



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS		<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)	
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS		<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)	
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS	
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
	<input type="checkbox"/> Sidewalk Waiver (Form V2)		
SITE PLANS		<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)	
BRIEF DESCRIPTION OF REQUEST			
Request sketch plat review to subdivide 2 existing lots into 6 new lots and receive new comments.			

APPLICATION INFORMATION			
Applicant: Red Shamrock 4, LLC		Phone:	
Address: 8220 San Pedro Dr. NE Suite 500		Email:	
City: Albuquerque	State: NM	Zip: 87113-2476	
Professional/Agent (if any): CSI-Cartesian Surveys, Inc.		Phone: 505-896-3050	
Address: P.O. Box 44414		Email: cartesianjayson@gmail.com	
City: Rio Rancho	State: NM	Zip: 87174	
Proprietary Interest in Site:		List <u>all</u> owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: Lots 8 and 9		Block:	UPC: 101106018750920808
Subdivision/Addition: Coors Pavilion		MRGCD Map No.:	UPC Code: 101106018746520809
Zone Atlas Page(s): G-11-Z	Existing Zoning: NR-C		Proposed Zoning NR-C
# of Existing Lots: 2	# of Proposed Lots: 1		Total Area of Site (Acres): 14.1981
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: Saint Joseph Dr. NW		Between: Coors Blvd. NW	and: Atrisco Dr. NW
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
PR-2019-002765			

Signature:		Date: 3/2/20			
Printed Name: Jayson Pyne		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent			
FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:				Fee Total:	
Staff Signature:		Date:		Project #	

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines unless noted differently below. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

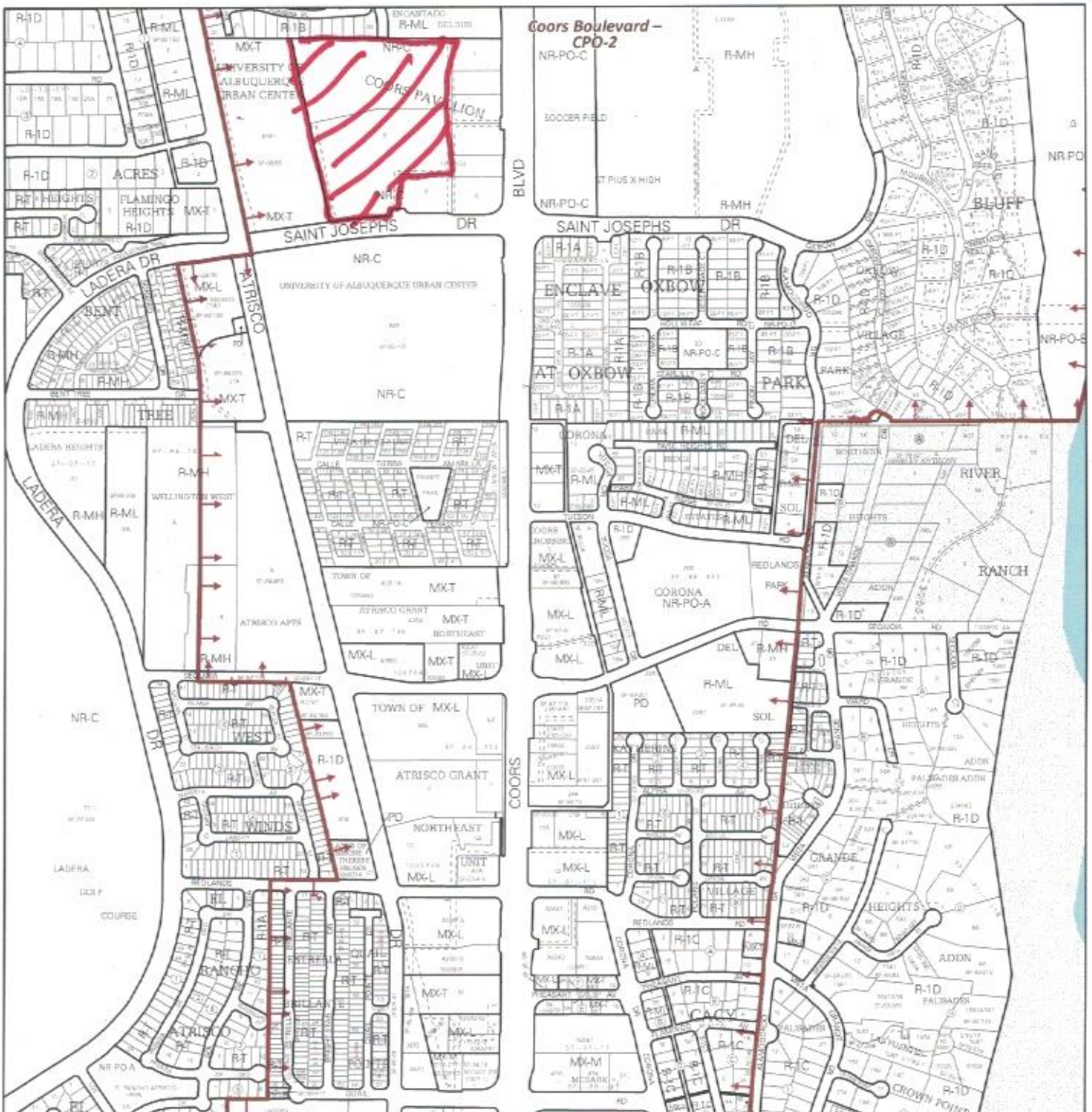
A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

>> INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS

- N/A Interpreter Needed for Hearing? ___ if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- Zone Atlas map with the entire site clearly outlined and labeled
- SKETCH PLAT REVIEW AND COMMENT**
 - Letter describing, explaining, and justifying the request
 - Scale drawing of the proposed subdivision plat (7 copies, folded)
 - Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (7 copies, folded)
- MAJOR SUBDIVISION FINAL PLAT APPROVAL (requires published notice, heard on the DRB Major Case Schedule)**
 - ___ Letter describing, explaining, and justifying the request
 - ___ Copy of recorded IIA
 - ___ Proposed Final Plat (7 copies, 24" x 36" folded)
 - ___ Design elevations & cross sections of perimeter walls (3 copies)
 - ___ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - ___ DXF file and hard copy of final plat data for AGIS submitted and approved
- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL**
 - ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
 - ___ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
 - ___ Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
 - ___ Required notice with content per IDO Section 14-16-6-4(K)(6)
 - ___ Office of Neighborhood Coordination Public Notice Inquiry response
 - ___ Proof of emailed notice to applicable Neighborhood Association representatives
 - ___ Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal (7 copies, folded)
 - ___ Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
 - ___ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
 - ___ Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
 - ___ Proposed Infrastructure List, if applicable
 - ___ DXF file and hard copy of final plat data for AGIS submitted and approved
- MINOR AMENDMENT TO PRELIMINARY PLAT OR INFRASTRUCTURE LIST**
 - ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
 - ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
 - ___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p>		
<p>Signature: </p>	<p>Date: 3/2/20</p>	
<p>Printed Name: Jason Pyne</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>	
<p>FOR OFFICIAL USE ONLY</p>		
<p>Case Numbers:</p>	<p>Project Number</p>	
<p>Staff Signature:</p>		
<p>Date:</p>		




Coors Boulevard - CPO-2

For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas

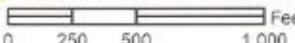
May 2018




IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page:
G-11-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone



0 250 500 1,000 Feet



Gray Shading Represents Area Outside of the City Limits

CSI-Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

March 2, 2020
Development Review Board
City of Albuquerque

Re: Proposed Lots 8-A, 8-B, 8-C, 9-A, 9-B, and 9-C, Coors Pavilion

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and request a sketch plat review to Replat 2 existing Lots and create 6 new lots. The project has taken several different scenarios in last several months, including having an AA approved for the site plan. Due to all the progress, we are respectfully requesting another sketch plat to obtain new comments regarding the site. The site is located at St. Josephs Dr. N.W. between Atrisco Dr. N.W. and Coors Blvd. N.W. Thank you for your time and consideration.

Jayson Pyne

**Site Sketch for
Lots 8-A, 8-B, 8-C,
9-A, 9-B, and 9-C
Coors Pavilion
Being Comprised of
Lots 8, and 9
Coors Pavilion
City of Albuquerque
Bernalillo County, New Mexico
March 2020**

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	278.74' (278.73')	3053.00' (3053.00')	5°13'52"	278.64'	S 84°36'47" W
C2	7.60' (7.60')	15.00' (15.00')	29°01'18"	7.52'	S 26°43'08" W
C3	72.84'	85.00'	49°05'52"	70.63'	N 30°59'18" W
C4	112.12'	117.00'	54°54'22"	107.88'	S 28°05'03" E
C5	46.33'	307.00'	8°38'50"	46.29'	S 04°29'37" W

Line Table		
Line #	Direction	Length (ft)
L1	S 81°59'51" W (S 81°59'51" W)	36.65' (36.65')
L2	S 12°12'29" W (S 12°12'29" W)	26.39' (26.39')
L3	S 84°41'06" W (S 84°41'06" W)	39.52' (39.52')
L5	N 33°51'33" E	70.65'
L6	N 90°00'00" E	3.53'
L7	N 00°00'00" E	83.64'
L8	S 00°10'24" W	67.85'
L9	N 11°45'32" W	17.33'

Legend

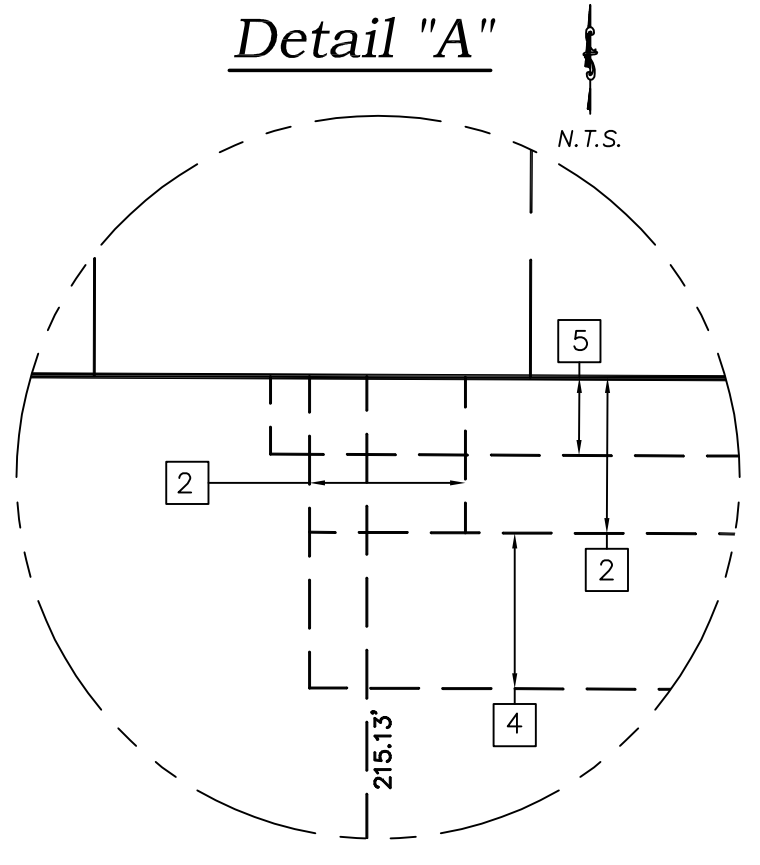
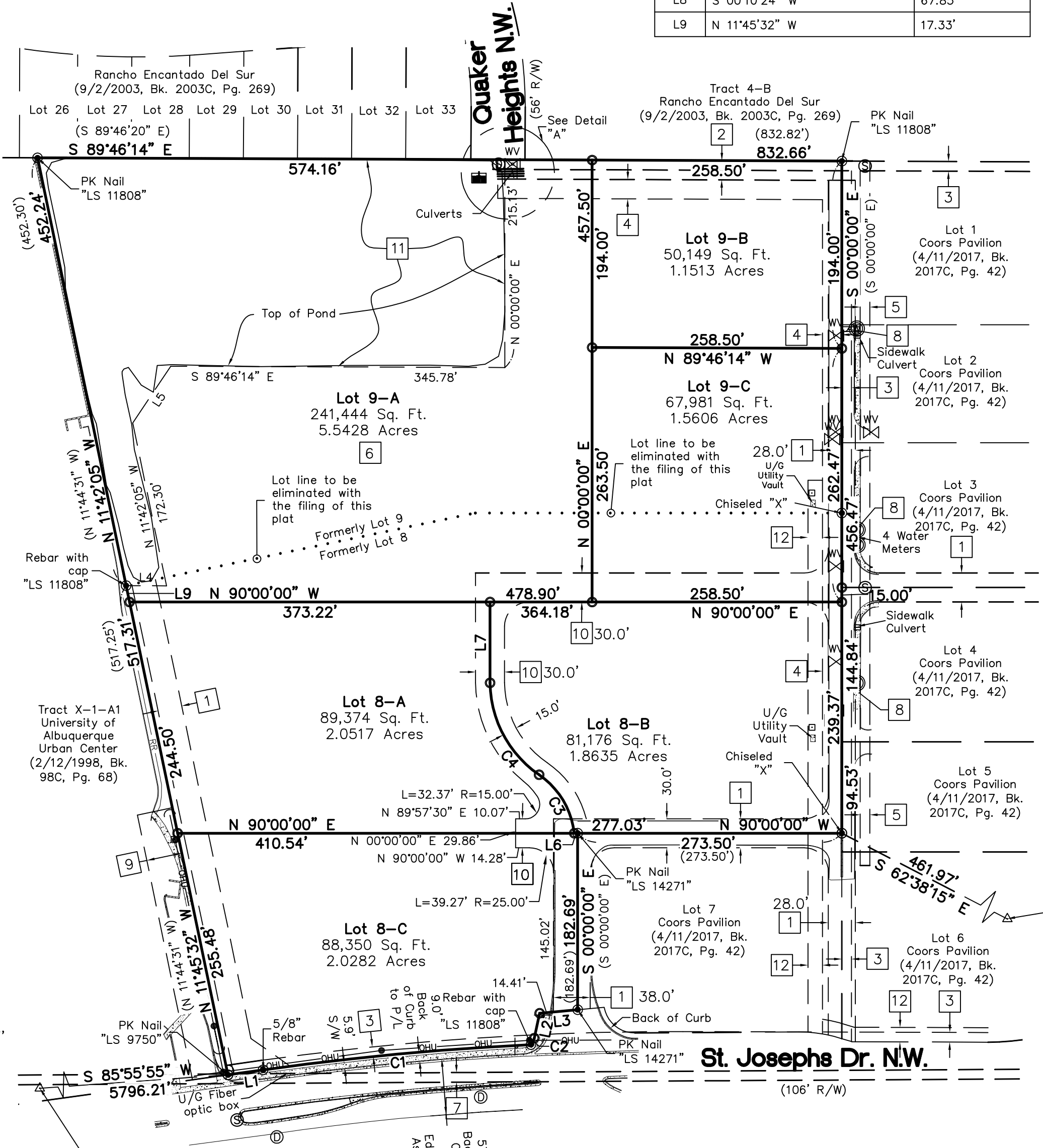
N 90°00'00" E MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E) RECORD BEARINGS AND DISTANCES PER PLAT (4/11/2017, BK. 2017C, PG. 42)

- FOUND MONUMENT AS INDICATED
- SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
- ▭ CONCRETE
- ▨ BLOCK WALL
- RR— RAILROAD TIES
- OHU— OVERHEAD UTILITY LINE
- UTILITY POLE
- ↪ ANCHOR
- WV WATER VALVE
- ⊙ WATER METER
- ⊙ MANHOLE
- OR SIGN
- STORM DRAIN INLET
- UTILITY PEDESTAL

Easement Notes

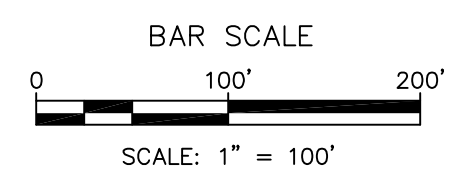
- * [1] EXISTING PRIVATE ACCESS AND SURFACE DRAINAGE EASEMENT (4/11/2017, BK. 2017C, PG. 42)
- * [2] EXISTING 20' PRIVATE DRAINAGE EASEMENT (4/11/2017, BK. 2017C, PG. 42)
- [3] EXISTING 10' PUBLIC UTILITY EASEMENT (4/11/2017, BK. 2017C, PG. 42)
- [4] EXISTING 20' PUBLIC WATER EASEMENT (4/11/2017, BK. 2017C, PG. 42)
- [5] EXISTING 10' PRIVATE SANITARY SEWER EASEMENT (4/11/2017, BK. 2017C, PG. 42)
- * [6] EXISTING PRIVATE BLANKET DRAINAGE EASEMENT ACROSS LOT 9 (4/11/2017, BK. 2017C, PG. 42)
- [7] 20' UTILITY EASEMENT (3/18/1976, BK. 468, PG. 165-166, DOC. NO. 4915317) AS SHOWN ON PLAT (4/11/2017, BK. 2017C, PG. 42)
- [8] EXISTING PUBLIC WATER METER EASEMENT (4/11/2017, BK. 2017C, PG. 42)
- [9] EXISTING PUBLIC WATERLINE EASEMENT (5/8/2000, BK. A5, PG. 4444 AS DOC. NO. 20044618) AS SHOWN ON PLAT (4/11/2017, BK. 2017C, PG. 42)
- [10] 30' INGRESS/EGRESS EASEMENT-ACCESS DRIVEWAY GRANTED WITH THE FILING OF THIS PLAT BENEFITING THE OWNERS OF LOTS 1-7, 8-A, 8-B, 8-C, 9-A, 9-B, AND 9-C TO BE MAINTAINED BY THE UNDERLYING OWNER OF EACH TRACT PURSUANT TO THE PROVISIONS CONTAINED IN THE DECLARATION OF ECR RECORDED ON DECEMBER 13, 2016 AS DOC. NO. 2016116329.
- [11] PRIVATE DRAINAGE POND EASEMENT, BENEFITING LOTS 1-7, 8-A, 8-B, 8-C, 9-A, 9-B, AND 9-C TO BE MAINTAINED AS "COMMON USE AREA" BY ALL THE OWNERS PURSUANT TO THE PROVISIONS CONTAINED IN THE DECLARATION OF ECR RECORDED ON DECEMBER 13, 2016 AS DOC. NO. 2016116329
- [12] EXISTING P.U.E. (1/30/2018, AS DOC. NO. 2018009029)

* BENEFITING AND FOR USE OF THE OWNERS OF LOT 1 THRU 9, COORS PAVILION. MAINTENANCE OF SAID EASEMENT SHALL BE THE RESPONSIBILITY OF THE OWNERS OF SAID LOTS 1 THRU 9, COORS PAVILION AS FURTHER DEFINED IN THE RECORDED "DECLARATION OF EASEMENTS, COVENANTS, AND RESTRICTIONS".



ACS Monument "8-G11"
 NAD 1983 CENTRAL ZONE
 X=1505431.887*
 Y=1502236.625*
 Z=5116.009* (NAVD 1988)
 G-G=0.999680082
 Mapping Angle=-0°15'35.17"
 *U.S. SURVEY FEET

ACS Monument "7-G10"
 NAD 1983 CENTRAL ZONE
 X=1498606.697*
 Y=1501787.741*
 Z=5159.487* (NAVD 1988)
 G-G=0.999680173
 Mapping Angle=-0°16'22.41"
 *U.S. SURVEY FEET



CSI-CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244
 wplotnerjr@gmail.com

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339

OFFICIAL NOTIFICATION OF DECISION

February 13, 2020

City of Albuquerque
Planning Department
Urban Design & Development
600 2nd St. NW, 3rd Floor
Albuquerque, NM 87102

Project #2019-002765
SI-2019-00380 –Site Improvement

LEGAL DESCRIPTION:

Modulus Architect Inc., agent for Red Shamrock 4 LLC, request the above action for all or a portion of Lots 1 Thru 9 Coors Pavilion (Being A Replat Of Tract X-1-A2, of Tracts X-1-A1 & X-1-A2 University Of Albuquerque Urban Center), located on Coors Blvd. NW, between St. Josephs Dr. NW, and Coors Blvd. NW , containing approximately 21 acres. (G-11)
Staff Planner: Leslie Naji

PO Box 1293

On February 13, 2020 the Environmental Planning Commission (EPC) voted to Approve Project 2019-002765/SI-2019-00380, Major Site Amendment, based on the following Findings:

FINDINGS –SI-2019-00380, February 13, 2020-Site Plan Major Amendment

- NM 87103
www.cabq.gov
1. The request is for a Major Amendment of a Prior Approval of a Site Development Plan for an approximately 21.3-acre parcel located on St. Josephs Drive NW between Coors Blvd. and Atrisco Drive. The request consists of the following four major changes to the existing, governing site development plan:
 2. The request exceeds the thresholds for a Minor Amendment, and therefore is being considered pursuant to Section 14-16-6-4(Y)(1)(b)1, which states that Major Amendments shall be reviewed and decided by the decision-making body that issued the approval being amended. The EPC approved the existing site development plan for the subject site prior to effective date of the IDO. Pursuant to IDO Section 14-6-4(P)(2), the decision-making body may impose conditions necessary to bring the application into compliance with the requirements of this IDO.
 3. The subject site is located in an Area of Change area as designated by the Comprehensive Plan. Located along Coors Blvd., the subject site is along a Major Transit Corridor.

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Project #2019-002765

January 9, 2020

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4. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
5. The request generally furthers the following, applicable Comprehensive Plan policies:

- a. Policy 5.1.1-Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The request would allow new infill development and employment opportunities to be located along a designated Corridor, a location that is deemed appropriate area to accommodate higher density and intensity of growth over time to facilitate the City's vision for sustainable growth patterns, while reducing development pressures on the urban fringe and established neighborhoods. The request furthers Goal 5.1-Centers & Corridors and Policy 5.1.1-Desired Growth.

- b. Policy 5.1.2-Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The subject site is located in a the Ladera Activity Center and in an Area of Change that is intended to provide convenient, day-to-day services at a neighborhood scale to serve the surrounding area. The multiple lots can provide a mix of neighborhood commercial and office space.

- c. Policy 5.1.5 - Employment Centers: Create Centers that prioritize employment opportunities and foster synergy among businesses. Prioritize office and commercial employment in areas with good access via automobile and transit.

With approximately 14 acres for commercial development, the site provides concentrated employment opportunities along a transit corridor and within easy vehicular access.

- d. Policy 5.1.6 - Activity Centers: Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses. [ABC]

This request furthers this policy because an amended Site Plan allowing for smaller lots will allow medium scale mixed use development with a range of services and amenities that supports healthy lifestyles. Future site development of individual lots will require DRB approval whereby Site Design Standards and Guidelines requiring connectivity within the overall development and pedestrian friendly access, as well as landscaping and open spaces, can be reviewed and enforced.

- e. Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods. [ABC]

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The request would make possible, development of commercial uses along Coors Blvd with close proximity to the surrounding neighborhoods on the north, east, south and west sides of this corridor which is conveniently accessible from surrounding neighborhoods.

- f. Policy 5.3.1-Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The property, located at the Ladera Activity Center area, is served by existing infrastructure. It is designated as an area where infill development is desired.

- g. Policy 5.6.2-Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The subject Property is located in an Area of Change and will direct growth and more intense development to this corridor where change is encouraged. The proposed amendment will encourage growth and high-quality future development in accordance with this policy along a Major Transit Corridor with adequate infrastructure.

- h. Policy 5.6.4-Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

As each parcel is developed, necessary setbacks, buffering and limits on building heights will be assured through DRB site review. The changes with this Site Plan Amendment will not affect transitions.

- i. Policy 6.1.3-Auto Demand: Reduce the need for automobile travel by increasing mixed-use development, infill development within Centers, and travel demand management (TDM) programs.

This request would reduce the need for automobile traveling by increasing mixed use development, infill development within the Ladera Activity Center on Albuquerque's Westside, reducing the need for cross river trips. This request furthers Policy 6.1.3 – Auto Demand. Mixed-use development along a major transit corridor and adjacent to transit stops on Coors Blvd. will further reduce auto demand as jobs and shopping on the site can be easily reached by multiple bus routes.

- j. Policy 8.1.1 Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

Although the proposal creates significantly smaller lots than what is currently available, there is still a range of lot sizes ranging from 1.1 acres to 5.5 acres. This will still enable a wide variety of potential economic opportunities

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- k. Policy 8.1.2 Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy. [ABC]

This request will encourage economic development that will provide jobs, goods, and services which improve the life for new and existing residents on the Westside and contribute to a diverse and vibrant economy by creating new opportunities for neighborhood scale commercial development in an area with growth that is consistent with and enhances the establish character of existing development.

- l. Policy 8.1.3 Economic Base: Strengthen and diversify the economic base to help reduce reliance on government spending. [ABC]

This request furthers this Policy by allowing for future development of the property providing an incentive to local business to expand and diversify employment, promote local hiring, higher wages and business that contributes to the economic base of the community and region that helps reduce reliance on government spending.

6. The applicant has adequately justified the request pursuant to the Integrated Development Ordinance (IDO) Section 6-6(H)(3)-Review and Decision Criteria for Site Plan- EPC as follows:

- a. Criterion A: The Site Plan is consistent with the ABC Comp Plan, as amended. It supports and promotes several of the Comprehensive Plan's Goals and Policies as noted in Finding 5.
- b. Criterion B: The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

This site was previously zoned SU-3 to include O-1 & C-2 uses with associated design standards. Since adoption of the IDO, the site is now zoned NR-C (Non-Residential Commercial). The request will not replace the design standards of the previous approval and will follow applicable terms and conditions that have been previously approved. The proposed site plan changes the amount of (O-1) Office use on the site designations from 7 acres to 5.5 acres. Both uses are permissible within the IDO NR-C designation, as well as light industrial.

- c. Criterion C: The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

The Amended Site Plan will comply with all prior approved design standards put in place as the site continues to develop. There will be a reduction of O-1 uses per previous

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approvals. The NR-C Zone allows medium-scale retail, office, commercial, and institutional uses.

- d. Criterion D: The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

As the request is for replating of the approved development, there will be no additional burden on the City's infrastructure. Subsequent development on each plot may still require DRB review and approval, based on IDO development process thresholds.

- e. Criterion E: The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

The approved design standards in place with the original approval and layout of the new tracts are intended to ensure that future development will complement residential areas; future development will continue to be in line with the existing subdivision design standards that have been established. This will cause no adverse effects of noise, lighting pollution, and traffic on residential environments. Smaller lots will simply encourage future site developments to emerge. All uses shall comply with the standard that have been approved for this subdivision. Where the site plan's design standards are silent, the IDO's standards, including Neighborhood Edge requirements, will apply.

- 7. The applicant's policy analysis adequately demonstrates that the request furthers a preponderance of applicable Goals and policies in the Comprehensive Plan and does not significantly conflict with it. The proposed site plan amendment would be more advantageous to the community if it promotes development of the site.
- 8. The applicant notified the Ladera Heights Neighborhood Associations (NA), The Enclave at Oxbow HOA, Rancho Encantado HOA, Westside Coalition of NA, and Vista Grande NA as required. Property owners within 100 feet of the subject site were also notified as required.
- 9. The applicant conducted an informal neighborhood meeting. They state that the three neighborhood representatives in attendance were not opposed to the request, rather inquired on the previous projects that were proposed on the site and that they would like to see the land developed.
- 10. As of this writing, staff has received no community comments concerning this application.
- 11. Although traffic generated by the reduced lot sizes may change from the original site plan, it is not possible to determine until parcels are designed. As this transpires, new traffic generated reports should be provided for each parcel.

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RECOMMENDATION - SI-2019-00380, February 13, 2020

APPROVAL of Project #2019-002765, Case #SI-2019-00380, a Major Amendment to an existing Site Plan for an approximately 47.7-acre site located at St. Joseph Drive NW between Coors Blvd. and Atrisco Drive; Tracts X-1-A1 (portion of Parcel A) & Lots 1 thru 9, X-1-A2 (Parcel B), University of Albuquerque Urban Center, based on the preceding Findings and subject to the following condition of approval.

Condition of Approval

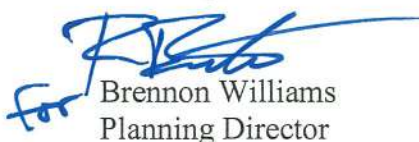
1. A Trip Generation Rate report for each new building proposed in Coors Pavilion shall be provided with site approval application as the project continues to develop to ensure that the trip generation rate does not exceed 10% above the trip generation rate assumed in the 2016 Traffic Impact Study. Should the project generate above the 10% allowance, a new Traffic Impact Study will be required.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **February 28, 2020**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the IDO, Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's recommendation.

You will receive notification if any 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 Zoning Code must be complied with, even after approval of the referenced application(s).

Sincerely,


for Brennon Williams
Planning Director

BW/LN

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January 9, 2020

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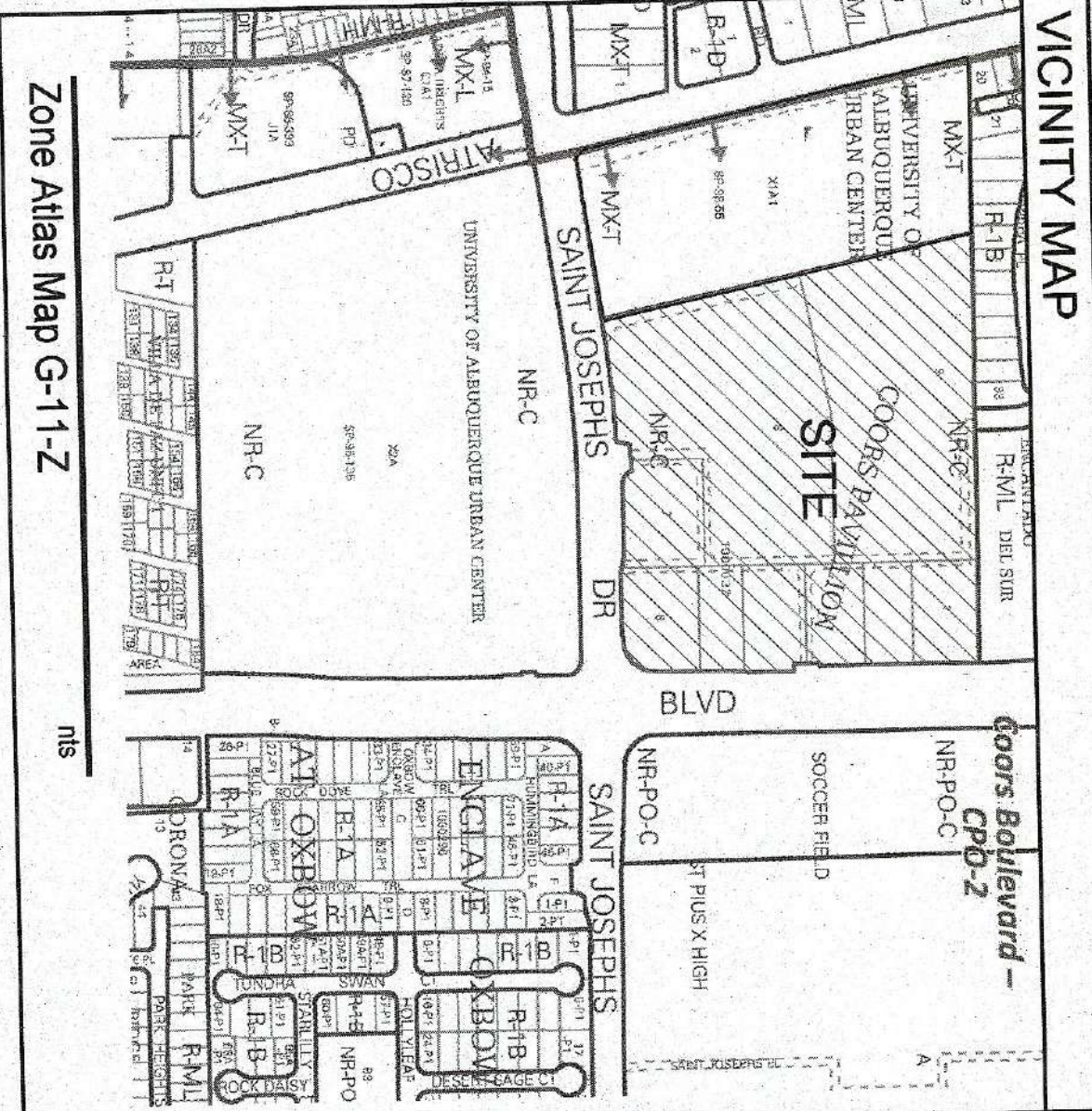
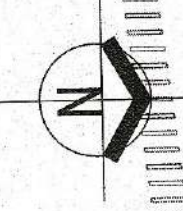
cc: COA Planning Department, , 600 2nd St. NW, 3rd Fl., ABQ, NM 87102
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Vista Grande NA, Berent Groth, berentgroth@mac.com
Vista Grande NA, Richard Schaefer, schaefer@unm.edu



MAJOR AMENDMENT TO SITE PLAN

SCALE: 1" = 60'

SCALE: 1" = 60'



VICINITY MAP

Zone Atlas Map G-11-Z

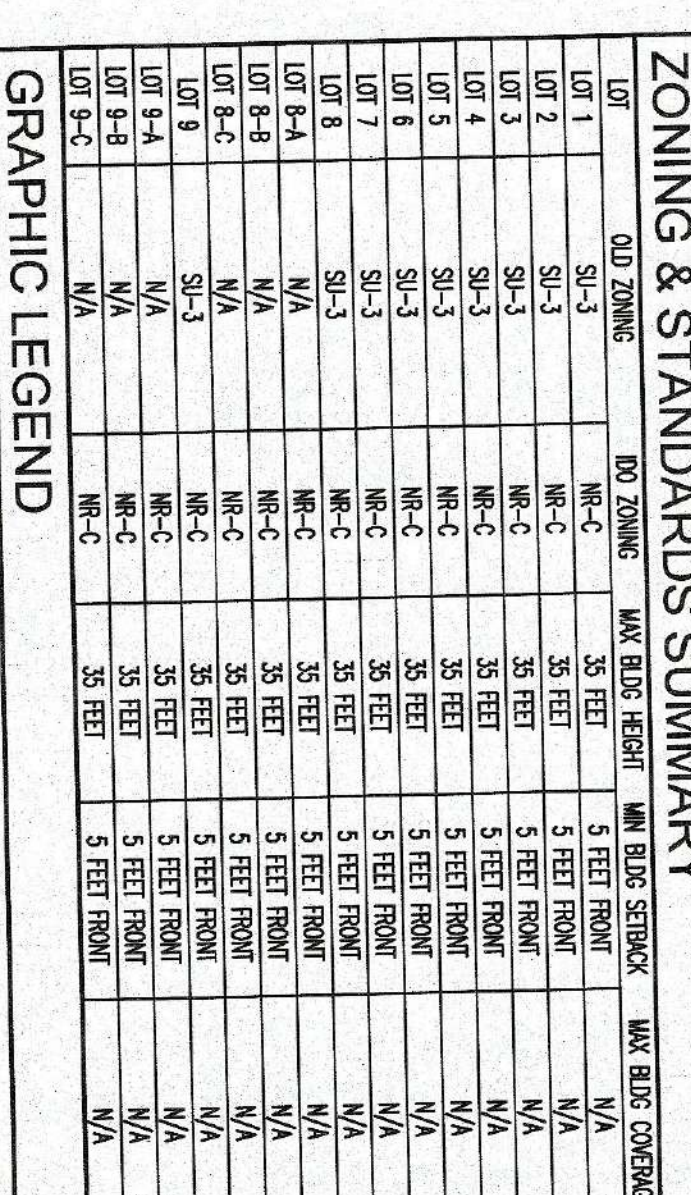
LOT NUMBERED ONE (5), EIGHT (8), AND NINE (9), OF COORS PAVILION, WITHIN THE TOWN OF ALBUQUERQUE CHARTERED IN PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNILLO COUNTY, NEW MEXICO, AS THE SAME, IS SHOWN ON THE PLAT OF THE COORS PAVILION, HEREBY FILED IN THE PUBLIC DOMAIN, UNDER BOOK 2017C, PAGE 42, NEW MEXICO ON APRIL 11, 2017 IN MAP BOOK 2017C, PAGES 42.

SUBDIVISION SUMMARY

PREVIOUS LOT	PREVIOUS AREA	PROPOSED SUBDIVISION	PROPOSED LOT	PROPOSED AREA
LOT 1	1,317.7 ACRES	NONE	SMC	SMC
LOT 2	0,288 ACRES	NONE	SMC	SMC
LOT 3	0,800.2 ACRES	NONE	SMC	SMC
LOT 4	1,070.8 ACRES	NONE	SMC	SMC
LOT 5	0,701.8 ACRES	NONE	SMC	SMC
LOT 6	1,164.1 ACRES	NONE	SMC	SMC
LOT 7	1,354.0 ACRES	NONE	SMC	SMC
LOT 8	1,228.8 ACRES	NONE	SMC	SMC
LOT 9	7,201.1 ACRES	YES	LOT 9-A, 9-B, 9-C	8,533.3 ACRES

ZONING & STANDARDS SUMMARY

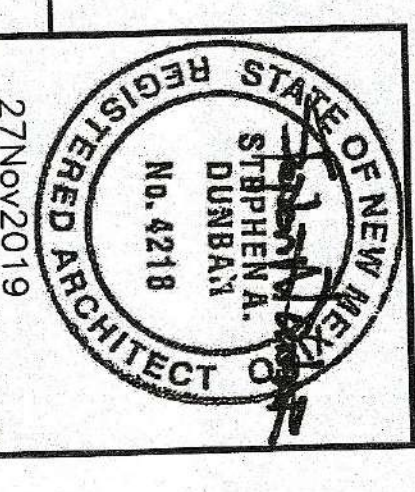
LOT	OLD ZONING	DD ZONING	MAX. BLDG. HEIGHT	MIN. BLDG. SETBACK	MAX. BLDG. COVERAGE
LOT 1	SI-3	NR-C	35 FEET	5 FEET FRONT	N/A
LOT 2	SI-3	NR-C	35 FEET	5 FEET FRONT	N/A
LOT 3	SI-3	NR-C	35 FEET	5 FEET FRONT	N/A
LOT 4	SI-3	NR-C	35 FEET	5 FEET FRONT	N/A
LOT 5	SI-3	NR-C	35 FEET	5 FEET FRONT	N/A
LOT 6	SI-3	NR-C	35 FEET	5 FEET FRONT	N/A
LOT 7	SI-3	NR-C	35 FEET	5 FEET FRONT	N/A
LOT 8	SI-3	NR-C	35 FEET	5 FEET FRONT	N/A
LOT 9-A	SI-3	NR-C	35 FEET	5 FEET FRONT	N/A
LOT 9-B	SI-3	NR-C	35 FEET	5 FEET FRONT	N/A
LOT 9-C	SI-3	NR-C	35 FEET	5 FEET FRONT	N/A



A TRIP GENERATION RATE REPORT FOR EACH NEW BUILDING PROPOSED IN COORS PAVILION SHALL BE PROVIDED WITH SITE APPROVAL APPLICATION AS THE PROJECT CONTINUES TO DEVELOP TO ENSURE THAT THE TRIP GENERATION RATE DOES NOT EXCEED 10% ABOVE THE TRIP GENERATION RATE ASSUMED IN THE 2010 TRIP RATE STUDY. SHOULD THE TRIP GENERATION RATE EXCEED THE 10% ALLOWANCE, A NEW TRIP RATE IMPACT STUDY WILL BE REQUIRED.

SITE DEVELOPMENT PLAN
 FILE #: PR-2019-008965
 SITE PLAN - EPC AS
 APPROVED 15 FEB 2020
 APPROVED BY: [Signature] DATE: 19 FEB 2020

DATE: 20Nov2019	PROJECT TITLE: COORS PAVILION
SCALE: AS NOTED	Corner of St. Joseph Drive & Coors Blvd. NW ALBUQUERQUE, NEW MEXICO
PROJECT MANAGER: Devin Nguyen	JOB NO.:
DRAWN BY: DTN	SHEET TITLE: Major Amendment to Site Plan
AS NOTED	AS101



MODULUS ARCHITECTS
 100 SUN AVENUE N.E., Ste 305
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REV	DATE	BY	REVISION