment to include this parcel in the La Cueva Town Center site plan, located on the northeast quadrant of Paseo del Norte and Wyoming Boulevard, containing approximately 1 acre. (C-19) Bob Torres, Staff Planner
(Project # 1000489)

19. 00128 00000 00574 Consensus Planning, Inc., agents for Herford, LLC request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for Tract D-5A, Seven Bar Ranch within Section 5, Township 11N, Range 3E, zoned SU-1 IP, located on the southeast corner of Ellison & Calle Cuervo NW between NM 528 and Village of Corrales Boundaries, containing approximately 1.9564 acres. (A-14) Debbie Stover, Staff Planner
00128 00000 00575
(Project #1000487)

20. 00128 00000 00592 Consensus Planning, agents for Lowes Company, Inc., request approval of a site development plan for building permit plus an amendment to a site development plan for subdivision for Tract 3, Coors Village, University of Albuquerque Urban Center zoned SU-3, located on Coors Boulevard NW between Western Trial and Milne Road, containing approximately 14.16 acres. (F-11) Russell Brito, Staff Planner
00128 00000 00593
(Project #1000032)

21. 00128 00000 00584 Mark Goodwin & Assoc. PA, agents for Clearbrooke Investments, Inc., request approval of a site development plan for building permit for Tract C1-C and C1-D, Richfield Park, zoned SU-1/C-1, located on Jefferson Street between Alameda Boulevard and Columbine Avenue, containing approximately 1.95 acres. (C-17) Debbie Stover, Staff Planner
(Project #1000492)

22. 00138 00000 00595 The City of Albuquerque request an amendment to the West Route 66 Sector Development Plan Design Overlay Zone concerning size of signs and outdoor storage of retail items. This request has been separated from the Central Avenue Streetscape Master Plan. Mary Piscitilli, Staff Planner
(Project #1000498)

23. Project #1000519 Michael Allison Esq., agent for Mark and Maura Dahrling, appeals the
00136-00000-00639 Development Review Boards approval of the request for Preliminary
DRB-97-437 Plat (includes Grading Plan approval) and a Sidewalk Variance for
SV-98-40 approximately 4 lots on Tract N-6-A, Tanoan Properties(to be known as The
Traditions at Tanoan) zoned R-D(City) and located north of Academy NE and
east of Lowell NE containing approximately 3.5 acres. [Z-97-61/SD-78-1-12]
(E-22) [DEFERRED FROM 4/19/00]
24. Other Matters.



Agenda Number: 5
Case Number: Z-99-116
June 15, 2000

Staff Report

• <i>Agent</i>	Tierra West
• <i>Applicant</i>	Beach Water Park, Inc.
<i>Requests</i>	1. Amendment to a site plan for subdivision 2. Site plan for building permit
• <i>Legal Description</i>	Tracts B & C of Renaissance Center III & Replat of Lots 3 & 4, Tract 6-A, Sundts Industrial Park
• <i>Location</i>	Montano Raod between I-25 and Alexander Boulevard
• <i>Size</i>	Approximately 1.9 & 18.9 acres
• <i>Existing Zoning</i>	SU-1 IP & Recreational Facility
• <i>Proposed Zoning</i>	No Change

Staff Recommendation
DEFERRAL of Z-99-116, a site plan for subdivision.

DEFERRAL of Z-99-116, a site plan for building permit.

Staff Planner
 Bob Paulsen, Senior Planner

Summary of Analysis

This is a request for approval of a site plan subdivision, and for approval of a site plan for building permit for a parcel which is occupied by the Beach Water Park.

This request has been deferred several times beginning in January of this year to provide the applicant with the opportunity to negotiate access and zoning issues with the owner of an adjacent parcel (see Agenda item 4, James Schomburg). The applicants for both requests are requesting a one-month deferral. However, since the subject request will necessitate modifications to the existing site plan for subdivision and to the proposed site plan for building permit (McDonalds restaurant and gas station), Staff is recommending a two-month deferral to the August 17th EPC hearing.

A full staff report packet is not being distributed in light of the deferral request. Revised site development plans have not been submitted by the applicant.

The applicant has requested deferral to the July 20, 2000 EPC hearing.

Location Map (3" x 3")

City Departments and other interested agencies reviewed this application from September 3, 1999 to September 17, 1999. Agency comments were used in the preparation of this report.

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

Date: May 19, 2000


OFFICIAL NOTIFICATION OF DECISION

Beach Water Park Inc.
1600 Desert Surf
Albuq. NM 87109

FILE: Z-99-116
LEGAL DESCRIPTION: for Tract B & C,
Renaissance Center III and replat Lot 3 & 4, Tract
6-A, zoned SU-1 for IP Uses & Recreation Facility,
located on Montano Road NW between Interstate
25 and Alexander Boulevard, containing
approximately 1.9 acres. (F-16) Elisa Paster, Staff
Planner **(DEFERRED FROM JANUARY 20,
2000)**

On May 18, 2000, the Environmental Planning Commission voted to defer Z-99-116 to the Environmental Planning Commission Public Hearing on June 15, 2000 at the request of the agent.

Sincerely,


Fok Robert R. McCabe, AIA, APA
Planning Director

RM/BP/ac

cc: Tierra West LLC, 4432 Mcleod Rd. NE, Ste D, Albuq. NM 87109
James Schomburg, 1380 Rio Rancho Blvd., Rio Rancho, NM 87124
Helen Strader, 9577 Osuna NE, #B, Albuq. NM 87111
William Kraemer, 200 Lomas NW, #1111, Albuq. NM 87102

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

Phone: 505-858-3100
Fax: 505-858-1118

FACSIMILE TRANSMITTAL

TO: Bob Paulson

FAX: 924-3339

TOTAL OF (2) PAGE(S)

FROM: Ronald R. Bohannon (David Soule)

SUBJECT: Z-99-116 Request for 30-Day Deferral

Tracts B & C of Renaissance Center III & Replat
Of Lots 3 & 4, Tract 6-A, Sundts Industrial Park

JN: 990097

DATE: June 5, 2000

Attached is a copy of the subject deferral letter. Our runner will deliver the original with the check today. If you have any questions, please do not hesitate to call me.

IF YOU DO NOT RECEIVE ALL PAGES OF THIS TRANSMITTAL, OR IF MATERIAL IS NOT LEGIBLE, PLEASE CONTACT OUR OFFICE FROM 8:00 AM TO 5:00 PM, MST, MONDAY THROUGH FRIDAY. THANK YOU.



TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

e-mail: rwdms@aol.com
1-800-245-3102

June 6, 2000

Mr. Chuck Gara, Chair
Environmental Planning Commission
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Z-99-116 Request for 30-Day Deferral
Tracts B & C of Renaissance Center III & Replat of Lots 3 & 4,
Tract 6-A, Sundts Industrial Park

Dear Mr. Gara:

Tierra West, LLC, on behalf of The Beach Water Park, Inc., requests a 30-day deferral on the above-referenced case, to the next regularly scheduled meeting on July 20, 2000. The owners are negotiating with the adjacent property owner to purchase that parcel. They are also negotiating with a user for the adjacent parcel, and we will need the additional time to prepare a site plan.

If you have any questions regarding the deferral request, please do not hesitate to call me.

Sincerely,



Ronald R. Bohannon, PE

cc: James K. Trump, Jr.
Ken Tekin
Dan Brubaker
George Rainhart

JN 990097
RRB:js

ENVIRONMENTAL PLANNING COMMISSION

A G E N D A

Thursday, May 18, 2000, 8:00 a.m.

Plaza del Sol Hearing Room
Lower Level
600 2nd Street NW

M E M B E R S

Chuck Gara, Chairman
Robert Heisesr, Vice Chairman

Elizabeth Begay
Joe Chavez
Larry Chavez

Susan Johnson
Mick McMahan
Alan Schwartz

NOTE: A LUNCH BREAK AND DINNER BREAK WILL BE ANNOUNCED AS NECESSARY

Agenda items will be heard in the order indicated below unless modifications to the Agenda are approved by the EPC at the beginning of the hearing (see item 1A and 1B below); deferral and withdrawal requests (by applicants) are generally reviewed at this time.

There is no set time for cases to be heard; however, interested parties can monitor the progress of the hearing by calling the Planning Department at 924-3860. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. In the interest of time, the Chairman may establish time limitations on speakers. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak.

1. Call to Order.
 - A. Announcement of changes and/or Additions to the Agenda.
 - B. Approval of the Amended Agenda.

2. Z-99-116 Tierra West LLC, agents for Beach Water Park, Inc., request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for Tract B & C, Renaissance Center III and replat Lot 3 & 4, Tract 6-A, zoned SU-1 for IP Uses & Recreation Facility, located on Montano Road NW between Interstate 25 and Alexander Boulevard, containing approximately 1.9 acres. (F-16) Elisa Paster, Staff Planner **(DEFERRED FROM MARCH 16, 2000)**

3. Z-00110 00000 00140 Garcia/Kraemer & Associates, agents for C. James Schomburg, request a zone map amendment from M-2 to SU-1/C-2 for Lot A, Lands of Helen E. Saunders, located on Montano Road NW between I-25 and Culture Drive, containing approximately .56 acre. (F-16) Elisa Paster, Staff Planner **(DEFERRED FROM MARCH 16, 2000)**

4. Z-00110 00000 00002 David B. Starr, agent for Brice and Eleanor Sewell, requests a zone map amendment from RA-2 to C-2 for Lot 107-A-9-B, MRGCD Map 31, located on Rio Grande Boulevard NW between Griegos Road and Elfego Road, containing approximately 0.52 acres. (F-13) Elisa Paster, Staff Planner

5. Z-00225 00000 00328 Harve Weakland, agent for St. Joseph on the Rio Grande Church, requests a street name change (for a portion of a designated minor arterial) from Ladera Drive to St. Joseph Drive for the portion of Ladera Drive NW between Atrisco Drive and Coors Boulevard. (G-11) Bob Paulsen, Staff Planner

6. Z-00225 00000 00442 The City of Albuquerque and National Park Service request site plan review of an extra ordinary facility for Lot 4, Section 6, Township 10 N, Range 2 E, zoned SU-1 for Major Public Open Space, located on Paseo del Volcan NW, 5 miles north of Interstate 40, containing approximately 1 acre (of the 7,236 acre Petroglyph National Monument). (F-7) Russell Brito, Staff Planner

7. Z-00128 00000 00285 Mark Goodwin & Associates, PA, agents for VASA Development request approval of a site development for subdivision plus approval of a site development plan for building permit for Remande Hidden Valley, Hidden Vally Addition, zoned SU-1/PRD, located on Hidden Valley Drive between Sagewood C ourt and Fennel Court, containing approximately 11 acres. (L-22) Bob Torres, Staff Planner

8. Z-00110 00000 00414 J Construction, agents for Roberta Freid, requests a zone map amendment from R-1 to R-T, for Lot 11-15, Block 23, Thomas Addition, located on Hendrix NE and Hilton Avenue between Parsifal and Hilton Place containing approximately .75 acres. (G-20) Debbie Stover, Staff Planner

- 9.Z-00110 00000 00458 John Myers, agent for Urban Assets LLC, request a zone map amendment from SU-1/Bakery, Bookstore and Restaurant without Liquor Service (eastern portion of Tract A) and SU-1/PRD/22DU/AC & O-1 Permissive Uses (western portion of Tract A) to SU-1/Bakery, Bookstore & Restaurant with on premise sales of beer and wine, for Tract A, Lands of Double Rainbow, located on Juan Tabo Boulevard NE between Montgomery Boulevard and La Grima de Oro, containing approximately 2.29 acres. (F-21) Debbie Stover, Staff Planner

- 10.Z-00110 00000 00408 George Rainhart Architect, agents for Las Ventana LTD Partnership, requests
00128 00000 00409 a zone map amendment from C-2 to SU-1 for C-2 Uses with restrictions plus
00128 00000 00410 approval of a site development plan for subdivision purposes and approval of a
site development plan for building permit for Tracts G and H, Ventana Ranch
Subdivision, located on Paradise Boulevard NW and Universe Boulevard,
containing approximately 38.62 acres. (B-10) Russell Brito, Staff Planner
11. Z-00128 00000 00294 Resource Technology Inc., agents for 5 B Management, request approval of a
site development plan for building permit for the westerly portion of Lot 4,
Jefferson Commons II, zoned IP, located on Office Boulevard NE between
Singer Boulevard and I-25 Frontage Road, containing approximately 3.52
acres. (F-17) Debbie Stover, Staff Planner
12. 00110 00000 00435 Garcia/Kraemer & Associates, agents for Randall Rael, request a zone map
00138 00000 00436 map amendment from SU-2/TH to SU-2/O-1 plus an amendment to the
Downtown Neighborhood Sector Development Plan for Lots 3, 4, 5, and 6,
Block 25, Perea Addition, located on 11th Street NW between Lomas
Boulevard and Orchard Place, containing approximately 0.27 acre. (J-13)
Debbie Stover, Staff Planner
13. Z-00110 00000 00460 Tierra West LLC, agents for Union Pension Transaction Trust 932 NM,
00128 00000 00461 request a zone map amendment from SU-1 for R-3 Uses to SU-1 for C-2 & R-
3 Uses plus approval of a site development plan for subdivision purposes for
Tract 1B-1, Renaissance Center, located on Renaissance Boulevard NE
between Montano Road and Union Way Road, containing approximately
10.460 acres. (F-16) Russell Brito, Staff Planner
14. Z-00110 00000 00455 Wilson & Company, agents for Argus Development, request a zone map
amendment from SU-1/Office to R-D 10 DU/A and amendment to the East
Atrisco Sector Development Plan, for portions of Tract 335 and 334, Town of
Atrisco Grant, located on Ouray Road NW between Estancia Drive and 57th
Street containing approximately 6.824 acres. (H-11) Bob Torres, Staff Planner
15. Z-00110 00000 00462 Tierra West LLC, agents for Charles Williams & Jim W. Shull Jr., request a
zone map amendment from R-3 & R-1 to R-LT for Remaining Portion, St.
Anthony's Orphanage (Tract 246), and Tracts 222-B, 223-B1, 223-B2 & 223-
B3, MRGCD Map 35, located on Indian School Road NW between Rio
Grande Boulevard and 12th Street, containing approximately 11.61 acres. (H-
13) Russell Brito, Staff Planner

16. Z-00128 00000 00430 Jeff Mortensen & Associates Inc., agents for Arlan Collatz, Collatz, Inc.,
00128 00000 00431 request approval of a site development plan for subdivision and approval of a site development plan for building permit for Lots 26, 27, 28, 29, 33, 34, 35, 36, 37, and 38 (Lava Shadows), Township 11 North, Range 2 East, N.M.P.M., zoned SU-1 Residential, located on Unser Boulevard NW between 71st Street and Western Trail NW, containing approximately 17.1 acres (F-10) Debbie Stover, Staff Planner

17. Z-00110 00000 00365 Michael Conway, agent for George Katsaras Et Al, request a zone map amendment from R-D to C-1 and amendment of the North I-25 Sector Development Plan for Lot 29, Block 11, North Albuquerque Acres, located on Palomas Avenue NE between San Pedro Drive and Louisiana Blvd. containing approximately .9 acres. (D-18) Bob Torres, Staff Planner

18. Z-00114 00000 00341 Martha or Ken Anderson, agents for Janie Moseley, request annexation and establishment of R-1 zoning for Lot 1, Block A, Lee Acres, located on Solar Road NW between 4th Street and Fairway Road, containing approximately 0.5 acre. (E-14) Loretta Narranjo-Lopez, Staff Planner

19. Z-00128 00000 00464 Rick Bennett, agent for Bob Kitts, requests approval of a site development plan for building permit for Tract A and B, Block 29, MRGCD Map 29, zoned SU-1 for IP, located on the corner of Osuna Road NE between the railroad tracks and Edith Boulevard NE, containing 6.428 acres. (E-15) Debbie Stover, Staff Planner

20. Z-00128 00000 00450 Alex Harrison, Architect, agent for Dions, requests approval of a site development plan for building permit for Lot 6, Block 20, Tract 2, Unit 3 of North Albuquerque Acres, located on Paseo del Norte NE between Wyoming Boulevard and Barstow Street containing approximately 0.78 acres. (C-19) Bob Torres, Staff Planner

21. Z-00128 00000 00466 Schuss Clark, an Architectural Corporation, agents for IHOP Corporation, request approval of a site development plan for building permit for Lot 7, La Cueva Town Center, zoned C-2, located on Paseo del Norte NE between Wyoming Boulevard and Barstow Street containing approximately .76 acres. (C-19) Bob Torres, Staff Planner

22. Z-00128 00000 00465 Schuss Clark, an Architectural Corporation, agents for IHOP Corporation, request approval of a site development plan for building permit for Tract C, Cottonwood Corners, zoned SU-1 for IP, located on NM Hwy 528 NW between Coors Boulevard and Ellison Drive containing approximately 1.35 acres. (A-14) Bob Torres, Staff Planner
23. Z-00114 00000 00443 Advanced Engineering & Consulting LLC, agents for Panorama Investment LLC, request annexation and establishment of zoning for Tract 423, Unit 3, Town of Atrisco Grant, located on Tower Road SW between Unser Boulevard SW and 82nd Street SW, containing approximately 5 acres. (L-10) Debbie Stover, Staff Planner
24. Z-00128 00000 00459 Claudio Vigil Architects, agents for Victory Love Fellowship, request an amendment to a site development plan for Tract A-1, Lands of Victory Love Fellowship Church, zoned SU-1 for Church and Related Facilities, located on Central Avenue, between Coors Road and Unser Boulevard, containing approximately 14.5 acres. (K-10) Bob Paulsen, Staff Planner
25. Z-00128 00000 00456 Consensus Planning, agents for Westland Development/Mesa Golf Inc.,
00128 00000 00457 request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for unplatted piece of land, Town of Atrisco Grant, zoned RR, located Northwest of 98th Street NW and Unser Boulevard between Interstate-40 and Ouray Road, containing approximately 550 acres. (H-7-9 & J-7-9) Russell Brito, Staff Planner
26. 00420-00000-00037 Tierra West LLC, agents for Falcon Ridge LLC, appeals the Development
Project #1000109 Review Board's denial of the request for Preliminary Plat approval (includes Grading Plan approval) and Site Development Plan for Subdivision approval for Lots 31 & 32, Block 17, Lots 1-4, 30-32, Block 1, North Albuquerque Acres, Tract 1, Unit 3 and Tract 3, Unit 3 (to be known as Sandia Sunrise) zoned R-T (City) and located on Barstow St NE between Eagle Rock Ave NE and Modesto Ave NE containing approximately 7.33 acres. [REF: DRB-99-280] [DEFERRED FROM 2/23/00] (B-20/C-20) Janet Stephens, DRB Chairperson
27. Other Matters



Agenda Number: 2
Case Number: Z-99-116
May 18, 2000

Staff Report

• <i>Agent</i>	Tierra West
• <i>Applicant</i>	Beach Water Park, Inc.
<i>Requests</i>	1. Amendment to a site plan for subdivision
	2. Site plan for building permit
• <i>Legal Description</i>	Tracts B & C of Renaissance Center III & Replat of Lots 3 & 4, Tract 6-A, Sundts Industrial Park
• <i>Location</i>	Montano Raod between I-25 and Alexander Boulevard
• <i>Size</i>	Approximately 1.9 & 18.9 acres
• <i>Existing Zoning</i>	SU-1 IP & Recreational Facility
• <i>Proposed Zoning</i>	None

Staff Recommendation

DEFERRAL of Z-99-116, a site plan for subdivision, to the June 15th public hearing based on the Findings on page 43.

DEFERRAL of Z-99-116, a site plan for building permit, to the June 15th public hearing based on the Findings on page 44.

Staff Planner
 Bob Paulsen, Senior Planner

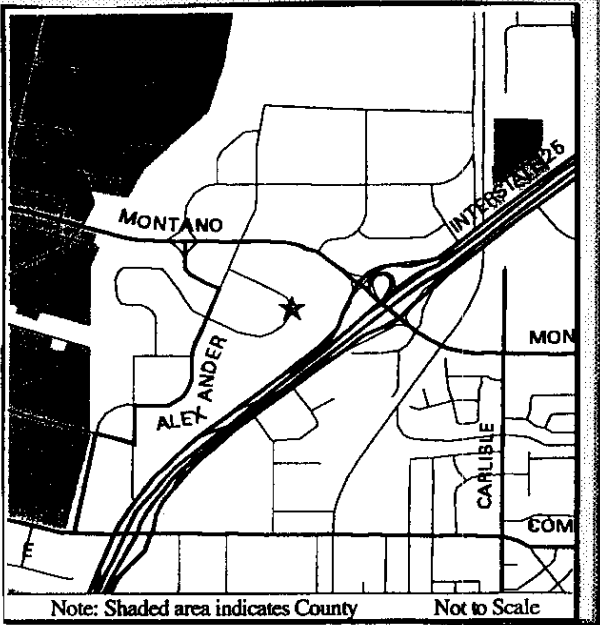
Summary of Analysis

This is a request for approval of a site plan subdivision, and for approval of a site plan for building permit for a parcel which is occupied by the Beach Water Park.

On January 20, 2000, the EPC voted to defer the subject application until the March 16, 2000 EPC hearing. On March 16th the EPC again deferred the request to allow the applicant to attempt a resolution with an adjoining property owner. Outstanding issues related access to and use of the as to access and use of the adjacent property.

The applicant has requested deferral to the June 15, 2000 EPC hearing. Staff supports this request.

Additional staff comments begin on page 43.



City Departments and other interested agencies reviewed this application from September 3, 1999 to September 17, 1999. Agency comments were used in the preparation of this report, and begin on page 45.

SUMMARY OF REQUEST

<i>Requests</i>	1. Amendment to a site plan for subdivision 2. Site plan for building permit
<i>Location</i>	Montano Road NW between Interstate 25 and Alexander Boulevard

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area: Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	SU-1 for IP and Recreation	Established Urban Area	Beach Water Park and Vacant
<i>North</i>	SU-1 for C-2	North Valley Area Plan	Commercial
<i>South</i>	M-2	Renaissance Center Master Plan	
<i>East</i>	City ROW		Interstate 25
<i>West</i>	SU-1 for IP		

Background

The subject site is the location of the existing Beach Water Park. The applicant proposes to split off 1.9 acres along Montano Road, on the northerly most portion of the site for development of a service station and fast food restaurant. The site is bordered by I-25 to the east, commercial to the north (across Montano Road), and industrial/ office park development to the west and south.

In 1986, the EPC approved a zone map amendment (Z-86-66) from M-2 to SU-1 for IP and Amusement Facilities of a Permanent Character (not adult amusement) for Tract 6A, Block 4, Lots 3 and 4, Sundt's Industrial Center, a 42.3 acre parcel. The subject site (approximately 18.9 acres) was included in this zone change. The EPC also approved a site plan for building permit for the water park site that depicted recreational facilities, parking, and numerous structures on the site. In 1987 the EPC approved some slight revisions to the site development plan for building permit. The parcel is not located within the boundaries of the Renaissance Center Master Plan.

The EPC has also approved several other site development plans within the original 42.3 acre area. In 1988, the EPC approved a site development plan for building permit for the Diagnostek, Inc. building which is located to the southwest of the Water Park (Z-86-66-2), and in 1989 the EPC approved an office building adjacent to Diagnostek (Z-86-66-3).

The subject site is no longer within the boundaries of the Renaissance Center boundaries, yet the history and guidelines are relevant to the proposal. The subject site is located adjacent to the Renaissance Master Plan, and in part, the Montano/ Alexander intersection serves as a gateway into the Renaissance area. Therefore, it is important that the subject site is compatible with the surrounding development.

The Renaissance Center was originally a gravel pit which was platted and zoned in 1983-1984. Today, the Renaissance Center is an industrial park that is developing with retail commercial uses, multi-family residential uses, manufacturing uses, entertainment use, and some office uses. The area is partially developed with businesses which includes Home Depot, Costco Wholesale, Federal Express, International Brotherhood of Electrical Workers, Distribution Management Corporation, Mechanical Contractors Association, Wendy's, Union Saving Bank, House of Carpets, and other projects that are in the design and/or construction process at this time.

The *Master Declaration for Renaissance*, an approved Master Plan, was adopted by the City Council in 1986. The Master Plan encompasses approximately 212 acres between Interstate 25 and the Alameda Lateral and between Mission Avenue and Montbel Road. It sets forth rules and regulations, land development standards, construction regulations, and the creation of an Architectural Review for development within the boundaries of the plan area. The land development standards deal with architectural standards, site development, and landscaping. Specific land uses for the master plan are set forth by each parcel's underlying zoning. The Rules and Regulations section of the *Master Plan* states, "Renaissance was master planned as a cohesive, visually unified mixed use development with a strong sense of identity and as a place of distinction and quality."

APPLICABLE PLANS AND POLICIES

The *Albuquerque/Bernalillo County Comprehensive Plan* was adopted by the City Council and the Board of County Commissioners in 1988. Based on the *Plan*, the subject site is located in the Established Urban Area, the goal of which 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. Applicable policies include:

- Policy a: The Established and Developing Urban Areas as shown by the Plan Map shall allow a full range of urban land uses, resulting in an overall gross density of up to 5 dwelling units per acre.
- Policy d: 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 concern.
- Policy e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of neighborhoods can be ensured.

- Policy I: 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 environments.
- Policy j: Where new commercial development occurs, it should be generally located in existing commercial zoned areas...in larger shopping centers located at intersections of arterial streets and provided with access via mass transit...
- Policy l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

North Valley Area Plan

The *North Valley Area Plan*, a Rank II Plan, was adopted by City Council in 1993. The plan area is bounded by the Bernalillo County/ Sandoval County boundary to the north, Interstate 40 to the south, Interstate 25 to the east, and the Rio Grande to the west. The area encompasses approximately 28.5 square miles. The Plan recognizes that the North Valley as a fragile and unique community and specifies goals and policies to protect its rural character and environmental resources and to encourage quality commercial and industrial development in established commercial and industrial zones.

Relevant Zoning and Land Use policies include:

3. The City and County shall limit new strip commercial development and associated signage on valley arterials.
 - 3c. Promote commercial development and redevelopment of existing commercially zoned properties.
 - 3ci. Assist existing and potential businesses with organization and promotion efforts.
 - 3d. Adopt and promote Village Center Principles for new and redeveloped commercial properties.

The *North Valley Area Plan* defines the area east of Edith Boulevard as the most appropriate location for industrial and heavy commercial development.

Resolution 91-1998 (R-70)

This Resolution establishes an overall direction for implementation of the City's growth policies, with a framework emphasizing:

- development of community and regional activity centers and major transportation corridors (high capacity corridors); encourage increased densities and mixed uses in activity centers and corridors; meet the needs of residents closer to their homes or employment to decrease Vehicle Miles Traveled and automobile dependence.
- maintenance, enhancements and upgrades of roads and utilities in the core area, to prevent deterioration of existing communities and to encourage infill; diversify the Downtown land use mix with public facilities, hotels, office and retail development, more and higher density housing; generate more activity and attract more private investment in the Downtown area.

- enhance transit system performance, consistent with the principles of a compact urban form and a network of centers and corridors; improve the viability of transit as an alternative to the single-occupancy vehicle and reduce Vehicle Miles Traveled; improve pedestrian mobility and the character of the pedestrian environment, transit orientation and bicycle connections, within centers and corridors.
- plan the timing of road and utility construction to ensure orderly growth, and coordinate capacity increases and street extensions; transportation improvement programs must recognize the significance of natural, historic, and cultural resources and include strategies for minimizing adverse impacts on them.

Long Range Roadway System

The Long Range Roadway System designates Montano Road as a Minor Arterial, with a right-of-way of 86'.

ANALYSIS

Site Plan for Subdivision

This is a request for a site plan for an amendment to a subdivision for a 18.9 acre site located on Montano Road between I-25 and Alexander Boulevard. The Beach Water Park currently exists on southern portion of the site, and includes slides, pools, parking, and numerous structures. According to the applicant's letter, the owners of the Beach Water Park recently created an additional slope area on the north side of the existing park "to facilitate the expansion of the top portion of the Beach and to create more fall for future slides. [They] placed 76,000 cubic yards of dirt according to the approved Grading Plan to create the future slide and pad areas on top of the Beach. [They] are developing this area into two pads for a fast food restaurant and service station." A site plan for building permit for the fast food restaurant, but not for the service station, accompanies this proposal. The applicant will have to return to the EPC for approval of the site plan for building permit for the service station.

The amendment to the site plan for subdivision is in compliance with relevant policies. According to the *Comprehensive Zoning Code*, Section 14-16-1-5, a site development plan for subdivision must include:

- (1) An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies:
 - (a) For Subdivision. The site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area ratio.

The submitted site plan for subdivision depicts the existing Beach Water Park, including ingress, egress, building footprints, parking, and circulation routes. No changes are proposed to the Water Park site at this time. The site plan also depicts a new property line which divides the two new pads sites (Tracts C-2 and C-3) from the larger portion of the parcel.

The amendment depicts a building footprint and parking spaces for the service station (Tract C-3). These elements are not actually required by the *Comprehensive Zoning Code*. If the site plan for building permit depicts a different location of these elements, the site plan for subdivision will also have to be amended. Alternatively, a note could be added to the site plan which indicates that the configuration is conceptual.

The proposed gas station is located towards the rear of the site, while the canopy is located adjacent to Montano Road. The site data grid indicates that building area will be 1,680 square feet, that 4,487 square feet of landscaping is required, though 7,216 will be provided, and that 9 parking spaces will be required. This site plan for subdivision generally meets the provisions of the *Comprehensive Zoning Code* with the following exceptions: FAR and maximum building height. These elements may be added as conditions of approval.

Site Plan for Building Permit

This is a request for a site plan for building permit for a 1.9 acre site located on the south side of Montano Road, at Alexander Boulevard. The site plan for building permit is only for Tract C-2, though its relationship with Tract C-3 will be taken into consideration.

Site Plan Layout / Configuration

The proposed service station and fast foot restaurant are located on Montano Road, up the hill from the Beach Water Park. The proposed uses are not accessible directly from the Water Park due to the slope of hill. The location is a auto-oriented, being adjacent to Montano Road and within close proximity to I-25. The site plan should, therefore, be focused towards auto oriented uses, though this does justify omitting pedestrian amenities.

The two pads share a drive-aisle, which is accessed by way of the Alexander/ Montano Road intersection. The locations of the buildings on the pads are insular in that they function as separate entities. The main entrance to the McDonalds is on the south elevation while the main entrance to the service station will probably be on the north elevation. Both pads represent a very suburban layout in that the buildings are setback from the street and have little interaction with any street life, except that their uses necessitate a focus of targeting passing motorists.

With the exception of the drive-aisles and the common landscaping treatment, the sites do not interrelate with one another. For example, there is no pedestrian connection between the two sites. A sidewalk does exist along Montano Road, but not even so much as a cross walk is provided across the drive aisle. Furthermore, as discussed below, the fast food restaurant is generic franchise architecture, and it is unlikely that it and the service station will architecturally compatible. Prior to approval, the building should be reconfigured or amenities should be added to improve the relationship of the buildings to one and other.

Access, Parking, Circulation

Both pad sites are accessed by way of a four lane drive aisle on Montano Road. The curb cut is in alignment with the existing stop light at intersection of Montano Road and Mercantile Avenue.

The McDonald's is located approximately in the middle of Tract C-2, and is surrounded by a circular drive aisle (which serves the drive-thru window) and parking spaces. The drive aisle is one way, with the exception of the segment located on the south side of the building. The circular drive aisle and overage of parking (discussed below) contribute to the poor relationship between the restaurant, the neighboring pad and, the street.

According to the site plan, the fast food restaurant only requires 16 parking spaces, yet 53 spaces are provided. There is an overage of 37 parking spaces on the site (over 200%), which is extremely excessive.

Pedestrian and Bicycle Access and Circulation, Transit Access

Scant pedestrian amenities are provided on the site. A 6 foot wide sidewalk is provided along Montano Road and along one side of the entrance drive aisle, and one pedestrian crossing is shown at the McDonalds. However, there is no pedestrian connection between the two pad sites, between the parking area and the front door of the fast food restaurant, nor across the entrance to the site. Furthermore, there is no covered outdoor eating space identified on the plan. A 26 foot wide concrete area is provided on the west side of the building, yet it is unclear if this is intended to serve as an outdoor eating area since no seating, landscaping, or shading is shown. Moreover, the bike rack is located in that area; locating outdoor seating and a bike rack too close together may be extremely awkward. As discussed above, there is an excessive overage of parking on the site; parking could be moved to accommodate an outdoor patio. The site is located near a unique amenity - the Beach Water Park, and users of the site should be able to take advantage of the views. Therefore, the patio should be sited to maximize the views of the Beach Water Park and the mountains.

Montano Road currently has express bus service, but the Transit Department has indicated that local bus service will be provided within the next year.

Lighting

According to the site development plan, "site lighting shall be a combination of building mounted mH fixtures and post-mounted light fixtures in entry and parking areas as need. To the greatest extent possible, lighting shall be building mounted. Post-mounted lighting shall be 20' maximum height. Post lighting shall be shielded from surrounding properties." The lighting is acceptable to staff, although the last sentence shall read "Post lighting shall be shielded with *cut-off fixtures* from surrounding properties.

Landscaping

Extensive landscaping is provided on the site; at the McDonalds 7,371 square feet of landscaping is required, and 19,477 is provided. The landscaping is a mixture of shade and ornamental trees, shrubbery, flowers, groundcover, and oversized gravel and boulders. The majority of the landscaping is native to New Mexico. The landscaping is in compliance with the City's Waste Water ordinance. The landscaping plan depicts adequate street trees along Montano Road.

The landscaping plan is attractive and a positive addition to the site which somewhat reduces the impact of the vast parking area. However, a shaded seating area should be added to the site plan, as should a 3 foot high wall or other buffer treatment on Montano Road to screen the parked cars from passerbys.

Similar landscaping is also depicted on the gas station site. However, since this is only a site plan subdivision it is unclear whether or not the landscaping plan is permanent or conceptual.

Grading, Drainage, Utility Plans

The Public Works Department has indicated that the grading and drainage plan is incorrect and that the utilities plan does not reflect the availability statement. The applicant states that "... 76,000 a cubic yards of dirt according to the approved Grading Plan..." However, there is no approved grading plan, though the work is completed. A temporary permit could have been secured, however, there is no such record in the file.

Public Works further states that:

The approval line on the conceptual grading plan (dated 7-25-99) is blank. Yet rough grading has already been completed. Please explain. New on-site utilities as show on sheet 5 are not consistent with the availability statement issued July 8th. The plan must be modified prior to DRB sign off.

The plan shows the utility connections to south, though they must be hook into the services on Montano Road. The Public Works Department staff has indicated that the submittal is incomplete.

Architecture

The proposed building is a typical McDonalds structure with a mansard style light grey shingle roofing, light adobe colored stucco, a split face block band around the bottom of the building (no color shown), and bright yellow and white signage. Windows, with clear glazing and aluminum frames are located mainly on the west and south elevations (2 windows are on the north elevation). The building is characterized by a blank walls on the north and west elevations. The north elevation faces Montano Road, yet it is unarticulated and does not relate with the street (as discussed above). The west elevation does include some windows.

The proposed McDonalds is generic franchise architecture and is not compatible with the surrounding development. Although the subject site is not located within the Renaissance Center, it is surrounded by the Renaissance Center and should be compatible with the existing buildings. The Renaissance area is characterized by buildings which pay respect to contemporary and post modern styles. They include features which help to create a pleasant pedestrian environment such as patios and courtyards. Building elements may include overhangs, patios, recessed doors and windows, and should be sited so as to maximize vistas. They utilize muted colors, steel, glass, and flat roofs. The building should be revised to include some of the aforementioned elements, as it is not compatible with the surrounding development. In particular, the roof and the signage are two of the most "generic" features which are not compatible with the surrounding architecture.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

The applicant did not attend the pre-hearing discussion.

The solid waste department states:

Disapproved. Accessibility for truck to service fast food location must be adjusted. Six cubic yard compactor will have to be used, dimensions of all enclosure pad 9 wall height to be adjusted. Recommend that drain for clean ups and possible spillages be implemented into plan. Call T.L. Baca 761-8142. Fueling station enclosure wall must be adjusted to 7'0 to accommodate 8 cubic yard container.

Neighborhood Concerns

No neighborhood associations were recognized in this area.

Conclusions

This is a two part request for an amendment to a site plan for subdivision plus approval of a site plan for building permit for a site located on Montano Road between I-25 and Alexander Boulevard. The Beach Water Park is located on the site, and the applicant proposes to split off 1.9 acres on the far north side of the 18.9 acre site to develop two pads.

Staff is recommending deferral of the amendment to the site plan for subdivision and of the site plan for building permit. The location of the pads is a suburban one with auto oriented uses, however this does not justify omitting all pedestrian amenities. The building is surrounded by parking spaces and drive aisles; there is a parking coverage of 37 parking spaces. The vast amount of parking and focus on automobile is one reason for the scant pedestrian amenities are provided on the site.

Furthermore, the grading and drainage plan and the utility plan are unacceptable to Public Works. The grading on the site has already occurred, though there is no grading and drainage plan, and the utilities plan presents incorrect information. Lastly, the solid waste container is in an inappropriate location, which will affect the site layout.

The site plan for building permit is only for Pad C-2; a McDonalds is proposed on this site. The building is generic franchise architecture which is not compatible with the surrounding area. Furthermore, the east and north elevations present blank walls; the north elevation, which faces Montano Road, does not relate to the street nor to the development to the north. Staff recommends that the building design and layout be modified prior to EPC approval.

FINDINGS -Z-99-116, October 21, 1999 - Site Plan for Subdivision

1. This is a request for a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.

2. The *Comprehensive Zoning Code* requires that a site plan for subdivision depict the site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum floor area ratio. This site plan for subdivision generally meets these provisions with the following exceptions: FAR and maximum building height

3. The site is surrounded by the Beach Water Park to the south, I-25 to the east, and the Renaissance Center, which contains a mixture of commercial, office, industrial and residential uses, to the west and north. The service station and fast foot restaurant are located on Montano Road, up the hill from the Beach Water Park. The proposed uses are not accessible directly from the Water Park due to the slope of hill upon which they stand.

4. The location of the proposed pads is a suburban one, as it is within a business park and next to the freeway. The site plan should be oriented towards suburban uses, though this does justify ignoring the needs of pedestrian.

5. With the exception of the drive-aisles and the landscaping, the sites do not interrelate with one another. In fact, they function as two totally separate areas. Prior to approval, the building should be reconfigured, and/or amenities should be added to improve the relationship of the building to one and other.

8. The Public Works Division does not recommend approval of the grading and drainage, and the utilities plans. No grading plan has been approved, contrary to the applicant's statement, and although the grading has been largely completed. Furthermore, the utility plan is incorrect as the services must hook into Montano Road, not to the south.

RECOMMENDATION -Z-99-116, October 21, 1999

DEFERRAL of Z-99-116, a request for approval of a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.

FINDINGS -Z-99-116, October 21, 1999 - Site Plan for Building Permit

1. This is a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. This submittal is accompanied by a request for approval of a site plan for subdivision which creates the pad on which the building will be located. Staff is recommending deferral of the site plan for subdivision.
3. The McDonald's is located approximately in the middle of Tract C-2, and is surrounded by a circular drive aisle and parking spaces. The circular drive aisle and overage (37 more than required) of parking contributes to the poor relationship between has with the neighboring pad and with the street.
4. The location of the proposed pads is a suburban one, as it is within a business park and next to the freeway. The site plan should be oriented towards suburban uses, though this does justify ignoring the needs of pedestrian.
5. With the exception of the drive-aisles and the landscaping, the sites do not interrelate with one another. In fact, they function as two totally separate areas. Prior to approval, the building should be reconfigured, and/or amenities should be added to improve the relationship of the building to one and other.
6. The McDonalds is generic franchise architecture and is not compatible with the surrounding development. Although the subject site is not located within the Renaissance Center, it is surrounded by the Renaissance Center and should be compatible with the

existing buildings. , it is a totally different style than that of the Beach Water Park; the applicant may alternatively choose to integrate the building with that use.

7. The solid waste department has indicated that the accessibility for trucks to service the fast food location must be adjusted. A six cubic yard compactor will have to be used, dimensions of all enclosure pad 9 wall height to be adjusted. Solid Waste Staff recommends that drain for clean ups and possible spillages be implemented into plan. Moreover, the fueling station enclosure wall must be adjusted to 7'0 to accommodate 8 cubic yard container.

RECOMMENDATION - Z-99-116, October 21, 1999 - Site Plan for Building Permit

DEFERRAL of Z-99-116 a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract6-A, Sundt's Industrial Park.

ADDITIONAL STAFF COMMENTS - December 16, 1999

On October 21, 1999, the EPC voted to defer the subject application for 30 days until the December 16, 1999 EPC hearing. The applicant is requesting another 30 day deferral because, currently, no changes have been proposed to the EPC on the site. Staff concurs with this request.

FINDINGS -Z-99-116, December 16, 1999 - Site Plan for Subdivision

1. This is a request for a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. The *Comprehensive Zoning Code* requires that a site plan for subdivision depict the site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum floor area ratio. This site plan for subdivision generally meets these provisions with the following exceptions: FAR and maximum building height
3. The site is surrounded by the Beach Water Park to the south, I-25 to the east, and the Renaissance Center, which contains a mixture of commercial, office, industrial and residential uses, to the west and north. The service station and fast foot restaurant are located on Montano Road, up the hill from the Beach Water Park. The proposed uses are not accessible directly from the Water Park due to the slope of hill upon which they stand.
4. The location of the proposed pads is a suburban one, as it is within a business park and next to the freeway. The site plan should be oriented towards suburban uses, though this does justify ignoring the needs of pedestrian.
5. With the exception of the drive-aisles and the landscaping, the sites do not interrelate with one another. In fact, they function as two totally separate areas. Prior to approval, the building should be reconfigured, and/or amenities should be added to improve the relationship of the building to one and other.
8. The Public Works Division does not recommend approval of the grading and drainage, and the utilities plans. No grading plan has been approved, contrary to the applicant's statement, and although the grading has been largely completed. Furthermore, the utility plan is incorrect as the services must hook into Montano Road, not to the south.

RECOMMENDATION -Z-99-116, December 16, 1999

DEFERRAL of Z-99-116, a request for approval of a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.

FINDINGS -Z-99-116, December 16, 1999 - Site Plan for Building Permit

1. This is a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. This submittal is accompanied by a request for approval of a site plan for subdivision which creates the pad on which the building will be located. Staff is recommending deferral of the site plan for subdivision.
3. The McDonald's is located approximately in the middle of Tract C-2, and is surrounded by a circular drive aisle and parking spaces. The circular drive aisle and overage (37 more than required) of parking contributes to the poor relationship between has with the neighboring pad and with the street.
4. The location of the proposed pads is a suburban one, as it is within a business park and next to the freeway. The site plan should be oriented towards suburban uses, though this does justify ignoring the needs of pedestrian.
5. With the exception of the drive-aisles and the landscaping, the sites do not interrelate with one another. In fact, they function as two totally separate areas. Prior to approval, the building should be reconfigured, and/or amenities should be added to improve the relationship of the building to one and other.
6. The McDonalds is generic franchise architecture and is not compatible with the surrounding development. Although the subject site is not located within the Renaissance Center, it is surrounded by the Renaissance Center and should be compatible with the

existing buildings. , it is a totally different style than that of the Beach Water Park; the applicant may alternatively choose to integrate the building with that use.

7. The solid waste department has indicated that the accessibility for trucks to service the fast food location must be adjusted. A six cubic yard compactor will have to be used, dimensions of all enclosure pad 9 wall height to be adjusted. Solid Waste Staff recommends that drain for clean ups and possible spillages be implemented into plan. Moreover, the fueling station enclosure wall must be adjusted to 7'0 to accommodate 8 cubic yard container.

RECOMMENDATION - Z-99-116, December 16, 1999 - Site Plan for Building Permit

DEFERRAL of Z-99-116 a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.

ACTION TAKEN BY THE ENVIRONMENTAL PLANNING COMMISSION ON
DECEMBER 16, 1999

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer Z-99-116 to the Environmental Planning Commission Public Hearing on January 20, 2000.

MOVED BY COMMISSIONER GARA

SECONDED BY COMMISSIONER JOHNSON M O T I O N C A R R I E D
UNANIMOUSLY

ADDITIONAL STAFF COMMENTS - Z-99-116, January 20, 2000

On December 16, 1999, at the request of the applicant, the EPC voted to defer the subject request for site plan for subdivision and building permit until January 20, 2000.

Site Plan for Subdivision

This is a request for a site plan for subdivision for a 18.9 acre site located on Montano Road between I-25 and Alexander Boulevard. The applicant proposes to subdivide a 1.9 acre parcel which is located adjacent to Montano Road. The Beach Water Park currently exists on the southern portion of the site, and includes slides, pools, parking, and numerous structures. According to the applicant's letter, the owners of the Beach Water Park recently created an additional slope area on the north side of the existing park "to facilitate the expansion of the top portion of the Beach and to create more fall for future slides. [They] placed 76,000 cubic yards of dirt according to the approved Grading Plan to create the future slide and pad areas on top of the Beach. [They] are developing this area into two pads for a fast food restaurant and service station." A site plan for building permit for the fast food restaurant and the service station, accompanies this proposal.

The amendment to the site plan for subdivision is in compliance with relevant policies. According to the *Comprehensive Zoning Code*, Section 14-16-1-5, a site development plan for subdivision must include:

- (1) An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies:
 - (a) For Subdivision. The site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area ratio.

The submitted site plan for subdivision depicts the existing Beach Water Park, including ingress, egress, building footprints, parking, and circulation routes. No changes are proposed to the Water Park site at this time. The site plan also depicts a new property line which divides the two new pads sites (Tracts C-2 and C-3) from the larger portion of the parcel. A gas station is proposed for the westerly Tract C-2, and a McDonalds is proposed for the easterly Tract C-3.

This site plan for subdivision generally meets the provisions of the *Comprehensive Zoning Code* with the following exceptions: FAR and maximum building height. These elements may be added and are required by the recommended conditions of approval.

Subdivision Issues

The submitted site plan for subdivision is slightly different than the original submittal. The new submittal proposes moving the eastern lot line for Tract C-2 to the west, providing for an approximately 60 foot wide sliver of property owned by the Beach Water Park. This peninsular-shaped projections of the Beach property would retain its zoning and provide an area for a future billboard sign and utility easement. The original submittal did not depict the sliver of Beach Property, and its utility is questionable. It appears as though the purpose of the sliver of property is too obstruct access of utilities and vehicles to the M-2 zoned property to the east. The M-2 zoned property does have a curb cut on Montano, right-in/ right-out only, but there is not access to westbound traffic. Therefore, any westbound traffic would have to make a U-turn at the stop light, which is an undesirable traffic pattern according to Public Works. Moreover, the sliver is almost useless since it would be impossible for a road to be constructed directly between Montano and the Beach Water Park due to the grades of the hill. Therefore, the Public Works Transportation and Utility Divisions have indicated that common access and utilities are needed to all three properties which front Montano Road. That is, there must be a minimum of a 30 foot wide useable and traversable access easement between the three properties. This easement will benefit all parcels because it will allow for the installation of utilities and construction of common entrances. The sliver should be removed since it is useless except as a location for a billboard. Alternately, an easement could be dedicated. The vehicular and utility easement would not have any negative impacts on the subject plan. The plan already depicts an easement to the Beach Water Park property, thus the easement could be extended to service all three properties.

Site Plan for Building Permit

Site Plan Layout / Configuration

The proposed service station and fast foot restaurant are located on Montano Road, up the hill from the Beach Water Park. The proposed uses are not accessible directly from the Water Park due to the slope of hill. The location is a auto-oriented, being adjacent to Montano Road and within close proximity to I-25. The site plan should, therefore, be focused towards auto oriented uses, though this does not justify omitting pedestrian amenities.

The two pads share a drive-aisle, which is accessed by way of the Alexander/ Montano Road intersection. The locations of the buildings on the pads are insular in that they function as separate entities. The main entrance to the McDonalds is on the south elevation while the main entrance to the service station is on the north elevation. Both pads represent a very suburban layout in that the buildings are setback from the street and have little interaction with any street life, except that their uses necessitate a focus on targeting passing motorists.

The proposed uses are auto oriented, but the site plan does depict some connections between them, including a pedestrian crossing. It is unlikely that the site will be accessed by a great number of pedestrians, based on its location, but sidewalks have been provided along Montano.

The site depicts an alternate paving material for the drive-thru, the parking spaces adjacent to the fast food restaurant, and the pedestrian crossings. The paving for the pedestrian crossings should be a different material than the drive-thru, and the parking spaces do not need to be an alternative paving. Moreover, the materials and colors should be indicated on the plan.

Access, Parking, Circulation

Both pad sites are accessed by way of a three lane drive aisle from Montano Road. The curb cut is in alignment with the existing stop light at intersection of Montano Road and Mercantile Avenue.

The McDonald's is located approximately in the middle of Tract C-2, and is surrounded by a circular drive aisle (which serves the drive-thru window) and parking spaces. The drive aisle is one way, with the exception of the segment located on the south side of the building.

According to the site plan, the uses collectively require a total of 40 parking spaces, yet 75 spaces are provided. There is an overage of 37 parking spaces on the site (almost 200%), which is extremely excessive. However, based on the location of the uses on a major transit corridor and away from any pedestrian activity, the parking overage may be appropriate. Though some of the parking spaces are located along Montano Road, a three-foot high screen wall is provided to mitigate the negative visual impact of the parked cars.

The site plan also depicts a "future access to the Beach Waterpark" on the east edge of the site. The access should actually lead to the parcel, zoned M-2, which is adjacent to the Beach Water Park sliver. See above for further discussion of this issue.

Pedestrian and Bicycle Access and Circulation, Transit Access

Minor pedestrian amenities are located on the site due to the auto-oriented nature of the location. A six-foot wide pedestrian connection is provided from the street to the site and another between the gas station and fast food restaurant. Each of the pads has a shaded outdoor patio area, though the square footage is not given. The McDonalds also has a "Future Playland" of 1500 square feet. The applicant has indicated that McDonalds wants to wait and discover who their clientele will be prior to installing the Playland. It is understandable that the corporation does not want to spend extra money if the playland will go unused, therefore, a note shall be added to indicate that the 1500 square feet will be used as an outdoor dining patio in the meantime, and remain if the Playland is not built. The patio shall include shaded picnic tables.

The site is located near a unique amenity - the Beach Water Park, and users of the site should be able to take advantage of the views. Ideally the patios should be sited to maximize the views of the Beach Water Park and the mountains. This would entail moving the patio to the east side of the building.

Two bike racks exist on the site, one at each pad site. A total of 10 bicycle spaces are provided.

Montano Road currently has express bus service, but the Transit Department has indicated that local bus service will be provided within the next year.

Lighting

According to the site development plan, "site lighting shall be a combination of building mounted mH fixtures and post-mounted light fixtures in entry and parking areas as need. To the greatest extent possible, lighting shall be building mounted. Post-mounted lighting shall be 20' maximum height. Post lighting shall be shielded from surrounding properties." The lighting is acceptable to staff, although the last sentence shall read "Post lighting shall be shielded with *cut-off fixtures* from surrounding properties.

Landscaping

Adequate landscaping is provided on the site; 11,855 square feet is required and 13,594 is provided. The landscaping is a mixture of shade and ornamental trees, shrubbery, flowers, groundcover, and oversized gravel and boulders. The majority of the landscaping is native to New Mexico. The landscaping is in compliance with the City's Waste Water ordinance. The landscaping plan depicts adequate street trees along Montano Road.

Grading, Drainage, Utility Plans

The Public Works Department has indicated that the grading and drainage plan is incorrect and that the utilities plan does not reflect the availability statement. The applicant states that "... 76,000 a cubic yards of dirt according to the approved Grading Plan..." However, there is no approved grading plan, though the work is completed. A temporary permit could have been secured, however, there is no such record in the file.

Public Works further states that:

The approval line on the conceptual grading plan (dated 7-25-99) is blank. Yet rough grading has already been completed. Please explain. New on-site utilities as show on sheet 5 are not consistent with the availability statement issued July 6th. The plan must be modified prior to DRB sign off.

The plan shows the utility connections to south, though they must be hook into the services on Montano Road. The Public Works Department staff has indicated that the submittal is incomplete.

Architecture

The proposed McDonald's building has a red standing seam metal roof, tan split face flock, buff accent block, and a large McDonalds sign on each facade. The drive through is located on the north elevation, while the west and south elevations have picture windows with bronze aluminum frames. The note on the elevations indicate that the building is meant to match the Wendy's across the street to the north. The colors do match, but the style of the building is still typical McDonald's, especially the roof and signage. The roof is typical of the mansard style of roof present on most McDonalds, as is the signage. The roof and signage are the dominant architectural element and actually function as a billboard. The

overall design of the building is the same as the previous submittal, only the colors have changed. The building is characterized by blank walls on the north and east elevations, thus it does not take advantage of views to the Sandia Mountains. Moreover, the north elevation faces Montano Road, yet it is unarticulated and does not relate with the street.

The roof should be modified so it does not reflect a generic franchise design. The changes may include a flat roof, pitched roof which is not mansard style, or other design as approved by the Planning Department. The signage design may remain, but its placement must be approved by the Planning Department. Articulation, such as windows, tile, insets, or other architectural elements, should be added to the east and north elevations.

The gas station design is architecturally integrated with the McDonalds and with the Wendy's across the street to the north. The building is constructed of tan fractured face COM, and has red metal roof canopies. The A colored band (color not shown) accents the building on all sides.

The north elevation is the most articulated and interesting facade because of the presence of picture windows, a canopy, and accent block. However, the other elevations are generally characterized by blank walls. This building is located to potentially take advantage of views to the mountains and the Beach Water Park. The elevations should be revised to incorporate articulation, such as windows, tile, insets, or other architectural elements.

The fueling canopy is also architecturally integrated with the other buildings, and is not characteristic of generic franchise architecture. The canopy has a red metal roof and tan columns.

All mechanical equipment must be screened from view by the parapet or other architecturally integrated materials.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

The applicant did not attend the pre-hearing discussion.

The solid waste department states:

Disapproved. Accessibility for truck to service fast food location must be adjusted. Six cubic yard compactor will have to be used, dimensions of all enclosure pad 9 wall height to be adjusted. Recommend that drain for clean ups and possible spillages be implemented into plan. Call T.L. Baca 761-8142. Fueling station enclosure wall must be adjusted to 7'0 to accommodate 8 cubic yard container.

Neighborhood Concerns

No neighborhood associations were recognized in this area.

Conclusions

This is a two part request for an amendment to a site plan for subdivision plus approval of a site plan for building permit for a site located on Montano Road between I-25 and Alexander Boulevard. The Beach Water Park is located on the site, and the applicant proposes to split off 1.9 acres on the far north side of the 18.9 acre site to develop two pads.

Staff is recommending approval of the amendment to the site plan for subdivision and of the site plan for building permit. The proposed uses are auto oriented and there is a large overage of parking, but this is appropriate because the site is on a transit corridor, and few pedestrians will utilize the site. The site plan for subdivision depicts all the elements required by the Comprehensive Zoning Code with the exception of FAR and maximum building height.

Staff is recommending approval of the site plan for building permit, but the McDonalds must be modified to minimize the "generic" look of the roof and signage.

FINDINGS -Z-99-116, January 20, 2000 - Site Plan for Subdivision

1. This is a request for a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. The EPC deferred this case on October 21, 1999 and again December 19, 1999. The applicant has submitted additional information since the original submittal.
3. The *Comprehensive Zoning Code* requires that a site plan for subdivision depict the site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum floor area ratio. This site plan for subdivision generally meets these provisions with the following exceptions: FAR and maximum building height
4. The site is surrounded by the Beach Water Park to the south, I-25 to the east, and the Renaissance Center, which contains a mixture of commercial, office, industrial and residential uses, to the west and north. The service station and fast foot restaurant are located on Montano Road, up the hill from the Beach Water Park. The proposed uses are not accessible directly from the Water Park due to the slope of hill upon which they stand.
5. The location of the proposed pads is a suburban one, as it is within a business park and next to the freeway. The site plan should be oriented towards auto-oriented uses, though this does justify ignoring the needs of pedestrian.
6. The new submittal proposes moving the eastern lot line for Tract C-2 to the west, providing for an approximately 60 foot wide sliver of property owned by the Beach Water Park. This peninsular-shaped projections of the Beach property would retain its zoning and provide an area for a future billboard sign and utility easement. The original submittal did not depict the sliver of Beach Property, and its utility is questionable. It appears as though the purpose of the sliver of property is too restrict access of utilities and vehicles to the M-2 property.

7. The sliver of Beach Water Park property should be removed, or as required by Public Works Transportation and Utility Divisions, or a common access and utilities easement shall be provided to all three properties which front Montano Road.

8. The Public Works Department does not recommend approval of the grading and drainage, and the utilities plans. No grading plan has been approved, contrary to the applicant's statement, and although the grading has been largely completed.

RECOMMENDATION -Z-99-116, January 20, 2000

APPROVAL of Z-99-116, a request for approval of a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park, based on the preceding findings and subject to the following conditions.

CONDITIONS - Z-99-116, January 20, 2000 - Site Plan for Subdivision

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. The following conditions shall be met to the satisfaction of the Public Works, Transportation Development Services Division:
 - A. 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.
 - B. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
 - C. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
 - D. Provision of an adequate throat area must be provided at the main entrance.
 - E. Site plan must address intersection modifications at Montano and Mercantile Avenue. ...Modification to medians and signals will be required.

- ...Some movements may be prohibited.
- ...An analysis of the reconfigured intersection will be required.
- ...A deceleration lane will be required.
- F. Location of walls, fences and signs must meet the clear sight distance requirements.
- G. Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.
- H. Provision of street trees and landscaping on Montano Road.
- I. Provision of a usable and traversable 30 foot cross-access easement for utilities and vehicular and pedestrian circulation between the proposed lots, adjacent property to the east, and the approximately .6 acre parcel, zoned M-2, known more particularly as Lot A, Beach Water Pak, Lands of Saunder-Helen.
- J. Coordination of proposed access point as related to the Interstate 25 / Montano with the NMSH&TD.
- K. Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
- L. Coordination with the Solid Waste Department with regard to refuse container location and access.
3. FAR and maximum building height shall be noted on the site plan for subdivision.
4. The paving materials for the drive-thru and pedestrian crossing shall be identified on the plan. The materials and colors for the pedestrian crossings shall be different than any other paving on the site. The alternative paving in the parking spaces adjacent to the fast food restaurant shall be eliminated.
5. The grading and drainage plan shall be approved by the DRB prior to final sign-off.

6. The sliver of Beach Water Park property shall be removed, or as required by Public Works Transportation and Utility Divisions, a common access and utilities easement shall be provided to all three properties which front Montano Road

7. Any changes to the sliver of property to the east owned by the Beach Water Park shall be reflected in the site development plan for subdivision to the satisfaction of the Planning Department.

FINDINGS -Z-99-116, January 20, 2000 - Site Plan for Building Permit

1. This is a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.

2. This submittal is accompanied by a request for approval of a site plan for subdivision which creates the pad on which the building will be located. Staff is recommending approval of the site plan for subdivision.

3. The location of the proposed pads is a suburban one, as it is within a business park and next to the freeway. The site plan should be oriented towards suburban uses, though this does not justify ignoring the needs of pedestrian.

4. The patios provided on each site and the playland at the fast food restaurant are an attractive addition to the development. However, a note should be added to the plan which indicates that the "future playland" will be used as an outdoor eating area with shaded seating until the playland is completed.

5. The roof and signage of the McDonalds is generic franchise architecture and is not compatible with the surrounding development. The roof and signage location should be modified to the satisfaction of the Planning Department. Revisions to the roof may include a flat roof, a non-mansard pitch roof, or other to the satisfaction of Planning staff.

6. Both the McDonalds building and the gas station have at least two blank walls. These facades should be revised to include articulation such as windows, tile, insets, or other architectural element.

7. The solid waste department has indicated that the accessibility for trucks to service the fast food location must be adjusted. A six cubic yard compactor will have to be used, dimensions of all enclosure pad 9 wall height to be adjusted. Solid Waste Staff recommends that drain for clean ups and possible spillages be implemented into plan. Moreover, the fueling station enclosure wall must be adjusted to 7'0 to accommodate 8 cubic yard container.

8. The new submittal proposes moving the eastern lot line for Tract C-2 to the west, providing for an approximately 60 foot wide sliver of property owned by the Beach Water Park. The sliver of Beach Water Park property should be removed, or as required by Public Works Transportation and Utility Divisions, have indicated that common access and utilities easements should be provided to all three properties which front Montano Road.

RECOMMENDATION - Z-99-116, January 20, 2000 - Site Plan for Building Permit

APPROVAL of Z-99-116 a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park, based on the preceding findings and subject to the following conditions.

CONDITIONS - Z-99-116, January 20, 2000 - Site Plan for Building Permit

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. The following conditions shall be met to the satisfaction of the Public Works, Transportation Development Services Division:
 - A 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.
 - B. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.

- C. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
 - D. Provision of an adequate throat area must be provided at the main entrance.
 - E. Site plan must address intersection modifications at Montano and Mercantile Avenue.
 - ...Modification to medians and signals will be required.
 - ...Some movements may be prohibited.
 - ...An analysis of the reconfigured intersection will be required.
 - ...A deceleration lane will be required.
 - F. Location of walls, fences and signs must meet the clear sight distance requirements.
 - G. Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.
 - H. Provision of street trees and landscaping on Montano Road.
 - I. Provision of a usable and traversable 30 foot cross-access easement for utilities and vehicular and pedestrian circulation between the proposed lots, adjacent property to the east, and the approximately .6 acre parcel, zoned M-2, known more particularly as Lot A, Beach Water Pak, Lands of Saunder-Helen.
 - J. Coordination of proposed access point as related to the Interstate 25 / Montano with the NMSH&TD.
 - K. Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
 - L. Coordination with the Solid Waste Department with regard to refuse container location and access.
3. Elevations of the bike racks shall be provided.
4. The note for the lighting shall read, "post lighting shall be shielded with a cut-off fixture from surrounding properties."

5. The roof of the McDonalds shall be modified so it is not a generic franchise design, as determined by the Planning Department. The changes may include a flat roof, pitched roof which is not mansard style, or other approved by the Planning Department. The signage design may remain, but its placement must be approved by the Planning Department.
6. A note shall be added to the site plan for building permit which indicates that the "future playland" shall be used as an outdoor eating area, with shaded picnic tables, until the playland is built.
7. No off premise signs are permitted. No pole mounted signage shall be allowed.
8. All wireless telecommunications facilities shall be concealed and shall be architecturally integrated with the site and surrounding area.
9. Parapets/ screen walls shall be equal to or above the top of all HVAC equipment.
10. Vinyl coated, plastic reflective type awnings fascia, building panels or roofs shall not be permitted.
11. All walls shall follow the City's wall design guidelines.
12. Any changes to the sliver of property to the east owned by the Beach Water Park shall be reflected in the site development plan for building permit to the satisfaction of the Planning Department.

ACTION TAKEN BY THE EPC ON JANUARY 20, 2000

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer Z-99-116 to the Environmental Planning Commission public hearing on March 16, 2000.

MOVED BY COMMISSIONER CHAVEZ

SECONDED BY COMMISSIONER McMAHAN

MOTION CARRIED
UNANIMOUSLY

ADDITIONAL STAFF COMMENTS - March 16, 2000

Background

This is a request for approval of an amendment to a site plan for subdivision and a site plan for building permit for a parcel located on Montano Road between I-25 and Mercantile Avenue. The EPC deferred the subject request on January 20, 2000 for two primary reasons. First, because the applicant had not provided a complete site plan for subdivision; and second, because of the relationship between the subject property and the .5 acre parcel located to the north of the site and zoned M-2, known more particularly as Tract A, Lands of Helen E. Saunders (herein after referred to as "Tract A"). The original application for the subject site plan for subdivision depicted the subdivision of a 1.9 acre parcel from the 18 acre Beach Water Park. The proposed 1.9 acre site was located adjacent to the M-2 parcel. However, after a deferral at the EPC, the applicant resubmitted the site plan for subdivision which depicted a sliver of land (part of the Beach Water Park) in between the two parcels. The purpose of that sliver was unclear, but it was suspected that the sliver was designed to isolate Tract A from the proposed pads. That is, to prohibit vehicular and utility access between the properties. This was undesirable to the owner Tract A, because the M-2 property only has right-in/ right-out access to Montano Road, while the proposed 1.9 acre parcel has full access at a stop light. When this issue was addressed at the January 20, 2000 EPC hearing, the applicant expressed concern over the cross access easement because some uses allowed on the adjacent M-2 property would be incompatible with the fast food restaurant and gas station (particularly adult entertainment). The applicant indicated that negotiations for the easement may be possible if the owner of Tract A would apply for a zone map amendment. The owner of Tract A agreed, and that request is also being heard at the March 16, 2000 EPC hearing (00110 00000 00140 - See agenda item 3).

Site Plan for Subdivision

This is a request for an amendment to a site plan for subdivision for a 18.9 acre site located on Montano Road between I-25 and Alexander Boulevard. The applicant proposes to create a 1.9 acre parcel adjacent to Montano Road. The Beach Water Park currently exists on the southern portion of the site, and includes slides, pools, parking, and numerous structures. According to the applicant's letter, the owners of the Beach Water Park recently created an additional slope area on the north side of the existing park "to facilitate the expansion of the top portion of the Beach and to create more fall for future slides. [They] placed 76,000 cubic yards of dirt according to the approved Grading Plan to create the future slide and pad areas on top of the Beach. [They] are developing this area into two pads for a fast food restaurant and service station." A site plan for building permit for the fast food restaurant and the service station, accompanies this proposal.

The amendment to the site plan for subdivision is in compliance with relevant policies. According to the *Comprehensive Zoning Code*, Section 14-16-1-5, a site development plan for subdivision must include:

(1) An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies:

(a) For Subdivision. The site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area ratio.

The submitted site plan for subdivision depicts the existing Beach Water Park, including ingress, egress, building footprints, parking, and circulation routes. No changes are proposed to the Water Park site at this time. The site plan also depicts a new property line which divides the two new pads sites (Tracts C-2 and C-3) from the larger portion of the parcel. A gas station is proposed for the westerly Tract C-2, and a McDonalds is proposed for the easterly Tract C-3.

This site plan for subdivision generally meets the provisions of the *Comprehensive Zoning Code* with the following exceptions: FAR and maximum building height. These elements may be added and are required by the recommended conditions of approval.

Subdivision Issues

The submitted site plan for subdivision depicts an approximately 60 foot wide sliver of property owned by the Beach Water Park east of the 1.9 acre parcel. This peninsular-shaped projection of the Beach property would retain its zoning and provide an area for a future billboard sign and utility easement. The original submittal did not depict this sliver of Beach Property, and its purpose is questionable. As discussed above, the applicant and the owner of Tract A have been in (unsuccessful) negotiations regarding a cross access easement. The applicant has stated that:

...there is no progress to provide private access to Tract A. The adjoining property owner wants this project to bear all of the physical improvement costs and to amende the zoning application to include (1) his Tract A site and (2) preparation of the necessary site development plans for the site....The Beach will provide access to Tract A when the property owner succeeds in chang[ing] the zoning or remov[ing] Adult Entertainment uses from the property.

The purpose of the sliver between the fast food restaurant and Tract A is still questionable, especially if the applicant will grant the easement if the zoning on Tract A is amended to prohibit adult entertainment uses. The sliver may be large enough for a billboard, but the SU-1 for IP zoning would require that the applicant get EPC or administrative approval for a billboard. A billboard is not desirable, and is not in the spirit of the development of the area. Staff recommends that the sliver of property be eliminated and that, if the zone map amendment for the tract currently zoned M-2 is approved, that the cross access easement be provided. Staff is supportive of the cross access easement because it creates a more rationale traffic pattern for the properties.

If the sliver is removed, the size of the proposed 1.9 site will enlarge. A condition of approval shall be included which indicates that the enlargement of the site shall necessitate site plan modifications to be approved by the Planning Department prior to DRB sign-off.

Site Plan for Building Permit

Site Plan Layout / Configuration

The proposed service station and fast food restaurant are located on Montano Road, up the hill from the Beach Water Park. The proposed uses are not accessible directly from the Water Park due to the slope of hill. The location is a auto-oriented, being adjacent to Montano Road and within close proximity to I-25. The site plan should, therefore, be focused towards auto oriented uses, though this does not justify omitting pedestrian amenities.

The two pads share a drive-aisle, which is accessed by way of the Alexander/ Montano Road intersection. The locations of the buildings on the pads are insular in that they function as separate entities. The main entrance to the McDonalds is on the south elevation while the main entrance to the service station is on the north elevation. Both pads represent a very suburban layout in that the buildings are setback from the street and have little interaction with any street life, except that their uses necessitate a focus on targeting passing motorists.

The proposed uses are auto oriented, but the site plan does depict some connections between them, including a pedestrian crossing. It is unlikely that the site will be accessed by a great number of pedestrians, based on it location, but sidewalks have been provided along Montano.

The site depicts an alternate paving material for the drive-thru, the parking spaces adjacent to the fast food restaurant, and the pedestrian crossings. The paving for the pedestrian crossings should be a different material than the drive-thru, and the parking spaces do not need to be an alternative paving. All the materials and colors should be indicated on the plan.

Access, Parking, Circulation

Both pad sites are accessed by way of a three lane drive aisle from Montano Road. The curb cut is in alignment with the existing stop lighted intersection of Montano Road and Mercantile Avenue.

The McDonald's is located approximately in the middle of Tract C-2, and is surrounded by a circular drive aisle (which serves the drive-thru window) and parking spaces. The drive aisle is one way, with the exception of the segment located on the south side of the building.

The gas station is located on the south edge of the site, with the canopy on the north edge, along Montano Road. The parking is located adjacent to the building. Public Works, Development Services Division, has some concerns about the circulation area (see comments below) which are addressed in the conditions of approval.

According to the site plan, the uses collectively require a total of 40 parking spaces, yet 75 spaces are provided. There is an overage of 37 parking spaces on the site (almost 200%), which is extremely excessive. However, based on the location of the uses on a major transit corridor and away from any pedestrian activity, the parking overage may be appropriate. Though some of the parking spaces are located along Montano Road, a three-foot high screen wall is provided to mitigate the negative visual impact of the parked cars.

The Public Works Department has expressed concern regarding the circulation pattern at the gas station. The configuration shall be revised to the satisfaction of the Public Works, Development Services Transportation Division.

Pedestrian and Bicycle Access and Circulation, Transit Access

Minor pedestrian amenities are located on the site due to the auto-oriented nature of the location. A six-foot wide pedestrian connection is provided from the street to the site and another between the gas station and fast food restaurant. Each of the pads has a shaded outdoor patio area, though the square footage is not given. Both patios are located on the west sides of the buildings. The McDonalds also has a "Future Playland" of 1500 square feet. The applicant has indicated that McDonalds wants to wait and discover who their clientele will be prior to installing the Playland. It is understandable that the corporation does not want to spend extra money if the playland will go unused, therefore, a note shall be added to indicate that the 1500 square feet will be used as an outdoor dining patio in the meantime, and remain if the Playland is not built. The patio shall include shaded picnic tables.

The site is located near a unique amenity - the Beach Water Park, and users of the site should be able to take advantage of the views. Staff is concerned about the location of the patios because they are not sited to maximize the views of the Beach Water Park and the mountains. Taking advantage of those amenities would entail moving the patio to the east side of the building which may not be practical based on the configuration of the site. As a result of the configuration, staff has not placed a condition to move the patio.

Two bike racks exist on the site, one at each pad site. A total of 10 bicycle spaces are provided.

Montano Road currently has express bus service, but the Transit Department has indicated that local bus service will be provided within the next year.

Lighting

According to the site development plan, "site lighting shall be a combination of building mounted mH fixtures and post-mounted light fixtures in entry and parking areas as need. To the greatest extent possible, lighting shall be building mounted. Post-mounted lighting shall be 18' maximum height. Post lighting shall be shielded from surrounding properties." The lighting is acceptable to staff.

Landscaping

Adequate landscaping is provided on the site; 11,855 square feet is required and 13,594 is provided. The landscaping is a mixture of shade and ornamental trees, shrubbery, flowers, groundcover, and oversized gravel and boulders. The majority of the landscaping is native to New Mexico. The landscaping is in compliance with the City's Waste Water ordinance. The landscaping plan depicts adequate street trees along Montano Road.

Grading, Drainage, Utility Plans

The Public Works Department has indicated that the grading and drainage plan is incorrect and that the utilities plan does not reflect the availability statement. The applicant states that "... 76,000 a cubic yards of dirt according to the approved Grading Plan..." However, there is no approved grading plan, though the work is completed. A temporary permit could have been secured, however, there is no such record in the file.

Public Works further states that:

The approval line on the conceptual grading plan (dated 7-25-99) is blank. Yet rough grading has already been completed. Please explain. New on-site utilities as show on sheet 5 are not consistent with the availability statement issued July 6th. The plan must be modified prior to DRB sign off.

The plan shows the utility connections to south, though they must be hook into the services on Montano Road. The Public Works Department staff has indicated that the submittal is incomplete.

Architecture

The proposed architecture for McDonald's has been dramatically revised since the previous submittal. The previous elevations represented generic franchise architecture, and Planning staff and the EPC indicated that they should be modified to integrate with the surrounding development context. The new elevations have a retro design, something which McDonald's has been implementing in the past few years. The design of the building refers back to the fast food restaurant of the 1950s, and includes an old sign design with a hamburger-like figure flipping a burger. The proposed architecture is recognizable as a McDonald's, but colors and details are utilized on the building which help it to integrate with the surrounding area. The building materials include stucco, tan split face block, buff accent block, bronze aluminum frame windows, red fabric awnings, grey slit face block, and neon signage. Some of the materials are compatible with the Wendy's across the street (windows, tan split face block) which assists in the integration of the building with the surrounding area. The El Rey finish "smoke ring" should be defined as to its color.

Under the Zoning Code, the following signage is allows: Freestanding signs can be 100 square feet and building mounted signs can be 20% of the area of the facade. The height of the signage shall not exceed 26 feet.

Extensive signage is proposed on the McDonald's site which includes one 100 square foot monument sign, two 60 square foot neon McDonald's signs, two 60 square foot neon wall signs (the plan mentions three but only two are shown), and six M's of an undisclosed square footage, materials and colors. The applicant should provide a total square footage for the signage and include all colors and materials.

The gas station design is architecturally integrated with the McDonalds and with the Wendy's across the street to the north. The building materials include white stucco, white fascia, red fabric awnings, and grey split face block.

The north elevation is the most articulated and interesting facade because of the presence of picture windows, a canopy, and accent block. However, the other elevations are generally characterized by blank walls. This building is located to potentially take advantage of views to the mountains and the Beach Water Park. The elevations should be revised to incorporate articulation, such as windows, tile, insets, or other architectural elements.

The fueling canopy is also architecturally integrated with the other buildings, and is not characteristic of generic franchise architecture. The canopy has a red metal roof and tan columns. Though the red metal roof is consistent with the main building, the stucco color should be changed to white. The color and materials of the accent blocks on the columns should also be provided.

A note indicates that all mechanical equipment shall be screened from view by the parapet or other architecturally integrated materials.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

The applicant did not attend the pre-hearing discussion.

The solid waste department states:

Disapproved. Accessibility for truck to service fast food location must be adjusted. Six cubic yard compactor will have to be used, dimensions of all enclosure pad 9 wall height to be adjusted. Recommend that drain for clean ups and possible spillages be implemented into plan. Call T.L. Baca 761-8142. Fueling station enclosure wall must be adjusted to 7'0 to accommodate 8 cubic yard container.

Neighborhood Concerns

No neighborhood associations were recognized in this area.

Conclusions

This is a two part request for an amendment to a site plan for subdivision plus approval of a site plan for building permit for a site located on Montano Road between I-25 and Alexander Boulevard. The Beach Water Park is located on the site, and the applicant proposes to split off 1.9 acres on the far north side of the 18.9 acre site to develop two pads.

Staff is recommending approval of the amendment to the site plan for subdivision and of the site plan for building permit. The proposed uses are auto oriented and there is a large overage of parking, but this is appropriate because the site is on a transit corridor, and few pedestrians will utilize the site. The site plan for subdivision depicts all the elements required by the Comprehensive Zoning Code with the exception of FAR and maximum building height. The sliver of Beach Property created by this subdivision must be addressed in the conditions of approval.

The applicant has modified the buildings so they do not represent generic franchise architecture and such that they are compatible with the neighborhood.

FINDINGS -Z-99-116, March 16, 2000 - Site Plan for Subdivision

1. This is a request for a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. The EPC deferred this case on October 21, 1999, December 19, 1999, and again on January 20, 2000. The applicant has submitted additional information since the original submittal.
3. The *Comprehensive Zoning Code* requires that a site plan for subdivision depict the site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum floor area ratio. This site plan for subdivision generally meets these provisions with the following exceptions: FAR and maximum building height
4. The site is surrounded by the Beach Water Park to the south, I-25 to the east, and the Renaissance Center, which contains a mixture of commercial, office, industrial and residential uses, to the west and north. The service station and fast foot restaurant are located on Montano Road, up the hill from the Beach Water Park. The proposed uses are not accessible directly from the Water Park due to the slope of hill upon which they stand.
5. The location of the proposed pads is a suburban one, as it is within a business park and next to the freeway. The site plan should be oriented towards auto-oriented uses, though this does justify ignoring the needs of pedestrians.
6. The new submittal proposes moving the eastern lot line for Tract C-2 to the west, providing for an approximately 60 foot wide sliver of property owned by the Beach Water Park. This peninsular-shaped projections of the Beach property would retain its zoning and provide an area for a future billboard sign and utility easement. The original submittal did not depict the sliver of Beach Property, and its utility is questionable.
7. The sliver of Beach Water Park property should be removed, or at the minimum, as required by Public Works Transportation and Utility Divisions, a common access and utilities easement shall be provided to all three properties which front Montano Road.

8. The Public Works Department does not recommend approval of the grading and drainage, and the utilities plans. No grading plan has been approved, contrary to the applicant's statement, and although the grading has been largely completed.

RECOMMENDATION -Z-99-116, March 16, 2000

APPROVAL of Z-99-116, a request for approval of a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park, based on the preceding findings and subject to the following conditions.

CONDITIONS - Z-99-116, March 16, 2000 - Site Plan for Subdivision

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. The following conditions shall be met to the satisfaction of the Public Works, Transportation Development Services Division:
 - A. 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.
 - B. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
 - C. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
 - D. Provision of an adequate throat area must be provided at the main entrance.
 - E. Site plan must address intersection modifications at Montano and Mercantile Avenue.
 - ...Modification to medians and signals will be required.
 - ...Some movements may be prohibited.
 - ...An analysis of the reconfigured intersection will be required.
 - ...A deceleration lane will be required.
 - F. Location of walls, fences and signs must meet the clear sight distance requirements.
 - G. Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.

- H. Provision of street trees and landscaping on Montano Road.
 - I. Provision of a usable and traversable 30 foot cross-access easement for utilities and vehicular and pedestrian circulation between the proposed lots, adjacent property to the east, and the approximately .6 acre parcel, zoned M-2, known more particularly as Lot A, Beach Water Pak, Lands of Saunder-Helen.
 - J. Coordination of proposed access point as related to the Interstate 25 / Montano with the NMSH&TD.
 - K. Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
 - L. Coordination with the Solid Waste Department with regard to refuse container location and access.
3. FAR and maximum building height shall be noted on the site plan for subdivision.
 4. The paving materials for the drive-thru and pedestrian crossing shall be identified on the plan. The materials and colors for the pedestrian crossings shall be different that any other paving on the site. The alternative paving in the parking spaces adjacent to the fast food restaurant shall be eliminated.
 5. The grading and drainage plan shall be approved by the DRB prior to final sign-off.
 6. The 60 foot wide sliver of Beach Water Park property shall be removed, or at minimum, as required by Public Works Transportation and Utility Divisions, a common access and utilities easement shall be provided to serve all three properties which front Montano Road.
 7. Any changes to the sliver of property to the east owned by the Beach Water Park shall be reflected in the site development plan for subdivision to the satisfaction of the Planning Department.
 8. Monument signs which are integrated with building colors and materials are the only free standing signs allowed.

9. Building mounted signs shall consist of individual channel letters without internal illuminations. No illuminated plastic panel signs are allowed except logos.

FINDINGS -Z-99-116, March 16, 2000 - Site Plan for Building Permit

1. This is a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. This submittal is accompanied by a request for approval of a site plan for subdivision which creates the pad on which the building will be located. Staff is recommending approval of the site plan for subdivision.
3. The location of the proposed pads is a suburban one, as it is within a business park and next to the freeway. The site plan should be oriented towards suburban uses, though this does not justify ignoring the needs of pedestrians.
4. The patios provided on each site and the playland at the fast food restaurant are an attractive addition to the development. However, a note should be added to the plan which indicates that the "future playland" will be used as an outdoor eating area with shaded seating until the playland is completed.
5. The proposed architecture is recognizable as a McDonald's, but colors and details are utilized on the building which help it to integrate with the surrounding area. The building materials include stucco, tan split fact block, buff accent block, bronze aluminum frame windows, red fabric awnings, grey slit fact block, and neon signage.
6. Both the McDonalds building and the gas station have at least two blank walls. These facades should be revised to include articulation such as windows, tile, insets, or other architectural element.

7. Extensive signage is proposed on the McDonald's site which includes one 100 square foot monument sign, two 60 square foot neon McDonald's signs, two 60 square foot neon wall signs (the plan mentions three but only two are shown), and six M's of an undisclosed square footage, materials and colors. The applicant should provide a total square footage for the signage and include all colors and materials.

8. The solid waste department has indicated that the accessibility for trucks to service the fast food location must be adjusted. A six cubic yard compactor will have to be used, dimensions of all enclosure pad 9 wall height to be adjusted. Solid Waste Staff recommends that drain for clean ups and possible spillages be implemented into plan. Moreover, the fueling station enclosure wall must be adjusted to 7'0 to accommodate 8 cubic yard container.

9. The new submittal proposes moving the eastern lot line for Tract C-2 to the west, providing for an approximately 60 foot wide sliver of property owned by the Beach Water Park. The sliver of Beach Water Park property should be removed, or as required by Public Works Transportation and Utility Divisions, have indicated that common access and utilities easements should be provided to all three properties which front Montano Road.

RECOMMENDATION - Z-99-116, March 16, 2000 - Site Plan for Building Permit

APPROVAL of Z-99-116 a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park, based on the preceding findings and subject to the following conditions.

CONDITIONS - Z-99-116, March 16, 2000 - Site Plan for Building Permit

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. The following conditions shall be met to the satisfaction of the Public Works, Transportation Development Services Division:
 - A 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.

- B. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
 - C. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
 - D. Provision of an adequate throat area must be provided at the main entrance.
 - E. Site plan must address intersection modifications at Montano and Mercantile Avenue.
 - ...Modification to medians and signals will be required.
 - ...Some movements may be prohibited.
 - ...An analysis of the reconfigured intersection will be required.
 - ...A deceleration lane will be required.
 - F. Location of walls, fences and signs must meet the clear sight distance requirements.
 - G. Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.
 - H. Provision of street trees and landscaping on Montano Road.
 - I. Provision of a usable and traversable 30 foot cross-access easement for utilities and vehicular and pedestrian circulation between the proposed lots, adjacent property to the east, and the approximately .6 acre parcel, zoned M-2, known more particularly as Lot A, Beach Water Pak, Lands of Saunder-Helen.
 - J. Coordination of proposed access point as related to the Interstate 25 / Montano with the NMSH&TD.
 - K. Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
 - L. Coordination with the Solid Waste Department with regard to refuse container location and access.
3. Elevations of the bike racks shall be provided.
4. A note shall be added to the site plan for building permit which indicates that the "future playland" shall be used as an outdoor eating area, with shaded picnic tables, until the playland is built.
5. No off premise signs are permitted. No pole mounted signage shall be allowed.

6. All wireless telecommunications facilities shall be concealed and shall be architecturally integrated with the site and surrounding area.
 7. Parapets/ screen walls shall be equal to or above the top of all HVAC equipment.
 8. Vinyl coated, plastic reflective type awnings fascia, building panels or roofs shall not be permitted.
 9. All walls shall follow the City's wall design guidelines.
 10. Any changes to the 60 foot wide sliver of property to the east owned by the Beach Water Park shall be reflected in the site development plan for building permit to the satisfaction of the Planning Department.
 11. The colors and materials of the gas station canopy shall be modified to match the gas mart and the McDonald's, to the satisfaction the Planning Department.
 12. The El Rey finish "smoke ring" shall be defined as to its color.
 13. Monument signs which are integrated with building colors and materials are the only free standing signas allowed.
 14. Building mounted signs shall consist of individual channel letters without internal illuminations. No illuminated plastic panel signs are allowed except logos.
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ACTION TAKEN BY THE EPC ON MARCH 16, 2000

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer Z-99-116 to the Environmental Planning Commission public hearing on May 18, 2000.

ADDITIONAL DEVELOPMENT SERVICES STAFF COMMENTS TO THE EPC FOR MAY 18, 2000

The applicant has requested a one-month deferral of this request to pursue a resolution of the access issue with the adjoining property owner. Staff believes progress is being made in this regard and supports the deferral request.

FINDINGS -Z-99-116, May 18, 2000 - Site Plan for Subdivision

1. This is a request for a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. The EPC deferred this case on October 21, 1999, December 19, 1999, January 20, 2000 and again March 16, 2000. The applicant has submitted additional information since the original submittal.
3. The applicant appears to be progressing towards a resolution with the adjoining property owner as regards access and has requested a one-month deferral to pursue this resolution.
4. A one-month deferral is reasonable given the complexity of this request.

RECOMMENDATION -Z-99-116, March 16, 2000

DEFERRAL of Z-99-116, a request for approval of a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as

Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park, based on the preceding findings.

FINDINGS -Z-99-116, May 18, 2000 - Site Plan for Building Permit

1. This is a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. The EPC deferred this case on October 21, 1999, December 19, 1999, January 20, 2000 and again March 16, 2000. The applicant has submitted additional information since the original submittal.
3. The applicant appears to be progressing towards a resolution with the adjoining property owner as regards access and has requested a one-month deferral to pursue this resolution.
4. A one-month deferral is reasonable given the complexity of this request.

RECOMMENDATION - Z-99-116, May 18, 2000 - Site Plan for Building Permit

DEFERRAL of Z-99-116 a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park, based on the preceding findings.



Bob Paulsen
Senior Planner

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

"Reviewed, no comments."

PUBLIC WORKS DEPARTMENT

Transportation Development Services:

Conditions of approval for the proposed site plans for subdivision purposes and for building permit should include:

- A. 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.
- B. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
- C. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer. An adequate throat area must be provided A the main entrance.
- D. Site plan must address intersection modifications at Montano and Mercantile Avenue. Modification to medians and signals will be required.
- E. Location of walls, fences and signs must meet the clear sight distance requirements.
- F. Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.
- G. Provision of street trees and landscaping on Montano Road.

1/20/00

Transportation Development Services:

Conditions of approval for the proposed site plans for subdivision purposes and for building permit should include:

- A. 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.
- B. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
- C. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.

- D. Provision of an adequate throat area must be provided at the main entrance.
- E. Site plan must address intersection modifications at Montano and Mercantile Avenue.
 - ...Modification to medians and signals will be required.
 - ...Some movements may be prohibited.
 - ...An analysis of the reconfigured intersection will be required.
 - ...A deceleration lane will be required.
- F. Location of walls, fences and signs must meet the clear sight distance requirements.
- G. Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.
- H. Provision of street trees and landscaping on Montano Road.
- I. Provision of a 30 foot cross-access easement between the proposed lots and the adjacent property.
- J. Coordination of proposed access point as related to the Interstate 25 / Montano with the NMSH&TD.
- K. Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
- L. Coordination with the Solid Waste Department with regard to refuse container location and access.

3/16/2000

Transportation Development Services:

Conditions of approval for the proposed site plans for subdivision purposes and for building permit should include:

Conditions of approval for the proposed site plans for subdivision purposes and for building permit should include:

- A. 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.
- B. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
- C. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
- D. A 100 foot throat area must be provided the main entrance on Montano per DPM standard. Placement of the fueling tanks within this area is not acceptable. A raised island is required on the gas station portion of the main entrance.

- E. Site plan must address intersection modifications at Montano and Mercantile Avenue.
- ... Modification to medians and signals will be required.
- ... Full movements at this location may be restricted due to its proximity to the I-25 / Montano Interchange.
- ... An analysis of the reconfigured intersection will be required.
- ... A deceleration lane will be required.
- F. Location of walls, fences and signs must meet the clear sight distance requirements.
- G. Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.
- H. Provision of street trees and landscaping on Montano Road.
- I. Provision of a 30 foot cross-access easement should be negotiated with adjacent parcels, including Lot A..
- J. Coordination of proposed access point as related to the Interstate 25 / Montano Interchange with the NMSH&TD.
- K. Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
- L. Coordination with the Solid Waste Department with regard to refuse container location and access.

Transportation Planning:

A traffic impact study is pending for this site which may require additional street improvements.

FINDINGS:

- Montano Road is designated a principal arterial street with a right-of-way requirement of 124 feet on the *Long Range Roadway System* map.
- The *Long-Range Bikeways System* map identifies a bike lane on Montano adjacent to the subject development. An additional 12 feet of right-of-way is required to accommodate the bike lanes.

CONDITIONS of approval for the "site development plan for subdivision purposes and a site development plan for building permit" should be:

Dedication of right-of-way is required for Montano Road, 62 feet from the street centerline, plus 6 feet for a bike lane, for a total of 68 feet.

Utility Development:

The approval line on the conceptual grading plan (dated 7-25-99) is blank. Yet rough grading has already been completed. Please explain. New on-site utilities as show on sheet 5 are not consistent with the availability statement issued July 6th. The plan must be modified prior to DRB sign off.

Hydrology

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Prior to any earthmoving or surface alteration activities involving a parcel of 3/4 of an acre or more, a Surface Disturbance Permit must be obtained from the City's Environmental Health Department pursuant to Albuquerque/Bernalillo County Air Quality Control Board Regulation, Part 20. Revegetation or stabilization of disturbed areas can be coordinated as part of the permitting process. Contact Larry Caudill (768-2600).

Environmental Services Division

NEIGHBORHOOD SERVICES

"No recognized association. Montgomer/I-25 were notified."

PARKS AND GENERAL SERVICES

Design & Development

"No adverse comment."

OPEN SPACE DIVISION

"No adverse comment."

POLICE DEPARTMENT/Planning

A review of this case indicates the following problems or crimes may occur, or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur.

- * burglaries
- * robbery
- * assault
- * commercial burglary
- * rape
- * a higher probability of crimes during evening/weekend hours * adequate security

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

“Disapproved: Accessibiity for truck to service fast food location must be adjusted. Six cubic yard compactor will have to be used, dimensions of all enclosure pad 9 wall height to be adjusted. Recommend that drain for clean ups and possible spillages be implemented into plan. Call T.L. Baca 761-8142. Fueling station enclosure wal must be adjusted to 7'0 to accommdoate 8 cubic yard container.”

FIRE DEPARTMENT/Planning

“Unpaved construction roads shall be capable to maintain the load of any emergency apparatus. All new fire hydrants shall b e installed and operating prior to this construction project. Our office upon permit stage will conduct its normal plan review.”

TRANSIT DEPARTMENT

“Reviewed, no comments.”

COMMENTS FROM OTHER AGENCIES:

BERNALILLO COUNTY

ALBUQUERQUE FLOOD CONTROL AUTHORITY

“No adverse comment. Local drainage facilities in this area are operated and maintained by the City of Albuquerque. See City PWD Hydrology comments.”

ALBUQUERQUE PUBLIC SCHOOLS

“No adverse comment.”

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS

"No adverse comments. For information, the Long Range Roadway System designates Montano Road as a principal arterial."

ENVIRONMENTAL PLANNING COMMISSION
A G E N D A

Thursday, March 16, 2000, 8:00 a.m.

Plaza del Sol Hearing Room
Lower Level
600 2nd St. NW

MEMBERS

Chuck Gara, Chairman

Robert Heisesr, Vice Chairman
Elizabeth Begay

Joe Chavez
Susan Johnson
Mick McMahan

NOTE: A LUNCH BREAK WILL BE ANNOUNCED. IF NECESSARY, A DINNER BREAK WILL BE ANNOUNCED.

Agenda items will be heard in the order indicated below unless modifications to the Agenda are approved by the EPC at the beginning of the hearing (see item 1A and 1B below); deferral and withdrawal requests (by applicants) are generally reviewed at this time.

There is no set time for cases to be heard; however, interested parties can monitor the progress of the hearing by calling the Planning Department at 924-3860. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. In the interest of time, the Chairman may establish time limitations on speakers. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak.

1. Call to Order.
 - A. Announcement of changes and/or Additions to the Agenda.
 - B. Approval of the Amended Agenda.
 - C. Approval of June 24, 1999 and January 20, 2000 EPC Minutes.

2. Z-99-116 Tierra West LLC, agents for Beach Water Park, Inc., request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for Tract B & C, Renaissance Center III and replat Lot 3 & 4, Tract 6-A, zoned SU-1 for IP Uses & Recreation Facility, located on Montano Road NW between Interstate 25 and Alexander Boulevard, containing approximately 1.9 acres. (F-16) Elisa Paster, Staff Planner **(DEFERRED FROM JANUARY 20, 2000)**

3. Z-00110 00000 00140 Garcia/Kraemer & Associates, agents for C. James Schomburg, request a zone map amendment from M-2 to SU-1/C-2 for Lot A, Lands of Helen E. Saunders, located on Montano Road NW between I-25 and Culture Drive, containing approximately .56 acre. (F-16) Elisa Paster, Staff Planner

4. Z-00128 00000 00139 Garcia/Kraemer & Associates, agents for Bannum, Inc., requests a zone map amendment from SU-1 for C-3 Permissive Uses to SU-1 for C-3 Permissive Uses and Community Residential Correctional Program plus an amendment to a site development plan for subdivision for Tract C, Vidas Subdivision, located on Prospect Street NE between San Mateo Boulevard and Quincy Street, containing approximately .576 acres. (H-17) Russell Brito, Staff Planner
Z-00110 00000 00138
5. Z-99-96/ John Myers, agent for C.A.P. II, a New Mexico general partnership, requests approval of Site Plan for Building Permit for Lots A1 & A2, Miramontes Park, located one block north of Menaul Boulevard NE between San Pedro Drive and Cagua Drive, containing approximately 1.72 acres. (H-18) Elisa Paster, Staff Planner
SD-95-4-3 **(DEFERRED FROM FEBRUARY 17, 1999)**
6. Z-00-10 Tierra West LLC, agents for Bool/LOR, request a zone map amendment from R-2 to SU-1 for IP and approval of a site plan for subdivision for Tracts 181, 182, 183, 184 and 185A, Town of Atrisco Grant Airport Unit, located on Fortuna Road NW between 76th Street NW and Interstate 40, containing approximately 15.1 acres. (J-10) Bob Torres, Staff Planner
(DEFERRED FROM JANUARY 20, 2000)
7. Z-99-107 Marvin Kortum, agent for Our Lady of the Rosary Church, requests approval of a site development plan for building permit for Tract 336, Unit 8, Town of Atrisco Grant, zoned SU-1 for Church, School, and Rectory located between Ouray Road NW and Miami Road east of 57th Street, containing approximately 5 acres. (H-11) Elisa Paster, Staff Planner **(DEFERRED FROM JANUARY 20, 2000)**
8. Z-00128 00000 00135 Garcia/Kraemer & Associates, agents for Ben Ruiz, request approval of a zone map amendment from C-1 to SU-1 for C-1 including restaurant with retail sales of alcoholic drink for consumption on premise, and a site development plan for building permit for Tract C.1.B, Land of Coronado Savings and Loan, located on Coors Boulevard NW between Redlands Road and Sequoia Road containing approximately 1.14 acres. (G-11) Bob Torres, Staff Planner
Z-00110 00000 00136
9. Z-00128 00000 00125 Schlegel Lewis Architects, agents for West Mesa Christian Church, request approval of a site development plan for building permit for Lot 22A-1, Eagle Ranch Subdivision, zoned SU-1 for Church and Related Facilities, located on Golf Course Road NW between Marna Lynn Avenue and Shelly Rose Road, containing approximately 5 acres. (C-12) Debbie Stover, Staff Planner

10. Z-00114 00000 00142 Isaacson & Arfinan, PA, agents for Lyle Melvin & Associates, request annexation and establishment of MH Zoning for Tract A, Lands of Kenneth E. Jensen, located on Blake Road SW between Amole del Norte Diversion Channel and Coors Boulevard, containing approximately 9.3 acres. (N-10) Elisa Paster, Staff Planner
11. Z-00110 00000 00123 Tierra West LLC, agents for Falcon Ridge LLC, request a zone map amendment from SU-1 for C-1 & R-1 to R-T for unplatted land at Townships 11 & 12 North, Ranges 2 & 3 East, located on McMahan Boulevard NW between Unser Boulevard and Rockcliff Boulevard, containing approximately 34.63 acres. (A-11) Bob Torres, Staff Planner
12. Z-00114 00000 00118 John Lind, agent for Olympia Herrera, requests annexation and establishment of R-2 zoning for Lot 86, MRGCD Map #39, located west of Atrisco Road SW between Gonzales Road and Felicitas Road SW, containing approximately .14 acre. (K-12) Debbie Stover, Staff Planner.
13. Z-99-121 Tom Couch/Christian Williams, agents for Desert Sky Development, LLC requests a zone map amendment from SU-1 for Church to SU-1 for C-1 plus approval of a site development plan for building permit for Tract A1A, Academy Acres Subdivision, Unit 13, located on the northwest corner of Wyoming Boulevard NE Burlison Drive between Academy NE and Harper Drive, containing approximately 4.1 acres. (E-19) Elisa Paster, Staff Planner **(DEFERRED FROM FEBRUARY 17, 2000)**
14. Z-00128 00000 00133 Connie Chocas, agent for the Buddhist Temple of New Mexico, requests approval of a site development plan for building permit for Lots 26 and 27, Block 10, Trumbull Neighborhood/La Mesa Addition No. 2, zoned SU-1 for Church and Related Uses, located on Alcazar Street SE between Central Avenue and Zuni Road, containing approximately 0.31 acre. (K-19) Russell Brito, Staff Planner
15. Z-00-1 Divine Tower, agents for AT& T Wireless Inc., request an amendment to a site development plan to accommodate a wireless telecommunications facility for Lot 2A, Municipal Addition #1, zoned C-2, located on Montgomery Boulevard NE between Louisiana Boulevard and Marla Drive, containing approximately 1.3 acre. (F-18) Elisa Paster, Staff Planner **(DEFERRED FROM JANUARY 20, 2000)**

16. Z-98-31-1 Community Sciences Corporation, agents for Jeffrey Fine, request approval of a site development plan for subdivision purposes for the SE 1/4 of the NE 1/4 of Section 2, T11N, R2E NMPM, zoned SU-1 for C-1, SU-1 for R-2, and R-LT, located on McMahon Boulevard NW between Unser Boulevard and Bandelier Drive, containing approximately 40 acres. (A-11) Russell Brito, Staff Planner **(DEFERRED FROM FEBRUARY 17, 2000)**
17. Z-00110 00000 00145 Pacific Equities, LLC request an amendment to the North I-25 Sector
Z-00138 00000 00146 Development Plan plus a zone map amendment from R-D to SU-2/C-1 zoning for Lots 14-19, Block 34, Tract A, Unit B, North Albuquerque Acres, located on Louisiana Boulevard NE between Holly Avenue and Carmel Avenue, containing approximately 4.71 acres. (C-18) Bob Torres, staff Planner
18. Z-00110 00000 00078 Mauro S. Nava requests a zone map amendment from P to C-3 for Lot 5 of Davison Addition, located on Candelaria Road between 4th Street NW and 2nd Street, containing approximately .10 acre. (G-14) Loretta Naranjo Lopez
19. Z-00-11 Tierra West LLC, agents for Development Services LTD Co. & Four Suns Bldgs., requests
AX-00-3 Annexation and Establishment of SU-1 for MH zoning plus approval of a Site Plan for Subdivision and approval of a Site Plan for Building Permit for Tracts 1, 2 and A-1, Lands of Chapman, plus the adjacent portion of the MRGCD lateral, plus Tract 22A, MRGCD Map 29; along with annexation and establishment of SU-1 for IP zoning and approval of a site plan for building permit for Tract B, Lands of Chapman, plus Tract 22, MRGCD Map 29, located on Edith Avenue NE between Osuna Boulevard and Sin Nombre Ct. for a total of approximately 23.08 acres. (E-15) Bob Torres, Staff Planner **(DEFERRED FROM JANUARY 20, 2000)**

20. OTHER MATTERS



Agenda Number: 2
 Case Number: Z-99-116
 March 16, 2000

Staff Report

• <i>Agent</i>	Tierra West
• <i>Applicant</i>	Beach Water Park, Inc.
Requests	1. Amendment to a site plan for subdivision 2. Site plan for building permit
• <i>Legal Description</i>	Tracts B & C of Renaissance Center III & Replat of Lots 3 & 4, Tract 6-A, Sundts Industrial Park
• <i>Location</i>	Montano Raod between I-25 and Alexander Boulevard
• <i>Size</i>	Approximately 1.9 & 18.9 acres
• <i>Existing Zoning</i>	SU-1 IP & Recreational Facility
• <i>Proposed Zoning</i>	None

Staff Recommendation

APPROVAL of Z-99-116, a site plan for subdivision, based on the findings beginning on page 36, and subject to the conditions beginning on page 37.

APPROVAL of Z-99-116, a site plan for building permit, based on the findings beginning on page 39, and subject to the conditions beginning on page 40.

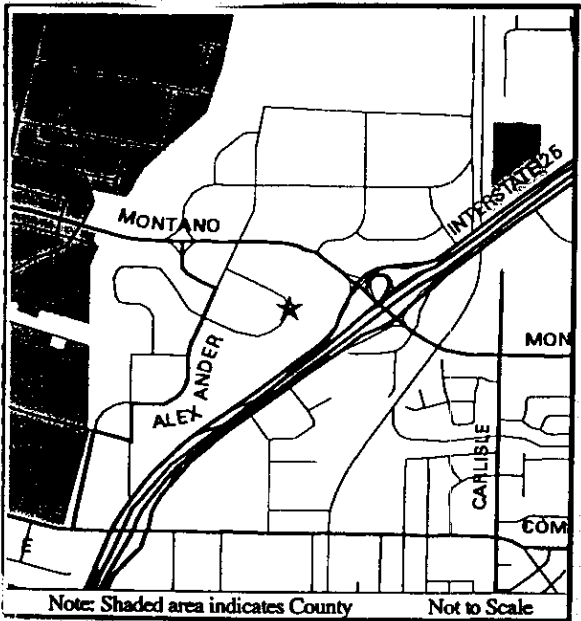
Staff Planner
 Elisa Paster, Planner

Summary of Analysis

This is a request for a approval of a site plan subdivision, and for approval of a site plan for building permit for a parcel which is occupied by the Beach Water Park. The applicant proposes to split off 1.9 acres along Montano, on the far north of the 18.9 acre site, in order to develop two pads. On January 20, 2000, the EPC voted to defer the subject application until the March 16, 2000 EPC hearing. The EPC deferred the request because an adequate site plan for subdivision was not provided. Furthermore, the EPC directed the applicant to work with a nearby landowner in order to assure reasonable access.

The applicant is proposing a McDonalds restaurant and a service station on the 1.9 acre site. Though modifications are needed for the site plan to comply with relevant plans and policies, staff recommends approval of the site plan for subdivision and building permit.

Additional staff comments begin on page 30.



City Departments and other interested agencies reviewed this application from September 3, 1999 to September 17, 1999. Agency comments were used in the preparation of this report, and begin on page 44.

Development Services Report

SUMMARY OF REQUEST

<i>Requests</i>	1. Amendment to a site plan for subdivision 2. Site plan for building permit
<i>Location</i>	Montano Road NW between Interstate 25 and Alexander Boulevard

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area: Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	SU-1 for IP and Recreation	Established Urban Area	Beach Water Park and Vacant
<i>North</i>	SU-1 for C-2	North Valley Area Plan	Commercial
<i>South</i>	M-2	Renaissance Center Master Plan	
<i>East</i>	City ROW		Interstate 25
<i>West</i>	SU-1 for IP		

Background

The subject site is the location of the existing Beach Water Park. The applicant proposes to split off 1.9 acres along Montano Road, on the northerly most portion of the site for development of a service station and fast food restaurant. The site is bordered by I-25 to the east, commercial to the north (across Montano Road), and industrial/ office park development to the west and south.

In 1986, the EPC approved a zone map amendment (Z-86-66) from M-2 to SU-1 for IP and Amusement Facilities of a Permanent Character (not adult amusement) for Tract 6A, Block 4, Lots 3 and 4, Sundt's Industrial Center, a 42.3 acre parcel. The subject site (approximately 18.9 acres) was included in this zone change. The EPC also approved a site plan for building permit for the water park site that depicted recreational facilities, parking, and numerous structures on the site. In 1987 the EPC approved some slight revisions to the site development plan for building permit. The parcel is not located within the boundaries of the Renaissance Center Master Plan.

The EPC has also approved several other site development plans within the original 42.3 acre area. In 1988, the EPC approved a site development plan for building permit for the

Diagnostek, Inc. building which is located to the southwest of the Water Park (Z-86-66-2), and in 1989 the EPC approved an office building adjacent to Diagnostek (Z-86-66-3).

The subject site is no longer within the boundaries of the Renaissance Center boundaries, yet the history and guidelines are relevant to the proposal. The subject site is located adjacent to the Renaissance Master Plan, and in part, the Montano/ Alexander intersection serves as a gateway into the Renaissance area. Therefore, it is important that the subject site is compatible with the surrounding development.

The Renaissance Center was originally a gravel pit which was platted and zoned in 1983-1984. Today, the Renaissance Center is an industrial park that is developing with retail commercial uses, multi-family residential uses, manufacturing uses, entertainment use, and some office uses. The area is partially developed with businesses which includes Home Depot, Costco Wholesale, Federal Express, International Brotherhood of Electrical Workers, Distribution Management Corporation, Mechanical Contractors Association, Wendy's, Union Saving Bank, House of Carpets, and other projects that are in the design and/or construction process at this time.

The *Master Declaration for Renaissance*, an approved Master Plan, was adopted by the City Council in 1986. The Master Plan encompasses approximately 212 acres between Interstate 25 and the Alameda Lateral and between Mission Avenue and Montbel Road. It sets forth rules and regulations, land development standards, construction regulations, and the creation of an Architectural Review for development within the boundaries of the plan area. The land development standards deal with architectural standards, site development, and landscaping. Specific land uses for the master plan are set forth by each parcel's underlying zoning. The Rules and Regulations section of the *Master Plan* states, "Renaissance was master planned as a cohesive, visually unified mixed use development with a strong sense of identity and as a place of distinction and quality."

APPLICABLE PLANS AND POLICIES

The *Albuquerque/Bernalillo County Comprehensive Plan* was adopted by the City Council and the Board of County Commissioners in 1988. Based on the *Plan*, the subject site is located in the Established Urban Area, the goal of which 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. Applicable policies include:

- Policy a: The Established and Developing Urban Areas as shown by the Plan Map shall allow a full range of urban land uses, resulting in an overall gross density of up to 5 dwelling units per acre.
- Policy d: 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 concern.

- Policy e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of neighborhoods can be ensured.
- Policy I: 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 environments.
- Policy j: Where new commercial development occurs, it should be generally located in existing commercial zoned areas...in larger shopping centers located at intersections of arterial streets and provided with access via mass transit...
- Policy l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

North Valley Area Plan

The *North Valley Area Plan*, a Rank II Plan, was adopted by City Council in 1993. The plan area is bounded by the Bernalillo County/ Sandoval County boundary to the north, Interstate 40 to the south, Interstate 25 to the east, and the Rio Grande to the west. The area encompasses approximately 28.5 square miles. The Plan recognizes that the North Valley as a fragile and unique community and specifies goals and policies to protect its rural character and environmental resources and to encourage quality commercial and industrial development in established commercial and industrial zones.

Relevant Zoning and Land Use policies include:

3. The City and County shall limit new strip commercial development and associated signage on valley arterials.
 - 3c. Promote commercial development and redevelopment of existing commercially zoned properties.
 - 3ci. Assist existing and potential businesses with organization and promotion efforts.
 - 3d. Adopt and promote Village Center Principles for new and redeveloped commercial properties.

The *North Valley Area Plan* defines the area east of Edith Boulevard as the most appropriate location for industrial and heavy commercial development.

Resolution 91-1998 (R-70)

This Resolution establishes an overall direction for implementation of the City's growth policies, with a framework emphasizing:

- development of community and regional activity centers and major transportation corridors (high capacity corridors); encourage increased densities and mixed uses in activity centers and corridors; meet the needs of residents closer to their homes or employment to decrease Vehicle Miles Traveled and automobile dependence.
- maintenance, enhancements and upgrades of roads and utilities in the core area, to prevent deterioration of existing communities and to encourage infill; diversify the

Downtown land use mix with public facilities, hotels, office and retail development, more and higher density housing; generate more activity and attract more private investment in the Downtown area.

- enhance transit system performance, consistent with the principles of a compact urban form and a network of centers and corridors; improve the viability of transit as an alternative to the single-occupancy vehicle and reduce Vehicle Miles Traveled; improve pedestrian mobility and the character of the pedestrian environment, transit orientation and bicycle connections, within centers and corridors.
- plan the timing of road and utility construction to ensure orderly growth, and coordinate capacity increases and street extensions; transportation improvement programs must recognize the significance of natural, historic, and cultural resources and include strategies for minimizing adverse impacts on them.

Long Range Roadway System

The Long Range Roadway System designates Montano Road as a Minor Arterial, with a right-of-way of 86'.

ANALYSIS

Site Plan for Subdivision

This is a request for a site plan for an amendment to a subdivision for a 18.9 acre site located on Montano Road between I-25 and Alexander Boulevard. The Beach Water Park currently exists on southern portion of the site, and includes slides, pools, parking, and numerous structures. According to the applicant's letter, the owners of the Beach Water Park recently created an additional slope area on the north side of the existing park "to facilitate the expansion of the top portion of the Beach and to create more fall for future slides. [They] placed 76,000 cubic yards of dirt according to the approved Grading Plan to create the future slide and pad areas on top of the Beach. [They] are developing this area into two pads for a fast food restaurant and service station." A site plan for building permit for the fast food restaurant, but not for the service station, accompanies this proposal. The applicant will have to return to the EPC for approval of the site plan for building permit for the service station.

The amendment to the site plan for subdivision is in compliance with relevant policies. According to the *Comprehensive Zoning Code*, Section 14-16-1-5, a site development plan for subdivision must include:

- (1) An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies:
 - (a) For Subdivision. The site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area ratio.

The submitted site plan for subdivision depicts the existing Beach Water Park, including ingress, egress, building footprints, parking, and circulation routes. No changes are proposed

to the Water Park site at this time. The site plan also depicts a new property line which divides the two new pads sites (Tracts C-2 and C-3) from the larger portion of the parcel.

The amendment depicts a building footprint and parking spaces for the service station (Tract C-3). These elements are not actually required by the *Comprehensive Zoning Code*. If the site plan for building permit depicts a different location of these elements, the site plan for subdivision will also have to be amended. Alternatively, a note could be added to the site plan which indicates that the configuration is conceptual.

The proposed gas station is located towards the rear of the site, while the canopy is located adjacent to Montano Road. The site data grid indicates that building area will be 1,680 square feet, that 4,487 square feet of landscaping is required, though 7,216 will be provided, and that 9 parking spaces will be required. This site plan for subdivision generally meets the provisions of the *Comprehensive Zoning Code* with the following exceptions: FAR and maximum building height. These elements may be added as conditions of approval.

Site Plan for Building Permit

This is a request for a site plan for building permit for a 1.9 acre site located on the south side of Montano Road, at Alexander Boulevard. The site plan for building permit is only for Tract C-2, though its relationship with Tract C-3 will be taken into consideration.

Site Plan Layout / Configuration

The proposed service station and fast food restaurant are located on Montano Road, up the hill from the Beach Water Park. The proposed uses are not accessible directly from the Water Park due to the slope of hill. The location is a auto-oriented, being adjacent to Montano Road and within close proximity to I-25. The site plan should, therefore, be focused towards auto oriented uses, though this does justify omitting pedestrian amenities.

The two pads share a drive-aisle, which is accessed by way of the Alexander/ Montano Road intersection. The locations of the buildings on the pads are insular in that they function as separate entities. The main entrance to the McDonalds is on the south elevation while the main entrance to the service station will probably be on the north elevation. Both pads represent a very suburban layout in that the buildings are setback from the street and have little interaction with any street life, except that their uses necessitate a focus of targeting passing motorists.

With the exception of the drive-aisles and the common landscaping treatment, the sites do not interrelate with one another. For example, there is no pedestrian connection between the two sites. A sidewalk does exist along Montano Road, but not even so much as a cross walk is provided across the drive aisle. Furthermore, as discussed below, the fast food restaurant is generic franchise architecture, and it is unlikely that it and the service station will architecturally compatible. Prior to approval, the building should be reconfigured or amenities should be added to improve the relationship of the buildings to one and other.

Access, Parking, Circulation

Both pad sites are accessed by way of a four lane drive aisle on Montano Road. The curb cut is in alignment with the existing stop light at intersection of Montano Road and Mercantile Avenue.

The McDonald's is located approximately in the middle of Tract C-2, and is surrounded by a circular drive aisle (which serves the drive-thru window) and parking spaces. The drive aisle is one way, with the exception of the segment located on the south side of the building. The circular drive aisle and overage of parking (discussed below) contribute to the poor relationship between the restaurant, the neighboring pad and, the street.

According to the site plan, the fast food restaurant only requires 16 parking spaces, yet 53 spaces are provided. There is an overage of 37 parking spaces on the site (over 200%), which is extremely excessive.

Pedestrian and Bicycle Access and Circulation, Transit Access

Scant pedestrian amenities are provided on the site. A 6 foot wide sidewalk is provided along Montano Road and along one side of the entrance drive aisle, and one pedestrian crossing is shown at the McDonalds. However, there is no pedestrian connection between the two pad sites, between the parking area and the front door of the fast food restaurant, nor across the entrance to the site. Furthermore, there is no covered outdoor eating space identified on the plan. A 26 foot wide concrete area is provided on the west side of the building, yet it is unclear if this is intended to serve as an outdoor eating area since no seating, landscaping, or shading is shown. Moreover, the bike rack is located in that area; locating outdoor seating and a bike rack too close together may be extremely awkward. As discussed above, there is an excessive overage of parking on the site; parking could be moved to accommodate an outdoor patio. The site is located near a unique amenity - the Beach Water Park, and users of the site should be able to take advantage of the views. Therefore, the patio should be sited to maximize the views of the Beach Water Park and the mountains.

Montano Road currently has express bus service, but the Transit Department has indicated that local bus service will be provided within the next year.

Lighting

According to the site development plan, "site lighting shall be a combination of building mounted mH fixtures and post-mounted light fixtures in entry and parking areas as need. To the greatest extent possible, lighting shall be building mounted. Post-mounted lighting shall be 20' maximum height. Post lighting shall be shielded from surrounding properties." The lighting is acceptable to staff, although the last sentence shall read "Post lighting shall be shielded with *cut-off fixtures* from surrounding properties.

Landscaping

Extensive landscaping is provided on the site; at the McDonalds 7,371 square feet of landscaping is required, and 19,477 is provided. The landscaping is a mixture of shade and ornamental trees, shrubbery, flowers, groundcover, and oversized gravel and boulders. The majority of the landscaping is native to New Mexico. The landscaping is in compliance with

the City's Waste Water ordinance. The landscaping plan depicts adequate street trees along Montano Road.

The landscaping plan is attractive and a positive addition to the site which somewhat reduces the impact of the vast parking area. However, a shaded seating area should be added to the site plan, as should a 3 foot high wall or other buffer treatment on Montano Road to screen the parked cars from passerbys.

Similar landscaping is also depicted on the gas station site. However, since this is only a site plan subdivision it is unclear whether or not the landscaping plan is permanent or conceptual.

Grading, Drainage, Utility Plans

The Public Works Department has indicated that the grading and drainage plan is incorrect and that the utilities plan does not reflect the availability statement. The applicant states that "... 76,000 a cubic yards of dirt according to the approved Grading Plan..." However, there is no approved grading plan, though the work is completed. A temporary permit could have been secured, however, there is no such record in the file.

Public Works further states that:

The approval line on the conceptual grading plan (dated 7-25-99) is blank. Yet rough grading has already been completed. Please explain. New on-site utilities as show on sheet 5 are not consistent with the availability statement issued July 6th. The plan must be modified prior to DRB sign off.

The plan shows the utility connections to south, though they must be hook into the services on Montano Road. The Public Works Department staff has indicated that the submittal is incomplete.

Architecture

The proposed building is a typical McDonalds structure with a mansard style light grey shingle roofing, light adobe colored stucco, a split face block band around the bottom of the building (no color shown), and bright yellow and white signage. Windows, with clear glazing and aluminum frames are located mainly on the west and south elevations (2 windows are on the north elevation). The building is characterized by a blank walls on the north and west elevations. The north elevation faces Montano Road, yet it is unarticulated and does not relate with the street (as discussed above). The west elevation does include some windows.

The proposed McDonalds is generic franchise architecture and is not compatible with the surrounding development. Although the subject site is not located within the Renaissance Center, it is surrounded by the Renaissance Center and should be compatible with the existing buildings. The Renaissance area is characterized by buildings which pay respect to contemporary and post modern styles. They include features which help to create a pleasant pedestrian environment such as patios and courtyards. Building elements may include overhangs, patios, recessed doors and windows, and should be sited so as to maximize vistas. They utilize muted colors, steel, glass, and flat roofs. The building should be revised to include some of the aforementioned elements, as it is not compatible with the surrounding development. In particular, the roof and the signage are two of the most "generic" features which are not compatible with the surrounding architecture.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

The applicant did not attend the pre-hearing discussion.

The solid waste department states:

Disapproved. Accessibility for truck to service fast food location must be adjusted. Six cubic yard compactor will have to be used, dimensions of all enclosure pad 9 wall height to be adjusted. Recommend that drain for clean ups and possible spillages be implemented into plan. Call T.L. Baca 761-8142. Fueling station enclosure wall must be adjusted to 7'0 to accommodate 8 cubic yard container.

Neighborhood Concerns

No neighborhood associations were recognized in this area.

Conclusions

This is a two part request for an amendment to a site plan for subdivision plus approval of a site plan for building permit for a site located on Montano Road between I-25 and Alexander Boulevard. The Beach Water Park is located on the site, and the applicant proposes to split off 1.9 acres on the far north side of the 18.9 acre site to develop two pads.

Staff is recommending deferral of the amendment to the site plan for subdivision and of the site plan for building permit. The location of the pads is a suburban one with auto oriented uses, however this does not justify omitting all pedestrian amenities. The building is surrounded by parking spaces and drive aisles; there is a parking coverage of 37 parking spaces. The vast amount of parking and focus on automobile is one reason for the scant pedestrian amenities are provided on the site.

Furthermore, the grading and drainage plan and the utility plan are unacceptable to Public Works. The grading on the site has already occurred, though there is no grading and drainage plan, and the utilities plan presents incorrect information. Lastly, the solid waste container is in an inappropriate location, which will affect the site layout.

The site plan for building permit is only for Pad C-2; a McDonalds is proposed on this site. The building is generic franchise architecture which is not compatible with the surrounding area. Furthermore, the east and north elevations present blank walls; the north elevation, which faces Montano Road, does not relate to the street nor to the development to the north. Staff recommends that the building design and layout be modified prior to EPC approval.

FINDINGS -Z-99-116, October 21, 1999 - Site Plan for Subdivision

1. This is a request for a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. The *Comprehensive Zoning Code* requires that a site plan for subdivision depict the site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum floor area ratio. This site plan for subdivision generally meets these provisions with the following exceptions: FAR and maximum building height
3. The site is surrounded by the Beach Water Park to the south, I-25 to the east, and the Renaissance Center, which contains a mixture of commercial, office, industrial and residential uses, to the west and north. The service station and fast foot restaurant are located on Montano Road, up the hill from the Beach Water Park. The proposed uses are not accessible directly from the Water Park due to the slope of hill upon which they stand.
4. The location of the proposed pads is a suburban one, as it is within a business park and next to the freeway. The site plan should be oriented towards suburban uses, though this does justify ignoring the needs of pedestrian.
5. With the exception of the drive-aisles and the landscaping, the sites do not interrelate with one another. In fact, they function as two totally separate areas. Prior to approval, the building should be reconfigured, and/or amenities should be added to improve the relationship of the building to one and other.
8. The Public Works Division does not recommend approval of the grading and drainage, and the utilities plans. No grading plan has been approved, contrary to the applicant's statement, and although the grading has been largely completed. Furthermore, the utility plan is incorrect as the services must hook into Montano Road, not to the south.

RECOMMENDATION -Z-99-116, October 21, 1999

DEFERRAL of Z-99-116, a request for approval of a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.

FINDINGS -Z-99-116, October 21, 1999 - Site Plan for Building Permit

1. This is a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. This submittal is accompanied by a request for approval of a site plan for subdivision which creates the pad on which the building will be located. Staff is recommending deferral of the site plan for subdivision.
3. The McDonald's is located approximately in the middle of Tract C-2, and is surrounded by a circular drive aisle and parking spaces. The circular drive aisle and overage (37 more than required) of parking contributes to the poor relationship between has with the neighboring pad and with the street.
4. The location of the proposed pads is a suburban one, as it is within a business park and next to the freeway. The site plan should be oriented towards suburban uses, though this does justify ignoring the needs of pedestrian.
5. With the exception of the drive-aisles and the landscaping, the sites do not interrelate with one another. In fact, they function as two totally separate areas. Prior to approval, the building should be reconfigured, and/or amenities should be added to improve the relationship of the building to one and other.
6. The McDonalds is generic franchise architecture and is not compatible with the surrounding development. Although the subject site is not located within the Renaissance Center, it is surrounded by the Renaissance Center and should be compatible with the

existing buildings. , it is a totally different style than that of the Beach Water Park; the applicant may alternatively choose to integrate the building with that use.

7. The solid waste department has indicated that the accessibility for trucks to service the fast food location must be adjusted. A six cubic yard compactor will have to be used, dimensions of all enclosure pad 9 wall height to be adjusted. Solid Waste Staff recommends that drain for clean ups and possible spillages be implemented into plan. Moreover, the fueling station enclosure wall must be adjusted to 7'0 to accommodate 8 cubic yard container.

RECOMMENDATION - Z-99-116, October 21, 1999 - Site Plan for Building Permit

DEFERRAL of Z-99-116 a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract6-A, Sundt's Industrial Park.

ADDITIONAL STAFF COMMENTS - December 16, 1999

On October 21, 1999, the EPC voted to defer the subject application for 30 days until the December 16, 1999 EPC hearing. The applicant is requesting another 30 day deferral because, currently, no changes have been proposed to the EPC on the site. Staff concurs with this request.

FINDINGS -Z-99-116, December 16, 1999 - Site Plan for Subdivision

1. This is a request for a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. The *Comprehensive Zoning Code* requires that a site plan for subdivision depict the site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum floor area ratio. This site plan for subdivision generally meets these provisions with the following exceptions: FAR and maximum building height
3. The site is surrounded by the Beach Water Park to the south, I-25 to the east, and the Renaissance Center, which contains a mixture of commercial, office, industrial and residential uses, to the west and north. The service station and fast foot restaurant are located on Montano Road, up the hill from the Beach Water Park. The proposed uses are not accessible directly from the Water Park due to the slope of hill upon which they stand.
4. The location of the proposed pads is a suburban one, as it is within a business park and next to the freeway. The site plan should be oriented towards suburban uses, though this does justify ignoring the needs of pedestrian.
5. With the exception of the drive-aisles and the landscaping, the sites do not interrelate with one another. In fact, they function as two totally separate areas. Prior to approval, the building should be reconfigured, and/or amenities should be added to improve the relationship of the building to one and other.
8. The Public Works Division does not recommend approval of the grading and drainage, and the utilities plans. No grading plan has been approved, contrary to the applicant's statement, and although the grading has been largely completed. Furthermore, the utility plan is incorrect as the services must hook into Montano Road, not to the south.

RECOMMENDATION -Z-99-116, December 16, 1999

DEFERRAL of Z-99-116, a request for approval of a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.

FINDINGS -Z-99-116, December 16, 1999 - Site Plan for Building Permit

1. This is a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. This submittal is accompanied by a request for approval of a site plan for subdivision which creates the pad on which the building will be located. Staff is recommending deferral of the site plan for subdivision.
3. The McDonald's is located approximately in the middle of Tract C-2, and is surrounded by a circular drive aisle and parking spaces. The circular drive aisle and overage (37 more than required) of parking contributes to the poor relationship between has with the neighboring pad and with the street.
4. The location of the proposed pads is a suburban one, as it is within a business park and next to the freeway. The site plan should be oriented towards suburban uses, though this does justify ignoring the needs of pedestrian.
5. With the exception of the drive-aisles and the landscaping, the sites do not interrelate with one another. In fact, they function as two totally separate areas. Prior to approval, the building should be reconfigured, and/or amenities should be added to improve the relationship of the building to one and other.
6. The McDonalds is generic franchise architecture and is not compatible with the surrounding development. Although the subject site is not located within the Renaissance Center, it is surrounded by the Renaissance Center and should be compatible with the

existing buildings. , it is a totally different style than that of the Beach Water Park; the applicant may alternatively choose to integrate the building with that use.

7. The solid waste department has indicated that the accessibility for trucks to service the fast food location must be adjusted. A six cubic yard compactor will have to be used, dimensions of all enclosure pad 9 wall height to be adjusted. Solid Waste Staff recommends that drain for clean ups and possible spillages be implemented into plan. Moreover, the fueling station enclosure wall must be adjusted to 7'0 to accommodate 8 cubic yard container.

RECOMMENDATION - Z-99-116, December 16, 1999 - Site Plan for Building Permit

DEFERRAL of Z-99-116 a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract6-A, Sundt's Industrial Park.

ACTION TAKEN BY THE ENVIRONMENTAL PLANNING COMMISSION ON
DECEMBER 16, 1999

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer Z-99-116 to the Environmental Planning Commission Public Hearing on January 20, 2000.

MOVED BY COMMISSIONER GARA

SECONDED BY COMMISSIONER JOHNSON M O T I O N C A R R I E D
UNANIMOUSLY

ADDITIONAL STAFF COMMENTS - Z-99-116, January 20, 2000

On December 16, 1999, at the request of the applicant, the EPC voted to defer the subject request for site plan for subdivision and building permit until January 20, 2000.

Site Plan for Subdivision

This is a request for a site plan for subdivision for a 18.9 acre site located on Montano Road between I-25 and Alexander Boulevard. The applicant proposes to subdivide a 1.9 acre parcel which is located adjacent to Montano Road. The Beach Water Park currently exists on the southern portion of the site, and includes slides, pools, parking, and numerous structures. According to the applicant's letter, the owners of the Beach Water Park recently created an additional slope area on the north side of the existing park "to facilitate the expansion of the top portion of the Beach and to create more fall for future slides. [They] placed 76,000 cubic yards of dirt according to the approved Grading Plan to create the future slide and pad areas on top of the Beach. [They] are developing this area into two pads for a fast food restaurant and service station." A site plan for building permit for the fast food restaurant and the service station, accompanies this proposal.

The amendment to the site plan for subdivision is in compliance with relevant policies. According to the *Comprehensive Zoning Code*, Section 14-16-1-5, a site development plan for subdivision must include:

- (1) An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies:
 - (a) For Subdivision. The site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area ratio.

The submitted site plan for subdivision depicts the existing Beach Water Park, including ingress, egress, building footprints, parking, and circulation routes. No changes are proposed to the Water Park site at this time. The site plan also depicts a new property line which divides the two new pads sites (Tracts C-2 and C-3) from the larger portion of the parcel. A gas station is proposed for the westerly Tract C-2, and a McDonalds is proposed for the easterly Tract C-3.

This site plan for subdivision generally meets the provisions of the *Comprehensive Zoning Code* with the following exceptions: FAR and maximum building height. These elements may be added and are required by the recommended conditions of approval.

Subdivision Issues

The submitted site plan for subdivision is slightly different than the original submittal. The new submittal proposes moving the eastern lot line for Tract C-2 to the west, providing for an approximately 60 foot wide sliver of property owned by the Beach Water Park. This peninsular-shaped projections of the Beach property would retain its zoning and provide an area for a future billboard sign and utility easement. The original submittal did not depict the sliver of Beach Property, and its utility is questionable. It appears as though the purpose of the sliver of property is too obstruct access of utilities and vehicles to the M-2 zoned property to the east. The M-2 zoned property does have a curb cut on Montano, right-in/ right-out only, but there is not access to westbound traffic. Therefore, any westbound traffic would have to make a U-turn at the stop light, which is an undesirable traffic pattern according to Public Works. Moreover, the sliver is almost useless since it would be impossible for a road to be constructed directly between Montano and the Beach Water Park due to the grades of the hill. Therefore, the Public Works Transportation and Utility Divisions have indicated that common access and utilities are needed to all three properties which front Montano Road. That is, there must be a minimum of a 30 foot wide useable and traversable access easement between the three properties. This easement will benefit all parcels because it will allow for the installation of utilities and construction of common entrances. The sliver should be removed since it is useless except as a location for a billboard. Alternately, an easement could be dedicated. The vehicular and utility easement would not have any negative impacts on the subject plan. The plan already depicts an easement to the Beach Water Park property, thus the easement could be extended to service all three properties.

Site Plan for Building Permit

Site Plan Layout / Configuration

The proposed service station and fast foot restaurant are located on Montano Road, up the hill from the Beach Water Park. The proposed uses are not accessible directly from the Water Park due to the slope of hill. The location is a auto-oriented, being adjacent to Montano Road and within close proximity to I-25. The site plan should, therefore, be focused towards auto oriented uses, though this does not justify omitting pedestrian amenities.

The two pads share a drive-aisle, which is accessed by way of the Alexander/ Montano Road intersection. The locations of the buildings on the pads are insular in that they function as separate entities. The main entrance to the McDonalds is on the south elevation while the main entrance to the service station is on the north elevation. Both pads represent a very suburban layout in that the buildings are setback from the street and have little interaction with any street life, except that their uses necessitate a focus on targeting passing motorists.

The proposed uses are auto oriented, but the site plan does depict some connections between them, including a pedestrian crossing. It is unlikely that the site will be accessed by a great number of pedestrians, based on its location, but sidewalks have been provided along Montano.

The site depicts an alternate paving material for the drive-thru, the parking spaces adjacent to the fast food restaurant, and the pedestrian crossings. The paving for the pedestrian crossings should be a different material than the drive-thru, and the parking spaces do not need to be an alternative paving. Moreover, the materials and colors should be indicated on the plan.

Access, Parking, Circulation

Both pad sites are accessed by way of a three lane drive aisle from Montano Road. The curb cut is in alignment with the existing stop light at intersection of Montano Road and Mercantile Avenue.

The McDonald's is located approximately in the middle of Tract C-2, and is surrounded by a circular drive aisle (which serves the drive-thru window) and parking spaces. The drive aisle is one way, with the exception of the segment located on the south side of the building.

According to the site plan, the uses collectively require a total of 40 parking spaces, yet 75 spaces are provided. There is an overage of 37 parking spaces on the site (almost 200%), which is extremely excessive. However, based on the location of the uses on a major transit corridor and away from any pedestrian activity, the parking overage may be appropriate. Though some of the parking spaces are located along Montano Road, a three-foot high screen wall is provided to mitigate the negative visual impact of the parked cars.

The site plan also depicts a "future access to the Beach Waterpark" on the east edge of the site. The access should actually lead to the parcel, zoned M-2, which is adjacent to the Beach Water Park sliver. See above for further discussion of this issue.

Pedestrian and Bicycle Access and Circulation, Transit Access

Minor pedestrian amenities are located on the site due to the auto-oriented nature of the location. A six-foot wide pedestrian connection is provided from the street to the site and another between the gas station and fast food restaurant. Each of the pads has a shaded outdoor patio area, though the square footage is not given. The McDonalds also has a "Future Playland" of 1500 square feet. The applicant has indicated that McDonalds wants to wait and discover who their clientele will be prior to installing the Playland. It is understandable that the corporation does not want to spend extra money if the playland will go unused, therefore, a note shall be added to indicate that the 1500 square feet will be used as an outdoor dining patio in the meantime, and remain if the Playland is not built. The patio shall include shaded picnic tables.

The site is located near a unique amenity - the Beach Water Park, and users of the site should be able to take advantage of the views. Ideally the patios should be sited to maximize the views of the Beach Water Park and the mountains. This would entail moving the patio to the east side of the building.

Two bike racks exist on the site, one at each pad site. A total of 10 bicycle spaces are provided.

Montano Road currently has express bus service, but the Transit Department has indicated that local bus service will be provided within the next year.

Lighting

According to the site development plan, "site lighting shall be a combination of building mounted mH fixtures and post-mounted light fixtures in entry and parking areas as need. To the greatest extent possible, lighting shall be building mounted. Post-mounted lighting shall be 20' maximum height. Post lighting shall be shielded from surrounding properties." The lighting is acceptable to staff, although the last sentence shall read "Post lighting shall be shielded with *cut-off fixtures* from surrounding properties.

Landscaping

Adequate landscaping is provided on the site; 11,855 square feet is required and 13,594 is provided. The landscaping is a mixture of shade and ornamental trees, shrubbery, flowers, groundcover, and oversized gravel and boulders. The majority of the landscaping is native to New Mexico. The landscaping is in compliance with the City's Waste Water ordinance. The landscaping plan depicts adequate street trees along Montano Road.

Grading, Drainage, Utility Plans

The Public Works Department has indicated that the grading and drainage plan is incorrect and that the utilities plan does not reflect the availability statement. The applicant states that "... 76,000 a cubic yards of dirt according to the approved Grading Plan..." However, there is no approved grading plan, though the work is completed. A temporary permit could have been secured, however, there is no such record in the file.

Public Works further states that:

The approval line on the conceptual grading plan (dated 7-25-99) is blank. Yet rough grading has already been completed. Please explain. New on-site utilities as show on sheet 5 are not consistent with the availability statement issued July 6th. The plan must be modified prior to DRB sign off.

The plan shows the utility connections to south, though they must be hook into the services on Montano Road. The Public Works Department staff has indicated that the submittal is incomplete.

Architecture

The proposed McDonald's building has a red standing seam metal roof, tan split face flock, buff accent block, and a large McDonalds sign on each facade. The drive through is located on the north elevation, while the west and south elevations have picture windows with bronze aluminum frames. The note on the elevations indicate that the building is meant to match the Wendy's across the street to the north. The colors do match, but the style of the building is still typical McDonald's, especially the roof and signage. The roof is typical of the mansard style of roof present on most McDonalds, as is the signage. The roof and signage are the dominant architectural element and actually function as a billboard. The

overall design of the building is the same as the previous submittal, only the colors have changed. The building is characterized by blank walls on the north and east elevations, thus it does not take advantage of views to the Sandia Mountains. Moreover, the north elevation faces Montano Road, yet it is unarticulated and does not relate with the street.

The roof should be modified so it does not reflect a generic franchise design. The changes may include a flat roof, pitched roof which is not mansard style, or other design as approved by the Planning Department. The signage design may remain, but its placement must be approved by the Planning Department. Articulation, such as windows, tile, insets, or other architectural elements, should be added to the east and north elevations.

The gas station design is architecturally integrated with the McDonalds and with the Wendy's across the street to the north. The building is constructed of tan fractured face COM, and has red metal roof canopies. The A colored band (color not shown) accents the building on all sides.

The north elevation is the most articulated and interesting facade because of the presence of picture windows, a canopy, and accent block. However, the other elevations are generally characterized by blank walls. This building is located to potentially take advantage of views to the mountains and the Beach Water Park. The elevations should be revised to incorporate articulation, such as windows, tile, insets, or other architectural elements.

The fueling canopy is also architecturally integrated with the other buildings, and is not characteristic of generic franchise architecture. The canopy has a red metal roof and tan columns.

All mechanical equipment must be screened from view by the parapet or other architecturally integrated materials.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

The applicant did not attend the pre-hearing discussion.

The solid waste department states:

Disapproved. Accessibility for truck to service fast food location must be adjusted. Six cubic yard compactor will have to be used, dimensions of all enclosure pad 9 wall height to be adjusted. Recommend that drain for clean ups and possible spillages be implemented into plan. Call T.L. Baca 761-8142. Fueling station enclosure wall must be adjusted to 7'0 to accommodate 8 cubic yard container.

Neighborhood Concerns

No neighborhood associations were recognized in this area.

Conclusions

This is a two part request for an amendment to a site plan for subdivision plus approval of a site plan for building permit for a site located on Montano Road between I-25 and Alexander Boulevard. The Beach Water Park is located on the site, and the applicant proposes to split off 1.9 acres on the far north side of the 18.9 acre site to develop two pads.

Staff is recommending approval of the amendment to the site plan for subdivision and of the site plan for building permit. The proposed uses are auto oriented and there is a large overage of parking, but this is appropriate because the site is on a transit corridor, and few pedestrians will utilize the site. The site plan for subdivision depicts all the elements required by the Comprehensive Zoning Code with the exception of FAR and maximum building height.

Staff is recommending approval of the site plan for building permit, but the McDonalds must be modified to minimize the "generic" look of the roof and signage.

FINDINGS -Z-99-116, January 20, 2000 - Site Plan for Subdivision

1. This is a request for a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. The EPC deferred this case on October 21, 1999 and again December 19, 1999. The applicant has submitted additional information since the original submittal.
3. The *Comprehensive Zoning Code* requires that a site plan for subdivision depict the site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum floor area ratio. This site plan for subdivision generally meets these provisions with the following exceptions: FAR and maximum building height
4. The site is surrounded by the Beach Water Park to the south, I-25 to the east, and the Renaissance Center, which contains a mixture of commercial, office, industrial and residential uses, to the west and north. The service station and fast foot restaurant are located on Montano Road, up the hill from the Beach Water Park. The proposed uses are not accessible directly from the Water Park due to the slope of hill upon which they stand.
5. The location of the proposed pads is a suburban one, as it is within a business park and next to the freeway. The site plan should be oriented towards auto-oriented uses, though this does justify ignoring the needs of pedestrian.
6. The new submittal proposes moving the eastern lot line for Tract C-2 to the west, providing for an approximately 60 foot wide sliver of property owned by the Beach Water Park. This peninsular-shaped projections of the Beach property would retain its zoning and provide an area for a future billboard sign and utility easement. The original submittal did not depict the sliver of Beach Property, and its utility is questionable. It appears as though the purpose of the sliver of property is too restrict access of utilities and vehicles to the M-2 property.

7. The sliver of Beach Water Park property should be removed, or as required by Public Works Transportation and Utility Divisions, or a common access and utilities easement shall be provided to all three properties which front Montano Road.

8. The Public Works Department does not recommend approval of the grading and drainage, and the utilities plans. No grading plan has been approved, contrary to the applicant's statement, and although the grading has been largely completed.

RECOMMENDATION - Z-99-116, January 20, 2000

APPROVAL of Z-99-116, a request for approval of a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park, based on the preceding findings and subject to the following conditions.

CONDITIONS - Z-99-116, January 20, 2000 - Site Plan for Subdivision

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. The following conditions shall be met to the satisfaction of the Public Works, Transportation Development Services Division:
 - A 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.
 - B. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
 - C. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
 - D. Provision of an adequate throat area must be provided at the main entrance.
 - E. Site plan must address intersection modifications at Montano and Mercantile Avenue. ...Modification to medians and signals will be required.

...Some movements may be prohibited.

...An analysis of the reconfigured intersection will be required.

...A deceleration lane will be required.

- F. Location of walls, fences and signs must meet the clear sight distance requirements.
 - G. Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.
 - H. Provision of street trees and landscaping on Montano Road.
 - I. Provision of a usable and traversable 30 foot cross-access easement for utilities and vehicular and pedestrian circulation between the proposed lots, adjacent property to the east, and the approximately .6 acre parcel, zoned M-2, known more particularly as Lot A, Beach Water Pak, Lands of Saunder-Helen.
 - J. Coordination of proposed access point as related to the Interstate 25 / Montano with the NMSH&TD.
 - K. Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
 - L. Coordination with the Solid Waste Department with regard to refuse container location and access.
3. FAR and maximum building height shall be noted on the site plan for subdivision.
4. The paving materials for the drive-thru and pedestrian crossing shall be identified on the plan. The materials and colors for the pedestrian crossings shall be different than any other paving on the site. The alternative paving in the parking spaces adjacent to the fast food restaurant shall be eliminated.
5. The grading and drainage plan shall be approved by the DRB prior to final sign-off.

6. The sliver of Beach Water Park property shall be removed, or as required by Public Works Transportation and Utility Divisions, a common access and utilities easement shall be provided to all three properties which front Montano Road

7. Any changes to the sliver of property to the east owned by the Beach Water Park shall be reflected in the site development plan for subdivision to the satisfaction of the Planning Department.

FINDINGS -Z-99-116, January 20, 2000 - Site Plan for Building Permit

1. This is a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.

2. This submittal is accompanied by a request for approval of a site plan for subdivision which creates the pad on which the building will be located. Staff is recommending approval of the site plan for subdivision.

3. The location of the proposed pads is a suburban one, as it is within a business park and next to the freeway. The site plan should be oriented towards suburban uses, though this does not justify ignoring the needs of pedestrian.

4. The patios provided on each site and the playland at the fast food restaurant are an attractive addition to the development. However, a note should be added to the plan which indicates that the "future playland" will be used as an outdoor eating area with shaded seating until the playland is completed.

5. The roof and signage of the McDonalds is generic franchise architecture and is not compatible with the surrounding development. The roof and signage location should be modified to the satisfaction of the Planning Department. Revisions to the roof may include a flat roof, a non-mansard pitch roof, or other to the satisfaction of Planning staff.

6. Both the McDonalds building and the gas station have at least two blank walls. These facades should be revised to include articulation such as windows, tile, insets, or other architectural element.

7. The solid waste department has indicated that the accessibility for trucks to service the fast food location must be adjusted. A six cubic yard compactor will have to be used, dimensions of all enclosure pad 9 wall height to be adjusted. Solid Waste Staff recommends that drain for clean ups and possible spillages be implemented into plan. Moreover, the fueling station enclosure wall must be adjusted to 7'0" to accommodate 8 cubic yard container.

8. The new submittal proposes moving the eastern lot line for Tract C-2 to the west, providing for an approximately 60 foot wide sliver of property owned by the Beach Water Park. The sliver of Beach Water Park property should be removed, or as required by Public Works Transportation and Utility Divisions, have indicated that common access and utilities easements should be provided to all three properties which front Montano Road.

RECOMMENDATION - Z-99-116, January 20, 2000 - Site Plan for Building Permit

APPROVAL of Z-99-116 a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park, based on the preceding findings and subject to the following conditions.

CONDITIONS - Z-99-116, January 20, 2000 - Site Plan for Building Permit

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. The following conditions shall be met to the satisfaction of the Public Works, Transportation Development Services Division:
 - A 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.
 - B. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.

- C. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
 - D. Provision of an adequate throat area must be provided at the main entrance.
 - E. Site plan must address intersection modifications at Montano and Mercantile Avenue.
 - ...Modification to medians and signals will be required.
 - ...Some movements may be prohibited.
 - ...An analysis of the reconfigured intersection will be required.
 - ...A deceleration lane will be required.
 - F. Location of walls, fences and signs must meet the clear sight distance requirements.
 - G. Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.
 - H. Provision of street trees and landscaping on Montano Road.
 - I. Provision of a usable and traversable 30 foot cross-access easement for utilities and vehicular and pedestrian circulation between the proposed lots, adjacent property to the east, and the approximately .6 acre parcel, zoned M-2, known more particularly as Lot A, Beach Water Pak, Lands of Saunder-Helen.
 - J. Coordination of proposed access point as related to the Interstate 25 / Montano with the NMSH&TD.
 - K. Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
 - L. Coordination with the Solid Waste Department with regard to refuse container location and access.
3. Elevations of the bike racks shall be provided.
4. The note for the lighting shall read, "post lighting shall be shielded with a cut-off fixture from surrounding properties."

5. The roof of the McDonalds shall be modified so it is not a generic franchise design, as determined by the Planning Department. The changes may include a flat roof, pitched roof which is not mansard style, or other approved by the Planning Department. The signage design may remain, but its placement must be approved by the Planning Department.

6. A note shall be added to the site plan for building permit which indicates that the "future playland" shall be used as an outdoor eating area, with shaded picnic tables, until the playland is built.

7. No off premise signs are permitted. No pole mounted signage shall be allowed.

8. All wireless telecommunications facilities shall be concealed and shall be architecturally integrated with the site and surrounding area.

9. Parapets/ screen walls shall be equal to or above the top of all HVAC equipment.

10. Vinyl coated, plastic reflective type awnings fascia, building panels or roofs shall not be permitted.

11. All walls shall follow the City's wall design guidelines.

12. Any changes to the sliver of property to the east owned by the Beach Water Park shall be reflected in the site development plan for building permit to the satisfaction of the Planning Department.

ACTION TAKEN BY THE EPC ON JANUARY 20, 2000

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer Z-99-116 to the Environmental Planning Commission public hearing on March 16, 2000.

MOVED BY COMMISSIONER CHAVEZ

SECONDED BY COMMISSIONER McMAHAN

MOTION CARRIED
UNANIMOUSLY

ADDITIONAL STAFF COMMENTS - March 16, 2000

Background

This is a request for approval of an amendment to a site plan for subdivision and a site plan for building permit for a parcel located on Montano Road between I-25 and Mercantile Avenue. The EPC deferred the subject request on January 20, 2000 for two primary reasons. First, because the applicant had not provided a complete site plan for subdivision; and second, because of the relationship between the subject property and the .5 acre parcel located to the north of the site and zoned M-2, known more particularly as Tract A, Lands of Helen E. Saunders (herein after referred to as "Tract A"). The original application for the subject site plan for subdivision depicted the subdivision of a 1.9 acre parcel from the 18 acre Beach Water Park. The proposed 1.9 acre site was located adjacent to the M-2 parcel. However, after a deferral at the EPC, the applicant resubmitted the site plan for subdivision which depicted a sliver of land (part of the Beach Water Park) in between the two parcels. The purpose of that sliver was unclear, but it was suspected that the sliver was designed to isolate Tract A from the proposed pads. That is, to prohibit vehicular and utility access between the properties. This was undesirable to the owner Tract A, because the M-2 property only has right-in/ right-out access to Montano Road, while the proposed 1.9 acre parcel has full access at a stop light. When this issue was addressed at the January 20, 2000 EPC hearing, the applicant expressed concern over the cross access easement because some uses allowed on the adjacent M-2 property would be incompatible with the fast food restaurant and gas station (particularly adult entertainment). The applicant indicated that negotiations for the easement may be possible if the owner of Tract A would apply for a zone map amendment. The owner of Tract A agreed, and that request is also being heard at the March 16, 2000 EPC hearing (00110 00000 00140 - See agenda item 3).

Site Plan for Subdivision

This is a request for an amendment to a site plan for subdivision for a 18.9 acre site located on Montano Road between I-25 and Alexander Boulevard. The applicant proposes to create a 1.9 acre parcel adjacent to Montano Road. The Beach Water Park currently exists on the southern portion of the site, and includes slides, pools, parking, and numerous structures. According to the applicant's letter, the owners of the Beach Water Park recently created an additional slope area on the north side of the existing park "to facilitate the expansion of the top portion of the Beach and to create more fall for future slides. [They] placed 76,000 cubic yards of dirt according to the approved Grading Plan to create the future slide and pad areas on top of the Beach. [They] are developing this area into two pads for a fast food restaurant and service station." A site plan for building permit for the fast food restaurant and the service station, accompanies this proposal.

The amendment to the site plan for subdivision is in compliance with relevant policies. According to the *Comprehensive Zoning Code*, Section 14-16-1-5, a site development plan for subdivision must include:

(1) An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies:

(a) For Subdivision. The site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area ratio.

The submitted site plan for subdivision depicts the existing Beach Water Park, including ingress, egress, building footprints, parking, and circulation routes. No changes are proposed to the Water Park site at this time. The site plan also depicts a new property line which divides the two new pads sites (Tracts C-2 and C-3) from the larger portion of the parcel. A gas station is proposed for the westerly Tract C-2, and a McDonalds is proposed for the easterly Tract C-3.

This site plan for subdivision generally meets the provisions of the *Comprehensive Zoning Code* with the following exceptions: FAR and maximum building height. These elements may be added and are required by the recommended conditions of approval.

Subdivision Issues

The submitted site plan for subdivision depicts an approximately 60 foot wide sliver of property owned by the Beach Water Park east of the 1.9 acre parcel. This peninsular-shaped projection of the Beach property would retain its zoning and provide an area for a future billboard sign and utility easement. The original submittal did not depict this sliver of Beach Property, and its purpose is questionable. As discussed above, the applicant and the owner of Tract A have been in (unsuccessful) negotiations regarding a cross access easement. The applicant has stated that:

...there is no progress to provide private access to Tract A. The adjoining property owner wants this project to bear all of the physical improvement costs and to amende the zoning application to include (1) his Tract A site and (2) preparation of the necessary site development plans for the site....The Beach will provide access to Tract A when the property owner succeeds in chang[ing] the zoning or remov[ing] Adult Entertainment uses from the property.

The purpose of the sliver between the fast food restaurant and Tract A is still questionable, especially if the applicant will grant the easement if the zoning on Tract A is amended to prohibit adult entertainment uses. The sliver may be large enough for a billboard, but the SU-1 for IP zoning would require that the applicant get EPC or administrative approval for a billboard. A billboard is not desirable, and is not in the spirit of the development of the area. Staff recommends that the sliver of property be eliminated and that, if the zone map amendment for the tract currently zoned M-2 is approved, that the cross access easement be provided. Staff is supportive of the cross access easement because it creates a more rationale traffic pattern for the properties.

If the sliver is removed, the size of the proposed 1.9 site will enlarge. A condition of approval shall be included which indicates that the enlargement of the site shall necessitate site plan modifications to be approved by the Planning Department prior to DRB sign-off.

Site Plan for Building Permit

Site Plan Layout / Configuration

The proposed service station and fast food restaurant are located on Montano Road, up the hill from the Beach Water Park. The proposed uses are not accessible directly from the Water Park due to the slope of hill. The location is a auto-oriented, being adjacent to Montano Road and within close proximity to I-25. The site plan should, therefore, be focused towards auto oriented uses, though this does not justify omitting pedestrian amenities.

The two pads share a drive-aisle, which is accessed by way of the Alexander/ Montano Road intersection. The locations of the buildings on the pads are insular in that they function as separate entities. The main entrance to the McDonalds is on the south elevation while the main entrance to the service station is on the north elevation. Both pads represent a very suburban layout in that the buildings are setback from the street and have little interaction with any street life, except that their uses necessitate a focus on targeting passing motorists.

The proposed uses are auto oriented, but the site plan does depict some connections between them, including a pedestrian crossing. It is unlikely that the site will be accessed by a great number of pedestrians, based on it location, but sidewalks have been provided along Montano.

The site depicts an alternate paving material for the drive-thru, the parking spaces adjacent to the fast food restaurant, and the pedestrian crossings. The paving for the pedestrian crossings should be a different material than the drive-thru, and the parking spaces do not need to be an alternative paving. All the materials and colors should be indicated on the plan.

Access, Parking, Circulation

Both pad sites are accessed by way of a three lane drive aisle from Montano Road. The curb cut is in alignment with the existing stop lighted intersection of Montano Road and Mercantile Avenue.

The McDonald's is located approximately in the middle of Tract C-2, and is surrounded by a circular drive aisle (which serves the drive-thru window) and parking spaces. The drive aisle is one way, with the exception of the segment located on the south side of the building.

The gas station is located on the south edge of the site, with the canopy on the north edge, along Montano Road. The parking is located adjacent to the building. Public Works, Development Services Division, has some concerns about the circulation area (see comments below) which are addressed in the conditions of approval.

According to the site plan, the uses collectively require a total of 40 parking spaces, yet 75 spaces are provided. There is an overage of 37 parking spaces on the site (almost 200%), which is extremely excessive. However, based on the location of the uses on a major transit corridor and away from any pedestrian activity, the parking overage may be appropriate. Though some of the parking spaces are located along Montano Road, a three-foot high screen wall is provided to mitigate the negative visual impact of the parked cars.

The Public Works Department has expressed concern regarding the circulation pattern at the gas station. The configuration shall be revised to the satisfaction of the Public Works, Development Services Transportation Division.

Pedestrian and Bicycle Access and Circulation, Transit Access

Minor pedestrian amenities are located on the site due to the auto-oriented nature of the location. A six-foot wide pedestrian connection is provided from the street to the site and another between the gas station and fast food restaurant. Each of the pads has a shaded outdoor patio area, though the square footage is not given. Both patios are located on the west sides of the buildings. The McDonalds also has a "Future Playland" of 1500 square feet. The applicant has indicated that McDonalds wants to wait and discover who their clientele will be prior to installing the Playland. It is understandable that the corporation does not want to spend extra money if the playland will go unused, therefore, a note shall be added to indicate that the 1500 square feet will be used as an outdoor dining patio in the meantime, and remain if the Playland is not built. The patio shall include shaded picnic tables.

The site is located near a unique amenity - the Beach Water Park, and users of the site should be able to take advantage of the views. Staff is concerned about the location of the patios because they are not sited to maximize the views of the Beach Water Park and the mountains. Taking advantage of those amenities would entail moving the patio to the east side of the building which may not be practical based on the configuration of the site. As a result of the configuration, staff has not placed a condition to move the patio.

Two bike racks exist on the site, one at each pad site. A total of 10 bicycle spaces are provided.

Montano Road currently has express bus service, but the Transit Department has indicated that local bus service will be provided within the next year.

Lighting

According to the site development plan, "site lighting shall be a combination of building mounted mH fixtures and post-mounted light fixtures in entry and parking areas as need. To the greatest extent possible, lighting shall be building mounted. Post-mounted lighting shall be 18' maximum height. Post lighting shall be shielded from surrounding properties." The lighting is acceptable to staff.

Landscaping

Adequate landscaping is provided on the site; 11,855 square feet is required and 13,594 is provided. The landscaping is a mixture of shade and ornamental trees, shrubbery, flowers, groundcover, and oversized gravel and boulders. The majority of the landscaping is native to New Mexico. The landscaping is in compliance with the City's Waste Water ordinance. The landscaping plan depicts adequate street trees along Montano Road.

Grading, Drainage, Utility Plans

The Public Works Department has indicated that the grading and drainage plan is incorrect and that the utilities plan does not reflect the availability statement. The applicant states that "... 76,000 a cubic yards of dirt according to the approved Grading Plan..." However, there is no approved grading plan, though the work is completed. A temporary permit could have been secured, however, there is no such record in the file.

Public Works further states that:

The approval line on the conceptual grading plan (dated 7-25-99) is blank. Yet rough grading has already been completed. Please explain. New on-site utilities as show on sheet 5 are not consistent with the availability statement issued July 6^h. The plan must be modified prior to DRB sign off.

The plan shows the utility connections to south, though they must be hook into the services on Montano Road. The Public Works Department staff has indicated that the submittal is incomplete.

Architecture

The proposed architecture for McDonald's has been dramatically revised since the previous submittal. The previous elevations represented generic franchise architecture, and Planning staff and the EPC indicated that they should be modified to integrate with the surrounding development context. The new elevations have a retro design, something which McDonald's has been implementing in the past few years. The design of the building refers back to the fast food restaurant of the 1950s, and includes an old sign design with a hamburger-like figure flipping a burger. The proposed architecture is recognizable as a McDonald's, but colors and details are utilized on the building which help it to integrate with the surrounding area. The building materials include stucco, tan split face block, buff accent block, bronze aluminum frame windows, red fabric awnings, grey slit face block, and neon signage. Some of the materials are compatible with the Wendy's across the street (windows, tan split face block) which assists in the integration of the building with the surrounding area. The El Rey finish "smoke ring" should be defined as to its color.

Under the Zoning Code, the following signage is allows: Freestanding signs can be 100 square feet and building mounted signs can be 20% of the area of the facade. The height of the signage shall not exceed 26 feet.

Extensive signage is proposed on the McDonald's site which includes one 100 square foot monument sign, two 60 square foot neon McDonald's signs, two 60 square foot neon wall signs (the plan mentions three but only two are shown), and six M's of an undisclosed square footage, materials and colors. The applicant should provide a total square footage for the signage and include all colors and materials.

The gas station design is architecturally integrated with the McDonalds and with the Wendy's across the street to the north. The building materials include white stucco, white fascia, red fabric awnings, and grey split face block.

The north elevation is the most articulated and interesting facade because of the presence of picture windows, a canopy, and accent block. However, the other elevations are generally characterized by blank walls. This building is located to potentially take advantage of views to the mountains and the Beach Water Park. The elevations should be revised to incorporate articulation, such as windows, tile, insets, or other architectural elements.

The fueling canopy is also architecturally integrated with the other buildings, and is not characteristic of generic franchise architecture. The canopy has a red metal roof and tan columns. Though the red metal roof is consistent with the main building, the stucco color should be changed to white. The color and materials of the accent blocks on the columns should also be provided.

A note indicates that all mechanical equipment shall be screened from view by the parapet or other architecturally integrated materials.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

The applicant did not attend the pre-hearing discussion.

The solid waste department states:

Disapproved. Accessibility for truck to service fast food location must be adjusted. Six cubic yard compactor will have to be used, dimensions of all enclosure pad 9 wall height to be adjusted. Recommend that drain for clean ups and possible spillages be implemented into plan. Call T.L. Baca 761-8142. Fueling station enclosure wall must be adjusted to 7'0 to accommodate 8 cubic yard container.

Neighborhood Concerns

No neighborhood associations were recognized in this area.

Conclusions

This is a two part request for an amendment to a site plan for subdivision plus approval of a site plan for building permit for a site located on Montano Road between I-25 and Alexander Boulevard. The Beach Water Park is located on the site, and the applicant proposes to split off 1.9 acres on the far north side of the 18.9 acre site to develop two pads.

Staff is recommending approval of the amendment to the site plan for subdivision and of the site plan for building permit. The proposed uses are auto oriented and there is a large overage of parking, but this is appropriate because the site is on a transit corridor, and few pedestrians will utilize the site. The site plan for subdivision depicts all the elements required by the Comprehensive Zoning Code with the exception of FAR and maximum building height. The sliver of Beach Property created by this subdivision must be addressed in the conditions of approval.

The applicant has modified the buildings so they do not represent generic franchise architecture and such that they are compatible with the neighborhood.

FINDINGS -Z-99-116, March 16, 2000 - Site Plan for Subdivision

1. This is a request for a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. The EPC deferred this case on October 21, 1999, December 19, 1999, and again on January 20, 2000. The applicant has submitted additional information since the original submittal.
3. The *Comprehensive Zoning Code* requires that a site plan for subdivision depict the site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum floor area ratio. This site plan for subdivision generally meets these provisions with the following exceptions: FAR and maximum building height
4. The site is surrounded by the Beach Water Park to the south, I-25 to the east, and the Renaissance Center, which contains a mixture of commercial, office, industrial and residential uses, to the west and north. The service station and fast foot restaurant are located on Montano Road, up the hill from the Beach Water Park. The proposed uses are not accessible directly from the Water Park due to the slope of hill upon which they stand.
5. The location of the proposed pads is a suburban one, as it is within a business park and next to the freeway. The site plan should be oriented towards auto-oriented uses, though this does justify ignoring the needs of pedestrians.
6. The new submittal proposes moving the eastern lot line for Tract C-2 to the west, providing for an approximately 60 foot wide sliver of property owned by the Beach Water Park. This peninsular-shaped projections of the Beach property would retain its zoning and provide an area for a future billboard sign and utility easement. The original submittal did not depict the sliver of Beach Property, and its utility is questionable.
7. The sliver of Beach Water Park property should be removed, or at the minimum, as required by Public Works Transportation and Utility Divisions, a common access and utilities easement shall be provided to all three properties which front Montano Road.

8. The Public Works Department does not recommend approval of the grading and drainage, and the utilities plans. No grading plan has been approved, contrary to the applicant's statement, and although the grading has been largely completed.

RECOMMENDATION -Z-99-116, March 16, 2000

APPROVAL of Z-99-116, a request for approval of a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park, based on the preceding findings and subject to the following conditions.

CONDITIONS - Z-99-116, March 16, 2000 - Site Plan for Subdivision

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. The following conditions shall be met to the satisfaction of the Public Works, Transportation Development Services Division:
 - A. 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.
 - B. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
 - C. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
 - D. Provision of an adequate throat area must be provided at the main entrance.
 - E. Site plan must address intersection modifications at Montano and Mercantile Avenue.
 - ...Modification to medians and signals will be required.
 - ...Some movements may be prohibited.
 - ...An analysis of the reconfigured intersection will be required.
 - ...A deceleration lane will be required.
 - F. Location of walls, fences and signs must meet the clear sight distance requirements.
 - G. Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.

- H. Provision of street trees and landscaping on Montano Road.
 - I. Provision of a usable and traversable 30 foot cross-access easement for utilities and vehicular and pedestrian circulation between the proposed lots, adjacent property to the east, and the approximately .6 acre parcel, zoned M-2, known more particularly as Lot A, Beach Water Pak, Lands of Saunder-Helen.
 - J. Coordination of proposed access point as related to the Interstate 25 / Montano with the NMSH&TD.
 - K. Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
 - L. Coordination with the Solid Waste Department with regard to refuse container location and access.
3. FAR and maximum building height shall be noted on the site plan for subdivision.
 4. The paving materials for the drive-thru and pedestrian crossing shall be identified on the plan. The materials and colors for the pedestrian crossings shall be different than any other paving on the site. The alternative paving in the parking spaces adjacent to the fast food restaurant shall be eliminated.
 5. The grading and drainage plan shall be approved by the DRB prior to final sign-off.
 6. The 60 foot wide sliver of Beach Water Park property shall be removed, or at minimum, as required by Public Works Transportation and Utility Divisions, a common access and utilities easement shall be provided to serve all three properties which front Montano Road.
 7. Any changes to the sliver of property to the east owned by the Beach Water Park shall be reflected in the site development plan for subdivision to the satisfaction of the Planning Department.
 8. Monument signs which are integrated with building colors and materials are the only free standing signs allowed.

9. Building mounted signs shall consist of individual channel letters without internal illuminations. No illuminated plastic panel signs are allowed except logos.

FINDINGS -Z-99-116, March 16, 2000 - Site Plan for Building Permit

1. This is a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. This submittal is accompanied by a request for approval of a site plan for subdivision which creates the pad on which the building will be located. Staff is recommending approval of the site plan for subdivision.
3. The location of the proposed pads is a suburban one, as it is within a business park and next to the freeway. The site plan should be oriented towards suburban uses, though this does not justify ignoring the needs of pedestrians.
4. The patios provided on each site and the playland at the fast food restaurant are an attractive addition to the development. However, a note should be added to the plan which indicates that the "future playland" will be used as an outdoor eating area with shaded seating until the playland is completed.
5. The proposed architecture is recognizable as a McDonald's, but colors and details are utilized on the building which help it to integrate with the surrounding area. The building materials include stucco, tan split fact block, buff accent block, bronze aluminum frame windows, red fabric awnings, grey slit fact block, and neon signage.
6. Both the McDonalds building and the gas station have at least two blank walls. These facades should be revised to include articulation such as windows, tile, insets, or other architectural element.

7. Extensive signage is proposed on the McDonald's site which includes one 100 square foot monument sign, two 60 square foot neon McDonald's signs, two 60 square foot neon wall signs (the plan mentions three but only two are shown), and six M's of an undisclosed square footage, materials and colors. The applicant should provide a total square footage for the signage and include all colors and materials.

8. The solid waste department has indicated that the accessibility for trucks to service the fast food location must be adjusted. A six cubic yard compactor will have to be used, dimensions of all enclosure pad 9 wall height to be adjusted. Solid Waste Staff recommends that drain for clean ups and possible spillages be implemented into plan. Moreover, the fueling station enclosure wall must be adjusted to 7'0 to accommodate 8 cubic yard container.

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RECOMMENDATION - Z-99-116, March 16, 2000 - Site Plan for Building Permit

APPROVAL of Z-99-116 a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park, based on the preceding findings and subject to the following conditions.

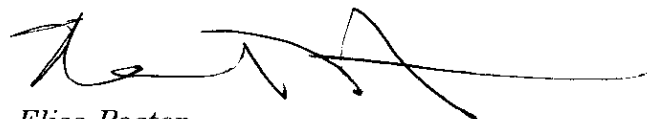
CONDITIONS - Z-99-116, March 16, 2000 - Site Plan for Building Permit

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 - A 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.

- B. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
 - C. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
 - D. Provision of an adequate throat area must be provided at the main entrance.
 - E. Site plan must address intersection modifications at Montano and Mercantile Avenue.
 - ...Modification to medians and signals will be required.
 - ...Some movements may be prohibited.
 - ...An analysis of the reconfigured intersection will be required.
 - ...A deceleration lane will be required.
 - F. Location of walls, fences and signs must meet the clear sight distance requirements.
 - G. Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.
 - H. Provision of street trees and landscaping on Montano Road.
 - I. Provision of a usable and traversable 30 foot cross-access easement for utilities and vehicular and pedestrian circulation between the proposed lots, adjacent property to the east, and the approximately .6 acre parcel, zoned M-2, known more particularly as Lot A, Beach Water Pak, Lands of Saunder-Helen.
 - J. Coordination of proposed access point as related to the Interstate 25 / Montano with the NMSH&TD.
 - K. Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
 - L. Coordination with the Solid Waste Department with regard to refuse container location and access.
3. Elevations of the bike racks shall be provided.
4. A note shall be added to the site plan for building permit which indicates that the "future playland" shall be used as an outdoor eating area, with shaded picnic tables, until the playland is built.
5. No off premise signs are permitted. No pole mounted signage shall be allowed.

6. All wireless telecommunications facilities shall be concealed and shall be architecturally integrated with the site and surrounding area.
 7. Parapets/ screen walls shall be equal to or above the top of all HVAC equipment.
 8. Vinyl coated, plastic reflective type awnings fascia, building panels or roofs shall not be permitted.
 9. All walls shall follow the City's wall design guidelines.
 10. Any changes to the 60 foot wide sliver of property to the east owned by the Beach Water Park shall be reflected in the site development plan for building permit to the satisfaction of the Planning Department.
 11. The colors and materials of the gas station canopy shall be modified to match the gas mart and the McDonald's, to the satisfaction the Planning Department.
 12. The El Rey finish "smoke ring" shall be defined as to its color.
 13. Monument signs which are integrated with building colors and materials are the only free standing signas allowed.
 14. Building mounted signs shall consist of individual channel letters without internal illuminations. ~~No illuminated plastic panel signs are allowed except logos~~
-


*Elisa Paster
Planner*

cc: Beach Water Park Inc., 1600 Desert Surf, Albuquerque, NM 87109
Tierra West LLC, 4432 McLeod Rd. NE, Ste D, Albuquerque, NM 87109

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

"Reviewed, no comments."

PUBLIC WORKS DEPARTMENT

Transportation Development Services:

Conditions of approval for the proposed site plans for subdivision purposes and for building permit should include:

- A. 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.
- B. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
- C. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer. An adequate throat area must be provided A the main entrance.
- D. Site plan must address intersection modifications at Montano and Mercantile Avenue. Modification to medians and signals will be required.
- E. Location of walls, fences and signs must meet the clear sight distance requirements.
- F. Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.
- G. Provision of street trees and landscaping on Montano Road.

1/20/00

Transportation Development Services:

Conditions of approval for the proposed site plans for subdivision purposes and for building permit should include:

- A. 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.
- B. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
- C. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.

- D. Provision of an adequate throat area must be provided at the main entrance.
- E. Site plan must address intersection modifications at Montano and Mercantile Avenue.
 - ...Modification to medians and signals will be required.
 - ...Some movements may be prohibited.
 - ...An analysis of the reconfigured intersection will be required.
 - ...A deceleration lane will be required.
- F. Location of walls, fences and signs must meet the clear sight distance requirements.
- G. Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.
- H. Provision of street trees and landscaping on Montano Road.
- I. Provision of a 30 foot cross-access easement between the proposed lots and the adjacent property.
- J. Coordination of proposed access point as related to the Interstate 25 / Montano with the NMSH&TD.
- K. Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
- L. Coordination with the Solid Waste Department with regard to refuse container location and access.

3/16/2000

Transportation Development Services:

Conditions of approval for the proposed site plans for subdivision purposes and for building permit should include:

Conditions of approval for the proposed site plans for subdivision purposes and for building permit should include:

- A. 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.
- B. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
- C. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
- D. A 100 foot throat area must be provided the main entrance on Montano per DPM standard. Placement of the fueling tanks within this area is not acceptable. A raised island is required on the gas station portion of the main entrance.

-
-
- E. Site plan must address intersection modifications at Montano and Mercantile Avenue.
- ... Modification to medians and signals will be required.
- ... Full movements at this location may be restricted due to its proximity to the I-25 / Montano Interchange.
- ... An analysis of the reconfigured intersection will be required.
- ... A deceleration lane will be required.
- F. Location of walls, fences and signs must meet the clear sight distance requirements.
- G. Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.
- H. Provision of street trees and landscaping on Montano Road.
- I. Provision of a 30 foot cross-access easement should be negotiated with adjacent parcels, including Lot A..
- J. Coordination of proposed access point as related to the Interstate 25 / Montano Interchange with the NMSH&TD.
- K. Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
- L. Coordination with the Solid Waste Department with regard to refuse container location and access.

Transportation Planning:

A traffic impact study is pending for this site which may require additional street improvements.

FINDINGS:

- Montano Road is designated a principal arterial street with a right-of-way requirement of 124 feet on the *Long Range Roadway System* map.
- The *Long-Range Bikeways System* map identifies a bike lane on Montano adjacent to the subject development. An additional 12 feet of right-of-way is required to accommodate the bike lanes.

CONDITIONS of approval for the "site development plan for subdivision purposes and a site development plan for building permit" should be:

Dedication of right-of-way is required for Montano Road, 62 feet from the street centerline, plus 6 feet for a bike lane, for a total of 68 feet.

Utility Development:

The approval line on the conceptual grading plan (dated 7-25-99) is blank. Yet rough grading has already been completed. Please explain. New on-site utilities as show on sheet 5 are not consistent with the availability statement issued July 8th. The plan must be modified prior to DRB sign off.

Hydrology

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Prior to any earthmoving or surface alteration activities involving a parcel of 3/4 of an acre or more, a Surface Disturbance Permit must be obtained from the City's Environmental Health Department pursuant to Albuquerque/Bernalillo County Air Quality Control Board Regulation, Part 20. Revegetation or stabilization of disturbed areas can be coordinated as part of the permitting process. Contact Larry Caudill (768-2600).

Environmental Services Division

NEIGHBORHOOD SERVICES

"No recognized association. Montgomer/I-25 were notified."

PARKS AND GENERAL SERVICES

Design & Development

"No adverse comment."

OPEN SPACE DIVISION

"No adverse comment."

POLICE DEPARTMENT/Planning

A review of this case indicates the following problems or crimes may occur, or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur.

- * burglaries
- * robbery
- * assault
- * commercial burglary
- * rape
- * a higher probability of crimes during evening/weekend hours * adequate security

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

“Disapproved: Accessibiity for truck to service fast food location must be adjusted. Six cubic yard compactor will have to be used, dimensions of all enclosure pad 9 wall height to be adjusted. Recommend that drain for clean ups and possible spillages be implemented into plan. Call T.L. Baca 761-8142. Fueling station enclosure wal must be adjusted to 7'0 to accommdoate 8 cubic yard container.”

FIRE DEPARTMENT/Planning

“Unpaved construction roads shall be capable to maintain the load of any emergency apparatus. All new fire hydrants shall b e installed and operating prior to this construction project. Our office upon permit stage will conduct its normal plan review.”

TRANSIT DEPARTMENT

“Reviewed, no comments.”

COMMENTS FROM OTHER AGENCIES:

BERNALILLO COUNTY

ALBUQUERQUE FLOOD CONTROL AUTHORITY

“No adverse comment. Local drainage facilities in this area are operated and maintained by the City of Albuquerque. See City PWD Hydrology comments.”

ALBUQUERQUE PUBLIC SCHOOLS

“No adverse comment.”

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS

"No adverse comments. For information, the Long Range Roadway System designates Montano Road as a principal arterial."

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

Date: December 17, 1999

OFFICIAL NOTIFICATION OF DECISION

Beach Water Park Inc.
1600 Desert Surf
Albuq. NM 87109

FILE: Z-99-116

LEGAL DESCRIPTION: For Tract B & C,
Renaissance Center III and replat Lot 3 & 4, Tract
6-A, zoned SU-1 for IP Uses & Recreation Facility,
located on Montano Road NW between Interstate
25 and Alexander Boulevard, containing
approximately 1.9 acres. (F-16) Elisa Paster, Staff
Planner (**DEFERRED FROM OCTOBER 21,
1999**)

On December 16, 1999, the Environmental Planning Commission voted to defer Z-99-116 to the Environmental Planning Commission Public Hearing on January 20, 2000.

Sincerely,



For Robert R. McCabe, AIA, APA
Planning Director

RM/EP/ac

cc: Tierra West LLC, 4432 Mcleod Rd. NE, Ste D, Albuq. NM 87109

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

Date: October 22, 1999

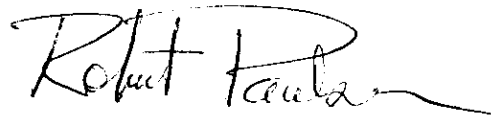
OFFICIAL NOTIFICATION OF DECISION

Beach Water Park Inc.
1600 Desert Surf
Albuq. NM 87109

FILE: Z-99-116
LEGAL DESCRIPTION: For Tract B & C,
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Planner

On October 21, 1999, the Environmental Planning Commission voted to defer Z-99-116 to the Environmental Planning Commission Public Hearing on December 16, 1999.

Sincerely,



For Robert R. McCabe, AIA, APA
Planning Director

RM/EP/ac

cc: Tierra West LLC, 4432 Mcleod Rd. NE, Ste D, Albuq. NM 87109

ENVIRONMENTAL PLANNING COMMISSION

A G E N D A

Thursday, January 20, 2000, 8:00 a.m.

Plaza del Sol Hearing Room
Lower Level
600 2nd St. NW

MEMBERS

Joe Chavez, Chairman

Chuck Gara, Vice Chairman
Elizabeth Begay

Robert Heiser
Susan Johnson
Mick McMahan

NOTE: A LUNCH BREAK WILL BE ANNOUNCED. IF NECESSARY, A DINNER BREAK WILL BE ANNOUNCED.

Agenda items will be heard in the order indicated below unless modifications to the Agenda are approved by the EPC at the beginning of the hearing (see item 1B and 1C below); deferral and withdrawal requests (by applicants) are generally reviewed at this time.

There is no set time for cases to be heard; however, interested parties can monitor the progress of the hearing by calling the Planning Department at 924-3860. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. In the interest of time, the Chairman may establish time limitations on speakers. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak.

1. Call to Order.
 - A. Election of Officers
 - B. Announcement of changes and/or Additions to the Agenda.
 - C. Approval of the Amended Agenda.
 - D. Approval of November 18, 1999 and October 28, 1999 Minutes.

2. SPR-95-2-1 The City of Albuquerque Planning Department requests an amendment to the West Side Strategic Plan with design and development policies for Village and Community Centers and adjacent areas designated in the West Side Plan, entitled "How to Create Village and Community Centers on Albuquerque's West Side." (Joel Wooldridge, Staff Planner)

3. SPR-00-1 Sites Southwest, agents for the City of Albuquerque, CIP, request Special Project Review for a sound/art wall within public right-of-way, located on the east side of San Mateo Boulevard NE between Constitution Avenue and Marble Avenue, containing approximately 0.73 acres. (J-18) Bob Paulsen, Staff Planner

4. Z-99-29 Nick Kapnison & Jim Daskelos request a zone map amendment from R-1 to C-1 for Lot 7A, Block 10, Tract 2, Unit 3, North Albuquerque Acres, located on Holly Avenue NE between Louisiana Blvd. and Wyoming Blvd., containing approximately 2 acres. (C-19) Russell Brito, Staff Planner **(DEFERRED FROM JULY 15, 1999.)**

5. Z-99-131 Desert Sunrise/Keith MacDuffee requests an approval of a site development plan for subdivision purposes and approval of a site development plan for building permit for Lot A, Block 1, Holiday Park, Unit 10, located on the northwest corner of Tramway Boulevard NE and Comanche Road, zoned SU-1 for PRD maximum of 60 dwelling units, containing approximately 4.6 acres. (G-22) Elisa Paster, Staff Planner **(DEFERRED FROM DECEMBER 16, 1999)**

6. Z-99-141 Tierra West LLC, agents for Leona Casey request a zone map amendment from RD to SU-1 for C-2 plus approval of a site development plan for subdivision for Lots 1-5 & 28-32, Tract A, Unit A, Block 21, North Albuquerque Acres, located on Wyoming Boulevard NE between Paseo del Norte NE and Palomas Ave NE, containing approximately 6.335 acres. (D-19) Russell Brito, Staff Planner **(DEFERRED FROM DECEMBER 16, 1999)**

7. Z-00-9 George Rainhart Architect & Associates, agents for High Desert State Bank, requests approval of a site development plan for building permit for Tract E, Block 19, and Tract 3, Unit 3, North Albuquerque Acres, located on Holly Avenue NE between Ventura Street and Holbrook Street, containing approximately 0.55 acre. (C-20) Bob Torres, Staff Planner

8. Z-99-137 Consensus Planning, Inc., agents for Sanchez Revocable Trust request approval of a site development plan for subdivision purposes for Lots 11A & 12-21, Block 35, Tract A, Unit B, North Albuquerque Acres, zoned SU-2/C-1, located on Paseo del Norte between San Pedro Drive NE and Louisiana Boulevard NE, containing 7.35 acres. (C-18) Russell Brito, Staff Planner **(DEFERRED FROM DECEMBER 16, 1999)**

9. Z-99-135/
AX-99-3
SD-87-1-19 Southwest Surveying Co., agents for Paul & Marty Lambert request annexation and establishment of RD/9 DU/AC plus an amendment to the Tower/Unser Sector Development plan for Tracts 8 & 9, Town of Atrisco Grant, Unit 2, located on Unser Boulevard between Eucariz Avenue and Tower Road SW, containing approximately 10 acres. (L-10) Debbie Stover, Staff Planner **(DEFERRED FROM DECEMBER 16, 1999)**

10. Z-00-4
AX-00-2
SD-87-1-20 Mark Goodwin & Associates, agents for Sam Valencia, request annexation and establishment of RD-9 zoning, plus amendment to the Tower/Unser Sector Development Plan for Tracts 420, 421 & 422, Town of Atrisco Grant, located on Unser Boulevard SW between Tower Road and San Ignacio Road, containing approximately 15 acres. (L-10) Debbie Stover, Staff Planner
11. Z-99-93 Jim Miller, agent for Southwest Convenience Stores, requests approval of a site development plan for subdivision and a site development plan for building permit for Lot 1, Town of Atrisco grant, ROW 2, zoned SU-1 for C-2, located on the southwest corner of 98th Street NW and Avalon Road, containing approximately 4.96 acres. (K-9) Russell Brito, Staff Planner **(DEFERRED FROM NOVEMBER 18, 1999)**
12. Z-99-94 Mark J. Berent, agent for JMT Properties, Inc., requests approval of Zone Map Amendment from SU-1 C-1 Uses to SU-1 C-1 Uses plus Auto Body Painting and Repair, and a site development plan for building permit for Tract A-28-B1, Town of Atrisco Grant, zoned SU-1 for C-1 Uses, located on the SW corner of Coors Boulevard & Redlands Road between Sequoia Road and Quail Road, containing approximately 4.82 acres. (G-11) Russell Brito and Elisa Paster, Staff Planners **(DEFERRED FROM NOVEMBER 18, 1999)**
13. Z-00-10 Tierra West LLC, agents for Bool/LOR, request a zone map amendment from R-2 to M-1 for Tracts 181, 182, 183, 184 and 185A, Town of Atrisco Grant Airport Unit, located on Fortuna Road NW between 76th Street and Interstate 40, containing approximately 15.1 acres. (J-10) Bob Torres, Staff Planner
14. Z-99-107 Marvin Kortum, agent for Our Lady of the Rosary Church, requests approval of a site development plan for building permit for Tract 336, Unit 8, Town of Atrisco Grant, zoned SU-1 for Church, School, and Rectory located between Ouray Road NW and Miami Road east of 57th Street, containing approximately 5 acres. (H-11) Elisa Paster, Staff Planner
15. Z-99-31 James R. Achen, agent for Bandelier Equities/McMahon Equities LC, requests a zone map amendment from R-1 to R-2, C-1 and O-1 for an unplatted piece of property located on McMahon Boulevard NW at the intersection of Bandelier Drive (west of Paradise Heights -Unit 1), containing approximately 17.2 acres. (A-12) Bob Torres, Staff Planner **(DEFERRED FROM NOVEMBER 18, 1999)**

16. Z-99-136 Consensus Planning, Inc., agents for Costco Wholesale request a zone map amendment from SU-1/IP to SU-1/C-2 Permissive Uses plus approval of a site development plan for subdivision and approval of a site development plan for building permit for Tracts A & 1C, Manzano Mesa Subdivision, located on the NE corner of Eubank & Southern SE between Central & Southern and Eubank & Elizabeth, containing approximately 30.7 acres. (L-21) Bob Torres, Staff Planner (**APPROVED ZONE MAP AMENDMENT SU-1 C-2 USES. SITE DEVELOPMENT PLAN FOR SUBDIVISION AND BUILDING PERMIT DEFERRED FROM DECEMBER 16, 1999**)
17. Z-99-132 Garcia/Kraemer & Assoc., agents for James Brunacini request a zone map amendment from R-1 to C-1 for a portion of Lots 1 and 2, Block 7, Stronghurst Addition, located on Candelaria between Edith and Franciscan, containing approximately .1 acre. (G-15) Walter Gelb, Staff Planner (**DEFERRED FROM DECEMBER 16, 1999**)
18. Z-99-121 Tom Couch/Christian Williams, agents for Desert Sky Development, LLC requests a zone map amendment from SU-1 for Church to C-1 for Tract A1A, Academy Acres Subdivision, Unit 13, located on the northwest corner of Wyoming Boulevard NE Burlison Drive between Academy NE and Harper Drive, containing approximately 4.1 acres. (E-19) Elisa Paster, Staff Planner (**DEFERRED FROM NOVEMBER 18, 1999**)
19. Z-99-116 Tierra West LLC, agents for Beach Water Park, Inc., request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for Tract B & C, Renaissance Center III and replat Lot 3 & 4, Tract 6-A, zoned SU-1 for IP Uses & Recreation Facility, located on Montano Road NW between Interstate 25 and Alexander Boulevard, containing approximately 1.9 acres. (F-16) Elisa Paster, Staff Planner (**DEFERRED FROM DECEMBER 16, 1999**)
20. Z-98-31-1 Community Sciences Corporation, agents for Jeffrey Fine, request approval of a site development plan for subdivision purposes for the SE 1/4 of the NE 1/4 of Section 2, T11N, R2E NMPM, zoned SU-1 for C-1, SU-1 for R-2, and R-LT, located on McMahan Boulevard NW between Unser Boulevard and Bandelier Drive, containing approximately 40 acres. (A-11) Russell Brito, Staff Planner
21. Z-00-6
SD-85-16-8 Dekker/Perich/Sabatini, agents for the City of Albuquerque, Police Department, request a zone map amendment from SU-2 / NCR to SU-1 for Police Substation along with an amendment to the South Broadway Sector Development Plan, plus approval of a site plan for building permit for lots 1 and 2, Block L, Eastern Addition, located on the southwest corner of Broadway Boulevard SE and Trumbull Avenue, containing approximately 0.33 acres. (L-14) Debbie Stover, Staff Planner

22. Z-00-7
SD-80-7-11 Dekker/Perich/Sabatini, agents for the City of Albuquerque, Police Department, request a zone map amendment from C-2 to SU-1 for Police Substation along with an amendment to the Huning Castle-Raynolds Addition Sector Development Plan, plus approval of a site plan for building permit for Lot A, Shell Subdivision No. 1, located on the southeast corner of Central Avenue SW and Rio Grande Boulevard, containing approximately 0.54 acre. (J-13) Debbie Stover, Staff Planner
23. Z-00-8 Jimmie W. Davis requests a zone map amendment from RA-2 to C-2 for Lot 14 & a portion of Lot 15, Zapf Van Addition #10, and a portion of Tract 68A2C, MRGCD Map 32, located on the northside of Montañño Road NW, between Villa Camela Court and Guadalupe Trail, containing approximately 2 acres. (F-14) Russell Brito, Staff Planner
24. Z-00-2
AX-00-1 Audrey Martinez requests annexation and establishment of R-1 zoning for Lots C & D, Lands of Luanes, located on Guadalupe Trail NW between Montano Road and Chavez Road, containing approximatley 0.42 acre. (F-14) Russell Brito, Staff Planner
25. Z-00-1 Divine Tower, agents for AT& T Wireless Inc., request an amendment to a site development plan to accommodate a wireless telecommunications facility for Lot 2A, Municipal Addition #1, zoned C-2, located on Montgomery Boulevard NE between Louisiana Boulevard and Marla Drive, containing approximately 1.3 acre. (F-18) Elisa Paster, Staff Planner
26. Z-00-12 Tierra West LLC, agents for Sam's Club, requests approval of an amendment to a site development plan for subdivision 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
27. Z-00-11
AX-00-3 Tierra West LLC, agents for Development Services LTD Co. & Four Suns Bldgs., requests annexation and establishment of SU-1 for MH zoning plus approval of a site development plan for subdivision and approval of a site development plan for building permit for Tracts 1, 2 and A-1, Lands of Chapman, plus the MRGCD lateral, plus Tract 22A MRGCD Map 29; and annexation and establishment of SU-1 for IP zoning for Tract B, Lands of Chapman, and Tract 22, MRGCD Map 29, located on Edith Boulevard NE between Osuna Boulevard and Sin Nombre Court containing approximately 25.5 acres. (E-15) Bob Torres, Staff Planner

28. OTHER MATTERS.



Agenda Number: 19
 Case Number: Z-99-116
 January 20, 2000

Staff Report

• <i>Agent</i>	Tierra West
• <i>Applicant</i>	Beach Water Park, Inc.
<i>Requests</i>	1. Amendment to a site plan for subdivision
	2. Site plan for building permit
• <i>Legal Description</i>	Tracts B & C of Renaissance Center III & Replat of Lots 3 & 4, Tract 6-A, Sundts Industrial Park
• <i>Location</i>	Montano Raod between I-25 and Alexander Boulevard
• <i>Size</i>	Approximately 1.9 & 18.9 acres
• <i>Existing Zoning</i>	SU-1 IP & Recreational Facility
• <i>Proposed Zoning</i>	None

Staff Recommendation

APPROVAL of Z-99-116, a site plan for subdivision, based on the findings beginning on page 23, and subject to the conditions beginning on page 24.

APPROVAL of Z-99-116, a site plan for building permit, based on the findings beginning on page 26, and subject to the conditions beginning on page 27.

Staff Planner
 Elisa Paster, Planner

Summary of Analysis

This is a request for a approval of a site plan subdivision, and for approval of a site plan for building permit for an 18.9 acre parcel which is occupied by the Beach Water Park. The applicant proposes to split off 1.9 acres along Montano, on the far north of the 18.9 acre site, in order to develop two pads.

On October 21, 1999, the EPC voted to defer the subject application for 30 days until the December 16, 1999 EPC hearing. On December 16, 1999, at the request of the applicant, the EPC voted to defer the case 30 more days.

The applicant is proposing a McDonalds restaurant and a service station on the 1.9 acre site. The site is located on a major transit corridor and the site plan and proposed uses are very auto-oriented. Though modifications are needed for the site plan to comply with relevant plans and policies, staff recommends approval of the site plan for subdivision and building permit.

Additional staff comments begin on page 17.

Location Map (3" x 3")

City Departments and other interested agencies reviewed this application from September 3, 1999 to September 17, 1999. Agency comments were used in the preparation of this report, and begin on page 31.

Development Services Report

SUMMARY OF REQUEST

<i>Requests</i>	1. Amendment to a site plan for subdivision 2. Site plan for building permit
<i>Location</i>	Montano Road NW between Interstate 25 and Alexander Boulevard

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	SU-1 for IP and Recreation	Established Urban Area	Beach Water Park and Vacant
<i>North</i>	SU-1 for C-2	North Valley Area Plan	Commercial
<i>South</i>	M-2	Renaissance Center Master Plan	
<i>East</i>	City ROW		Interstate 25
<i>West</i>	SU-1 for IP		

Background

The subject site is the location of the existing Beach Water Park. The applicant proposes to split off 1.9 acres along Montano Road, on the northerly most portion of the site for development of a service station and fast food restaurant. The site is bordered by I-25 to the east, commercial to the north (across Montano Road), and industrial/ office park development to the west and south.

In 1986, the EPC approved a zone map amendment (Z-86-66) from M-2 to SU-1 for IP and Amusement Facilities of a Permanent Character (not adult amusement) for Tract 6A, Block 4, Lots 3 and 4, Sundt's Industrial Center, a 42.3 acre parcel. The subject site (approximately 18.9 acres) was included in this zone change. The EPC also approved a site plan for building permit for the water park site that depicted recreational facilities, parking, and numerous structures on the site. In 1987 the EPC approved some slight revisions to the site development plan for building permit. The parcel is not located within the boundaries of the Renaissance Center Master Plan.

The EPC has also approved several other site development plans within the original 42.3 acre area. In 1988, the EPC approved a site development plan for building permit for the Diagnostek, Inc. building which is located to the southwest of the Water Park (Z-86-66-2), and in 1989 the EPC approved an office building adjacent to Diagnostek (Z-86-66-3).

The subject site is no longer within the boundaries of the Renaissance Center boundaries, yet the history and guidelines are relevant to the proposal. The subject site is located adjacent to the Renaissance Master Plan, and in part, the Montano/ Alexander intersection serves as a gateway into the Renaissance area. Therefore, it is important that the subject site is compatible with the surrounding development.

The Renaissance Center was originally a gravel pit which was platted and zoned in 1983-1984. Today, the Renaissance Center is an industrial park that is developing with retail commercial uses, multi-family residential uses, manufacturing uses, entertainment use, and some office uses. The area is partially developed with businesses which includes Home Depot, Costco Wholesale, Federal Express, International Brotherhood of Electrical Workers, Distribution Management Corporation, Mechanical Contractors Association, Wendy's, Union Saving Bank, House of Carpets, and other projects that are in the design and/or construction process at this time.

The *Master Declaration for Renaissance*, an approved Master Plan, was adopted by the City Council in 1986. The Master Plan encompasses approximately 212 acres between Interstate 25 and the Alameda Lateral and between Mission Avenue and Montbel Road. It sets forth rules and regulations, land development standards, construction regulations, and the creation of an Architectural Review for development within the boundaries of the plan area. The land development standards deal with architectural standards, site development, and landscaping. Specific land uses for the master plan are set forth by each parcel's underlying zoning. The Rules and Regulations section of the *Master Plan* states, "Renaissance was master planned as a cohesive, visually unified mixed use development with a strong sense of identity and as a place of distinction and quality."

APPLICABLE PLANS AND POLICIES

The *Albuquerque/Bernalillo County Comprehensive Plan* was adopted by the City Council and the Board of County Commissioners in 1988. Based on the *Plan*, the subject site is located in the Established Urban Area, the goal of which 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. Applicable policies include:

- Policy a: The Established and Developing Urban Areas as shown by the Plan Map shall allow a full range of urban land uses, resulting in an overall gross density of up to 5 dwelling units per acre.
- Policy d: 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 concern.

- Policy e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of neighborhoods can be ensured.
- Policy I: 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 environments.
- Policy j: Where new commercial development occurs, it should be generally located in existing commercial zoned areas...in larger shopping centers located at intersections of arterial streets and provided with access via mass transit...
- Policy l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

North Valley Area Plan

The *North Valley Area Plan*, a Rank II Plan, was adopted by City Council in 1993. The plan area is bounded by the Bernalillo County/ Sandoval County boundary to the north, Interstate 40 to the south, Interstate 25 to the east, and the Rio Grande to the west. The area encompasses approximately 28.5 square miles. The Plan recognizes that the North Valley as a fragile and unique community and specifies goals and policies to protect its rural character and environmental resources and to encourage quality commercial and industrial development in established commercial and industrial zones.

Relevant Zoning and Land Use policies include:

3. The City and County shall limit new strip commercial development and associated signage on valley arterials.
 - 3c. Promote commercial development and redevelopment of existing commercially zoned properties.
 - 3ci. Assist existing and potential businesses with organization and promotion efforts.
 - 3d. Adopt and promote Village Center Principles for new and redeveloped commercial properties.

The *North Valley Area Plan* defines the area east of Edith Boulevard as the most appropriate location for industrial and heavy commercial development.

Resolution 91-1998 (R-70)

This Resolution establishes an overall direction for implementation of the City's growth policies, with a framework emphasizing:

- development of community and regional activity centers and major transportation corridors (high capacity corridors); encourage increased densities and mixed uses in activity centers and corridors; meet the needs of residents closer to their homes or employment to decrease Vehicle Miles Traveled and automobile dependence.
- maintenance, enhancements and upgrades of roads and utilities in the core area, to prevent deterioration of existing communities and to encourage infill; diversify the

Downtown land use mix with public facilities, hotels, office and retail development, more and higher density housing; generate more activity and attract more private investment in the Downtown area.

- enhance transit system performance, consistent with the principles of a compact urban form and a network of centers and corridors; improve the viability of transit as an alternative to the single-occupancy vehicle and reduce Vehicle Miles Traveled; improve pedestrian mobility and the character of the pedestrian environment, transit orientation and bicycle connections, within centers and corridors.
- plan the timing of road and utility construction to ensure orderly growth, and coordinate capacity increases and street extensions; transportation improvement programs must recognize the significance of natural, historic, and cultural resources and include strategies for minimizing adverse impacts on them.

Long Range Roadway System

The Long Range Roadway System designates Montano Road as a Minor Arterial, with a right-of-way of 86'.

ANALYSIS

Site Plan for Subdivision

This is a request for a site plan for an amendment to a subdivision for a 18.9 acre site located on Montano Road between I-25 and Alexander Boulevard. The Beach Water Park currently exists on southern portion of the site, and includes slides, pools, parking, and numerous structures. According to the applicant's letter, the owners of the Beach Water Park recently created an additional slope area on the north side of the existing park "to facilitate the expansion of the top portion of the Beach and to create more fall for future slides. [They] placed 76,000 cubic yards of dirt according to the approved Grading Plan to create the future slide and pad areas on top of the Beach. [They] are developing this area into two pads for a fast food restaurant and service station." A site plan for building permit for the fast food restaurant, but not for the service station, accompanies this proposal. The applicant will have to return to the EPC for approval of the site plan for building permit for the service station.

The amendment to the site plan for subdivision is in compliance with relevant policies. According to the *Comprehensive Zoning Code*, Section 14-16-1-5, a site development plan for subdivision must include:

- (1) An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies:
 - (a) For Subdivision. The site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area ratio.

The submitted site plan for subdivision depicts the existing Beach Water Park, including ingress, egress, building footprints, parking, and circulation routes. No changes are proposed

to the Water Park site at this time. The site plan also depicts a new property line which divides the two new pads sites (Tracts C-2 and C-3) from the larger portion of the parcel.

The amendment depicts a building footprint and parking spaces for the service station (Tract C-3). These elements are not actually required by the *Comprehensive Zoning Code*. If the site plan for building permit depicts a different location of these elements, the site plan for subdivision will also have to be amended. Alternatively, a note could be added to the site plan which indicates that the configuration is conceptual.

The proposed gas station is located towards the rear of the site, while the canopy is located adjacent to Montano Road. The site data grid indicates that building area will be 1,680 square feet, that 4,487 square feet of landscaping is required, though 7,216 will be provided, and that 9 parking spaces will be required. This site plan for subdivision generally meets the provisions of the *Comprehensive Zoning Code* with the following exceptions: FAR and maximum building height. These elements may be added as conditions of approval.

Site Plan for Building Permit

This is a request for a site plan for building permit for a 1.9 acre site located on the south side of Montano Road, at Alexander Boulevard. The site plan for building permit is only for Tract C-2, though its relationship with Tract C-3 will be taken into consideration.

Site Plan Layout / Configuration

The proposed service station and fast food restaurant are located on Montano Road, up the hill from the Beach Water Park. The proposed uses are not accessible directly from the Water Park due to the slope of hill. The location is a auto-oriented, being adjacent to Montano Road and within close proximity to I-25. The site plan should, therefore, be focused towards auto oriented uses, though this does justify omitting pedestrian amenities.

The two pads share a drive-aisle, which is accessed by way of the Alexander/ Montano Road intersection. The locations of the buildings on the pads are insular in that they function as separate entities. The main entrance to the McDonalds is on the south elevation while the main entrance to the service station will probably be on the north elevation. Both pads represent a very suburban layout in that the buildings are setback from the street and have little interaction with any street life, except that their uses necessitate a focus of targeting passing motorists.

With the exception of the drive-aisles and the common landscaping treatment, the sites do not interrelate with one another. For example, there is no pedestrian connection between the two sites. A sidewalk does exist along Montano Road, but not even so much as a cross walk is provided across the drive aisle. Furthermore, as discussed below, the fast food restaurant is generic franchise architecture, and it is unlikely that it and the service station will architecturally compatible. Prior to approval, the building should be reconfigured or amenities should be added to improve the relationship of the buildings to one and other.

Access, Parking, Circulation

Both pad sites are accessed by way of a four lane drive aisle on Montano Road. The curb cut is in alignment with the existing stop light at intersection of Montano Road and Mercantile Avenue.

The McDonald's is located approximately in the middle of Tract C-2, and is surrounded by a circular drive aisle (which serves the drive-thru window) and parking spaces. The drive aisle is one way, with the exception of the segment located on the south side of the building. The circular drive aisle and overage of parking (discussed below) contribute to the poor relationship between the restaurant, the neighboring pad and, the street.

According to the site plan, the fast food restaurant only requires 16 parking spaces, yet 53 spaces are provided. There is an overage of 37 parking spaces on the site (over 200%), which is extremely excessive.

Pedestrian and Bicycle Access and Circulation, Transit Access

Scant pedestrian amenities are provided on the site. A 6 foot wide sidewalk is provided along Montano Road and along one side of the entrance drive aisle, and one pedestrian crossing is shown at the McDonalds. However, there is no pedestrian connection between the two pad sites, between the parking area and the front door of the fast food restaurant, nor across the entrance to the site. Furthermore, there is no covered outdoor eating space identified on the plan. A 26 foot wide concrete area is provided on the west side of the building, yet it is unclear if this is intended to serve as an outdoor eating area since no seating, landscaping, or shading is shown. Moreover, the bike rack is located in that area; locating outdoor seating and a bike rack too close together may be extremely awkward. As discussed above, there is an excessive overage of parking on the site; parking could be moved to accommodate an outdoor patio. The site is located near a unique amenity - the Beach Water Park, and users of the site should be able to take advantage of the views. Therefore, the patio should be sited to maximize the views of the Beach Water Park and the mountains.

Montano Road currently has express bus service, but the Transit Department has indicated that local bus service will be provided within the next year.

Lighting

According to the site development plan, "site lighting shall be a combination of building mounted mH fixtures and post-mounted light fixtures in entry and parking areas as need. To the greatest extent possible, lighting shall be building mounted. Post-mounted lighting shall be 20' maximum height. Post lighting shall be shielded from surrounding properties." The lighting is acceptable to staff, although the last sentence shall read "Post lighting shall be shielded with *cut-off fixtures* from surrounding properties."

Landscaping

Extensive landscaping is provided on the site; at the McDonalds 7,371 square feet of landscaping is required, and 19,477 is provided. The landscaping is a mixture of shade and ornamental trees, shrubbery, flowers, groundcover, and oversized gravel and boulders. The majority of the landscaping is native to New Mexico. The landscaping is in compliance with

the City's Waste Water ordinance. The landscaping plan depicts adequate street trees along Montano Road.

The landscaping plan is attractive and a positive addition to the site which somewhat reduces the impact of the vast parking area. However, a shaded seating area should be added to the site plan, as should a 3 foot high wall or other buffer treatment on Montano Road to screen the parked cars from passerbys.

Similar landscaping is also depicted on the gas station site. However, since this is only a site plan subdivision it is unclear whether or not the landscaping plan is permanent or conceptual.

Grading, Drainage, Utility Plans

The Public Works Department has indicated that the grading and drainage plan is incorrect and that the utilities plan does not reflect the availability statement. The applicant states that "... 76,000 a cubic yards of dirt according to the approved Grading Plan..." However, there is no approved grading plan, though the work is completed. A temporary permit could have been secured, however, there is no such record in the file.

Public Works further states that:

The approval line on the conceptual grading plan (dated 7-25-99) is blank. Yet rough grading has already been completed. Please explain. New on-site utilities as show on sheet 5 are not consistent with the availability statement issued July 6th. The plan must be modified prior to DRB sign off.

The plan shows the utility connections to south, though they must be hook into the services on Montano Road. The Public Works Department staff has indicated that the submittal is incomplete.

Architecture

The proposed building is a typical McDonalds structure with a mansard style light grey shingle roofing, light adobe colored stucco, a split face block band around the bottom of the building (no color shown), and bright yellow and white signage. Windows, with clear glazing and aluminum frames are located mainly on the west and south elevations (2 windows are on the north elevation). The building is characterized by a blank walls on the north and west elevations. The north elevation faces Montano Road, yet it is unarticulated and does not relate with the street (as discussed above). The west elevation does include some windows.

The proposed McDonalds is generic franchise architecture and is not compatible with the surrounding development. Although the subject site is not located within the Renaissance Center, it is surrounded by the Renaissance Center and should be compatible with the existing buildings. The Renaissance area is characterized by buildings which pay respect to contemporary and post modern styles. They include features which help to create a pleasant pedestrian environment such as patios and courtyards. Building elements may include overhangs, patios, recessed doors and windows, and should be sited so as to maximize vistas. They utilize muted colors, steel, glass, and flat roofs. The building should be revised to include some of the aforementioned elements, as it is not compatible with the surrounding development. In particular, the roof and the signage are two of the most "generic" features which are not compatible with the surrounding architecture.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

The applicant did not attend the pre-hearing discussion.

The solid waste department states:

Disapproved. Accessibility for truck to service fast food location must be adjusted. Six cubic yard compactor will have to be used, dimensions of all enclosure pad 9 wall height to be adjusted. Recommend that drain for clean ups and possible spillages be implemented into plan. Call T.L. Baca 761-8142. Fueling station enclosure wall must be adjusted to 7'0 to accommodate 8 cubic yard container.

Neighborhood Concerns

No neighborhood associations were recognized in this area.

Conclusions

This is a two part request for an amendment to a site plan for subdivision plus approval of a site plan for building permit for a site located on Montano Road between I-25 and Alexander Boulevard. The Beach Water Park is located on the site, and the applicant proposes to split off 1.9 acres on the far north side of the 18.9 acre site to develop two pads.

Staff is recommending deferral of the amendment to the site plan for subdivision and of the site plan for building permit. The location of the pads is a suburban one with auto oriented uses, however this does not justify omitting all pedestrian amenities. The building is surrounded by parking spaces and drive aisles; there is a parking coverage of 37 parking spaces. The vast amount of parking and focus on automobile is one reason for the scant pedestrian amenities are provided on the site.

Furthermore, the grading and drainage plan and the utility plan are unacceptable to Public Works. The grading on the site has already occurred, though there is no grading and drainage plan, and the utilities plan presents incorrect information. Lastly, the solid waste container is in an inappropriate location, which will affect the site layout.

The site plan for building permit is only for Pad C-2; a McDonalds is proposed on this site. The building is generic franchise architecture which is not compatible with the surrounding area. Furthermore, the east and north elevations present blank walls; the north elevation, which faces Montano Road, does not relate to the street nor to the development to the north. Staff recommends that the building design and layout be modified prior to EPC approval.

FINDINGS -Z-99-116, October 21, 1999 - Site Plan for Subdivision

1. This is a request for a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. The *Comprehensive Zoning Code* requires that a site plan for subdivision depict the site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum floor area ratio. This site plan for subdivision generally meets these provisions with the following exceptions: FAR and maximum building height
3. The site is surrounded by the Beach Water Park to the south, I-25 to the east, and the Renaissance Center, which contains a mixture of commercial, office, industrial and residential uses, to the west and north. The service station and fast foot restaurant are located on Montano Road, up the hill from the Beach Water Park. The proposed uses are not accessible directly from the Water Park due to the slope of hill upon which they stand.
4. The location of the proposed pads is a suburban one, as it is within a business park and next to the freeway. The site plan should be oriented towards suburban uses, though this does justify ignoring the needs of pedestrian.
5. With the exception of the drive-aisles and the landscaping, the sites do not interrelate with one another. In fact, they function as two totally separate areas. Prior to approval, the building should be reconfigured, and/or amenities should be added to improve the relationship of the building to one and other.
8. The Public Works Division does not recommend approval of the grading and drainage, and the utilities plans. No grading plan has been approved, contrary to the applicant's statement, and although the grading has been largely completed. Furthermore, the utility plan is incorrect as the services must hook into Montano Road, not to the south.

RECOMMENDATION -Z-99-116, October 21, 1999

DEFERRAL of Z-99-116, a request for approval of a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.

FINDINGS -Z-99-116, October 21, 1999 - Site Plan for Building Permit

1. This is a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. This submittal is accompanied by a request for approval of a site plan for subdivision which creates the pad on which the building will be located. Staff is recommending deferral of the site plan for subdivision.
3. The McDonald's is located approximately in the middle of Tract C-2, and is surrounded by a circular drive aisle and parking spaces. The circular drive aisle and overage (37 more than required) of parking contributes to the poor relationship between has with the neighboring pad and with the street.
4. The location of the proposed pads is a suburban one, as it is within a business park and next to the freeway. The site plan should be oriented towards suburban uses, though this does justify ignoring the needs of pedestrian.
5. With the exception of the drive-aisles and the landscaping, the sites do not interrelate with one another. In fact, they function as two totally separate areas. Prior to approval, the building should be reconfigured, and/or amenities should be added to improve the relationship of the building to one and other.
6. The McDonalds is generic franchise architecture and is not compatible with the surrounding development. Although the subject site is not located within the Renaissance Center, it is surrounded by the Renaissance Center and should be compatible with the

existing buildings. , it is a totally different style than that of the Beach Water Park; the applicant may alternatively choose to integrate the building with that use.

7. The solid waste department has indicated that the accessibility for trucks to service the fast food location must be adjusted. A six cubic yard compactor will have to be used, dimensions of all enclosure pad 9 wall height to be adjusted. Solid Waste Staff recommends that drain for clean ups and possible spillages be implemented into plan. Moreover, the fueling station enclosure wall must be adjusted to 7'0 to accommodate 8 cubic yard container.

RECOMMENDATION - Z-99-116, October 21, 1999 - Site Plan for Building Permit

DEFERRAL of Z-99-116 a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.

ADDITIONAL STAFF COMMENTS - December 16, 1999

On October 21, 1999, the EPC voted to defer the subject application for 30 days until the December 16, 1999 EPC hearing. The applicant is requesting another 30 day deferral because, currently, no changes have been proposed to the EPC on the site. Staff concurs with this request.

FINDINGS -Z-99-116, December 16, 1999 - Site Plan for Subdivision

1. This is a request for a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.

2. The *Comprehensive Zoning Code* requires that a site plan for subdivision depict the site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum floor area ratio. This site plan for subdivision generally meets these provisions with the following exceptions: FAR and maximum building height

3. The site is surrounded by the Beach Water Park to the south, I-25 to the east, and the Renaissance Center, which contains a mixture of commercial, office, industrial and residential uses, to the west and north. The service station and fast foot restaurant are located on Montano Road, up the hill from the Beach Water Park. The proposed uses are not accessible directly from the Water Park due to the slope of hill upon which they stand.

4. The location of the proposed pads is a suburban one, as it is within a business park and next to the freeway. The site plan should be oriented towards suburban uses, though this does justify ignoring the needs of pedestrian.

5. With the exception of the drive-aisles and the landscaping, the sites do not interrelate with one another. In fact, they function as two totally separate areas. Prior to approval, the building should be reconfigured, and/or amenities should be added to improve the relationship of the building to one and other.

8. The Public Works Division does not recommend approval of the grading and drainage, and the utilities plans. No grading plan has been approved, contrary to the applicant's statement, and although the grading has been largely completed. Furthermore, the utility plan is incorrect as the services must hook into Montano Road, not to the south.

RECOMMENDATION -Z-99-116, December 16, 1999

DEFERRAL of Z-99-116, a request for approval of a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.

FINDINGS -Z-99-116, December 16, 1999 - Site Plan for Building Permit

1. This is a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. This submittal is accompanied by a request for approval of a site plan for subdivision which creates the pad on which the building will be located. Staff is recommending deferral of the site plan for subdivision.
3. The McDonald's is located approximately in the middle of Tract C-2, and is surrounded by a circular drive aisle and parking spaces. The circular drive aisle and overage (37 more than required) of parking contributes to the poor relationship between has with the neighboring pad and with the street.
4. The location of the proposed pads is a suburban one, as it is within a business park and next to the freeway. The site plan should be oriented towards suburban uses, though this does justify ignoring the needs of pedestrian.
5. With the exception of the drive-aisles and the landscaping, the sites do not interrelate with one another. In fact, they function as two totally separate areas. Prior to approval, the building should be reconfigured, and/or amenities should be added to improve the relationship of the building to one and other.
6. The McDonalds is generic franchise architecture and is not compatible with the surrounding development. Although the subject site is not located within the Renaissance Center, it is surrounded by the Renaissance Center and should be compatible with the

existing buildings. , it is a totally different style than that of the Beach Water Park; the applicant may alternatively choose to integrate the building with that use.

7. The solid waste department has indicated that the accessibility for trucks to service the fast food location must be adjusted. A six cubic yard compactor will have to be used, dimensions of all enclosure pad 9 wall height to be adjusted. Solid Waste Staff recommends that drain for clean ups and possible spillages be implemented into plan. Moreover, the fueling station enclosure wall must be adjusted to 7'0 to accommodate 8 cubic yard container.

RECOMMENDATION - Z-99-116, December 16, 1999 - Site Plan for Building Permit

DEFERRAL of Z-99-116 a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract6-A, Sundt's Industrial Park.

ACTION TAKEN BY THE ENVIRONMENTAL PLANNING COMMISSION ON
DECEMBER 16, 1999

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer Z-99-116 to the Environmental Planning Commission Public Hearing on January 20, 2000.

MOVED BY COMMISSIONER GARA

SECONDED BY COMMISSIONER JOHNSON M O T I O N C A R R I E D
UNANIMOUSLY

ADDITIONAL STAFF COMMENTS - Z-99-116, January 20, 2000

On December 16, 1999, at the request of the applicant, the EPC voted to defer the subject request for site plan for subdivision and building permit until January 20, 2000.

Site Plan for Subdivision

This is a request for a site plan for subdivision for a 18.9 acre site located on Montano Road between I-25 and Alexander Boulevard. The applicant proposes to subdivide a 1.9 acre parcel which is located adjacent to Montano Road. The Beach Water Park currently exists on the southern portion of the site, and includes slides, pools, parking, and numerous structures. According to the applicant's letter, the owners of the Beach Water Park recently created an additional slope area on the north side of the existing park "to facilitate the expansion of the top portion of the Beach and to create more fall for future slides. [They] placed 76,000 cubic yards of dirt according to the approved Grading Plan to create the future slide and pad areas on top of the Beach. [They] are developing this area into two pads for a fast food restaurant and service station." A site plan for building permit for the fast food restaurant and the service station, accompanies this proposal.

The amendment to the site plan for subdivision is in compliance with relevant policies. According to the *Comprehensive Zoning Code*, Section 14-16-1-5, a site development plan for subdivision must include:

- (1) An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies:
 - (a) For Subdivision. The site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area ratio.

The submitted site plan for subdivision depicts the existing Beach Water Park, including ingress, egress, building footprints, parking, and circulation routes. No changes are proposed to the Water Park site at this time. The site plan also depicts a new property line which divides the two new pads sites (Tracts C-2 and C-3) from the larger portion of the parcel. A gas station is proposed for the westerly Tract C-2, and a McDonalds is proposed for the easterly Tract C-3.

This site plan for subdivision generally meets the provisions of the *Comprehensive Zoning Code* with the following exceptions: FAR and maximum building height. These elements may be added and are required by the recommended conditions of approval.

Subdivision Issues

The submitted site plan for subdivision is slightly different than the original submittal. The new submittal proposes moving the eastern lot line for Tract C-2 to the west, providing for an approximately 60 foot wide sliver of property owned by the Beach Water Park. This peninsular-shaped projections of the Beach property would retain its zoning and provide an area for a future billboard sign and utility easement. The original submittal did not depict the sliver of Beach Property, and its utility is questionable. It appears as though the purpose of the sliver of property is too obstruct access of utilities and vehicles to the M-2 zoned property to the east. The M-2 zoned property does have a curb cut on Montano, right-in/ right-out only, but there is not access to westbound traffic. Therefore, any westbound traffic would have to make a U-turn at the stop light, which is an undesirable traffic pattern according to Public Works. Moreover, the sliver is almost useless since it would be impossible for a road to be constructed directly between Montano and the Beach Water Park due to the grades of the hill. Therefore, the Public Works Transportation and Utility Divisions have indicated that common access and utilities are needed to all three properties which front Montano Road. That is, there must be a minimum of a 30 foot wide useable and traversable access easement between the three properties. This easement will benefit all parcels because it will allow for the installation of utilities and construction of common entrances. The sliver should be removed since it is useless except as a location for a billboard. Alternately, an easement could be dedicated. The vehicular and utility easement would not have any negative impacts on the subject plan. The plan already depicts an easement to the Beach Water Park property, thus the easement could be extended to service all three properties.

Site Plan for Building Permit

Site Plan Layout / Configuration

The proposed service station and fast foot restaurant are located on Montano Road, up the hill from the Beach Water Park. The proposed uses are not accessible directly from the Water Park due to the slope of hill. The location is a auto-oriented, being adjacent to Montano Road and within close proximity to I-25. The site plan should, therefore, be focused towards auto oriented uses, though this does not justify omitting pedestrian amenities.

The two pads share a drive-aisle, which is accessed by way of the Alexander/ Montano Road intersection. The locations of the buildings on the pads are insular in that they function as separate entities. The main entrance to the McDonalds is on the south elevation while the main entrance to the service station is on the north elevation. Both pads represent a very suburban layout in that the buildings are setback from the street and have little interaction with any street life, except that their uses necessitate a focus on targeting passing motorists.

The proposed uses are auto oriented, but the site plan does depict some connections between them, including a pedestrian crossing. It is unlikely that the site will be accessed by a great number of pedestrians, based on its location, but sidewalks have been provided along Montano.

The site depicts an alternate paving material for the drive-thru, the parking spaces adjacent to the fast food restaurant, and the pedestrian crossings. The paving for the pedestrian crossings should be a different material than the drive-thru, and the parking spaces do not need to be an alternative paving. Moreover, the materials and colors should be indicated on the plan.

Access, Parking, Circulation

Both pad sites are accessed by way of a three lane drive aisle from Montano Road. The curb cut is in alignment with the existing stop light at intersection of Montano Road and Mercantile Avenue.

The McDonald's is located approximately in the middle of Tract C-2, and is surrounded by a circular drive aisle (which serves the drive-thru window) and parking spaces. The drive aisle is one way, with the exception of the segment located on the south side of the building.

According to the site plan, the uses collectively require a total of 40 parking spaces, yet 75 spaces are provided. There is an overage of 37 parking spaces on the site (almost 200%), which is extremely excessive. However, based on the location of the uses on a major transit corridor and away from any pedestrian activity, the parking overage may be appropriate. Though some of the parking spaces are located along Montano Road, a three-foot high screen wall is provided to mitigate the negative visual impact of the parked cars.

The site plan also depicts a "future access to the Beach Waterpark" on the east edge of the site. The access should actually lead to the parcel, zoned M-2, which is adjacent to the Beach Water Park sliver. See above for further discussion of this issue.

Pedestrian and Bicycle Access and Circulation, Transit Access

Minor pedestrian amenities are located on the site due to the auto-oriented nature of the location. A six-foot wide pedestrian connection is provided from the street to the site and another between the gas station and fast food restaurant. Each of the pads has a shaded outdoor patio area, though the square footage is not given. The McDonalds also has a "Future Playland" of 1500 square feet. The applicant has indicated that McDonalds wants to wait and discover who their clientele will be prior to installing the Playland. It is understandable that the corporation does not want to spend extra money if the playland will go unused, therefore, a note shall be added to indicate that the 1500 square feet will be used as an outdoor dining patio in the meantime, and remain if the Playland is not built. The patio shall include shaded picnic tables.

The site is located near a unique amenity - the Beach Water Park, and users of the site should be able to take advantage of the views. Ideally the patios should be sited to maximize the views of the Beach Water Park and the mountains. This would entail moving the patio to the east side of the building.

Two bike racks exist on the site, one at each pad site. A total of 10 bicycle spaces are provided.

Montano Road currently has express bus service, but the Transit Department has indicated that local bus service will be provided within the next year.

Lighting

According to the site development plan, "site lighting shall be a combination of building mounted mH fixtures and post-mounted light fixtures in entry and parking areas as need. To the greatest extent possible, lighting shall be building mounted. Post-mounted lighting shall be 20' maximum height. Post lighting shall be shielded from surrounding properties." The lighting is acceptable to staff, although the last sentence shall read "Post lighting shall be shielded with *cut-off fixtures* from surrounding properties.

Landscaping

Adequate landscaping is provided on the site; 11,855 square feet is required and 13,594 is provided. The landscaping is a mixture of shade and ornamental trees, shrubbery, flowers, groundcover, and oversized gravel and boulders. The majority of the landscaping is native to New Mexico. The landscaping is in compliance with the City's Waste Water ordinance. The landscaping plan depicts adequate street trees along Montano Road.

Grading, Drainage, Utility Plans

The Public Works Department has indicated that the grading and drainage plan is incorrect and that the utilities plan does not reflect the availability statement. The applicant states that "... 76,000 a cubic yards of dirt according to the approved Grading Plan..." However, there is no approved grading plan, though the work is completed. A temporary permit could have been secured, however, there is no such record in the file.

Public Works further states that:

The approval line on the conceptual grading plan (dated 7-25-99) is blank. Yet rough grading has already been completed. Please explain. New on-site utilities as show on sheet 5 are not consistent with the availability statement issued July 6th. The plan must be modified prior to DRB sign off.

The plan shows the utility connections to south, though they must be hook into the services on Montano Road. The Public Works Department staff has indicated that the submittal is incomplete.

Architecture

The proposed McDonald's building has a red standing seam metal roof, tan split face flock, buff accent block, and a large McDonalds sign on each facade. The drive through is located on the north elevation, while the west and south elevations have picture windows with bronze aluminum frames. The note on the elevations indicate that the building is meant to match the Wendy's across the street to the north. The colors do match, but the style of the building is still typical McDonald's, especially the roof and signage. The roof is typical of the mansard style of roof present on most McDonalds, as is the signage. The roof and signage are the dominant architectural element and actually function as a billboard. The

overall design of the building is the same as the previous submittal, only the colors have changed. The building is characterized by blank walls on the north and east elevations, thus it does not take advantage of views to the Sandia Mountains. Moreover, the north elevation faces Montano Road, yet it is unarticulated and does not relate with the street.

The roof should be modified so it does not reflect a generic franchise design. The changes may include a flat roof, pitched roof which is not mansard style, or other design as approved by the Planning Department. The signage design may remain, but its placement must be approved by the Planning Department. Articulation, such as windows, tile, insets, or other architectural elements, should be added to the east and north elevations.

The gas station design is architecturally integrated with the McDonalds and with the Wendy's across the street to the north. The building is constructed of tan fractured face COM, and has red metal roof canopies. The A colored band (color snot shown) accents the building on all sides.

The north elevation is the most articulated and interesting facade because of the presence of picture windows, a canopy, and accent block. However, the other elevations are generally characterized by blank walls. This building is located to potentially take advantage of views to the mountains and the Beach Water Park. The elevations should be revised to incorporate articulation, such as windows, tile, insets, or other architectural elements.

The fueling canopy is also architecturally integrated with the other buildings, and is not characteristic of generic franchise architecture. The canopy has a red metal roof and tan columns.

All mechanical equipment must be screened from view by the parapet or other architecturally integrated materials.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

The applicant did not attend the pre-hearing discussion.

The solid waste department states:

Disapproved. Accessibility for truck to service fast food location must be adjusted. Six cubic yard compactor will have to be used, dimensions of all enclosure pad 9 wall height to be adjusted. Recommend that drain for clean ups and possible spillages be implemented into plan. Call T.L. Baca 761-8142. Fueling station enclosure wall must be adjusted to 7'0 to accommodate 8 cubic yard container.

Neighborhood Concerns

No neighborhood associations were recognized in this area.

Conclusions

This is a two part request for an amendment to a site plan for subdivision plus approval of a site plan for building permit for a site located on Montano Road between I-25 and Alexander Boulevard. The Beach Water Park is located on the site, and the applicant proposes to split off 1.9 acres on the far north side of the 18.9 acre site to develop two pads.

Staff is recommending approval of the amendment to the site plan for subdivision and of the site plan for building permit. The proposed uses are auto oriented and there is a large overage of parking, but this is appropriate because the site is on a transit corridor, and few pedestrians will utilize the site. The site plan for subdivision depicts all the elements required by the Comprehensive Zoning Code with the exception of FAR and maximum building height.

Staff is recommending approval of the site plan for building permit, but the McDonalds must be modified to minimize the "generic" look of the roof and signage.

FINDINGS -Z-99-116, January 20, 2000 - Site Plan for Subdivision

1. This is a request for a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. The EPC deferred this case on October 21, 1999 and again December 19, 1999. The applicant has submitted additional information since the original submittal.
3. The *Comprehensive Zoning Code* requires that a site plan for subdivision depict the site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum floor area ratio. This site plan for subdivision generally meets these provisions with the following exceptions: FAR and maximum building height
4. The site is surrounded by the Beach Water Park to the south, I-25 to the east, and the Renaissance Center, which contains a mixture of commercial, office, industrial and residential uses, to the west and north. The service station and fast foot restaurant are located on Montano Road, up the hill from the Beach Water Park. The proposed uses are not accessible directly from the Water Park due to the slope of hill upon which they stand.
5. The location of the proposed pads is a suburban one, as it is within a business park and next to the freeway. The site plan should be oriented towards auto-oriented uses, though this does justify ignoring the needs of pedestrian.
6. The new submittal proposes moving the eastern lot line for Tract C-2 to the west, providing for an approximately 60 foot wide sliver of property owned by the Beach Water Park. This peninsular-shaped projections of the Beach property would retain its zoning and provide an area for a future billboard sign and utility easement. The original submittal did not depict the sliver of Beach Property, and its utility is questionable. It appears as though the purpose of the sliver of property is too restrict access of utilities and vehicles to the M-2 property.

7. The sliver of Beach Water Park property should be removed, or as required by Public Works Transportation and Utility Divisions, or a common access and utilities easement shall be provided to all three properties which front Montano Road.

8. The Public Works Department does not recommend approval of the grading and drainage, and the utilities plans. No grading plan has been approved, contrary to the applicant's statement, and although the grading has been largely completed.

RECOMMENDATION - Z-99-116, January 20, 2000

APPROVAL of Z-99-116, a request for approval of a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park, based on the preceding findings and subject to the following conditions.

CONDITIONS - Z-99-116, January 20, 2000 - Site Plan for Subdivision

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. The following conditions shall be met to the satisfaction of the Public Works, Transportation Development Services Division:
 - A 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.
 - B. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
 - C. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
 - D. Provision of an adequate throat area must be provided at the main entrance.
 - E. Site plan must address intersection modifications at Montano and Mercantile Avenue. ...Modification to medians and signals will be required.

...Some movements may be prohibited.

...An analysis of the reconfigured intersection will be required.

...A deceleration lane will be required.

- F. Location of walls, fences and signs must meet the clear sight distance requirements.
 - G. Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.
 - H. Provision of street trees and landscaping on Montano Road.
 - I. Provision of a usable and traversable 30 foot cross-access easement for utilities and vehicular and pedestrian circulation between the proposed lots, adjacent property to the east, and the approximately .6 acre parcel, zoned M-2, known more particularly as Lot A, Beach Water Pak, Lands of Saunder-Helen.
 - J. Coordination of proposed access point as related to the Interstate 25 / Montano with the NMSH&TD.
 - K. Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
 - L. Coordination with the Solid Waste Department with regard to refuse container location and access.
- 3. FAR and maximum building height shall be noted on the site plan for subdivision.
 - 4. The paving materials for the drive-thru and pedestrian crossing shall be identified on the plan. The materials and colors for the pedestrian crossings shall be different than any other paving on the site. The alternative paving in the parking spaces adjacent to the fast food restaurant shall be eliminated.
 - 5. The grading and drainage plan shall be approved by the DRB prior to final sign-off.

6. The sliver of Beach Water Park property shall be removed, or as required by Public Works Transportation and Utility Divisions, a common access and utilities easement shall be provided to all three properties which front Montano Road

7. Any changes to the sliver of property to the east owned by the Beach Water Park shall be reflected in the site development plan for subdivision to the satisfaction of the Planning Department.

FINDINGS -Z-99-116, January 20, 2000 - Site Plan for Building Permit

1. This is a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.

2. This submittal is accompanied by a request for approval of a site plan for subdivision which creates the pad on which the building will be located. Staff is recommending approval of the site plan for subdivision.

3. The location of the proposed pads is a suburban one, as it is within a business park and next to the freeway. The site plan should be oriented towards suburban uses, though this does not justify ignoring the needs of pedestrian.

4. The patios provided on each site and the playland at the fast food restaurant are an attractive addition to the development. However, a note should be added to the plan which indicates that the "future playland" will be used as an outdoor eating area with shaded seating until the playland is completed.

5. The roof and signage of the McDonalds is generic franchise architecture and is not compatible with the surrounding development. The roof and signage location should be modified to the satisfaction of the Planning Department. Revisions to the roof may include a flat roof, a non-mansard pitch roof, or other to the satisfaction of Planning staff.

6. Both the McDonalds building and the gas station have at least two blank walls. These facades should be revised to include articulation such as windows, tile, insets, or other architectural element.
7. The solid waste department has indicated that the accessibility for trucks to service the fast food location must be adjusted. A six cubic yard compactor will have to be used, dimensions of all enclosure pad 9 wall height to be adjusted. Solid Waste Staff recommends that drain for clean ups and possible spillages be implemented into plan. Moreover, the fueling station enclosure wall must be adjusted to 7'0 to accommodate 8 cubic yard container.
8. The new submittal proposes moving the eastern lot line for Tract C-2 to the west, providing for an approximately 60 foot wide sliver of property owned by the Beach Water Park. The sliver of Beach Water Park property should be removed, or as required by Public Works Transportation and Utility Divisions, have indicated that common access and utilities easements should be provided to all three properties which front Montano Road.

RECOMMENDATION - Z-99-116, January 20, 2000 - Site Plan for Building Permit

APPROVAL of Z-99-116 a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract6-A, Sundt's Industrial Park, based on the preceding findings and subject to the following conditions.

CONDITIONS - Z-99-116, January 20, 2000 - Site Plan for Building Permit

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. The following conditions shall be met to the satisfaction of the Public Works, Transportation Development Services Division:
 - A 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.
 - B. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.

- C. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
 - D. Provision of an adequate throat area must be provided at the main entrance.
 - E. Site plan must address intersection modifications at Montano and Mercantile Avenue.
 - ...Modification to medians and signals will be required.
 - ...Some movements may be prohibited.
 - ...An analysis of the reconfigured intersection will be required.
 - ...A deceleration lane will be required.
 - F. Location of walls, fences and signs must meet the clear sight distance requirements.
 - G. Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.
 - H. Provision of street trees and landscaping on Montano Road.
 - I. Provision of a usable and traversable 30 foot cross-access easement for utilities and vehicular and pedestrian circulation between the proposed lots, adjacent property to the east, and the approximately .6 acre parcel, zoned M-2, known more particularly as Lot A, Beach Water Pak, Lands of Saunder-Helen.
 - J. Coordination of proposed access point as related to the Interstate 25 / Montano with the NMSH&TD.
 - K. Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
 - L. Coordination with the Solid Waste Department with regard to refuse container location and access.
3. Elevations of the bike racks shall be provided.
4. The note for the lighting shall read, "post lighting shall be shielded with a cut-off fixture from surrounding properties."

5. The roof of the McDonalds shall be modified so it is not a generic franchise design, as determined by the Planning Department. The changes may include a flat roof, pitched roof which is not mansard style, or other approved by the Planning Department. The signage design may remain, but its placement must be approved by the Planning Department.

6. A note shall be added to the site plan for building permit which indicates that the "future playland" shall be used as an outdoor eating area, with shaded picnic tables, until the playland is built.

7. No off premise signs are permitted. No pole mounted signage shall be allowed.

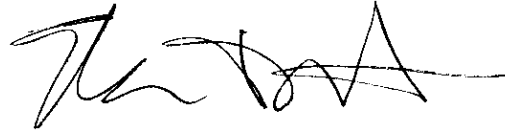
8. All wireless telecommunications facilities shall be concealed and shall be architecturally integrated with the site and surrounding area.

9. Parapets/ screen walls shall be equal to or above the top of all HVAC equipment.

10. Vinyl coated, plastic reflective type awnings fascia, building panels or roofs shall not be permitted.

11. All walls shall follow the City's wall design guidelines.

12. Any changes to the sliver of property to the east owned by the Beach Water Park shall be reflected in the site development plan for building permit to the satisfaction of the Planning Department.



Elisa Paster

Planner

EP/ac

cc: Beach Water Park Inc., 1600 Desert Surf, Albuquerque, NM 87109
Tierra West LLC, 4432 McLeod Rd. NE, Ste D, Albuquerque, NM 87109

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

"Reviewed, no comments."

PUBLIC WORKS DEPARTMENT

Transportation Development Services:

Conditions of approval for the proposed site plans for subdivision purposes and for building permit should include:

- A. 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.
- B. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
- C. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer. An adequate throat area must be provided A the main entrance.
- D. Site plan must address intersection modifications at Montano and Mercantile Avenue. Modification to medians and signals will be required.
- E. Location of walls, fences and signs must meet the clear sight distance requirements.
- F. Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.
- G. Provision of street trees and landscaping on Montano Road.

1/20/00

Transportation Development Services:

Conditions of approval for the proposed site plans for subdivision purposes and for building permit should include:

- A 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.
- B. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.

- C. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
- D. Provision of an adequate throat area must be provided at the main entrance.
- E. Site plan must address intersection modifications at Montano and Mercantile Avenue.
...Modification to medians and signals will be required.
...Some movements may be prohibited.
...An analysis of the reconfigured intersection will be required.
...A deceleration lane will be required.
- F. Location of walls, fences and signs must meet the clear sight distance requirements.
- G. Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.
- H. Provision of street trees and landscaping on Montano Road.
- I. Provision of a 30 foot cross-access easement between the proposed lots and the adjacent property.
- J. Coordination of proposed access point as related to the Interstate 25 / Montano with the NMSH&TD.
- K. Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
- L. Coordination with the Solid Waste Department with regard to refuse container location and access.

Transportation Planning:

A traffic impact study is pending for this site which may require additional street improvements.

FINDINGS:

- Montano Road is designated a principal arterial street with a right-of-way requirement of 124 feet on the *Long Range Roadway System* map.
- The *Long-Range Bikeways System* map identifies a bike lane on Montano adjacent to the subject development. An additional 12 feet of right-of-way is required to accommodate the bike lanes.

CONDITIONS of approval for the "site development plan for subdivision purposes and a site development plan for building permit" should be:

Dedication of right-of-way is required for Montano Road, 62 feet from the street centerline, plus 6 feet for a bike lane, for a total of 68 feet.

Utility Development:

The approval line on the conceptual grading plan (dated 7-25-99) is blank. Yet rough grading has already been completed. Please explain. New on-site utilities as show on sheet 5 are not consistent with the availability statement issued July 6th. The plan must be modified prior to DRB sign off.

Hydrology

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Prior to any earthmoving or surface alteration activities involving a parcel of 3/4 of an acre or more, a Surface Disturbance Permit must be obtained from the City's Environmental Health Department pursuant to Albuquerque/Bernalillo County Air Quality Control Board Regulation, Part 20. Revegetation or stabilization of disturbed areas can be coordinated as part of the permitting process. Contact Larry Caudill (768-2600).

Environmental Services Division

NEIGHBORHOOD SERVICES

"No recognized association. Montgomer/I-25 were notified."

PARKS AND GENERAL SERVICES

Design & Development

"No adverse comment."

OPEN SPACE DIVISION

"No adverse comment."

POLICE DEPARTMENT/Planning

A review of this case indicates the following problems or crimes may occur, or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur.

* burglaries

- * robbery
- * assault
- * commercial burglary
- * rape
- * a higher probability of crimes during evening/weekend hours * adequate security

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

“Disapproved: Accessibiity for truck to service fast food location must be adjusted. Six cubic yard compactor will have to be used, dimensions of all enclosure pad 9 wall height to be adjusted. Recommend that drain for clean ups and possible spillages be implemented into plan. Call T.L. Baca 761-8142. Fueling station enclosure wal must be adjusted to 7'0 to accommdoate 8 cubic yard container.”

FIRE DEPARTMENT/Planning

“Unpaved construction roads shall be capable to maintain the load of any emergency apparatus. All new fire hydrants shall b e installed and operating prior to this construction project. Our office upon permit stage will conduct its normal plan review.”

TRANSIT DEPARTMENT

“Reviewed, no comments.”

COMMENTS FROM OTHER AGENCIES:

BERNALILLO COUNTY

ALBUQUERQUE FLOOD CONTROL AUTHORITY

“No adverse comment. Local drainage facilities in this area are operated and maintained by the City of Albuquerque. See City PWD Hydrology comments.”

ALBUQUERQUE PUBLIC SCHOOLS

“No adverse comment.”

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS

“No adverse comments. For information, the Long Range Roadway System designates Montano Road as a principal arterial.”

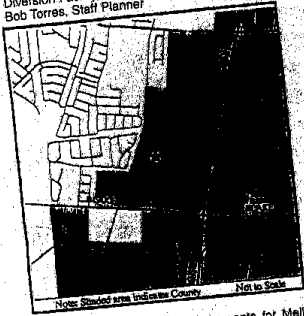
NOTICE OF PUBLIC HEARING

STATE OF NEW MEXICO
County of Bernalillo SS

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a public hearing on Thursday, October 21, 1999 at 8:30 a.m. in the Council/Commission Chambers, Basement Level, City/County Building, One Civic Plaza NW, Albuquerque, NM to consider the following items:

Bill Tafoya, being duly sworn, declares and says that he is Classified Advertising Manager of **The Albuquerque Journal**, and that this newspaper is duly qualified to publish legal notices or advertisements within the meaning of Section 3, Chapter 167, Session Laws of 1937, and that payment therefore has been made of assessed as court cost; that the notice, copy of which is hereto attached, was published in said paper in the regular daily edition, for _____ times, the first publication being on the 16 day of October, 1999, and the subsequent consecutive publications on _____, 1999.

Z-99-103/AX-99-11 Jeff Mortensen & Associates, Inc., agents for Valley Vista Inc., request approval of Annexation and Establishment of SU-1 for MH and Self Storage Zoning, approvals of Plans for Subdivision and Building Permit for Tract 2, Lands Plans for Subdivision and Building Permit for Tract 3, Lands Plans for Subdivision and Building Permit for Tract 4, Lands of Westland Development Co. Inc., located on E. Ryan Lane SW between Coors Boulevard and Amole del Norte SW between Coors Boulevard and Amole del Norte SW between Coors Boulevard and Amole del Norte SW, containing approximately 28 acres. (N-10) Diversion Facility, containing approximately 28 acres. (N-10) Bob Torres, Staff Planner



Sworn and subscribed to before me, a Notary Public, in and for the County of Bernalillo and State of New Mexico this 16 day of October of 1999

PRICE 208.08

Statement to come at end of month.

ACCOUNT NUMBER 680583
LA-22-A (R-1/93)

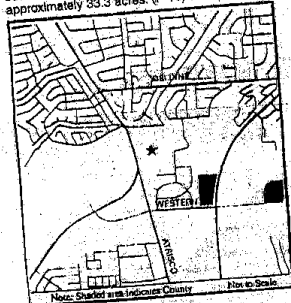
Z-99-119 Garcia Kraemer & Associates, agents for Melloy Brothers Enterprises, request approval of a Site Development Plan for Enterprises, request approval of an amendment to a Site Subdivision purposes plus an amendment to a Site Subdivision Plan Building Permit for Lots 1-9, Stout Development Plan Building Permit for Lots 1-9, Stout Subdivision, zoned for SU-1 for O-1 uses and C-1 Uses plus Subdivision, zoned for SU-1 for O-1 uses and C-1 Uses and SU-New and Used Automobile Sales and Service Uses and SU-1 for O-1 and C-1 Uses, located on Coors Boulevard NW between Paseo del Norte and Eagle Ranch Road, containing approximately 15.14 acres. (C-13) Elisa Paster, Staff Planner

Z-99-90-1 Architectural Design Group Inc. agent for Lexus of Albuquerque, request approval of a site development plan for building permit for Tract A, Lands of Sandia Upholstering building permit for Tract A, Lands of Sandia Upholstering Company, located on Pan American Fwy (west frontage road) between Jefferson Street NE and Montano Road, containing approximately 4.1 acres. (F-17) Bob Torres, Staff Planner

Z-99-110 Consensus Planning, Inc., agents for the City of Albuquerque, Transit Department, request approval of a site development plan for subdivision purposes plus approval of development plan for building permit for Tract B9D, a site development plan for building permit for Tract B9D, a site development plan for building permit for Tract B9D, zoned SU-1/TC, located on the northwest corner of Coors Bypass NW and Ellison Drive, containing approximately 7.2 acres. (A-13) Elisa Paster, Staff Planner

Z-99-112 Consensus Planning, Inc., agents for Richard Smith, request approval of a site development plan for subdivision purposes for Tracts 6, 7 and 7A, Paradise Heights Unit 3, zoned SU-1 for Mixed Use, located on the northeast corner of Unser Boulevard NW and McMahon Boulevard, containing approximately 20 acres. (A-11) Russell Brito, Staff Planner

Z-99-113 Tierra West LLC, agents for D.R. Horton, Inc., request a zone map amendment from SU-1 for PRD (approximately 18 acres), and RA-1 (approximately 15 acres) to R-T for Lands of Clerk-Anne Simms Stiff, located on Unser Boulevard NW of Clerk-Anne Simms Stiff, located on Unser Boulevard NW between the drainage easement and Western Trail, totaling approximately 33.3 acres. (F-11) Walter Gelb, Staff Planner



Z-99-114 Tierra West LLC, agents for Ecorus, Inc., request amendment to a site development plan for subdivision purposes (approximately 4.93 acres) plus approval of a site development plan for building permit (approximately 2.73) for Tract A, Unit 1, Kirtland Addition, zoned SU-1 for Hotels & Restaurant, located on Mulberry Street SE between Interstate 25 and University Boulevard, including a total of approximately 4.85 acres. (W-13) Walter Gelb, Staff Planner

Z-99-115 Tierra West LLC, agents for Las Colinas Properties, LLC, request approval of an amendment to a site plan for subdivision and approval of an amendment to a site plan for building permit for Tract 3-1, Cottonwood Corners, zoned SU-1 for IP, located on NW 528, between Coors Boulevard Bypass NW and Ellison Drive, containing approximately 28.8 acres. (A-13 & A-14) Bob Torres, Staff Planner

Z-99-116 Tierra West LLC, agents for Beach Water Park, Inc., request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for Tract B & C, Renaissance Center III and replat Lot 3 mit for Tract B & C, Renaissance Center III and Recreation Facility, & 4, Tract 6-A, zoned SU-1 for IP Uses & Recreation Facility, located on Montano Road NW between Interstate 25 and Alexander Boulevard, containing approximately 1.9 acres (F-16) Elisa Paster, Staff Planner

Z-99-117 George Rainhart & Associates, agents for Uptown Square LTD, request an amendment to a site plan for subdivision and approval of a site plan for building permit for a portion of Tract A, Winrock Center Addition, zoned SU-3, located on the southeast corner of Indian School Road NE and the southeast corner of Unser Boulevard NW and McMahon Boulevard containing approximately 11 acres. (J-13) Bob Torres, Staff Planner

Z-99-118 Consensus Planning, Inc., agents for Bob Kunath and Howard Zolin, request approval of a site development plan for subdivision purposes for unplatted land that includes the SE 1/4 of the NE 1/4 within the Town of Alameda Grant, T11S, SE 1/4 of the NE 1/4 of the NW 1/4 of Section 2, R2E, and a portion of the SE 1/4 of the NW 1/4 of Section 2, T11N, R2E; zoned SU-1 for Mixed Use, located on the northwest corner of Unser Boulevard NW and McMahon Boulevard, containing approximately 17.8 acres. (A-11) Russell Brito, Staff Planner

Z-99-119 Divine Towers International Inc., agents for AT & T Wireless Inc., request approval of a telecommunications waiver plus an amendment to a site development plan for Lot A, Armijo Joe Addition, zoned C-2, located on 57th Street NW between Rice Street and Juniper Street, containing approximately 1.7 acres. (H-11) Elisa Paster, Staff Planner

SD-95-3-1 The Planning Department, agent for the City of Albuquerque, requests approval of amendments to the D-DR and S-M1 zones of the Sammito/Wells Park Sector Development Plan. (H-13) Paula Donahue, Staff Planner

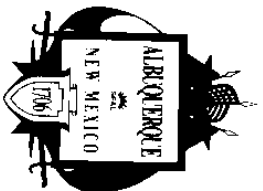
Details of these applications may be examined at the Development Services Division of the Planning Department, 3rd Floor, Plaza Del Sol Building, 600 Second St. NW, between 10:00 a.m. and 12:00 and between 2:00 and 4:00 p.m., Monday through Friday or you may call April Candelaria at 924-3886. INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact April Candelaria at 924-3886 (VOICE) or 924-3361 (TTY)-TTY users may also access the voice number via the New Mexico Relay Network by calling toll free: 1-800-659-8331.

Joe Chavez, Chairman
Environmental Planning Commission

APPROVED: s/ Bob Paulsen, Senior Planner, Development Services Division
Planning Department

Journal: October 6, 1999

Vertical stamp: RECEIVED, OCT 21 1999, PLANNING DEPARTMENT



City of Albuquerque

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PLANNING DEPARTMENT

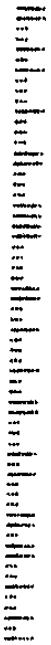
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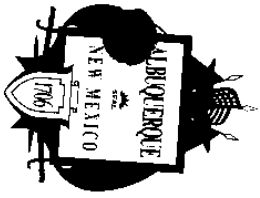
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City of Albuquerque

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PLANNING DEPARTMENT

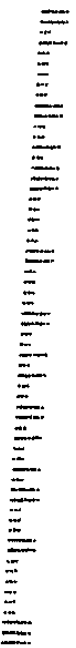
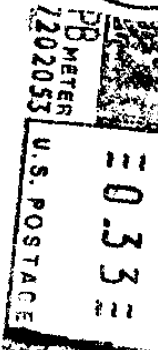
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ENVIRONMENTAL PLANNING COMMISSION
A G E N D A

Thursday, December 16, 1999, 8:00 a.m.

Plaza del Sol Hearing Room
Lower Level
600 2nd St.NW

MEMBERS

Joe Chavez, Chairman

Chuck Gara, Vice Chairman
Daniel Sandoval
Elizabeth Begay
Susan Johnson

Robert Heiser
Tim Eichenberg
Sandy Henderson
Mick McMahan

NOTE: A LUNCH BREAK WILL BE ANNOUNCED. IF NECESSARY, A DINNER BREAK WILL BE ANNOUNCED.

Agenda items will be heard in the order indicated below unless modifications to the Agenda are approved by the EPC at the beginning of the hearing (see item 1A and 1B below); deferral and withdrawal requests (by applicants) are generally reviewed at this time.

There is no set time for cases to be heard; however, interested parties can monitor the progress of the hearing by calling the Planning Department at 924-3860. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. In the interest of time, the Chairman may establish time limitations on speakers. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak.

1. Call to Order.
 - A. Barber Shop Quartet - Herb Denish & Assoc.
 - B. Presentation of Plaques to Commissioners
 - C. Announcement of changes and/or Additions to the Agenda.
 - D. Approval of the Amended Agenda.
 - E. Approval of October 21, 1999 Minutes.

2. Z-99-120 Joe Griego request a zone map amendment from R-1 to R-2 for Lot 10, Block 19, Grande Heights Subdivision, locate between Coal and Lead SE, containing approximately 1/4 acres. (K-17) Walter Gelb, Staff Planner (**DEFERRED FROM NOVEMBER 18, 1999**)

3. Z-99-103/
AX-99-11 Jeff Mortensen & Associates, Inc., agents for Valley Vista Inc., request approval of Annexation and Establishment of SU-1 for MH and Self Storage Zoning, approvals of Site Plans for Subdivision and Building Permit for Tract 2, Lands of Westland Development Co. Inc., located on Ervien Lane SW between Coors Boulevard and Amole del Norte Diversion Facility, containing approximately 26 acres. (N-10) Bob Torres, Staff Planner **(DEFERRED FROM SEPTEMBER 16, 1999) (DEFERRED TO DECEMBER 16, 1999)**

4. Z-94-133 Garcia Kraemer & Associates, agents for Albuquerque Commons Partnership request approval of a site development plan for subdivision and approval of a site development plan for building permit for portions of Tracts A & B, St. Pius X Subdivision, zoned SU-3, located on the northeast corner of Louisiana Boulevard NE and Indian School Road, containing approximately 21.5 acres. (H-19) Bob Torres, Staff Planner **(CONTINUED FROM NOVEMBER 18, 1999.)**

5. Z-99-96/
SD-95-4-3 John Myers, agent for C.A.P. II, a New Mexico general partnership, requests approval of Site Plan for Building Permit for Lots A1 & A2, Miramontes Park, located one block north of Menaul Boulevard NE between San Pedro Drive and Cagua Drive, containing approximately 1.72 acres. (H-18) Elisa Paster, Staff Planner **(DEFERRED FROM OCTOBER 21, 1999)**

6. Z-99-139 Ken Hovey, agent for Living Faith Church Inc., request approval of a site development plan for building permit for Lot 1, Block B, Louisiana Addition, zoned SU-2/O-1/R-2, located on the southeast quadrant of Prospect Ave. NE and Chama St. NE, containing approximately .7241 acres. (H-19) Bob Torres, Staff Planner

7. Z-99-116 Tierra West LLC, agents for Beach Water Park, Inc., request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for Tract B & C, Renaissance Center III and replat Lot 3 & 4, Tract 6-A, zoned SU-1 for IP Uses & Recreation Facility, located on Montano Road NW between Interstate 25 and Alexander Boulevard, containing approximately 1.9 acres. (F-16) Elisa Paster, Staff Planner **(DEFERRED FROM OCTOBER 21, 1999)**

8. Z-99-134 Tierra West LLC, agents for Fred Seeley, request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for parcel A of Tract 1, Vista Grande Land Co. Addition No. 1, zoned SU-1 for PRD, located on Montgomery Boulevard NE between Monroe Street and San Mateo Boulevard, containing approximately 7.3 acres. (G-17) Bob Paulsen, Staff Planner

9. Z-99-135/
AX-99-3
SD-87-1-19 Southwest Surveying Co., agents for Paul & Marty Lambert request annexation and establishment of SU-1 for Mobile Home Park plus an amendment to the Tower/Unser Sector Development plan for Tracts 8 & 9, Town of Atrisco Grant, Unit 2, located on Unser Boulevard between Eucariz Avenue and Tower Road SW, containing approximately 10 acres. (L-10) Debbie Stover, Staff Planner

10. Z-99-141 Tierra West LLC, agents for Leona Casey request a zone map amendment from RD to SU-1 for C-2 plus approval of a site development plan for subdivision for Lots 1-5 & 28-32, Tract A, Unit A, Block 21, North Albuquerque Acres, located on Wyoming Boulevard NE between Paseo del Norte NE and Palomas Ave NE, containing approximately 6.335 acres. (D-19) Russell Brito, Staff Planner

11. Z-99-137 Consensus Planning, Inc., agents for Sanchez Revocable Trust request approval of a site development plan for subdivision purposes for Lots 11A & 12-21, Block 35, Tract A, Unit B, North Albuquerque Acres, zoned SU-2/C-1, located on Paseo del Norte between San Pedro Drive NE and Louisiana Boulevard NE, containing 7.35 acres. (C-18) Russell Brito, Staff Planner

12. Z-99-132 Garcia/Kraemer & Assoc., agents for James Brunacini request a zone map amendment from R-1 to C-1 for a portion of Lots 1 and 2, Block 7, Stronghurst Addition, located on Candelaria between Edith and Franciscan, containing approximately .1 acre. (G-15) Walter Gelb, Staff Planner

13. Z-99-138 Mark Goodwin & Assoc., agents for New Mexico and Arizona Land Co. request approval of a site development plan for subdivision purposes for Tract A, Land at Broadway and Menaul, zoned SU-1, located on Broadway between Menaul and Claremont, containing approximately 14.4 acres. (H-14) Bob Torres, Staff Planner

14. Z-99-133 Garcia/Kraemer & Assoc., agents for Sarita Perla, request a zone map amendment from R-1 to RA-2 for a portion of lot 6A, North Fourth Street Homesites Addition, located on Montano Road NW between 4th Street and 9th Street, containing approximately 1.7 acres. (F-14) Debbie Stover, Staff Planner

15. SPR-99-5 The Bregman Law Firm, P.C., agents for Green Forest LLC request special project review EPC approval of "Minor Change" to Facility Plan in the form of adding one pole structure to existing transmission line, for Tract 155A-1 and 152A, The Masters at Tanoan, zoned RD, located on Eubank Blvd. NE between Alexandria Road and Masters Drive NE, containing approximately 3.6611 acres. (E-21) Russell Brito, Staff Planner

16. Z-99-131 Desert Sunrise/Keith MacDuffee requests an approval of a site development plan for subdivision purposes and approval of a site development plan for building permit for Lot A, Block 1, Holiday Park, Unit 10, located on the northwest corner of Tramway Boulevard NE and Comanche Road, zoned SU-1 for PRD maximum of 60 dwelling units, containing approximately 4.6 acres. (G-22) Elisa Paster, Staff Planner

17. Z-99-136 Consensus Planning, Inc., agents for Costco Wholesale request a zone map amendment from SU-1/IP to SU-1/C-2 Permissive Uses plus approval of a site development plan for subdivision and approval of a site development plan for building permit for Tracts A & 1C, Manzano Mesa Subdivision, located on the NE corner of Eubank & Southern SE between Central & Southern and Eubank & Elizabeth, containing approximately 30.7 acres. (L-21) Bob Torres, Staff Planner

18. Z-99-130 Ian A. Caird, agent for Dennis Abbott, requests a zone map amendment from SU-2/R-3C to SU-1/DR/C-1 (with limitations) and to allow a Theater/Auditorium use for the Outpost Performance Space at 210 Yale SE, plus amendment to the University Neighborhoods Sector Development Plan and approval of a site development plan for building permit for Lot 5A, Block 2, University Heights Addition, located on Yale Boulevard SE between Silver and Lead Avenues, containing approximately .33 acres. (K-15) Elisa Paster, Staff Planner

19. Z-99-129 Consensus Planning, Inc., agents for Linda Kraay, request a zone map amendment from R-1 to R-G for Lot 7, Block 9, Clayton Heights Addition, located on Willmore Drive SE between Yale Boulevard and Buena Vista Drive, containing approximately .14 acre. (L-15) Debbie Stover, Staff Planner

20. Z-99-140 Consensus Planning, Inc., agents for S & J Enterprises requests a zone map amendment from C-1/O-1 to R-T for .26 acres, plus approval of a site development plan for subdivision and approval of a site development plan for building permit for Tract A-2, Montgomery Crossing, located on Montgomery Boulevard NE between Wyoming Boulevard and Moon Street, containing approximately 3.8 acres. Elisa Paster, Staff Planner

21. OTHER MATTERS

Staff Report

• Agent	Tierra West
• Applicant	Beach Water Park, Inc.
Requests	<ol style="list-style-type: none"> 1. Amendment to a site plan for subdivision 2. Site plan for building permit
• Legal Description	Tracts B & C of Renaissance Center III & Replat of Lots 3 & 4, Tract 6-A, Sundts Industrial Park
• Location	Montano Raod between I-25 and Alexander Boulevard
• Size	Approximately 1.9 & 18.9 acres
• Existing Zoning	SU-1 IP & Recreational Facility
• Proposed Zoning	None

Staff Recommendation

DEFERRAL of Z-99-116, based on the findings on page 14.

DEFERRAL of Z-99-116, based on the findings on page 15.

Staff Planner

Elisa Paster, Planner

Summary of Analysis

This is a request for a an amendment to a site plan subdivision, and for approval of a site plan for building permit for an 18.9 acre parcel which is occupied by the Beach Water Park. The applicant proposes to split off 1.9 acres along Montano, on the far north of the 18.9 acre site, to develop two pads.

On October 21, 1999, the EPC voted to defer the subject application for 30 days until the December 16, 1999 EPC hearing. The applicant is requesting another 30 day deferral because, currently, no changes have been proposed to the EPC on the site.

Location Map (3" x 3")

City Departments and other interested agencies reviewed this application from September 3, 1999 to September 17, 1999. Agency comments were used in the preparation of this report, and begin on page 17.

Development Services Report

SUMMARY OF REQUEST

Requests	1. Amendment to a site plan for subdivision 2. Site plan for building permit
Location	Montano Road NW between Interstate 25 and Alexander Boulevard

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-1 for IP and Recreation	Established Urban Area	Beach Water Park and Vacant
North	SU-1 for C-2	North Valley Area Plan	Commercial
South	M-2	Renaissance Center Master Plan	
East	City ROW		Interstate 25
West	SU-1 for IP		

Background

The subject site is the location of the existing Beach Water Park. The applicant proposes to split off 1.9 acres along Montano Road, on the northerly most portion of the site for development of a service station and fast food restaurant. The site is bordered by I-25 to the east, commercial to the north (across Montano Road), and industrial/ office park development to the west and south.

In 1986, the EPC approved a zone map amendment (Z-86-66) from M-2 to SU-1 for IP and Amusement Facilities of a Permanent Character (not adult amusement) for Tract 6A, Block 4, Lots 3 and 4, Sundt's Industrial Center, a 42.3 acre parcel. The subject site (approximately 18.9 acres) was included in this zone change. The EPC also approved a site plan for building permit for the water park site that depicted recreational facilities, parking, and numerous structures on the site. In 1987 the EPC approved some slight revisions to the site development plan for building permit. The parcel is not located within the boundaries of the Renaissance Center Master Plan.

The EPC has also approved several other site development plans within the original 42.3 acre area. In 1988, the EPC approved a site development plan for building permit for the

Diagnostek, Inc. building which is located to the southwest of the Water Park (Z-86-66-2), and in 1989 the EPC approved an office building adjacent to Diagnostek (Z-86-66-3).

The subject site is no longer within the boundaries of the Renaissance Center boundaries, yet the history and guidelines are relevant to the proposal. The subject site is located adjacent to the Renaissance Master Plan, and in part, the Montano/ Alexander intersection serves as a gateway into the Renaissance area. Therefore, it is important that the subject site is compatible with the surrounding development.

The Renaissance Center was originally a gravel pit which was platted and zoned in 1983-1984. Today, the Renaissance Center is an industrial park that is developing with retail commercial uses, multi-family residential uses, manufacturing uses, entertainment use, and some office uses. The area is partially developed with businesses which includes Home Depot, Costco Wholesale, Federal Express, International Brotherhood of Electrical Workers, Distribution Management Corporation, Mechanical Contractors Association, Wendy's, Union Saving Bank, House of Carpets, and other projects that are in the design and/or construction process at this time.

The *Master Declaration for Renaissance*, an approved Master Plan, was adopted by the City Council in 1986. The Master Plan encompasses approximately 212 acres between Interstate 25 and the Alameda Lateral and between Mission Avenue and Montbel Road. It sets forth rules and regulations, land development standards, construction regulations, and the creation of an Architectural Review for development within the boundaries of the plan area. The land development standards deal with architectural standards, site development, and landscaping. Specific land uses for the master plan are set forth by each parcel's underlying zoning. The Rules and Regulations section of the *Master Plan* states, "Renaissance was master planned as a cohesive, visually unified mixed use development with a strong sense of identity and as a place of distinction and quality."

APPLICABLE PLANS AND POLICIES

The *Albuquerque / Bernalillo County Comprehensive Plan* was adopted by the City Council and the Board of County Commissioners in 1988. Based on the *Plan*, the subject site is located in the Established Urban Area, the goal of which 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. Applicable policies include:

- Policy a: The Established and Developing Urban Areas as shown by the Plan Map shall allow a full range of urban land uses, resulting in an overall gross density of up to 5 dwelling units per acre.
- Policy d: 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 concern.

- Policy e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of neighborhoods can be ensured.
- Policy I: 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 environments.
- Policy j: Where new commercial development occurs, it should be generally located in existing commercial zoned areas...in larger shopping centers located at intersections of arterial streets and provided with access via mass transit...
- Policy l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

North Valley Area Plan

The *North Valley Area Plan*, a Rank II Plan, was adopted by City Council in 1993. The plan area is bounded by the Bernalillo County/ Sandoval County boundary to the north, Interstate 40 to the south, Interstate 25 to the east, and the Rio Grande to the west. The area encompasses approximately 28.5 square miles. The Plan recognizes that the North Valley as a fragile and unique community and specifies goals and policies to protect its rural character and environmental resources and to encourage quality commercial and industrial development in established commercial and industrial zones.

Relevant Zoning and Land Use policies include:

3. The City and County shall limit new strip commercial development and associated signage on valley arterials.
 - 3c. Promote commercial development and redevelopment of existing commercially zoned properties.
 - 3ci. Assist existing and potential businesses with organization and promotion efforts.
 - 3d. Adopt and promote Village Center Principles for new and redeveloped commercial properties.

The *North Valley Area Plan* defines the area east of Edith Boulevard as the most appropriate location for industrial and heavy commercial development.

Resolution 91-1998 (R-70)

This Resolution establishes an overall direction for implementation of the City's growth policies, with a framework emphasizing:

- development of community and regional activity centers and major transportation corridors (high capacity corridors); encourage increased densities and mixed uses in activity centers and corridors; meet the needs of residents closer to their homes or employment to decrease Vehicle Miles Traveled and automobile dependence.
- maintenance, enhancements and upgrades of roads and utilities in the core area, to prevent deterioration of existing communities and to encourage infill; diversify the

Downtown land use mix with public facilities, hotels, office and retail development, more and higher density housing; generate more activity and attract more private investment in the Downtown area.

- enhance transit system performance, consistent with the principles of a compact urban form and a network of centers and corridors; improve the viability of transit as an alternative to the single-occupancy vehicle and reduce Vehicle Miles Traveled; improve pedestrian mobility and the character of the pedestrian environment, transit orientation and bicycle connections, within centers and corridors.
- plan the timing of road and utility construction to ensure orderly growth, and coordinate capacity increases and street extensions; transportation improvement programs must recognize the significance of natural, historic, and cultural resources and include strategies for minimizing adverse impacts on them.

Long Range Roadway System

The Long Range Roadway System designates Montano Road as a Minor Arterial, with a right-of-way of 86'.

ANALYSIS

Site Plan for Subdivision

This is a request for a site plan for an amendment to a subdivision for a 18.9 acre site located on Montano Road between I-25 and Alexander Boulevard. The Beach Water Park currently exists on southern portion of the site, and includes slides, pools, parking, and numerous structures. According to the applicant's letter, the owners of the Beach Water Park recently created an additional slope area on the north side of the existing park "to facilitate the expansion of the top portion of the Beach and to create more fall for future slides. [They] placed 76,000 cubic yards of dirt according to the approved Grading Plan to create the future slide and pad areas on top of the Beach. [They] are developing this area into two pads for a fast food restaurant and service station." A site plan for building permit for the fast food restaurant, but not for the service station, accompanies this proposal. The applicant will have to return to the EPC for approval of the site plan for building permit for the service station.

The amendment to the site plan for subdivision is in compliance with relevant policies. According to the *Comprehensive Zoning Code*, Section 14-16-1-5, a site development plan for subdivision must include:

- (1) An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies:
 - (a) For Subdivision. The site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area ratio.

The submitted site plan for subdivision depicts the existing Beach Water Park, including ingress, egress, building footprints, parking, and circulation routes. No changes are proposed to the Water Park site at this time. The site plan also depicts a new property line which divides the two new pads sites (Tracts C-2 and C-3) from the larger portion of the parcel.

The amendment depicts a building footprint and parking spaces for the service station (Tract C-3). These elements are not actually required by the *Comprehensive Zoning Code*. If the site plan for building permit depicts a different location of these elements, the site plan for subdivision will also have to be amended. Alternatively, a note could be added to the site plan which indicates that the configuration is conceptual.

The proposed gas station is located towards the rear of the site, while the canopy is located adjacent to Montano Road. The site data grid indicates that building area will be 1,680 square feet, that 4,487 square feet of landscaping is required, though 7,216 will be provided, and that 9 parking spaces will be required. This site plan for subdivision generally meets the provisions of the *Comprehensive Zoning Code* with the following exceptions: FAR and maximum building height. These elements may be added as conditions of approval.

Site Plan for Building Permit

This is a request for a site plan for building permit for a 1.9 acre site located on the south side of Montano Road, at Alexander Boulevard. The site plan for building permit is only for Tract C-2, though its relationship with Tract C-3 will be taken into consideration.

Site Plan Layout / Configuration

The proposed service station and fast foot restaurant are located on Montano Road, up the hill from the Beach Water Park. The proposed uses are not accessible directly from the Water Park due to the slope of hill. The location is a auto-oriented, being adjacent to Montano Road and within close proximity to I-25. The site plan should, therefore, be focused towards auto oriented uses, though this does justify omitting pedestrian amenities.

The two pads share a drive-aisle, which is accessed by way of the Alexander/ Montano Road intersection. The locations of the buildings on the pads are insular in that they function as separate entities. The main entrance to the McDonalds is on the south elevation while the main entrance to the service station will probably be on the north elevation. Both pads represent a very suburban layout in that the buildings are setback from the street and have little interaction with any street life, except that their uses necessitate a focus of targeting passing motorists.

With the exception of the drive-aisles and the common landscaping treatment, the sites do not interrelate with one another. For example, there is no pedestrian connection between the two sites. A sidewalk does exist along Montano Road, but not even so much as a cross walk is provided across the drive aisle. Furthermore, as discussed below, the fast food restaurant is generic franchise architecture, and it is unlikely that it and the service station will architecturally compatible. Prior to approval, the building should be reconfigured or amenities should be added to improve the relationship of the buildings to one and other.

Access, Parking, Circulation

Both pad sites are accessed by way of a four lane drive aisle on Montano Road. The curb cut is in alignment with the existing stop light at intersection of Montano Road and Mercantile Avenue.

The McDonald's is located approximately in the middle of Tract C-2, and is surrounded by a circular drive aisle (which serves the drive-thru window) and parking spaces. The drive aisle is one way, with the exception of the segment located on the south side of the building. The circular drive aisle and overage of parking (discussed below) contribute to the poor relationship between the restaurant, the neighboring pad and, the street.

According to the site plan, the fast food restaurant only requires 16 parking spaces, yet 53 spaces are provided. There is an overage of 37 parking spaces on the site (over 200%), which is extremely excessive.

Pedestrian and Bicycle Access and Circulation, Transit Access

Scant pedestrian amenities are provided on the site. A 6 foot wide sidewalk is provided along Montano Road and along one side of the entrance drive aisle, and one pedestrian crossing is shown at the McDonalds. However, there is no pedestrian connection between the two pad sites, between the parking area and the front door of the fast food restaurant, nor across the entrance to the site. Furthermore, there is no covered outdoor eating space identified on the plan. A 26 foot wide concrete area is provided on the west side of the building, yet it is unclear if this is intended to serve as an outdoor eating area since no seating, landscaping, or shading is shown. Moreover, the bike rack is located in that area; locating outdoor seating and a bike rack too close together may be extremely awkward. As discussed above, there is an excessive overage of parking on the site; parking could be moved to accommodate an outdoor patio. The site is located near a unique amenity - the Beach Water Park, and users of the site should be able to take advantage of the views. Therefore, the patio should be sited to maximize the views of the Beach Water Park and the mountains.

Montano Road currently has express bus service, but the Transit Department has indicated that local bus service will be provided within the next year.

Lighting

According to the site development plan, "site lighting shall be a combination of building mounted mH fixtures and post-mounted light fixtures in entry and parking areas as need. To the greatest extent possible, lighting shall be building mounted. Post-mounted lighting shall be 20' maximum height. Post lighting shall be shielded from surrounding properties." The lighting is acceptable to staff, although the last sentence shall read "Post lighting shall be shielded with *cut-off fixtures* from surrounding properties.

Landscaping

Extensive landscaping is provided on the site; at the McDonalds 7,371 square feet of landscaping is required, and 19,477 is provided. The landscaping is a mixture of shade and ornamental trees, shrubbery, flowers, groundcover, and oversized gravel and boulders. The majority of the landscaping is native to New Mexico. The landscaping is in compliance with

the City's Waste Water ordinance. The landscaping plan depicts adequate street trees along Montano Road.

The landscaping plan is attractive and a positive addition to the site which somewhat reduces the impact of the vast parking area. However, a shaded seating area should be added to the site plan, as should a 3 foot high wall or other buffer treatment on Montano Road to screen the parked cars from passerbys.

Similar landscaping is also depicted on the gas station site. However, since this is only a site plan subdivision it is unclear whether or not the landscaping plan is permanent or conceptual.

Grading, Drainage, Utility Plans

The Public Works Department has indicated that the grading and drainage plan is incorrect and that the utilities plan does not reflect the availability statement. The applicant states that "... 76,000 a cubic yards of dirt according to the approved Grading Plan...." However, there is no approved grading plan, though the work is completed. A temporary permit could have been secured, however, there is no such record in the file.

Public Works further states that:

The approval line on the conceptual grading plan (dated 7-25-99) is blank. Yet rough grading has already been completed. Please explain. New on-site utilities as show on sheet 5 are not consistent with the availability statement issued July 6th. The plan must be modified prior to DRB sign off.

The plan shows the utility connections to south, though they must be hook into the services on Montano Road. The Public Works Department staff has indicated that the submittal is incomplete.

Architecture

The proposed building is a typical McDonalds structure with a mansard style light grey shingle roofing, light adobe colored stucco, a split face block band around the bottom of the building (no color shown), and bright yellow and white signage. Windows, with clear glazing and aluminum frames are located mainly on the west and south elevations (2 windows are on the north elevation). The building is characterized by a blank walls on the north and west elevations. The north elevation faces Montano Road, yet it is unarticulated and does not relate with the street (as discussed above). The west elevation does include some windows.

The proposed McDonalds is generic franchise architecture and is not compatible with the surrounding development. Although the subject site is not located within the Renaissance Center, it is surrounded by the Renaissance Center and should be compatible with the existing buildings. The Renaissance area is characterized by buildings which pay respect to contemporary and post modern styles. They include features which help to create a pleasant pedestrian environment such as patios and courtyards. Building elements may include overhangs, patios, recessed doors and windows, and should be sited so as to maximize vistas. They utilize muted colors, steel, glass, and flat roofs. The building should be revised to include some of the aforementioned elements, as it is not compatible with the surrounding

development. In particular, the roof and the signage are two of the most "generic" features which are not compatible with the surrounding architecture.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

The applicant did not attend the pre-hearing discussion.

The solid waste department states:

Disapproved. Accessibility for truck to service fast food location must be adjusted. Six cubic yard compactor will have to be used, dimensions of all enclosure pad 9 wall height to be adjusted. Recommend that drain for clean ups and possible spillages be implemented into plan. Call T.L. Baca 761-8142. Fueling station enclosure wall must be adjusted to 7'0 to accommodate 8 cubic yard container.

Neighborhood Concerns

No neighborhood associations were recognized in this area.

Conclusions

This is a two part request for an amendment to a site plan for subdivision plus approval of a site plan for building permit for a site located on Montano Road between I-25 and Alexander Boulevard. The Beach Water Park is located on the site, and the applicant proposes to split off 1.9 acres on the far north side of the 18.9 acre site to develop two pads.

Staff is recommending deferral of the amendment to the site plan for subdivision and of the site plan for building permit. The location of the pads is a suburban one with auto oriented uses, however this does not justify omitting all pedestrian amenities. The building is surrounded by parking spaces and drive aisles; there is a parking overage of 37 parking spaces. The vast amount of parking and focus on automobile is one reason for the scant pedestrian amenities are provided on the site.

Furthermore, the grading and drainage plan and the utility plan are unacceptable to Public Works. The grading on the site has already occurred, though there is no grading and drainage plan, and the utilities plan presents incorrect information. Lastly, the solid waste container is in an inappropriate location, which will affect the site layout.

The site plan for building permit is only for Pad C-2; a McDonalds is proposed on this site. The building is generic franchise architecture which is not compatible with the surrounding area. Furthermore, the east and north elevations present blank walls; the north elevation, which faces Montano Road, does not relate to the street nor to the development to the north. Staff recommends that the building design and layout be modified prior to EPC approval.

FINDINGS -Z-99-116, October 21, 1999 - Site Plan for Subdivision

1. This is a request for a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.

2. The *Comprehensive Zoning Code* requires that a site plan for subdivision depict the site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum floor area ratio. This site plan for subdivision generally meets these provisions with the following exceptions: FAR and maximum building height

3. The site is surrounded by the Beach Water Park to the south, I-25 to the east, and the Renaissance Center, which contains a mixture of commercial, office, industrial and residential uses, to the west and north. The service station and fast foot restaurant are located on Montano Road, up the hill from the Beach Water Park. The proposed uses are not accessible directly from the Water Park due to the slope of hill upon which they stand.

4. The location of the proposed pads is a suburban one, as it is within a business park and next to the freeway. The site plan should be oriented towards suburban uses, though this does justify ignoring the needs of pedestrian.

5. With the exception of the drive-aisles and the landscaping, the sites do not interrelate with one another. In fact, they function as two totally separate areas. Prior to approval, the building should be reconfigured, and/or amenities should be added to improve the relationship of the building to one and other.

8. The Public Works Division does not recommend approval of the grading and drainage, and the utilities plans. No grading plan has been approved, contrary to the applicant's statement, and although the grading has been largely completed. Furthermore, the utility plan is incorrect as the services must hook into Montano Road, not to the south.

RECOMMENDATION -Z-99-116, October 21, 1999

DEFERRAL of Z-99-116, a request for approval of a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.

FINDINGS -Z-99-116, October 21, 1999 - Site Plan for Building Permit

1. This is a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. This submittal is accompanied by a request for approval of a site plan for subdivision which creates the pad on which the building will be located. Staff is recommending deferral of the site plan for subdivision.
3. The McDonald's is located approximately in the middle of Tract C-2, and is surrounded by a circular drive aisle and parking spaces. The circular drive aisle and overage (37 more than required) of parking contributes to the poor relationship between has with the neighboring pad and with the street.
4. The location of the proposed pads is a suburban one, as it is within a business park and next to the freeway. The site plan should be oriented towards suburban uses, though this does justify ignoring the needs of pedestrian.
5. With the exception of the drive-aisles and the landscaping, the sites do not interrelate with one another. In fact, they function as two totally separate areas. Prior to approval, the building should be reconfigured, and/or amenities should be added to improve the relationship of the building to one and other.
6. The McDonalds is generic franchise architecture and is not compatible with the surrounding development. Although the subject site is not located within the Renaissance

Center, it is surrounded by the Renaissance Center and should be compatible with the existing buildings. , it is a totally different style than that of the Beach Water Park; the applicant may alternatively choose to integrate the building with that use.

7. The solid waste department has indicated that the accessibility for trucks to service the fast food location must be adjusted. A six cubic yard compactor will have to be used, dimensions of all enclosure pad 9 wall height to be adjusted. Solid Waste Staff recommends that drain for clean ups and possible spillages be implemented into plan. Moreover, the fueling station enclosure wall must be adjusted to 7'0 to accommodate 8 cubic yard container.

RECOMMENDATION - Z-99-116, October 21, 1999 - Site Plan for Building Permit

DEFERRAL of Z-99-116 a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.

ADDITIONAL STAFF COMMENTS - December 16, 1999

On October 21, 1999, the EPC voted to defer the subject application for 30 days until the December 16, 1999 EPC hearing. The applicant is requesting another 30 day deferral because, currently, no changes have been proposed to the EPC on the site. Staff concurs with this request.

FINDINGS -Z-99-116, December 16, 1999 - Site Plan for Subdivision

1. This is a request for a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.

2. The *Comprehensive Zoning Code* requires that a site plan for subdivision depict the site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum floor area ratio. This site plan for subdivision generally meets these provisions with the following exceptions: FAR and maximum building height

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4. The location of the proposed pads is a suburban one, as it is within a business park and next to the freeway. The site plan should be oriented towards suburban uses, though this does justify ignoring the needs of pedestrian.

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8. The Public Works Division does not recommend approval of the grading and drainage, and the utilities plans. No grading plan has been approved, contrary to the applicant's statement, and although the grading has been largely completed. Furthermore, the utility plan is incorrect as the services must hook into Montano Road, not to the south.

RECOMMENDATION -Z-99-116, December 16, 1999

DEFERRAL of Z-99-116, a request for approval of a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.

FINDINGS -Z-99-116, December 16, 1999 - Site Plan for Building Permit

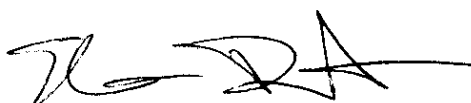
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2. This submittal is accompanied by a request for approval of a site plan for subdivision which creates the pad on which the building will be located. Staff is recommending deferral of the site plan for subdivision.
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6. The McDonalds is generic franchise architecture and is not compatible with the surrounding development. Although the subject site is not located within the Renaissance Center, it is surrounded by the Renaissance Center and should be compatible with the existing buildings. , it is a totally different style than that of the Beach Water Park; the applicant may alternatively choose to integrate the building with that use.

7. The solid waste department has indicated that the accessibility for trucks to service the fast food location must be adjusted. A six cubic yard compactor will have to be used, dimensions of all enclosure pad 9 wall height to be adjusted. Solid Waste Staff recommends that drain for clean ups and possible spillages be implemented into plan. Moreover, the fueling station enclosure wall must be adjusted to 7'0 to accommodate 8 cubic yard container.

RECOMMENDATION - Z-99-116, December 16, 1999 - Site Plan for Building Permit

DEFERRAL of Z-99-116 a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.



Elisa Paster

Planner

EP/ac

cc: Beach Water Park Inc., 1600 Desert Surf, Albuquerque, NM 87109
Tierra West LLC, 4432 McLeod Rd. NE, Ste D, Albuquerque, NM 87109

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

"Reviewed, no comments."

PUBLIC WORKS DEPARTMENT

Transportation Development Services:

Conditions of approval for the proposed site plans for subdivision purposes and for building permit should include:

- A. 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.
- B. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
- C. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer. An adequate throat area must be provided A the main entrance.
- D. Site plan must address intersection modifications at Montano and Mercantile Avenue. Modification to medians and signals will be required.
- E. Location of walls, fences and signs must meet the clear sight distance requirements.
- F. Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.
- G. Provision of street trees and landscaping on Montano Road.

Transportation Planning:

A traffic impact study is pending for this site which may require additional street improvements.

FINDINGS:

- Montano Road is designated a principal arterial street with a right-of-way requirement of 124 feet on the *Long Range Roadway System* map.
- The *Long-Range Bikeways System* map identifies a bike lane on Montano adjacent to the subject development. An additional 12 feet of right-of-way is required to accommodate the bike lanes.

CONDITIONS of approval for the "site development plan for subdivision purposes and a site development plan for building permit" should be:

- Dedication of right-of-way is required for Montano Road, 62 feet from the street centerline, plus 6 feet for a bike lane, for a total of 68 feet.

Utility Development:

The approval line on the conceptual grading plan (dated 7-25-99) is blank. Yet rough grading has already been completed. Please explain. New on-site utilities as show on sheet 5 are not consistent with the availability statement issued July 6th. The plan must be modified prior to DRB sign off.

Hydrology

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Prior to any earthmoving or surface alteration activities involving a parcel of 3/4 of an acre or more, a Surface Disturbance Permit must be obtained from the City's Environmental Health Department pursuant to Albuquerque/Bernalillo County Air Quality Control Board Regulation, Part 20. Revegetation or stabilization of disturbed areas can be coordinated as part of the permitting process. Contact Larry Caudill (768-2600).

Environmental Services Division

NEIGHBORHOOD SERVICES

"No recognized association. Montgomer/I-25 were notified."

PARKS AND GENERAL SERVICES

Design & Development

"No adverse comment."

OPEN SPACE DIVISION

"No adverse comment."

POLICE DEPARTMENT/Planning

A review of this case indicates the following problems or crimes may occur, or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur.

- * burglaries
- * robbery
- * assault
- * commercial burglary
- * rape
- * a higher probability of crimes during evening/weekend hours * adequate security

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

“Disapproved: Accessibiity for truck to service fast food location must be adjusted. Six cubic yard compactor will have to be used, dimensions of all enclosure pad 9 wall height to be adjusted. Recommend that drain for clean ups and possible spillages be implemented into plan. Call T.L. Baca 761-8142. Fueling station enclosure wal must be adjusted to 7'0 to accommdoate 8 cubic yard container.”

FIRE DEPARTMENT/Planning

“Unpaved construction roads shall be capable to maintain the load of any emergency apparatus. All new fire hydrants shall b e installed and operating prior to this construction project. Our office upon permit stage will conduct its normal plan review.”

TRANSIT DEPARTMENT

“Reviewed, no comments.”

COMMENTS FROM OTHER AGENCIES:

BERNALILLO COUNTY

ALBUQUERQUE FLOOD CONTROL AUTHORITY

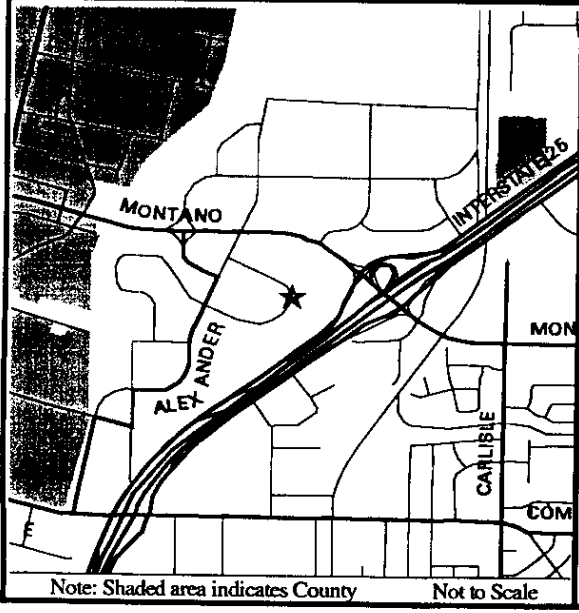
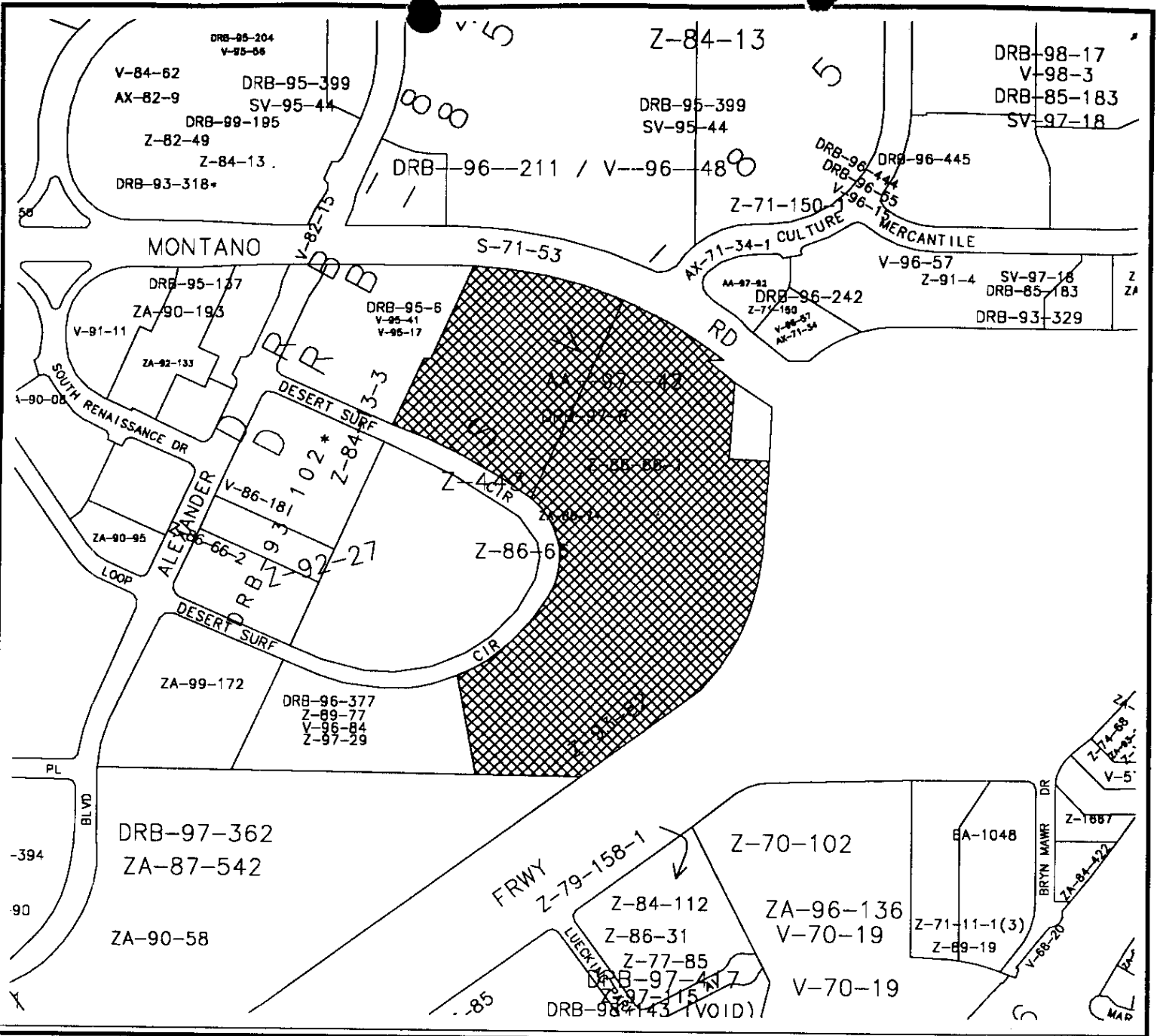
“No adverse comment. Local drainage facilities in this area are operated and maintained by the City of Albuquerque. See City PWD Hydrology comments.”

ALBUQUERQUE PUBLIC SCHOOLS

"No adverse comment."

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS

"No adverse comments. For information, the Long Range Roadway System designates Montano Road as a principal arterial."



HISTORY MAP



Scale 1"=444'

CASE PLANNER

**HEARING DATE
10-21-99**

**MAP NO.
F-16**

**FILE NO.
Z-99-116**

Note: Shaded area indicates County Not to Scale

ENVIRONMENTAL PLANNING COMMISSION
A G E N D A

Thursday, October 21, 1999, 8:00 a.m.

City Council Chambers
Basement Level
City/County Government Center
One Civic Plaza, N.W.

MEMBERS

Joe Chavez, Chairman

Chuck Gara, Vice Chairman
Daniel Sandoval
Elizabeth Begay
Susan Johnson

Robert Heiser
Tim Eichenberg
Sandy Henderson
Mick McMahan

NOTE: A LUNCH BREAK WILL BE ANNOUNCED. IF NECESSARY, A DINNER BREAK WILL BE ANNOUNCED.

Agenda items will be heard in the order indicated below unless modifications to the Agenda are approved by the EPC at the beginning of the hearing (see item 1A and 1B below); deferral and withdrawal requests (by applicants) are generally reviewed at this time.

There is no set time for cases to be heard; however, interested parties can monitor the progress of the hearing by calling the Planning Department at 924-3860. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. In the interest of time, the Chairman may establish time limitations on speakers. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak.

1. Call to Order.
 - A. Announcement of changes and/or Additions to the Agenda.
 - B. Approval of the Amended Agenda.
 - C. Approval of August 19, 1999 Minutes & September 16, 1999.

2. Z-99-103/ AX-99-11 Jeff Mortensen & Associates, Inc., agents for Valley Vista Inc., request approval of Annexation and Establishment of SU-1 for MH and Self Storage Zoning, approvals of Site Plans for Subdivision and Building Permit for Tract 2, Lands of Westland Development Co. Inc., located on Ervien Lane SW between Coors Boulevard and Amole del Norte Diversion Facility, containing approximately 26 acres. (N-10) Bob Torres, Staff Planner (**DEFERRED FROM SEPTEMBER 16, 1999**)

3. Z-99-85 Isaacson & Arfman, agents for Wisznia & Associates, request approval of an amendment to the Yale Business Park Master Plan deleting a 7' strip of land from the east end of Tract 13A and adding it to Tract 12A and a site development plan for building permit for Tract 12A, Cavan Sunport Centre, zoned SU-1 for Permissive O-1, C-2 and I-P Uses, located on the SW quadrant of Vail Avenue SE and Columbia Drive (Central Avenue), containing approximately 2.3 acres. (L-16) Bob Torres, Staff Planner **(DEFERRED FROM SEPTEMBER 9, 1999)**

4. Z-99-93 Jim Miller, agent for Southwest Convenience Stores, requests approval of a site development plan for subdivision and a site development plan for building permit for Lot 1, Town of Atrisco grant, ROW 2, zoned SU-1 for C-2, located on the southwest corner of 98th Street NW and Avalon Road, containing approximately 4.96 acres. (K-9) Russell Brito, Staff Planner **(DEFERRED FROM SEPTEMBER 16, 1999)**

5. Z-99-94 Mark J. Berent, agent for JMT Properties, Inc., requests approval of Zone Map Amendment from SU-1 C-1 Uses to SU-1 C-1 Uses plus Auto Body Painting and Repair, and a site development plan for building permit for Tract A-28-B1, Town of Atrisco Grant, zoned SU-1 for C-1 Uses, located on the SW corner of Coors Boulevard & Redlands Road between Sequoia Road and Quail Road, containing approximately 4.82 acres. (G-11) Russell Brito and Elisa Paster, Staff Planners **(DEFERRED FROM SEPTEMBER 30, 1999)**

6. Z-98-119 Garcia Kraemer & Associates, agents for Melloy Brothers Enterprises, request approval of a Site Development Plan for Subdivision purposes plus an amendment to a Site Development Plan Building Permit for Lots 1-3, Stout Subdivision, zoned for SU-1 for O-1 Uses and C-1 Uses plus New and Used Automobile Sales and Service Uses and SU-1 for O-1 and C-1 Uses, located on Coors Boulevard NW between Paseo del Norte and Eagle Ranch Road, containing approximately 15.14 acres. (C-13) Russell Brito, Staff Planner **(DEFERRED FROM AUGUST 19, 1999)**

7. Z-99-7
AX-99-1 John A. Myers, agent for Weston Development, LLC, requests annexation and establishment of SU-1 for IP uses zoning, and approval of a Site Development Plan for Subdivision, for Tract 45B, MRGCD Map Number 29, located on Edith Boulevard NE, north of Osuna Road between Edith Boulevard and the Alameda Lateral, containing approximately 6.2 acres. (E-15) Bob Torres, Staff Planner **(DEFERRED FROM SEPTEMBER 16, 1999.)**

8. Z-99-96/
SD-95-4-3 John Myers, agent for C.A.P. II, a New Mexico general partnership, requests approval of Site Plan for Building Permit for Lots A1 & A2, Miramontes Park, located one block north of Menaul Boulevard NE between San Pedro Drive and Cagua Drive, containing approximately 1.72 acres. (H-18) Elisa Paster, Staff Planner (**DEFERRED FROM SEPTEMBER 16, 1999**)

9. Z-99-112 Consensus Planning, Inc., agents for Richard Smith, request approval of a site development plan for subdivision purposes for Tracts 6, 7, and 7A , Paradise Heights Unit 3, zoned SU-1 for Mixed Use, located on the northeast corner of Unser Boulevard NW and McMahan Boulevard, containing approximately 20 acres. (A-11) Russell Brito, Staff Planner

10. Z-99-118 Consensus Planning, Inc., agents for Bob Kunath and Howard Zolin, request approval of a site development plan for subdivision purposes for unplatted land that includes the SE 1/4 of the NE 1/4 within the Town of Alameda Grant, T115, R2E, and a portion of the SE 1/4 of the NW 1/4 of Section 2, T11N, R2E, zoned SU-1 for Mixed Use, located on the northwest corner of Unser Boulevard NW and McMahan Boulevard, containing approximately 17.8 acres. (A-11) Russell Brito, Staff Planner

11. Z-99-110 Consensus Planning, Inc., agents for the City of Albuquerque, Transit Department, request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for Tract B9D, Seven Bar Ranch, zoned SU-1/TC, located on the northwest corner of Coors Bypass NW and Ellison Drive, containing approximately 7.2 acres. (A-13) Elisa Paster, Staff Planner

12. Z-99-114 Tierra West LLC, agents for Equus, Inc., request amendment to a site development plan for subdivision purposes (approximately 4.93 acres) plus approval of a site development plan for building permit (approximately 2.74) for Tract A, Unit 1, Kirtland Addition, zoned SU-1 for Hotels & Restaurant, located on Mulberry Street SE between Interstate 25 and University Boulevard, including a total of approximately 4.93 acres. (M-15) Walter Gelb, Staff Planner

13. Z-99-113 Tierra West LLC, agents for D.R. Horton, Inc., request a zone map amendment from SU-1 for PRD (approximately 18 acres), and RA-1 (approximately 15 acres) to R-T for Lands of Clark-Anne Simms Stiff, located on Unser Boulevard NW between the drainage easement and Western Trail, totalling approximately 33.3 acres. (F-11) Walter Gelb, Staff Planner

14. Z-99-119 Divine Towers International Inc., agents for AT & T Wireless Inc., request approval of a telecommunications waiver plus an amendment to a site development plan for Lot A, Armijo-Joe Addition, zoned C-2, located on 57th Street NW between Bice Street and Juniper Street, containing approximately 1.7 acres. (H-11) Elisa Paster, Staff Planner
- 15 Z-99-115 Tierra West LLC, agents for Las Colinas Properties, LLC, request approval of an amendment of a site plan for subdivision and approval of an amendment to a site plan for building permit for Tract B-1, Cottonwood Corners, zoned SU-1 for IP, located on NM 528, between Coors Boulevard Bypass NW and Ellison Drive, containing approximately 28.8 acres. (A-13 & A-14) Bob Torres, Staff Planner
16. Z-99-116 Tierra West LLC, agents for Beach Water Park, Inc., request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for Tract B & C, Renaissance Center III and replat Lot 3 & 4, Tract 6-A, zoned SU-1 for IP Uses & Recreation Facility, located on Montano Road NW between Interstate 25 and Alexander Boulevard, containing approximately 1.9 acres. (F-16) Elisa Paster, Staff Planner
17. Z-99-104 Tierra West LLC, agents for Mountain Run Partners Ltd., requests approval of a site development plan for subdivision plus approval of a site development plan for building permit for Tracts H-3-A, H-7-B & H-7-D, La Reina de Los Altos Unit 2, zoned C-2, located on Juan Tabo Boulevard NE between Candelaria Road and Jane Place, containing approximately 8.3 acres. (G-21) Russell Brito, Staff Planner
(APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION WITH CONDITIONS. SITE PLAN FOR BUILDING PERMIT DEFERRED FROM SEPTEMBER 16, 1999.)
18. Z-99-90-1 Architectural Design Group Inc. agent for Lexus of Albuquerque, request approval of a site development plan for building permit for Tract A, Lands of Sandia Upholstering Company, located on Pan American Fwy (west frontage road) between Jefferson Street NE and Montano Road, containing approximately 4.1 acres. (F-17) Bob Torres, Staff Planner
19. SD-95-3-1 The Planning Department, agent for the City of Albuquerque, requests approval of amendments to the S-DR and S-M1 zones of the Sawmill/Wells Park Sector Development Plan. (H-13) Paula Donahue, Staff Planner
20. Z-99-117 George Rainhart & Associates, agents for Uptown Square LTD., request an amendment to a site plan for subdivision and approval of a site plan for building permit for a portion of Tract A, Winrock Center Addition, zoned SU-3, located on the southeast corner of Indian School Road NE and Louisiana Boulevard containing approximately 11 acres. (J-19) Bob Torres, Staff Planner
21. OTHER MATTERS

TO: John

883-7034

Z-99-116

Provide Readable copy of DRB sign-off
↳ show in the entirety

Site Plan

- ~~structure sq. footage~~ - ^{rike} calculations
- dimensions of buildings

Landscape Plan

- easements

- retaining walls ?

Elevations

- dimensions of facade elements
- elevations for gas station

Please Submit 12 copies of
revisions prior to date of
legal advertisement

Staff Report

• Agent	Tierra West
• Applicant	Beach Water Park, Inc.
Requests	<p>1. Amendment to a site plan for subdivision</p> <p>2. Site plan for building permit</p>
• Legal Description	Tracts B & C of Renaissance Center III & Replat of Lots 3 & 4, Tract 6-A, Sundts Industrial Park
• Location	Montano Raod between I-25 and Alexander Boulevard
• Size	Approximately 1.9 & 18.9 acres
• Existing Zoning	SU-1 IP & Recreational Facility
• Proposed Zoning	None

Staff Recommendation

DEFERRAL of Z-99-116, based on the findings on page 10.

DEFERRAL of Z-99-116, based on the findings on page 11.

Staff Planner

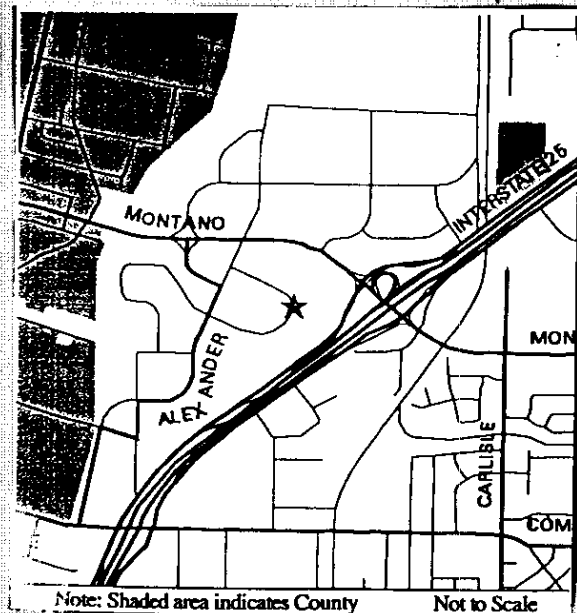
Elisa Paster, Planner

Summary of Analysis

This is a request for a an amendment to a site plan subdivision, and for approval of a site plan for building permit for an 18.9 acre parcel which is occupied by the Beach Water Park. The applicant proposes to split off 1.9 acres along Montano, on the far north of the 18.9 acre site, to develop two pads.

Staff is recommending deferral of both requests. The proposed use of the pad sites is auto-oriented; however, this does not justify ignoring pedestrian needs. Few pedestrian amenities are provided; in addition, there is a tremendous parking overage proposed for one of the pads. Moreover, the grading and drainage plan and the utility plan are unacceptable to Public Works.

The site plan for building permit is only for Pad C-2; a McDonalds is proposed on this site. The building is generic franchise architecture which is not compatible with the surrounding area.



City Departments and other interested agencies reviewed this application from September 3, 1999 to September 17, 1999. Agency comments were used in the preparation of this report, and begin on page 13.

Development Services Report

SUMMARY OF REQUEST

Requests	1. Amendment to a site plan for subdivision 2. Site plan for building permit
Location	Montano Road NW between Interstate 25 and Alexander Boulevard

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area, Applicable Rank II & III Plans	Land Use
Site	SU-1 for IP and Recreation	Established Urban Area	Beach Water Park and Vacant
North	SU-1 for C-2	North Valley Area Plan	Commercial
South	M-2	Renaissance Center Master Plan	
East	City ROW		Interstate 25
West	SU-1 for IP		

Background

The subject site is the location of the existing Beach Water Park. The applicant proposes to split off 1.9 acres along Montano Road, on the northerly most portion of the site for development of a service station and fast food restaurant. The site is bordered by I-25 to the east, commercial to the north (across Montano Road), and industrial/ office park development to the west and south.

In 1986, the EPC approved a zone map amendment (Z-86-66) from M-2 to SU-1 for IP and Amusement Facilities of a Permanent Character (not adult amusement) for Tract 6A, Block 4, Lots 3 and 4, Sundt's Industrial Center, a 42.3 acre parcel. The subject site (approximately 18.9 acres) was included in this zone change. The EPC also approved a site plan for building permit for the water park site that depicted recreational facilities, parking, and numerous structures on the site. In 1987 the EPC approved some slight revisions to the site development plan for building permit. The parcel is not located within the boundaries of the Renaissance Center Master Plan.

The EPC has also approved several other site development plans within the original 42.3 acre area. In 1988, the EPC approved a site development plan for building permit for the

Diagnostek, Inc. building which is located to the southwest of the Water Park (Z-86-66-2), and in 1989 the EPC approved an office building adjacent to Diagnostek (Z-86-66-3).

The subject site is no longer within the boundaries of the Renaissance Center boundaries, yet the history and guidelines are relevant to the proposal. The subject site is located adjacent to the Renaissance Master Plan, and in part, the Montano/ Alexander intersection serves as a gateway into the Renaissance area. Therefore, it is important that the subject site is compatible with the surrounding development.

The Renaissance Center was originally a gravel pit which was platted and zoned in 1983-1984. Today, the Renaissance Center is an industrial park that is developing with retail commercial uses, multi-family residential uses, manufacturing uses, entertainment use, and some office uses. The area is partially developed with businesses which includes Home Depot, Costco Wholesale, Federal Express, International Brotherhood of Electrical Workers, Distribution Management Corporation, Mechanical Contractors Association, Wendy's, Union Saving Bank, House of Carpets, and other projects that are in the design and/or construction process at this time.

The *Master Declaration for Renaissance*, an approved Master Plan, was adopted by the City Council in 1986. The Master Plan encompasses approximately 212 acres between Interstate 25 and the Alameda Lateral and between Mission Avenue and Montbel Road. It sets forth rules and regulations, land development standards, construction regulations, and the creation of an Architectural Review for development within the boundaries of the plan area. The land development standards deal with architectural standards, site development, and landscaping. Specific land uses for the master plan are set forth by each parcel's underlying zoning. The Rules and Regulations section of the *Master Plan* states, "Renaissance was master planned as a cohesive, visually unified mixed use development with a strong sense of identity and as a place of distinction and quality."

APPLICABLE PLANS AND POLICIES

The *Albuquerque / Bernalillo County Comprehensive Plan* was adopted by the City Council and the Board of County Commissioners in 1988. Based on the *Plan*, the subject site is located in the Established Urban Area, the goal of which 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. Applicable policies include:

- Policy a: The Established and Developing Urban Areas as shown by the Plan Map shall allow a full range of urban land uses, resulting in an overall gross density of up to 5 dwelling units per acre.
- Policy d: 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 concern.

- Policy e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of neighborhoods can be ensured.
- Policy I: 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 environments.
- Policy j: Where new commercial development occurs, it should be generally located in existing commercial zoned areas...in larger shopping centers located at intersections of arterial streets and provided with access via mass transit...
- Policy l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

North Valley Area Plan

The *North Valley Area Plan*, a Rank II Plan, was adopted by City Council in 1993. The plan area is bounded by the Bernalillo County/ Sandoval County boundary to the north, Interstate 40 to the south, Interstate 25 to the east, and the Rio Grande to the west. The area encompasses approximately 28.5 square miles. The Plan recognizes that the North Valley as a fragile and unique community and specifies goals and policies to protect its rural character and environmental resources and to encourage quality commercial and industrial development in established commercial and industrial zones.

Relevant Zoning and Land Use policies include:

3. The City and County shall limit new strip commercial development and associated signage on valley arterials.
 - 3c. Promote commercial development and redevelopment of existing commercially zoned properties.
 - 3ci. Assist existing and potential businesses with organization and promotion efforts.
 - 3d. Adopt and promote Village Center Principles for new and redeveloped commercial properties.

The *North Valley Area Plan* defines the area east of Edith Boulevard as the most appropriate location for industrial and heavy commercial development.

Resolution 91-1998 (R-70)

This Resolution establishes an overall direction for implementation of the City's growth policies, with a framework emphasizing:

- C development of community and regional activity centers and major transportation corridors (high capacity corridors); encourage increased densities and mixed uses in activity centers and corridors; meet the needs of residents closer to their homes or employment to decrease Vehicle Miles Traveled and automobile dependence.
- C maintenance, enhancements and upgrades of roads and utilities in the core area, to prevent deterioration of existing communities and to encourage infill; diversify the

Downtown land use mix with public facilities, hotels, office and retail development, more and higher density housing; generate more activity and attract more private investment in the Downtown area.

- C enhance transit system performance, consistent with the principles of a compact urban form and a network of centers and corridors; improve the viability of transit as an alternative to the single-occupancy vehicle and reduce Vehicle Miles Traveled; improve pedestrian mobility and the character of the pedestrian environment, transit orientation and bicycle connections, within centers and corridors.
- C plan the timing of road and utility construction to ensure orderly growth, and coordinate capacity increases and street extensions; transportation improvement programs must recognize the significance of natural, historic, and cultural resources and include strategies for minimizing adverse impacts on them.

Long Range Roadway System

The Long Range Roadway System designates Montano Road as a Minor Arterial, with a right-of-way of 86'.

ANALYSIS

Site Plan for Subdivision

This is a request for a site plan for an amendment to a subdivision for a 18.9 acre site located on Montano Road between I-25 and Alexander Boulevard. The Beach Water Park currently exists on southern portion of the site, and includes slides, pools, parking, and numerous structures. According to the applicant's letter, the owners of the Beach Water Park recently created an additional slope area on the north side of the existing park "to facilitate the expansion of the top portion of the Beach and to create more fall for future slides. [They] placed 76,000 cubic yards of dirt according to the approved Grading Plan to create the future slide and pad areas on top of the Beach. [They] are developing this area into two pads for a fast food restaurant and service station." A site plan for building permit for the fast food restaurant, but not for the service station, accompanies this proposal. The applicant will have to return to the EPC for approval of the site plan for building permit for the service station.

The amendment to the site plan for subdivision is in compliance with relevant policies. According to the *Comprehensive Zoning Code*, Section 14-16-1-5, a site development plan for subdivision must include:

- (1) An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies:
 - (a) For Subdivision. The site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area ratio.

The submitted site plan for subdivision depicts the existing Beach Water Park, including ingress, egress, building footprints, parking, and circulation routes. No changes are proposed to the Water Park site at this time. The site plan also depicts a new property line which divides the two new pads sites (Tracts C-2 and C-3) from the larger portion of the parcel.

The amendment depicts a building footprint and parking spaces for the service station (Tract C-3). These elements are not actually required by the *Comprehensive Zoning Code*. If the site plan for building permit depicts a different location of these elements, the site plan for subdivision will also have to be amended. Alternatively, a note could be added to the site plan which indicates that the configuration is conceptual.

The proposed gas station is located towards the rear of the site, while the canopy is located adjacent to Montano Road. The site data grid indicates that building area will be 1,680 square feet, that 4,487 square feet of landscaping is required, though 7,216 will be provided, and that 9 parking spaces will be required. This site plan for subdivision generally meets the provisions of the *Comprehensive Zoning Code* with the following exceptions: FAR and maximum building height. These elements may be added as conditions of approval.

Site Plan for Building Permit

This is a request for a site plan for building permit for a 1.9 acre site located on the south side of Montano Road, at Alexander Boulevard. The site plan for building permit is only for Tract C-2, though its relationship with Tract C-3 will be taken into consideration.

Site Plan Layout / Configuration

The proposed service station and fast foot restaurant are located on Montano Road, up the hill from the Beach Water Park. The proposed uses are not accessible directly from the Water Park due to the slope of hill. The location is a auto-oriented, being adjacent to Montano Road and within close proximity to I-25. The site plan should, therefore, be focused towards auto oriented uses, though this does justify omitting pedestrian amenities.

The two pads share a drive-aisle, which is accessed by way of the Alexander/ Montano Road intersection. The locations of the buildings on the pads are insular in that they function as separate entities. The main entrance to the McDonalds is on the south elevation while the main entrance to the service station will probably be on the north elevation. Both pads represent a very suburban layout in that the buildings are setback from the street and have little interaction with any street life, except that their uses necessitate a focus of targeting passing motorists.

With the exception of the drive-aisles and the common landscaping treatment, the sites do not interrelate with one another. For example, there is no pedestrian connection between the two sites. A sidewalk does exist along Montano Road, but not even so much as a cross walk is provided across the drive aisle. Furthermore, as discussed below, the fast food restaurant is generic franchise architecture, and it is unlikely that it and the service station will architecturally compatible. Prior to approval, the building should be reconfigured or amenities should be added to improve the relationship of the buildings to one and other.

Access, Parking, Circulation

Both pad sites are accessed by way of a four lane drive aisle on Montano Road. The curb cut is in alignment with the existing stop light at intersection of Montano Road and Mercantile Avenue.

The McDonald's is located approximately in the middle of Tract C-2, and is surrounded by a circular drive aisle (which serves the drive-thru window) and parking spaces. The drive aisle is one way, with the exception of the segment located on the south side of the building. The circular drive aisle and overage of parking (discussed below) contribute to the poor relationship between the restaurant, the neighboring pad and, the street.

According to the site plan, the fast food restaurant only requires 16 parking spaces, yet 53 spaces are provided. There is an overage of 37 parking spaces on the site (over 200%), which is extremely excessive.

Pedestrian and Bicycle Access and Circulation, Transit Access

Scant pedestrian amenities are provided on the site. A 6 foot wide sidewalk is provided along Montano Road and along one side of the entrance drive aisle, and one pedestrian crossing is shown at the McDonalds. However, there is no pedestrian connection between the two pad sites, between the parking area and the front door of the fast food restaurant, nor across the entrance to the site. Furthermore, there is no covered outdoor eating space identified on the plan. A 26 foot wide concrete area is provided on the west side of the building, yet it is unclear if this is intended to serve as an outdoor eating area since no seating, landscaping, or shading is shown. Moreover, the bike rack is located in that area; locating outdoor seating and a bike rack too close together may be extremely awkward. As discussed above, there is an excessive overage of parking on the site; parking could be moved to accommodate an outdoor patio. The site is located near a unique amenity - the Beach Water Park, and users of the site should be able to take advantage of the views. Therefore, the patio should be sited to maximize the views of the Beach Water Park and the mountains.

Montano Road currently has express bus service, but the Transit Department has indicated that local bus service will be provided within the next year.

Lighting

According to the site development plan, "site lighting shall be a combination of building mounted mH fixtures and post-mounted light fixtures in entry and parking areas as need. To the greatest extent possible, lighting shall be building mounted. Post-mounted lighting shall be 20' maximum height. Post lighting shall be shielded from surrounding properties." The lighting is acceptable to staff, although the last sentence shall read "Post lighting shall be shielded with *cut-off fixtures* from surrounding properties.

Landscaping

Extensive landscaping is provided on the site; at the McDonalds 7,371 square feet of landscaping is required, and 19,477 is provided. The landscaping is a mixture of shade and ornamental trees, shrubbery, flowers, groundcover, and oversized gravel and boulders. The majority of the landscaping is native to New Mexico. The landscaping is in compliance with

the City's Waste Water ordinance. The landscaping plan depicts adequate street trees along Montano Road.

The landscaping plan is attractive and a positive addition to the site which somewhat reduces the impact of the vast parking area. However, a shaded seating area should be added to the site plan, as should a 3 foot high wall or other buffer treatment on Montano Road to screen the parked cars from passerbys.

Similar landscaping is also depicted on the gas station site. However, since this is only a site plan subdivision it is unclear whether or not the landscaping plan is permanent or conceptual.

Grading, Drainage, Utility Plans

The Public Works Department has indicated that the grading and drainage plan is incorrect and that the utilities plan does not reflect the availability statement. The applicant states that "... 76,000 a cubic yards of dirt according to the approved Grading Plan..." However, there is no approved grading plan, though the work is completed. A temporary permit could have been secured, however, there is no such record in the file.

Public Works further states that:

The approval line on the conceptual grading plan (dated 7-25-99) is blank. Yet rough grading has already been completed. Please explain. New on-site utilities as show on sheet 5 are not consistent with the availability statement issued July 6th. The plan must be modified prior to DRB sign off.

The plan shows the utility connections to south, though they must be hook into the services on Montano Road. The Public Works Department staff has indicated that the submittal is incomplete.

Architecture

The proposed building is a typical McDonalds structure with a mansard style light grey shingle roofing, light adobe colored stucco, a split face block band around the bottom of the building (no color shown), and bright yellow and white signage. Windows, with clear glazing and aluminum frames are located mainly on the west and south elevations (2 windows are on the north elevation). The building is characterized by a blank walls on the north and west elevations. The north elevation faces Montano Road, yet it is unarticulated and does not relate with the street (as discussed above). The west elevation does include some windows.

The proposed McDonalds is generic franchise architecture and is not compatible with the surrounding development. Although the subject site is not located within the Renaissance Center, it is surrounded by the Renaissance Center and should be compatible with the existing buildings. The Renaissance area is characterized by buildings which pay respect to contemporary and post modern styles. They include features which help to create a pleasant pedestrian environment such as patios and courtyards. Building elements may include overhangs, patios, recessed doors and windows, and should be sited so as to maximize vistas. They utilize muted colors, steel, glass, and flat roofs. The building should be revised to include some of the aforementioned elements, as it is not compatible with the surrounding

development. In particular, the roof and the signage are two of the most "generic" features which are not compatible with the surrounding architecture.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

The applicant did not attend the pre-hearing discussion.

The solid waste department states:

Disapproved. Accessibility for truck to service fast food location must be adjusted. Six cubic yard compactor will have to be used, dimensions of all enclosure pad 9 wall height to be adjusted. Recommend that drain for clean ups and possible spillages be implemented into plan. Call T.L. Baca 761-8142. Fueling station enclosure wall must be adjusted to 7'0 to accommodate 8 cubic yard container.

Neighborhood Concerns

No neighborhood associations were recognized in this area.

Conclusions

This is a two part request for an amendment to a site plan for subdivision plus approval of a site plan for building permit for a site located on Montano Road between I-25 and Alexander Boulevard. The Beach Water Park is located on the site, and the applicant proposes to split off 1.9 acres on the far north side of the 18.9 acre site to develop two pads.

Staff is recommending deferral of the amendment to the site plan for subdivision and of the site plan for building permit. The location of the pads is a suburban one with auto oriented uses, however this does not justify omitting all pedestrian amenities. The building is surrounded by parking spaces and drive aisles; there is a parking coverage of 37 parking spaces. The vast amount of parking and focus on automobile is one reason for the scant pedestrian amenities are provided on the site.

Furthermore, the grading and drainage plan and the utility plan are unacceptable to Public Works. The grading on the site has already occurred, though there is no grading and drainage plan, and the utilities plan presents incorrect information. Lastly, the solid waste container is in an inappropriate location, which will affect the site layout.

The site plan for building permit is only for Pad C-2; a McDonalds is proposed on this site. The building is generic franchise architecture which is not compatible with the surrounding area. Furthermore, the east and north elevations present blank walls; the north elevation, which faces Montano Road, does not relate to the street nor to the development to the north. Staff recommends that the building design and layout be modified prior to EPC approval.

FINDINGS -Z-99-116, October 21, 1999 - Site Plan for Subdivision

1. This is a request for a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.

2. The *Comprehensive Zoning Code* requires that a site plan for subdivision depict the site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum floor area ratio. This site plan for subdivision generally meets these provisions with the following exceptions: FAR and maximum building height

3. The site is surrounded by the Beach Water Park to the south, I-25 to the east, and the Renaissance Center, which contains a mixture of commercial, office, industrial and residential uses, to the west and north. The service station and fast foot restaurant are located on Montano Road, up the hill from the Beach Water Park. The proposed uses are not accessible directly from the Water Park due to the slope of hill upon which they stand.

4. The location of the proposed pads is a suburban one, as it is within a business park and next to the freeway. The site plan should be oriented towards suburban uses, though this does justify ignoring the needs of pedestrian.

5. With the exception of the drive-aisles and the landscaping, the sites do not interrelate with one another. In fact, they function as two totally separate areas. Prior to approval, the building should be reconfigured, and/or amenities should be added to improve the relationship of the building to one and other.

8. The Public Works Division does not recommend approval of the grading and drainage, and the utilities plans. No grading plan has been approved, contrary to the applicant's statement, and although the grading has been largely completed. Furthermore, the utility plan is incorrect as the services must hook into Montano Road, not to the south.

RECOMMENDATION -Z-99-116, October 21, 1999

DEFERRAL of Z-99-116, a request for approval of a site plan for subdivision for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.

FINDINGS -Z-99-116, October 21, 1999 - Site Plan for Building Permit

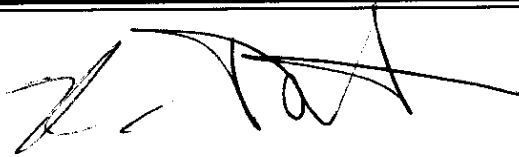
1. This is a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
2. This submittal is accompanied by a request for approval of a site plan for subdivision which creates the pad on which the building will be located. Staff is recommending deferral of the site plan for subdivision.
3. The McDonald's is located approximately in the middle of Tract C-2, and is surrounded by a circular drive aisle and parking spaces. The circular drive aisle and overage (37 more than required) of parking contributes to the poor relationship between has with the neighboring pad and with the street.
4. The location of the proposed pads is a suburban one, as it is within a business park and next to the freeway. The site plan should be oriented towards suburban uses, though this does justify ignoring the needs of pedestrian.
5. With the exception of the drive-aisles and the landscaping, the sites do not interrelate with one another. In fact, they function as two totally separate areas. Prior to approval, the building should be reconfigured, and/or amenities should be added to improve the relationship of the building to one and other.
6. The McDonalds is generic franchise architecture and is not compatible with the surrounding development. Although the subject site is not located within the Renaissance

Center, it is surrounded by the Renaissance Center and should be compatible with the existing buildings. , it is a totally different style than that of the Beach Water Park; the applicant may alternatively choose to integrate the building with that use.

7. The solid waste department has indicated that the accessibility for trucks to service the fast food location must be adjusted. A six cubic yard compactor will have to be used, dimensions of all enclosure pad 9 wall height to be adjusted. Solid Waste Staff recommends that drain for clean ups and possible spillages be implemented into plan. Moreover, the fueling station enclosure wall must be adjusted to 7'0 to accommodate 8 cubic yard container.

RECOMMENDATION - Z-99-116, October 21, 1999 - Site Plan for Building Permit

DEFERRAL of Z-99-116 a request for a site plan for building permit for a 1.9 acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.



Elisa Paster

Planner

EP/ac

cc: Beach Water Park Inc., 1600 Desert Surf, Albuquerque, NM 87109
Tierra West LLC, 4432 Mcleod Rd. NE, Ste D, Albuquerque, NM 87109

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

"Reviewed, no comments."

PUBLIC WORKS DEPARTMENT

Transportation Development Services:

Conditions of approval for the proposed site plans for subdivision purposes and for building permit should include:

- A. 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.
- B. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
- C. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer. An adequate throat area must be provided A the main entrance.
- D. Site plan must address intersection modifications at Montano and Mercantile Avenue. Modification to medians and signals will be required.
- E. Location of walls, fences and signs must meet the clear sight distance requirements.
- F. Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.
- G. Provision of street trees and landscaping on Montano Road.

Transportation Planning:

A traffic impact study is pending for this site which may require additional street improvements.

FINDINGS:

- Montano Road is designated a principal arterial street with a right-of-way requirement of 124 feet on the *Long Range Roadway System* map.
- The *Long-Range Bikeways System* map identifies a bike lane on Montano adjacent to the subject development. An additional 12 feet of right-of-way is required to accommodate the bike lanes.

CONDITIONS of approval for the "site development plan for subdivision purposes and a site development plan for building permit" should be:

Dedication of right-of-way is required for Montano Road, 62 feet from the street centerline, plus 6 feet for a bike lane, for a total of 68 feet.

Utility Development:

The approval line on the conceptual grading plan (dated 7-25-99) is blank. Yet rough grading has already been completed. Please explain. New on-site utilities as show on sheet 5 are not consistent with the availability statement issued July 6th. The plan must be modified prior to DRB sign off.

Hydrology

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Prior to any earthmoving or surface alteration activities involving a parcel of 3/4 of an acre or more, a Surface Disturbance Permit must be obtained from the City's Environmental Health Department pursuant to Albuquerque/Bernalillo County Air Quality Control Board Regulation, Part 20. Revegetation or stabilization of disturbed areas can be coordinated as part of the permitting process. Contact Larry Caudill (768-2600).

Environmental Services Division

NEIGHBORHOOD SERVICES

"No recognized association. Montgomer/I-25 were notified."

PARKS AND GENERAL SERVICES

Design & Development

"No adverse comment."

OPEN SPACE DIVISION

"No adverse comment."

POLICE DEPARTMENT/Planning

A review of this case indicates the following problems or crimes may occur, or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur.

- * burglaries
- * robbery
- * assault
- * commercial burglary
- * rape
- * a higher probability of crimes during evening/weekend hours * adequate security

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

“Disapproved: Accessibiity for truck to service fast food location must be adjusted. Six cubic yard compactor will have to be used, dimensions of all enclosure pad 9 wall height to be adjusted. Recommend that drain for clean ups and possible spillages be implemented into plan. Call T.L. Baca 761-8142. Fueling station enclosure wal must be adjusted to 7'0 to accommdoate 8 cubic yard container.”

FIRE DEPARTMENT/Planning

“Unpaved construction roads shall be capable to maintain the load of any emergency apparatus. All new fire hydrants shall b e installed and operating prior to this construction project. Our office upon permit stage will conduct its normal plan review.”

TRANSIT DEPARTMENT

“Reviewed, no comments.”

COMMENTS FROM OTHER AGENCIES:

BERNALILLO COUNTY

ALBUQUERQUE FLOOD CONTROL AUTHORITY

“No adverse comment. Local drainage facilities in this area are operated and maintained by the City of Albuquerque. See City PWD Hydrology comments.”

ALBUQUERQUE PUBLIC SCHOOLS

"No adverse comment."

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS

"No adverse comments. For information, the Long Range Roadway System designates Montano Road as a principal arterial."

NOTICE OF PUBLIC HEARING

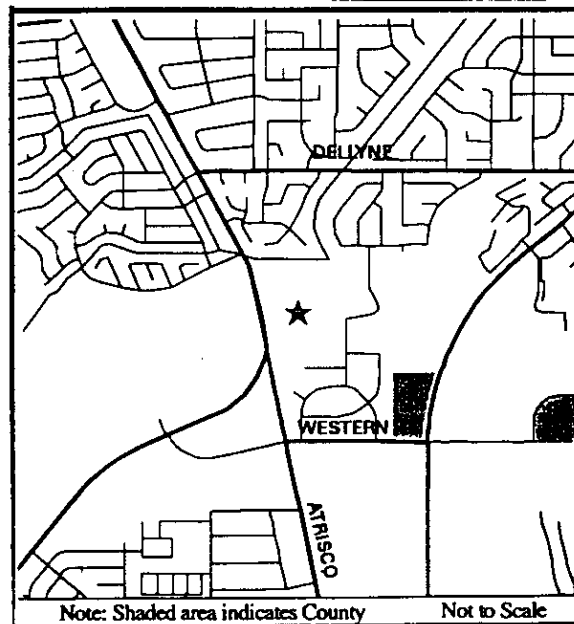
Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a public hearing on Thursday, October 21, 1999 at 8:00 a.m., in the Council/Commission Chambers, Basement Level, City/County Building, One Civic Plaza NW, Albuquerque, NM to consider the following items:

- Z-99-103/ Jeff Mortensen & Associates, Inc., agents for Valley Vista Inc., request approval of
AX-99-11 Annexation and Establishment of SU-1 for MH and Self Storage Zoning, approvals of Site Plans for Subdivision and Building Permit for Tract 2, Lands of Westland Development Co. Inc., located on Ervien Lane SW between Coors Boulevard and Amole del Norte Diversion Facility, containing approximately 26 acres. (N-10) Bob Torres, Staff Planner



- Z-98-119 Garcia Kraemer & Associates, agents for Melloy Brothers Enterprises, request approval of a Site Development Plan for Subdivision purposes plus an amendment to a Site Development Plan Building Permit for Lots 1-3, Stout Subdivision, zoned for SU-1 for O-1 Uses and C-1 Uses plus New and Used Automobile Sales and Service Uses and SU-1 for O-1 and C-1 Uses, located on Coors Boulevard NW between Paseo del Norte and Eagle Ranch Road, containing approximately 15.14 acres. (C-13) Elisa Paster, Staff Planner
- Z-99-90-1 Architectural Design Group Inc. agent for Lexus of Albuquerque, request approval of a site development plan for building permit for Tract A, Lands of Sandia Upholstering Company, located on Pan American Fwy (west frontage road) between Jefferson Street NE and Montano Road, containing approximately 4.1 acres. (F-17) Bob Torres, Staff Planner

- Z-99-110 Consensus Planning, Inc., agents for the City of Albuquerque, Transit Department, request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for Tract B9D, Seven Bar Ranch, zoned SU-1/TC, located on the northwest corner of Coors Bypass NW and Ellison Drive, containing approximately 7.2 acres. (A-13) Elisa Paster, Staff Planner
- Z-99-112 Consensus Planning, Inc., agents for Richard Smith, request approval of a site development plan for subdivision purposes for Tracts 6, 7, and 7A , Paradise Heights Unit 3, zoned SU-1 for Mixed Use, located on the northeast corner of Unser Boulevard NW and McMahon Boulevard, containing approximately 20 acres. (A-11) Russell Brito, Staff Planner
- Z-99-113 Tierra West LLC, agents for D.R. Horton, Inc., request a zone map amendment from SU-1 for PRD (approximately 18 acres), and RA-1 (approximately 15 acres) to R-T for Lands of Clark-Anne Simms Stiff, located on Unser Boulevard NW between the drainage easement and Western Trail, totalling approximately 33.3 acres. (F-11) Walter Gelb, Staff Planner



- Z-99-114 Tierra West LLC, agents for Equus, Inc., request amendment to a site development plan for subdivision purposes (approximately 4.93 acres) plus approval of a site development plan for building permit (approximately 2.74) for Tract A, Unit 1, Kirtland Addition, zoned SU-1 for Hotels & Restaurant, located on Mulberry Street SE between Interstate 25 and University Boulevard, including a total of approximately 4.93 acres. (M-15) Walter Gelb, Staff Planner
- Z-99-115 Tierra West LLC, agents for Las Colinas Properties, LLC, request approval of an amendment of a site plan for subdivision and approval of an amendment to a site plan for building permit for Tract B-1, Cottonwood Corners, zoned SU-1 for IP, located on NM 528, between Coors Boulevard Bypass NW and Ellison Drive, containing approximately 28.8 acres. (A-13 & A-14) Bob Torres, Staff Planner

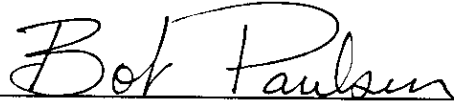
- Z-99-116 Tierra West LLC, agents for Beach Water Park, Inc., request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for Tract B & C, Renaissance Center III and replat Lot 3 & 4, Tract 6-A, zoned SU-1 for IP Uses & Recreation Facility, located on Montano Road NW between Interstate 25 and Alexander Boulevard, containing approximately 1.9 acres. (F-16) Elisa Paster, Staff Planner
- Z-99-117 George Rainhart & Associates, agents for Uptown Square LTD., request an amendment to a site plan for subdivision and approval of a site plan for building permit for a portion of Tract A, Winrock Center Addition, zoned SU-3, located on the southeast corner of Indian School Road NE and Louisiana Boulevard containing approximately 11 acres. (J-19) Bob Torres, Staff Planner
- Z-98-118 Consensus Planning, Inc., agents for Bob Kunath and Howard Zolin, request approval of a site development plan for subdivision purposes for unplatted land that includes the SE 1/4 of the NE 1/4 within the Town of Alameda Grant, T11S, R2E, and a portion of the SE 1/4 of the NW 1/4 of Section 2, T11N, R2E, zoned SU-1 for Mixed Use, located on the northwest corner of Unser Boulevard NW and McMahon Boulevard, containing approximately 17.8 acres. (A-11) Russell Brito, Staff Planner
- Z-99-119 Divine Towers International Inc., agents for AT & T Wireless Inc., request approval of a telecommunications waiver plus an amendment to a site development plan for Lot A, Armijo-Joe Addition, zoned C-2, located on 57th Street NW between Bice Street and Juniper Street, containing approximately 1.7 acres. (H-11) Elisa Paster, Staff Planner
- SD-95-3-1 The Planning Department, agent for the City of Albuquerque, requests approval of amendments to the D-DR and S-M1 zones of the Sawmill/Wells Park Sector Development Plan. (H-13) Paula Donahue, Staff Planner

Details of these application may be examined at the Development Services Division of the Planning Department, 3rd Floor, Plaza Del Sol Building, 600 Second St., NW between 10:00 a.m. and 12:00 and between 2:00 and 4:00 p.m., Monday through Friday or you may call April Candelarian at 924-3886. **INDIVIDUALS WITH DISABILITIES** who need special assistance to participate at this hearing should contact April Candelaria at 924-3886 (VOICE) or 924-3361 (TTY)-TTY users may also access the voice number via the New Mexico Relay Network by calling toll free: 1-800-659-8331.

Joe Chavez, Chairman
Environmental Planning Commission

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL OCTOBER 6, 1999.

APPROVED

A handwritten signature in cursive script that reads "Bob Paulsen". The signature is written in black ink and is positioned above a horizontal line.

Bob Paulsen, Senior Planner, Development Services Division
Planning Department

PROPERTY OWNERSHIP LIST

ALBUQUERQUE/BERNALILLO COUNTY
PLANNING DEPARTMENT

ZA-	Z- 99-116
AX-	V-
CZ-	CSU-
DRB-	S-
SD-	

Meeting Date: Oct 21, 1999

Index Map: F-16-E

Notification Radius: 100 ft.

Cross Reference and
Location: _____

Applicant: Beach water Park, Inc. ✓

Address: 1600 Desert Surf NE, 87109

Agent: Tierra West, LLC ✓

Address: 4421 McLeod NE, Ste #D, 87109

SPECIAL INSTRUCTIONS

Notices must be mailed from the
City 15 days prior to the meeting

Date Mailed: 10-5-99

Signature: B. Tse-Hillari

1016061
*** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101606118707230118
LEGAL: PARC EL C RENAISSANCE III A REPL OF LTS 3 & 4 BLK 4 LAND USE:
PROPERTY ADDR: 00000 N/A ALBUQUERQUE
OWNER NAME: THE BEACH WATERPARK
OWNER ADDR: 01600 DESERT SURF LP NE ALBUQUERQUE NM 87107

101606121313830119
LEGAL: PARC EL B RENAISSANCE III A REPL OF LTS 3 & 4 BLK 4 LAND USE:
PROPERTY ADDR: 00000 N/A ALBUQUERQUE
OWNER NAME: THE BEACH WATERPARK
OWNER ADDR: 01600 DESERT SURF LP NE ALBUQUERQUE NM 87107

101606117501230117
LEGAL: PARC EL D RENAISSANCE III A REPL OF LTS 3 & 4 BLK 4 LAND USE:
PROPERTY ADDR: 00000 N/A ALBUQUERQUE
OWNER NAME: BEACH BOWL INC
OWNER ADDR: 00000 PO BOX 25703 ALBUQUERQUE NM 87125

101606117014230120
LEGAL: TR 1 1-A- 1 PLAT FOR TR 11-A-1 RENAISSANCE CENTER II LAND USE:
PROPERTY ADDR: 04720 ALEXANDER BL NE ALBUQUERQUE
OWNER NAME: TRAILS-HARRIS STREET LTD
OWNER ADDR: 01640 S SEPULVEDA BL LOS ANGELES CA 90025

101606114509430114
LEGAL: TR 1 2A R EPL OF TR 12 RENAISSANCE CENTER II NOW TRS LAND USE:
PROPERTY ADDR: 00000 N/A ALBUQUERQUE
OWNER NAME: N M PIPE TRADES PENSION
OWNER ADDR: 00700 NORTH BRAND BL GLENDALE CA 91203

101606126007830115
LEGAL: PARC EL A RENAISSANCE III A REPL OF LTS 3 & 4 BLK 4 LAND USE:
PROPERTY ADDR: 00000 N/A ALBUQUERQUE
OWNER NAME: DIAGNOSTEK INC
OWNER ADDR: 04500 ALEXANDER BL NE ALBUQUERQUE NM 87107

RECORDS WITH

WHEN DED LOT A OF THE LDS OF HELEN E SAUNDERS WITHI LAND USE:
 PROPERTY ADDR: 00000 N/A ALBUQUERQUE
 OWNER NAME: TAPPER STUART & LAURIE E & CABEZON RD CORRALES NM 87048
 OWNER ADDR: 00456

LEGAL: TR 4 C PL AT FOR RENAISSANCE CENTER TR 4A, 4B, 4C, 4 LAND USE:
 PROPERTY ADDR: 00000 N/A ALBUQUERQUE
 OWNER NAME: PRICE COMPANY DR ISSAQUAH WA 98027
 OWNER ADDR: 00999 LAKE

LEGAL: TR 4 A PL AT FOR RENAISSANCE CENTER TR 4A, 4B, 4C, 4 LAND USE:
 PROPERTY ADDR: 00000 N/A ALBUQUERQUE NM 87103
 OWNER NAME: NORWEST BANK NEW MEXICO NA PO BOX 1081 WA 98027
 OWNER ADDR: 00000

LEGAL: TR 4 B PL AT FOR RENAISSANCE CENTER TR 4A, 4B, 4C, 4 LAND USE:
 PROPERTY ADDR: 01420 RENAISSANCE ALBUQUERQUE NM 87103
 OWNER NAME: PRICE COMPANY DR ISSAQUAH WA 98027
 OWNER ADDR: 00999 LAKE

LEGAL: TRAC T 5- B-2-B PLAT FOR RENAISSANCE CENTER TRACT 5- LAND USE:
 PROPERTY ADDR: 00000 N/A BL NE ALBUQUERQUE
 OWNER NAME: UNITED NEW MEXICO TRUST CO DR ISSAQUAH WA 98027
 OWNER ADDR: 00000 PO BOX 35847

LEGAL: TR 5 -B-1 PLAT FOR TRACTS 5-B-1 AND TRACT 5-B-2 REN LAND USE:
 PROPERTY ADDR: 01500 MERCANTILE ALBUQUERQUE NM 87176
 OWNER NAME: UNION SAVINGS BANK NE ALBUQUERQUE
 OWNER ADDR: 00000 PO BOX 97000

LEGAL: TRAC T 5- B-2-A PLAT FOR RENAISSANCE CENTER TRACT 5- LAND USE:
 PROPERTY ADDR: 00000 N/A ALBUQUERQUE NM 87199
 OWNER NAME: UNITED NM TRUST CO/TRUSTEE OF NE ALBUQUERQUE
 OWNER ADDR: 01516 SAN PEDRO

LEGAL: TRAC T 5- B-2-C PLAT FOR RENAISSANCE CENTER TRACT 5- LAND USE:
 PROPERTY ADDR: 00000 N/A NE ALBUQUERQUE NM 87110
 OWNER NAME: UNITED NM TRUST CO/TRUSTEE OF N/A
 OWNER ADDR: 01516 SAN PEDRO

LEGAL: TR C MONTGOMERY COMPLEX CONT 0.4864 AC N/L LAND USE:
 PROPERTY ADDR: 03205 MONTGOMERY BL NE ALBUQUERQUE NM 87110
 OWNER NAME: RIO GRANDE OIL CO OF BERN CO
 OWNER ADDR: 00000 PO BOX 25544

LEGAL: TR E -1 M MONTGOMERY COMPLEX A REPLAT OF PORTS OX LAND USE:
 PROPERTY ADDR: 04600 PAN AMERICAN BUQUERQUE NM 87125
 OWNER NAME: TIDENBERG JUNE S FW NE JUERQUE
 OWNER ADDR: 06321 LESLIE

LEGAL: TR E -2 M MONTGOMERY COMPLEX CONT 2.500 AC LAND USE:
 PROPERTY ADDR: 04620 PAN AMERICAN PL NE JUERQUE NM 87109
 OWNER NAME: STORAGE FACILITIES PARTNERS FW NE PERQUE
 OWNER ADDR: 00000 PO BOX 8207

RECORDS WITH

LEGAL: TR A- 3 REPLAT OF TRS A B C & D LUECKING PK COMP LAND USE:
 PROPERTY ADDR: 00000 N/A UNIVERSAL CITY CA. 91618
 OWNER NAME: NEW MEXICO EDUCATORS FEDERAL INDIAN SCHOOL
 OWNER ADDR: 06501

LEGAL: TRAC T A LUECKING PARK COMPLEX LAND USE:
 PROPERTY ADDR: 04300 PAN AMERICAN FRWY RD NE ALBUQUERQUE NM 87110
 OWNER NAME: CENTRAL PARK LIMITED
 OWNER ADDR: 03000 A STREET

LEGAL: TRAC T "B" LANDS OF THE SALVATIONARY CONT 2.8187 LAND USE:
 PROPERTY ADDR: 04301 BRYAN MAUR ANCHORAGE AK 99503
 OWNER NAME: THE SALVATION ARMY NE ALBUQUERQUE
 OWNER ADDR: 00000 PO DRAWER 27690

LEGAL: TRAC T "A" LANDS OF THE SALVA* CONT 2.0342 LAND USE:
 PROPERTY ADDR: 04400 PAN AMERICAN FW NE ALBUQUERQUE NM 87125
 OWNER NAME: THE SALVATION ARMY SII
 OWNER ADDR: 04400 PAN AMERICAN

LEGAL: TRAC T A- 3 CORRECTED REPLAT A* MONTGOMERY LAND USE:
 PROPERTY ADDR: 04300 BRYN MAUR DR NE ALBUQUERQUE NM 87107
 OWNER NAME: MONTGOMERY LOREN E*
 OWNER ADDR: 04300 BRYN MAUR

LEGAL: TRAC T A- 2 CORRECTED RE* A* MONTGOMERY LAND USE:
 PROPERTY ADDR: 04300 BRYAN MI NE ALBUQUERQUE NM 87107
 OWNER NAME: MONTGOMERY LORE
 OWNER ADDR: 04300 BRYN M

LEGAL: TRAC T A- 1 CORRECTED *A* MONTGOMERY LAND USE:
 PROPERTY ADDR: 04300 BRYN NE ALBUQUERQUE NM 87107
 OWNER NAME: MONTGOMERY
 OWNER ADDR: 04300 BR NE ALBUQUERQUE NM 87107

101606128611030106 LEGAL: AMEN DED LOT A OF THE LDS OF HELEN E SAUNDERS WITHI LAND USE:
PROPERTY ADDR: 00000 N/A ALBUQUERQUE
OWNER NAME: TAPPER STUART & LAURIE E &
OWNER ADDR: 00456 CABEZON RD CORRALES NM 87048

101606117718430705 LEGAL: TR 4 C PL AT FOR RENAISSANCE CENTER TR 4A, 4B, 4C, 4 LAND USE:
PROPERTY ADDR: 00000 N/A N/A
OWNER NAME: PRICE COMPANY
OWNER ADDR: 00999 LAKE DR ISSAQUAH WA 98027

101606130020830709 LEGAL: TR 4 A PL AT FOR RENAISSANCE CENTER TR 4A, 4B, 4C, 4 LAND USE:
PROPERTY ADDR: 00000 N/A N/A
OWNER NAME: NORWEST BANK NEW MEXICO NA
OWNER ADDR: 00000 PO BOX 1081 ALBUQUERQUE NM 87103

101606122020530710 LEGAL: TR 4 B PL AT FOR RENAISSANCE CENTER TR 4A, 4B, 4C, 4 LAND USE:
PROPERTY ADDR: 01420 RENAISSANCE BL NE ALBUQUERQUE
OWNER NAME: PRICE COMPANY
OWNER ADDR: 00999 LAKE DR ISSAQUAH WA 98027

101606129813840102 LEGAL: TRAC T 5- B-2-B PLAT FOR RENAISSANCE CENTER TRACT 5- LAND USE:
PROPERTY ADDR: 00000 N/A N/A
OWNER NAME: UNITED NEW MEXICO TRUST CO
OWNER ADDR: 00000 PO BOX 35847 ALBUQUERQUE NM 87176

101606138815040103 LEGAL: TR 5 -B-1 PLAT FOR TRACTS 5-B-1 AND TRACT 5-B-2 REN LAND USE:
PROPERTY ADDR: 01500 MERCANTILE NE ALBUQUERQUE
OWNER NAME: UNION SAVINGS BANK
OWNER ADDR: 00000 PO BOX 97000 ALBUQUERQUE NM 87199

101606127314840105 LEGAL: TRAC T 5- B-2-A PLAT FOR RENAISSANCE CENTER TRACT 5- LAND USE:
PROPERTY ADDR: 00000 N/A N/A
OWNER NAME: UNITED NM TRUST CO/TRUSTEE OF
OWNER ADDR: 01516 SAN PEDRO NE ALBUQUERQUE NM 87110

101606132815040110 LEGAL: TRAC T 5- B-2-C PLAT FOR RENAISSANCE CENTER TRACT 5- LAND USE:
PROPERTY ADDR: 00000 N/A N/A
OWNER NAME: UNITED NM TRUST CO/TRUSTEE OF
OWNER ADDR: 01516 SAN PEDRO NE ALBUQUERQUE NM 87110

101606141603540401 LEGAL: TR C MON TGOMERY COMPLEX CONT 0.4864 AC M/L LAND USE:
PROPERTY ADDR: 03205 MONTGOMERY BL NE ALBUQUERQUE
OWNER NAME: RIO GRANDE OIL CO OF BERN CO
OWNER ADDR: 00000 PO BOX 25564 ALBUQUERQUE NM 87125

101606142704640403 LEGAL: TR E -1 M ONTGOMERY COMPLEX A REPLAT OF PORTS OF BLK LAND USE:
PROPERTY ADDR: 04600 PAN AMERICAN FW NE ALBUQUERQUE
OWNER NAME: TIDENBERG JUNE S
OWNER ADDR: 06321 LESLIE PL NE ALBUQUERQUE NM 87109

101606143606640404 LEGAL: TR E -2 M ONTGOMERY COMPLEX CONT 2.500 AC LAND USE:
PROPERTY ADDR: 04620 PAN AMERICAN FW NE ALBUQUERQUE
OWNER NAME: STORAGE FACILITIES PARTNERS
OWNER ADDR: 00000 PO BOX 8207 WICHITA KS 67208

101606144809040405 LEGAL: TR E -3 M ONTGOMERY COMPLEX CONT 2.538 AC LAND USE:
PROPERTY ADDR: 00000 N/A ALBUQUERQUE
OWNER NAME: DYNAMIC INVESTORS INC
OWNER ADDR: 02616 W HIGHWAY 66 GALLUP NM 87301

101606147512940407 LEGAL: SIBC O TR ACT IN SEC 34 T11N R3E CONT 0.399 ACRES LAND USE:
PROPERTY ADDR: 04770 PAN AMERICAN NE N/A
OWNER NAME: WEB SERVICE CO INC
OWNER ADDR: 03690 FREEMAN BL REDONDO BEACH CA 90278

101606146211340410 LEGAL: LOT 1 MONTGOMERY COMPLEX REPLAT OF A PORTION OF TR LAND USE:
PROPERTY ADDR: 04740 PAN AMERICAN FRWY NE ALBUQUERQUE
OWNER NAME: ROWLEY MARSHALL ETUX
OWNER ADDR: 00000 PO BOX 26900 ALBUQUERQUE NM 87125

101606140200940201 LEGAL: TR B MONTGOMERY COMPLEX LAND USE:
PROPERTY ADDR: 03200 MONTANO NE N/A
OWNER NAME: TEXACO REFINING/MARKETING INC
OWNER ADDR: 00000 PO BOX 7813 UNIVERSAL CITY CA 91618

101606025146020210 LEGAL: TRAC T A- 3 REPLAT OF TRS A B C & D LEUCKING PK COMP LAND USE:
PROPERTY ADDR: 00000 N/A N/A
OWNER NAME: NEW MEXICO EDUCATORS FEDERAL
OWNER ADDR: 06501 INDIAN SCHOOL RD NE ALBUQUERQUE NM 87110

101606025645120204 LEGAL: TRAC T A LUECKING PARK COMPLEX LAND USE:
PROPERTY ADDR: 04300 PAN AMERICAN FRWY NE ALBUQUERQUE
OWNER NAME: CENTRAL PARK LIMITED
OWNER ADDR: 03000 A STREET ANCHORAGE AK 99503

101606036448920207 LEGAL: TRAC T "B " LANDS OF THE SALVATION ARMY CONT 2.8187 LAND USE:
PROPERTY ADDR: 04301 BRYAN MAUR NE ALBUQUERQUE
OWNER NAME: THE SALVATION ARMY
OWNER ADDR: 00000 PO DRAWER 27690 ALBUQUERQUE NM 87125

101606034449520208 LEGAL: TRAC T "A " LANDS OF THE SALVATION ARMY CONT 2.0342 LAND USE:
PROPERTY ADDR: 04400 PAN AMERICAN FW NE ALBUQUERQUE
OWNER NAME: THE SALVATION ARMY SILVERCREST
OWNER ADDR: 04400 PAN AMERICAN FW NE ALBUQUERQUE NM 87107

101606038950511406 LEGAL: TRAC T A- 3 CORRECTED REPLAT OF TRACT 'A' MONTGOMERY LAND USE:
PROPERTY ADDR: 04300 BRYN MAWR DR NE ALBUQUERQUE
OWNER NAME: MONTGOMERY LOREN ETAL
OWNER ADDR: 04300 BRYN MAUR NE ALBUQUERQUE NM 87107

101606039351311407 LEGAL: TRAC T A- 2 CORRECTED REPLAT OF TRACT 'A' MONTGOMERY LAND USE:
PROPERTY ADDR: 04300 BRYAN MAUR NE ALBUQUERQUE
OWNER NAME: MONTGOMERY LOREN TRUSTEE
OWNER ADDR: 04300 BRYN MAUR NE ALBUQUERQUE NM 87107

506039852111408 LEGAL: TRAC T A- 1 CORRECTED REPLAT OF TRACT 'A' MONTGOMERY LAND USE:
PROPERTY ADDR: 04300 BRYN MAWR NE ALBUQUERQUE
OWNER NAME: MONTGOMERY LOREN ETAL
OWNER ADDR: 04300 BRYN MAUR NE ALBUQUERQUE NM 87107

R E C O R D S W I T H L A B E L S

101606110713430506

LEGAL: TR 1 3-B1 A PLAT FOR TR 13-A1A, 13-B1A & 13-C1 RENAI
PROPERTY ADDR: 01221 RENAISSANCE
OWNER NAME: GVD COMMERCIAL PROPERTIES INC
OWNER ADDR: 01915 A E KATELLA
AV ORANGE CA 92867
BL NE ALBUQUERQUE

101606113014030507

LEGAL: TR 1 3-C1 PLAT FOR TR 13-A1A, 13-B1A & 13-C1 RENAI
PROPERTY ADDR: 00000 N/A
OWNER NAME: GVD INC
OWNER ADDR: 01915 EAST KATELLA
AV ORANGE CA 92867
N/A

101606111511330508

LEGAL: TRAC T 13 -D REPLAT OF TR 13 RENAISSANCE CENTER II C
PROPERTY ADDR: 00000 N/A
OWNER NAME: GVD INC
OWNER ADDR: 01915 EAST KATELLA
AV ORANGE CA 92867
N/A

101606112321030610

LEGAL: TR 2 B SU BD PLAT FOR RENAISSANCE CENTER CONT 12.890
PROPERTY ADDR: 01220 RENAISSANCE
OWNER NAME: HOME DEPOT USA INC ATTN BONITA
OWNER ADDR: 01700 MARKET
ST PHILADELPHIA PA 19103
BL N/A