

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

Date: August 10, 1998

**OFFICIAL NOTIFICATION OF
DECISION**

Las Colinas Properties
10200 Corrales Road, NW
Suite B-3
Albuquerque, NM 87114

FILE: Z-98-88

LEGAL DESCRIPTION: Tract B,
Cottonwood Corners, zoned SU-1 for
IP uses, located on Coors Boulevard
Bypass NW between Ellison Drive
and New Mexico State HWY 528,
containing approximately 28.77 acres.
(A-13 & A-14) Bob Torres, Staff
Planner

On August 6, 1998, the Environmental Planning Commission voted to approve Z-98-88, **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 creating a 28.8 acres parcel for commercial development of 6 major buildings and 8 free standing pad sites for a total building area of 261,270 square feet.
2. The commercial uses proposed are consistent with the existing SU-1 for I-P zoning which was established with the adoption of the Seven Bar Sector Development Plan.
3. The proposed development is in general conformance with the policies of the Established Urban Area of the Albuquerque/ Bernalillo County Comprehensive Plan; the West Side Strategic Plan; and the Seven Bar Ranch Sector Plan.
4. The site is located within the Regional Center boundaries designated by the West Side Strategic Plan.
5. Drive- thru and drive- up services contribute to a non pedestrian environment and should be discouraged.

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CONDITIONS:

1. Building setback and building location dimensions shall be included in the site plan prior to DRB sign-off.
 2. Parking areas shall be limited to the required number of spaces plus 10% as encouraged by the *West Side Strategic Plan*.
 3. Loading docks shall have screen walls that are architecturally integrated into the building.
 4. All canopies and out buildings shall be integrated into the building architecture. Generic franchise canopies and building elevations shall not be permitted.
 5. Vinyl coated plastic reflective type awnings shall not be permitted.
 6. ATM's shall be architecturally integrated.
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On August 6, 1998, the Environmental Planning Commission voted to approve Z-98-88, **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 commercial development of 6 major buildings and 8 free standing pad sites for a total building area of 261,270 square feet on a 28.8 acre parcel.
2. The commercial uses proposed are consistent with the existing SU-1 for I-P zoning.
3. The proposed development is in general conformance with the policies of the Established Urban Area of the Albuquerque/ Bernalillo County Comprehensive Plan, the West Side Strategic Plan, and the Seven Bar Ranch Sector Plan.
4. The site is located within the Regional Center boundaries designated by the West Side Strategic Plan.
5. Drive-thru and drive-up services contribute to a non-pedestrian environment and should be discouraged.

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6. Strip malls are prohibited in the West Side Strategic Plan.

CONDITIONS:

1. The following transportation and infrastructure-related conditions of approval shall be implemented:
 - A. Dedicate 100 feet of right of way from the roadway centerline for New Mexico State Highway 528, a Principal Arterial street on the Long Range Major Street Plan.
 - B. Dedicate 78 feet of right of way from the roadway centerline for Coors Boulevard Bypass, a Principal Arterial street on the Long Range Major Street Plan.
 - C. Dedicate 78 feet of right of way from the roadway centerline for Ellison Drive, a Principal Arterial street on the Long Range Major Street Plan.
 - D. Implement appropriate transportation infrastructure required by the Traffic Impact Study.
 - E. Approval of all access points onto New Mexico State Highway 528, Coors Boulevard and Ellison Drive by the Traffic Engineer is required.
 - F. Approval of all access points onto New Mexico State Highway 528 by the New Mexico State Highway and Transportation Department is required.
 - G. Demonstrate to the satisfaction of the Traffic Engineer that the proposed site plan incorporates transit-supportive land uses and site layout patterns consistent with the goals of promoting Coors Boulevard Bypass as a high capacity transit corridor as designated in the West Side Strategic Plan, giving consideration to the planning guidelines of the Transportation Evaluation Study, Regional Transit Authority Service Plan, and West Side Village and Community Centers Implementation Plan and Design Guidelines.
 - H. An availability statement from New Mexico Utilities Inc. will be required.
 - I. Required infrastructure must be financially guaranteed prior to site plan and/or plat approval by the DRB.
 - J. All public infrastructure must be designed to City of Albuquerque standards, including water and/or sewer lines owned and operated by NMUI.

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- K. An approved drainage report is required prior to DRB site plan approval.
 - L. The applicant should contact the Transit Department regarding the design and implementation of a required TDM program for this development.
 - M. Provide bicycle racks at a rate of one space per 25 car parking spaces. Locate bicycle racks near building entrances.
2. The following pedestrian related improvements are required:
- A. The sidewalk at the entrance side of all buildings shall be a minimum of 15' wide with shade trees at 25' on center in 5' x 5' planters or the applicant may provide projected awnings or portals with a minimum of 6' clear pedestrian access to create a shaded pedestrian environment along the entire length of the walkway.
 - B. Locate sidewalks adjacent to buildings where on route for pedestrian access from parking lots to the building. Sidewalks shall be 6' wide, or 8' wide where there is angled or perpendicular parking adjacent to the sidewalk.
 - C. Protect pedestrian paths with bollards or by raising the pedestrian walk 6" above the paving where there is angled or perpendicular parking adjacent. Raised path should be 8' wide where there is parking on one side, 10' wide if there is parking adjacent on both sides.
 - D. Where pedestrian paths are parallel to adjacent parking, there shall be a 5' landscape island between the path and the parking, except for ADA spaces.
 - E. Where pedestrian paths cross vehicular circulation, pedestrian paths shall be minimum 6' wide and clearly demarcated with slightly raised alternative textured material.
 - F. Add pedestrian paths between this development and the development to east across Cottonwood Drive. Paths shall be located on both sides of driveway intersections with Cottonwood Drive.
3. Refuse enclosure shall be of design, color and materials compatible with building architecture and shall be located where accessibility is acceptable to the Solid Waste Management Department.

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4. The top of rooftop equipment shall be below the top of parapet.
5. Signage indicated shall be considered adequate, no additional signage shall be approved except that one 50 square foot monument sign shall be allowed for each pad building.
6. Building mounted signs shall be in locations indicated but shall be limited in area to 6% of building facade area for major buildings and 10% of facade area for pad buildings in accordance with Z-96-26, Conditions of Approval. Letters shall be channelized.
7. The two monument signs indicated shall be maximum 100 square feet in accordance with Z-96-26 Conditions of Approval. The sign design shall be compatible with the center architecture design.
8. Street trees shall be provided at the rate of one tree every 30'. Trees shall be a mix of deciduous and evergreen.
9. Locations of parking lot pole lights shall be shown on the site plan prior to DRB approval.
10. Landscaping on the north side of the north perimeter retaining wall shall be planted to hide large expanses of blank wall. Plants should be either vines and/or hedges such as Pyracantha or Boston Ivy.
11. The publication, Design of Subdivision Access and Perimeter Walls for Arterial and Collector Streets, published by the Planning Department on August 1997 shall be followed to achieve an attractive wall elevation as seen from NM 528. The wall should be painted with "graffiti proof" paint.
12. Prior to DRB approval all required drawings shall be revised and coordinated to reflect the approved revised site plan including the elevations, conceptual grading and drainage plan, utility plan, landscape plan, site plan for building permit, and site plan for subdivision.
13. Restaurants larger than 5,000 square foot gross shall have an outdoor dining patio area with shade trees or canopies and outdoor seating. The outdoor seating shall not have any parking requirement and patio area shall be a minimum of 15 feet wide.
14. Cell towers shall be architecturally integrated into building architecture or light fixtures.
15. No off-premise signs shall be permitted.

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16. Facilities with 50 or more employees on a shift shall provide a minimum of 200 square feet of secured bike storage.
17. Add a shaded pedestrian way 6 feet wide with a 5 foot adjacent planter strip or 5' x 5' planters for trees between pads 6 and 7 and extended to connect to the sidewalk at Cottonwood Drive, NW.

Sincerely,



FOR Robert McCabe, AIA, APA
Planning Director

RM/RT/nat

cc: George Rainhart Architects & Assoc., 2325 San Pedro NE, Suite 2-B; 87110