

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

Date: November 19, 1999

**OFFICIAL NOTIFICATION OF DECISION**

Las Colinas Properties LLC  
10200 Corrales Road NW Ste b-3  
Albuq. NM 87048

FILE: Z-99-115  
LEGAL DESCRIPTION: 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 (CONTINUED FROM  
OCTOBER 21, 1999)

On November 18, 1999, the Environmental Planning Commission voted to approve Z-99-115, a site plan for subdivision based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request for approval of a Site Plan for Subdivision for a 28.77 acre site located South of NM 528 NW, east of Coors Boulevard Bypass and north of Ellison Drive, more particularly described as Tract B-1, Cottonwood Corners.
2. The proposed subdivision creates 9 lots ranging from 0.73 to 13.26 acres over the 28.77 acre area.
3. The proposed development is in conformance with the policies of the *Albuquerque/Bernalillo County Comprehensive, Established Urban Area*; the *West Side Strategic Plan* and the *Seven Bar Ranch Sector Plan*.
4. Pedestrian amenities and landscaping need to be enhanced.
5. A transit credit of 10% is available to this site.
6. Parking indicated may be reduced to accomplish pedestrian and landscaping requirements.

**CONDITIONS:**

1. The submittal of this site plan to the DRB shall meet all EPC conditions; a letter shall accompany the submittal indicating how the site plan has been modified to meet each of the EPC conditions. Compliance with Conditions of Approval includes compliance with previous EPC approvals for this site.

2. A replat shall be filed at DRB to conform to this approval.
3. In accordance with Transportation Development Services conditions of approval for the proposed site plans for subdivision purposes and for building permit shall 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. Site plan must address future grade separation at Coors By-pass and Ellison Drive. Modification to access drives internal circulation and sign locations may 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 Coors Boulevard and Ellison Drive.
  - H. Dedication of right-of-way is required for Coors Bypass Boulevard, 78 feet from the street centerline.
  - I. Dedication of right-of-way is required for N.M. 528, 78 feet from the street centerline.
  - J. Dedication of right-of-way is required for Ellison Drive, 78 feet from the street centerline.

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On November 18, 1999, the Environmental Planning Commission voted to approve Z-99-115, a site plan for building permit based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request for approval of a Site Plan for Building Permit for a 28.8 acre site located South of NM 528 NW, east of Coors Boulevard Bypass and north of Ellison Drive, more particularly described as Tract B-1, Cottonwood Corners.
2. This request is an amendment to an August, 1998 EPC approved Site Plan for Building Permit (Z-99-88) which was an amendment to a 1995 approval (Z-95-26). Conditions of the previous approvals apply to this request.
3. The principal change from the 1998 approved site proposed by this amendment is the replacement of 4 Major stores and 2 smaller Pads in the north portion of the site with one much larger Major store and a gasoline station. The south portion of the 28.8 acre site is not affected by this request.
4. The commercial uses proposed are consistent with the existing SU-1 for IP zoning which was established with the adoption of the Seven Bar Ranch Sector Development Plan, revised 1985.

5. The proposed development is in general conformance with the policies of the *Albuquerque/Bernalillo County Comprehensive Plan; Established Urban Area, the West Side Strategic Plan; and the Seven Bar Ranch Sector Plan.*
6. The proposed Site Plan for Building Permit request does not include the gas station. Future development of the gas station will require EPC site plan review.
7. The site is located within the Regional Center boundaries designated by the *West Side Strategic Plan.*
8. The landscaping islands and tree location requirements do not meet the minimum city standards. The general site landscaping is minimal.
9. The site plan shows the majority, 14 out of the 16 ADA parking spaces, using drive aisles as the only access to the building to the parking area this creates a safety hazard.
10. No plaza is indicated on the plan. The Westside Strategic Plan recommends plazas for new development.
11. Pedestrian oriented provisions are marginal.
12. There is a surplus of 19 parking spaces shown on the site and there is a potential of utilizing bus line credits available up to 10% of parking.
13. NM528 and multi storey apartment buildings overlook the site from the west.
14. The sidewalk at the main entry areas scales in some locations as 3 feet clear and 5 feet clear.
15. All drive aisles are shown at 25 feet.
16. The ornamental fence is not indicated on the plans.
17. There are no provisions for bike lockers or showers indicated.
18. There is no employee patio or break area indicated.
19. The building is a relatively flat unarticulated box like building. The front elevation has 285 foot long flat wall. The east side of the building has 160 foot flat wall, and 140 foot flat wall. The north side of the building has a 390 foot unarticulated flat like wall.
20. Approximately 2% of the total surface elevation area is glazing.
21. Portals are indicated on the elevation on the southeast corner but is not indicated on the plan.
22. A pedestrian pathway and ADA access is located at a vehicle stop.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions; a letter shall accompany the submittal indicating how the site plan has been modified to meet each of the EPC conditions. Compliance with Conditions of Approval includes compliance with previous EPC approvals for this site.
2. Comply with transportation related conditions in accordance with Site Plan for Subdivision Condition 2, above.
3. The following pedestrian related improvements are required.
  - A. The sidewalk at the entrance side of all buildings shall be 15' wide with shade trees 25' apart on 5'x5' inside dimension planters.
  - B. Protect pedestrian paths with bollards or by raising the pedestrian walk 6" above the paving where there is angled or perpendicular parking adjacent. Raised paths should be 8' wide where there is parking on one side, 10' wide if there is parking adjacent on both sides.
  - C. Where pedestrian paths are parallel to adjacent parking, there shall be a 5' landscape island between the path and parking, except for ADA spaces.
  - D. Where pedestrian paths cross vehicular circulation, pedestrian paths shall be minimum 6' wide and clearly demarcated with slightly raised alternative textured material.
  - E. Add pedestrian paths between this development and the development to the east across Cottonwood Drive. Locate paths on both sides of driveway intersections with Cottonwood Drive.
  - ~~F. Add 10' pedestrian paths at the large parking lots in front of Major 1. One path shall run in an east-west direction at the center of the parking lot extending across the entire parking lot. Two north-south paths shall be added, one at the middle of the east portion of the parking lot and one at the middle of the west portion of the lot.~~
  - ~~G. Pedestrian paths in the parking area shall be landscaped with trees 25' apart in minimum 5'x5' inside dimension wells.~~
  - ~~H. A 6' sidewalk shall be added along the front of Major 1 from the west corner of the building to the pedestrian area at the main entrance area.~~
4. The refuse enclosure shall be compatible in design, color and material with building architecture. Location shall be acceptable to the Solid Waste Management Department.
5. The top of rooftop equipment shall be below parapet height. The transformer and trash compactor should be screened with a screenwall. The top of the screenwall shall be taller than top of equipment.
6. Signage indicated shall be considered adequate. No additional signage shall be approved except the that one 50 square foot monument sign shall be allowed for each Pad building.
7. Building mounted signs shall be in locations indicated but shall be limited to an area to 6% of the building facade for all buildings. Sign letters shall be channelized or neon and no backlit illuminated panels except for logo signage.


8. Street trees shall be provided at the rate of one tree every 30' and shall be a mix of deciduous and evergreen. Street trees shall be added along the north property line at NM 528 at an average of 20 feet on center for screening. The trees shall be a mix of evergreens and deciduous trees.
9. Landscaping on the north side of the north perimeter retaining wall shall be planted to hide large expanses of blank wall. Plants shall be either vines and/or hedges such as Pyracantha or Boston Ivy.
10. Provide 2 representative sections of the north perimeter wall showing inside and outside finish grades. The wall shall present an attractive elevation as seen from NM 528. The wall shall be painted with "graffiti proof" paint or shall be split block CMU.
11. Future development of the gas station will require EPC site plan review.
12. Provide a detail of the bicycle rack. Provide parking capacity for 32 bicycles at Major 1.
13. Provide bike lockers and showers for employees.
14. A plaza area shall be located near the main building entry, the area minimum width shall be 30 feet in width and there shall be a minimum of 1000 square feet on the plaza.
15. All landscaping aisles at end aisles shall be a minimum of 10 feet in width.
16. All ADA parking shall have a clear direct ADA compliant pathway to the entry sidewalk. Drive aisles shall not be utilized as a pathway other than crossing to a sidewalk. All drive aisles crossings shall be compliant to condition 3.
17. All pedestrian ways at the main north/south drive which is the perpendicular access to the building shall be a minimum 8 feet in width (6 feet clear) with 5 x 5 planters adjacent at 25 feet on center and trees.
18. Where any parking areas are indicated a minimum six foot sidewalk continuous shall be provided around the perimeter of the building to provide pedestrian access from parking area to the entry doors. Shade trees shall be provided at 25 feet on center along those walkways and 5 x 5 planters or the option for portals with a minimum 6 foot overhang.
19. The ornamental fence shall be indicated on the plans.
20. Asphalt paving shall be reduced and landscaping and sidewalks shall be added at the electrical transformer area on the west side of the building.
21. Add a minimum of 4 shade trees per row of parking at the south side of the building at a minimum 5 trees per row at the east side of the building and 5 at the west.
22. Add display windows at a minimum 8 foot by 8 foot along the front elevation of building at 30 feet on center.

23. Light standards shall be a maximum of 36 feet in height.
24. No generic franchise pad designs shall be permitted.
25. At the southeast corner of the building add a 10 foot walkway 50 feet north of the corner.
26. Add a shade canopy minimum 8 foot width at the TLE (Tire, Lube and Emissions) above all garage doors.
27. Add a 15 foot wide sidewalk area with shade trees and 5 x 5 planters within the 15 foot dimension at 25 feet on center at the northeast corner of the building to a dimension 100 feet south of that corner.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY DECEMBER 3, 1999 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

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

Sincerely,  
  
for Robert R. McCabe, AIA, APA  
Planning Director

RM/BT/ac

cc: Tierra West LLC, 4421 McLeod Rd. NE Ste D, Albuquerque, NM 87109