



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

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Alternative Landscape Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input checked="" type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Gina Kelly w/ SGA Design Group		Phone: (918)587-8602, ext. 299
Address: 1437 S Boulder Ave. - Suite 550		Email: ginak@sgadesigngroup.com
City: Tulsa	State: OK	Zip: 74119
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:	List <u>all</u> owners:	

BRIEF DESCRIPTION OF REQUEST

General Remodel of interior/exterior of store. Updating the Online Grocery Pickup (OGP) area to be relocated to the Garden Center area, Garden Center to be reduced in size, demising wall added to separate OGP from Sales floor. Repaint Exterior Paint & Update Signage & OGP Parking spaces.

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: 5	Block: 0000	Unit:
Subdivision/Addition: West Bluff Center	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): H11	Existing Zoning: NR-C	Proposed Zoning: NR-C
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres): ETR

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 2550 Coors Blvd. NW	Between: Coors Blvd NW	and: Corona Dr. NW
--	------------------------	--------------------

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

1000188 & 004903

Signature: <i>Gina Kelly</i>	Date: 09/09/21
Printed Name: Gina Kelly	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date:
	Project #

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

A single PDF file of the complete application including all plans and 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.

INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS

- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled

ARCHEOLOGICAL CERTIFICATE

- Archaeological Compliance Documentation Form with property information section completed
- Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
 - Three (3) copies of all applicable sheets of the approved Site Plan being amended, folded
 - Copy of the Official Notice of Decision associated with the prior approval
 - Three (3) copies of the proposed Site Plan, with changes circled and noted
- Refer to the Site Plan Checklist for information needed on the proposed Site Plan.*

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(1)(a)
 - Three (3) copies of all applicable sheets of the approved Site Development Plan being amended, folded
 - Copy of the Official Notice of Decision associated with the prior approval
 - Three (3) copies of the proposed Site Development Plan, with changes circled and noted
- Refer to the Site Plan Checklist for information needed on the proposed Site Plan.*

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

ALTERNATIVE SIGNAGE PLAN

- Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(F)(4)(c)
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
 - Sign Posting Agreement

ALTERNATIVE LANDSCAPE PLAN

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- Landscape Plan

<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: 09/09/21</p>
<p>Printed Name: Gina Kelly</p>	<p><input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Project Number:</p>	<p>Case Numbers</p>
<p> </p>	<p style="text-align: center;">-</p>
<p> </p>	<p style="text-align: center;">-</p>
<p> </p>	<p style="text-align: center;">-</p>
<p>Staff Signature:</p>	
<p>Date:</p>	



SGA Design Group

September 09, 2021

Maggie Gould, Planning Manager
City of Albuquerque - Planning Department
Land Development Coordination
600 Second Street NW
Albuquerque, NM 87109

Re. Walmart #2924.246 located at: 2550 Coors Blvd. NW

The scope of work for this Administrative Amendment review is the for updating of the current Walmart to relocate the Online Grocery Pickup Service (OGP) to a larger area due to the service being successful at this location. The OGP is relocating to the Garden Center area and having a reduction in size of this area. This interior area will house automation to assist customers with their shopping needs and have greater access.

The OGP parking will be revised to accommodate the updated service w/ spaces allotted for oversized items to be delivered by an associate of Walmart.

This area will not require a major public infrastructure or significant changes to access or circulation patterns on the site.

The area of impact is approximately 4.3% of the site area thus making it in compliance with Table 6-4-4 of the IDO and the criteria of 6-4(Z)(1)(a) of the IDO.

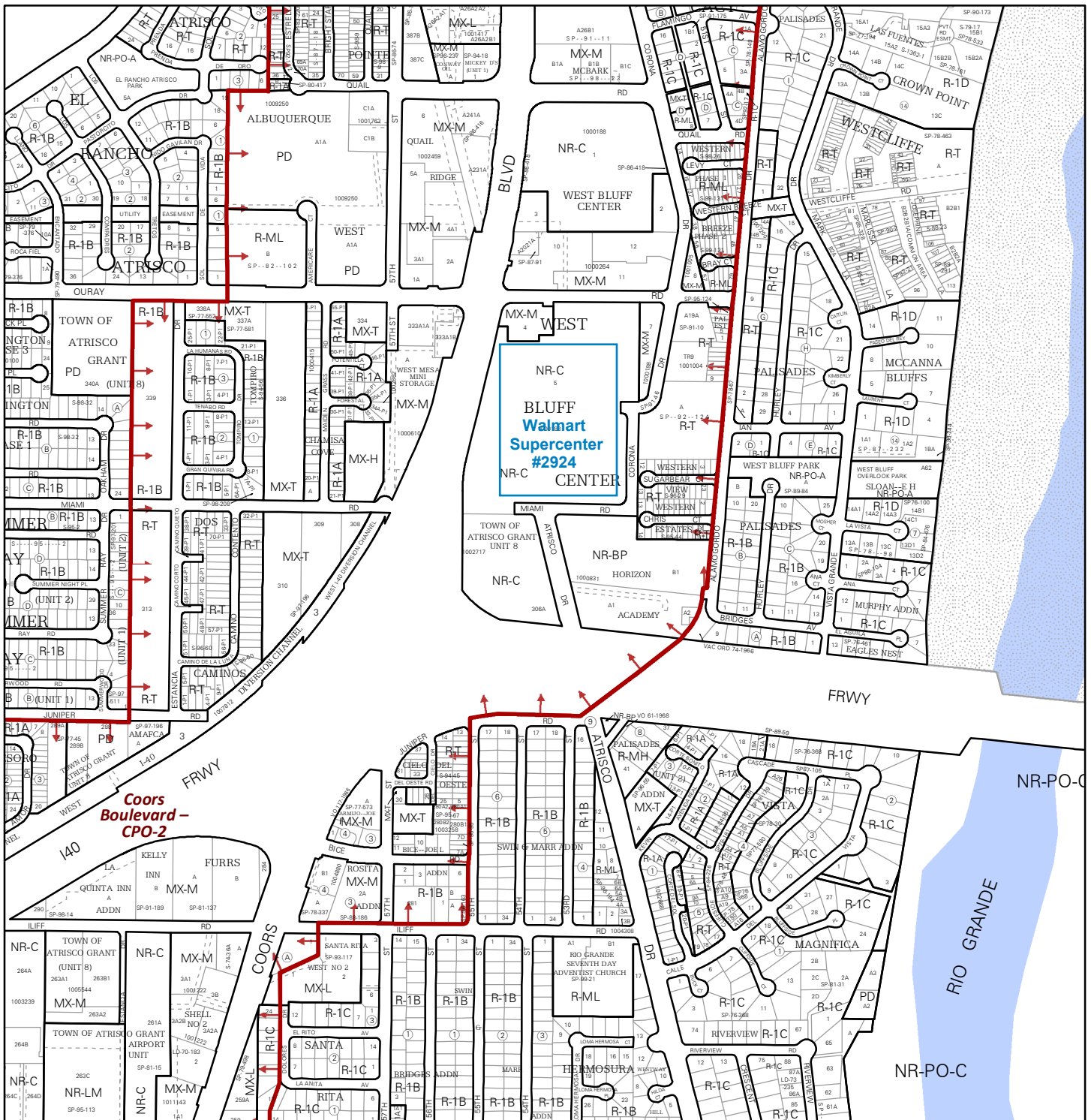
There will be updates to the exterior rebranding of the store with updates to signage.

The impact to the site will be minimal and I am also submitting the Construction Documents with the Building Department also.

If you have any questions, please do not hesitate to contact me.

Thank you,

Gina Kelly
SGA Design Group
1437 S Boulder Ave-Ste. 550
Tulsa, OK 74119
ginak@sgadesigngroup.com



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

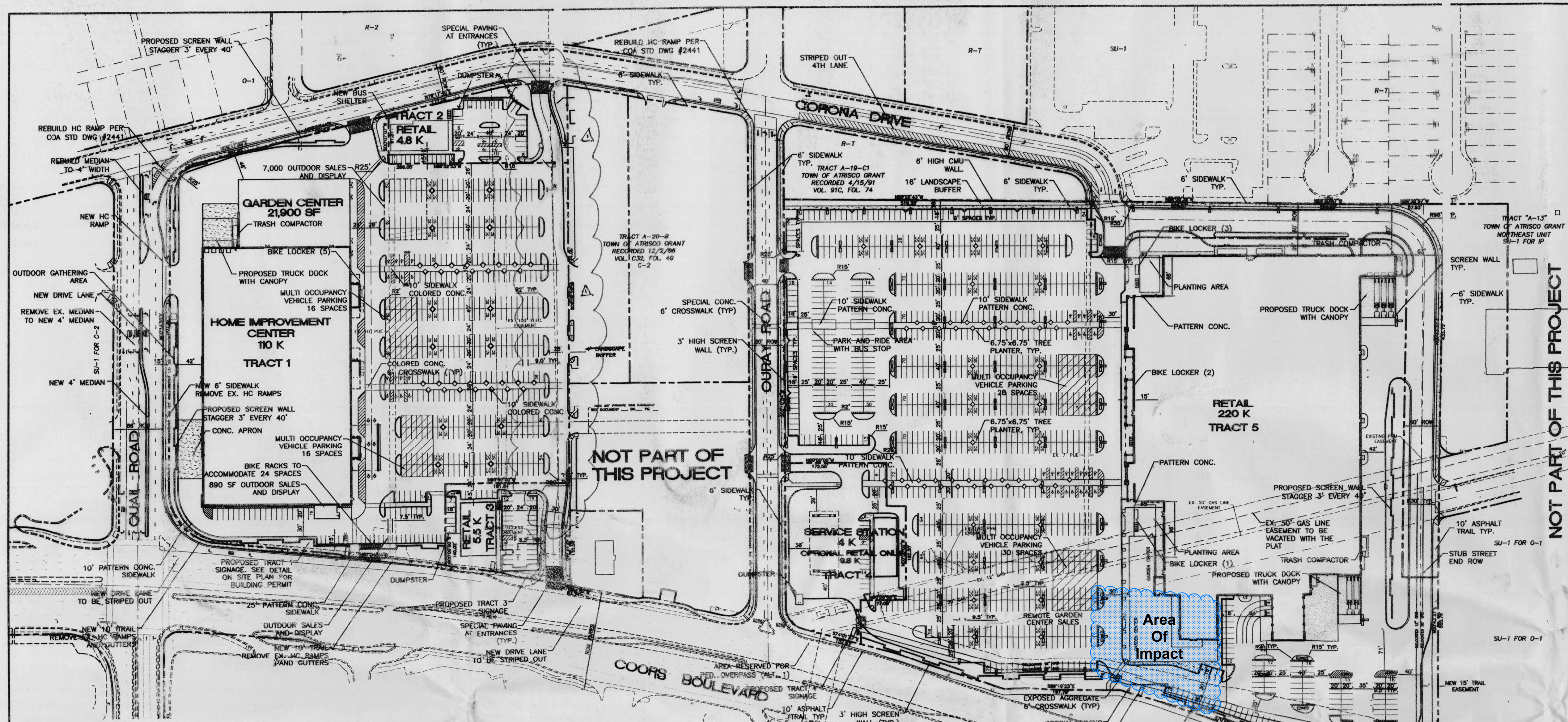
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

Zone Atlas Page:
H-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

Gray Shading
Represents Area Outside
of the City Limits

0 250 500 1,000 Feet



LEGAL DESCRIPTION
 TRACT A QUAL RIDGE SHOPPING CENTER, TRACT A-2122-A TOWN OF ATRISCO GRANT, TRACT A-19-C2 TOWN OF ATRISCO NORTHEAST UNIT, TRACT A-1-A LANDS OF KOMADINA, TRACT A-15-A AND A-16-A TOWN OF ATRISCO GRANT, TRACTS 332, 331A, AND 330 TOWN OF ATRISCO GRANT UNIT 8

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	57.78	589.50	05°36'56"	28.91
C2	33.69	306.62	06°17'45"	16.86
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C5	33.18	25.00	78°02'51"	19.55
C6	47.37	250.00	10°51'24"	23.76
C7	36.31	150.00	13°52'08"	18.24
C8	34.73	136.00	14°38'00"	17.46

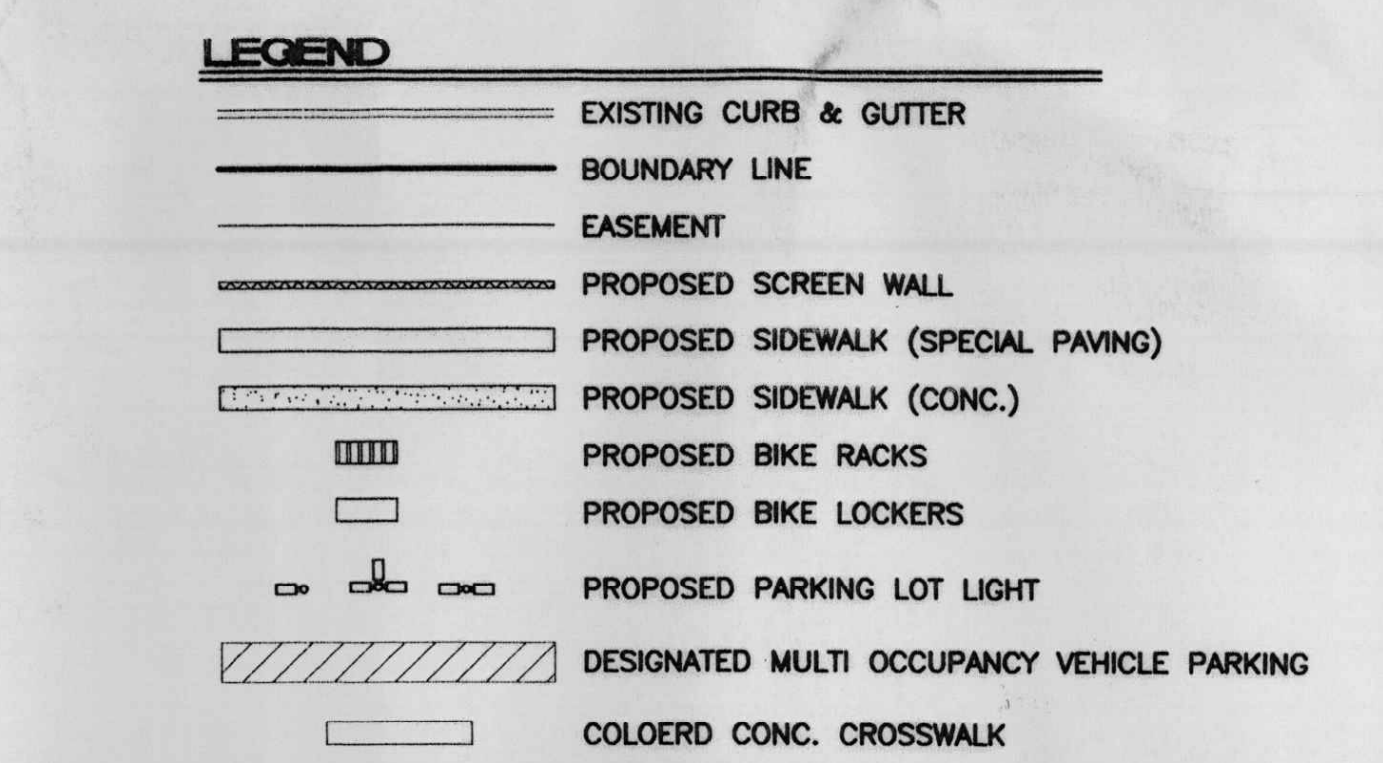
SITE DATA TABLE

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1	9.9922	131,924	RETAIL	SU-1 FOR C-2	0.25	45' SOLAR SETBACK
2	0.8197	4,800	RETAIL	SU-1 FOR C-2	0.14	45' SOLAR SETBACK
3	0.7626	5,500	RETAIL	SU-1 FOR C-2	0.19	45' SOLAR SETBACK
4	1.2510	4,000 *	RETAIL/GAS	SU-1 FOR C-2	0.05	45' SOLAR SETBACK
5	20.6083	220,000	RETAIL	SU-1 FOR C-2	0.24	45' SOLAR SETBACK

PRKNG. REQ. TABLE

TRACT	PRKNG. REQ.	PRKNG. PROV.	HC PRKNG. REQ.	HC PRKNG. PROV.	BIKE RACKS REQ.
1	561	529	16	16	29
2	24	49	3	4	2
3	28	40	2	2	2
4	49	52	4	4	1
5	1100	1108	21	24	55

LANDSCAPE DATA
 TOTAL PARKING AREA FOR TRACTS 1, 2 & 3 152,796 SF ±
 LANDSCAPE REQUIRED (20% OF PARKING AREA) 30,559 SF ±
 LANDSCAPE PROVIDED 58,764 SF ±
 TOTAL PARKING AREA FOR TRACTS 4 & 5 319,958 SF ±
 LANDSCAPE REQUIRED (20% OF PARKING AREA) 63,992 SF ±
 LANDSCAPE PROVIDED 109,538 SF ±



ENGINEER'S SEAL
 WEST BLUFF RETAIL CENTER
 OVERALL SITE PLAN FOR SUBDIVISION
 TIERRA WEST, LLC
 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100
 RONALD R. BOHANNAN P.E. #7888
 DRAWN BY BDG DATE 8-09-00
 EPC-SP.DWG SHEET # 1
 JOB # 980063

- GENERAL NOTES:**
- THE ALLOWED PARKING SHALL BE EQUAL TO THE REQUIRED PARKING. HANDICAP PARKING REQUIREMENTS SHALL BE LOCATED NEAR BUILDING ENTRIES.
 - TO ENCOURAGE NON-VEHICULAR TRAVEL BY EMPLOYEES, PROVISIONS FOR CONVENIENT, ON-SITE BICYCLE PARKING, AND CAR/VAN POOL PREFERRED PARKING ARE REQUIRED AS APPROVED BY THE PLANNING DEPARTMENT, AND SHALL BE PROVIDED AS SHOWN ON THE SITE PLANS.
 - LIGHTING TREATMENT ALONG THE INTERNAL STREET SHALL BE CONSISTENT AS TO TYPE OF FREESTANDING FIXTURE SHOWN IN ELEVATION 3 / SHEET 11. LIGHTING TREATMENT ELSEWHERE WITHIN THE DEVELOPMENT SHALL BE CONSISTENT TO A STANDARD SHOE BOX FIXTURE SHOWN IN ELEVATION 3 / SHEET 11, OR OF HIGHER ARCHITECTURAL QUALITY.
 - REFER TO SHEET 11 FOR REFUSE CONTAINER TYPES.
 - THE DEVELOPER SHALL MAKE IMPROVEMENTS TO QUAIL ROAD, BETWEEN COORS BOULEVARD AND ALAMOGORDO DRIVE.
 - INDIVIDUAL TRACTS SHALL BE PEDESTRIAN AND BICYCLE ACCESSIBLE.
 - CROSS ACCESS EASEMENTS SHALL BE PROVIDED.
 - SEE SITE DATA TABLE FOR BUILDING AREAS AND F.A.R.'S. THIS SHEET.
 - CROSS INGRESS/EGRESS, PEDESTRIAN STORM DRAINAGE AND UTILITY EASEMENTS ARE PROVIDED TO EACH TRACT.
 - CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO THESE PROPERTIES MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE. (SEE COA WATER AND SEWER AVAILABILITY LETTER DATED 2-15-99)
 - PARKING AREAS SHALL BE LANDSCAPED TO INCLUDE SHADE TREES TO REDUCE NEGATIVE VISUAL AND HEAT-SINK EFFECTS. ALL SPACES SHALL BE WITHIN 50 FEET OF A TREE TRUNK.
 - ALL H.C. RAMPS AT CORNER AND DRIVE LOTS TO BE CONSTRUCTED PER CITY OF ALBUQUERQUE STANDARDS.
 - NO GENERIC BUILDING ELEVATIONS SHALL BE PERMITTED. BUILDINGS SHALL RELATE ARCHITECTURALLY AS INDICATED IN THE ELEVATIONS.
 - UPLIGHTING OF MONUMENT SIGNS WILL NOT BE ALLOWED.
 - ALL HVAC/ROOF EQUIPMENT UNITS WILL BE BELOW PARAPET HEIGHT OR SCREENED FROM PUBLIC VIEW, WITH THE ENCLOSURE AT LEAST AS HIGH AS THE EQUIPMENT. (SEE ELEVATIONS FOR SPECIFIC HEIGHT)
 - BASED ON THE TRAFFIC IMPACT STUDY FOR THE SITE AT COORS & I-40, DATED JULY 22, 1999, AND PREPARED BY TERRY O. BROWN, INTENSITY OF DEVELOPMENT IS TO BE MAINTAINED IN ACCORDANCE WITH THE TIS. ANY PROPOSAL SUBSTANTIALLY EXCEEDING THE TIS & AQIA MAY REQUIRE A TIS AMENDMENT.
 - ALL HC RAMPS ARE UNIDIRECTIONAL AT ALL ENTRANCES INTO THE SITE. (NOT AT BUILDINGS)
 - EMPLOYEE LOCKERS, SHOWERS, DINING FACILITY/BREAK ROOM AND OUTDOOR GATHERING/DINING AT THE TWO MAJOR BUILDINGS SHALL BE PROVIDED. (AS SHOWN ON THE SITE PLAN FOR BUILDING PERMIT)
 - AVERAGE LIGHT LEVELS SHALL BE LIMITED TO 2 FOOT CANDLES WITH MAXIMUM LEVELS LIMITED TO 16 FOOT CANDLES AS MEASURED FROM 4 FEET ABOVE THE SURFACE LEVEL OF ANY POINT ON THE SITE. LUMINARIES SHALL HAVE GLARE CUT OFF ANGLES OF MAXIMUM 75°.
 - OFF PREMISE SIGNS SHALL NOT BE PERMITTED ON THIS SITE.
 - SEE DETAILS SHEET EXTERIOR FINISH NOTE #8 FOR ALL SPECIAL CONCRETE AREAS
 - CHAIN LINK FENCING SHALL NOT BE USED.
 - LOCATION OF WALLS, FENCES, AND SIGNS MUST MEET THE CLEAR SIGHT DISTANCE REQUIREMENTS. (AS PER DPM STANDARDS)

GENERAL NOTES:

- MULTIPLE OCCUPANCY VEHICLE SPACES TO BE STENCILED ON THE PAVEMENT IN LOCATION SHOWN ON THE PLAN.
- SEE SHEET 11 FOR BIKE LOCKER DETAILS.

EPIC 1000188
 PROJECT # 1000188
 DRB 91-030

CASE NUMBER: Z-99-38
 This plan is consistent with the specific site development plan approval by the Environmental Planning Commission (EPC) and that the findings and conditions in the Official Notice, Notification of Decision have been complied with.

SITE DEVELOPMENT PLAN

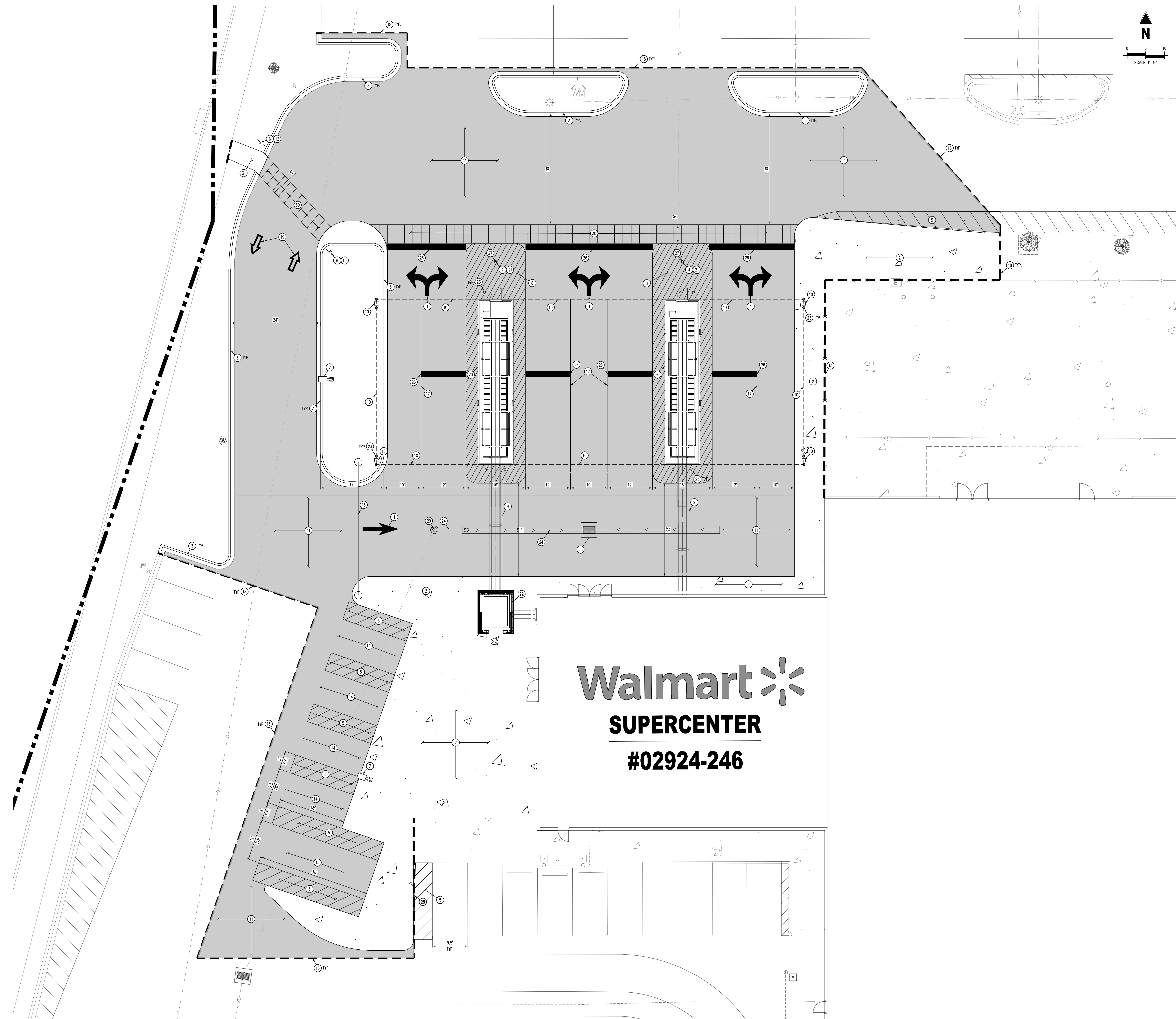
Submittal Date	8-09-00
Traffic Engineer, Transportation Division	Date
Janet Sauer	8/9/00
Public Works, Water Utilities Division	Date
Roger A. Sauer	8-9-00
City Engineer, Engineering Division / AMAFCA	Date
Paul O. Aguirre	9-27-00
City Planner, Albuquerque / Bernalillo County Planning Division	Date
9/27/00	
Approval and Conditional Acceptance: as specified by the Development Process Manual.	
9/27/00	
9-15-2000	
PLNZ (10706) 4/96	

SHEET INDEX

- OVERALL SITE PLAN FOR SUBDIVISION
- GRADING PLAN
- MASTER UTILITY PLAN
- SITE PLAN FOR SUBDIVISION TRACTS 1, 2, AND 3
- SITE PLAN FOR BUILDING PERMIT TRACTS 1, 2, AND 3
- LANDSCAPE PLAN
- GRADING AND DRAINAGE PLAN
- MASTER UTILITY PLAN
- ELEVATIONS TRACT 1
- ELEVATIONS TRACT 2 AND 3 Revised Elevations Sheet 10A & 10B
- DETAILS
- SITE PLAN FOR SUBDIVISION TRACTS 4 AND 5
- SITE PLAN FOR BUILDING PERMIT TRACTS 4 AND 5
- LANDSCAPE PLAN
- GRADING AND DRAINAGE PLAN
- GRADING AND DRAINAGE PLAN DETAILS
- MASTER UTILITY PLAN
- ELEVATIONS TRACT 4
- ELEVATIONS TRACT 5

GRAPHIC SCALE
 100 50 0 50 100
 SCALE: 1"=100'

Added Access to Southern Parcel



LEGEND

---	PROPOSED SAWCUT LINE
---	EXISTING CURB AND GUTTER
---	PROPOSED CURB AND GUTTER
---	EXISTING STORM DRAIN PIPE
---	PROPOSED STORM DRAIN PIPE
---	EXISTING SANITARY SEWER PIPE
---	EXISTING GAS LINE
---	EXISTING WATER LINE
X	EXISTING FENCE TO REMAIN
X	PROPOSED FENCE
---	EXISTING CONCRETE PAVING
---	PROPOSED CONCRETE PAVING
---	PROPOSED ASPHALT PAVING
○	EXISTING LIGHT POST
□	PROPOSED LIGHT POST
⊕	EXISTING WATER METER
⊕	PROPOSED INLET
⊕	EXISTING FIRE HYDRANT
⊕	EXISTING IRRIGATION VALVE
⊕	EXISTING IRRIGATION VAULT
⊕	EXISTING INLET
⊕	EXISTING ELECTRIC BOX

- SCHEDULE**
- PROPOSED MUTED ARROW PAVEMENT MARKINGS (REF. DETAIL SHEET).
 - PROPOSED SIDEWALK FLUSH WITH ASPHALT PAVING.
 - PROPOSED CURB AND GUTTER (REF. DETAIL SHEET).
 - PROPOSED 30"x30" STOP SIGN (REF. DETAIL SHEET).
 - PROPOSED 4" SOLID YELLOW PAINTED STRIPES AT 45° @ 2'-0" O.C.
 - PROPOSED R1-50 "STOP HERE FOR PEDESTRIANS" SIGNAGE.
 - PROPOSED RELOCATED SITE LIGHT POLE ON NEW LIGHT POLE BASE (REF. DETAIL SHEET FOR BASE DETAIL). CONTRACTOR TO THE NEW ELECTRICAL IN TO EXISTING.
 - PROPOSED 4" SOLID WHITE PAINTED STRIPES AT 45° @ 2'-0" O.C.
 - PROPOSED MFC OVERHEAD TOWER RAILING (REF. ARCH. PLANS).
 - PROPOSED CANOPY AND COLUMNS (REF. ARCH. PLANS).
 - PROPOSED ASPHALT PAVEMENT (REF. DETAIL SHEET).
 - PROPOSED SIGN MOUNTING WITH BREAKAWAY POST (REF. DETAIL SHEET).
 - PROPOSED FENCE (REF. ARCH. PLANS).
 - PROPOSED VAN PICKUP STALL.
 - PROPOSED BOX TRUCK STALL.
 - PROPOSED HEADACHE BAR (REF. ARCH. PLANS).
 - PROPOSED 4" WHITE PAINTED LANE STRIPING.
 - PROPOSED SAWCUT.
 - PROPOSED THRU OPEN ARROW PAVEMENT MARKINGS.
 - PROPOSED MFC TOWER (REF. ARCH. PLANS).
 - PROPOSED SIGN MOUNTING WITH BOLLARD POST (REF. DETAIL SHEET).
 - PROPOSED MFC TURNING TOWER (REF. ARCH. PLANS).
 - PROPOSED SITE BOLLARD (REF. SITE DETAILS).
 - PROPOSED STORM DRAIN LINE.
 - PROPOSED STORM INLET.
 - PROPOSED STOP BAR PAVEMENT MARKING (REF. SITE DETAILS).
 - PROPOSED "DO NOT ENTER SIGN" (REF. SITE DETAILS).
 - PROPOSED CURB AND GUTTER (TRANSITIONS TO ZERO CURB ALONG THIS DISTANCE).
 - PROPOSED 4" DIAMETER STORM MANHOLE.
 - NEW CROSSWALK MARKINGS - 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C AND (1)-8" WHITE STRIPE PERPENDICULAR TO BOTH ENDS UNLESS NOTED OTHERWISE.
 - PROPOSED ADA RAMP (REF. SITE DETAILS).

CAUTION - NOTICE TO CONTRACTOR

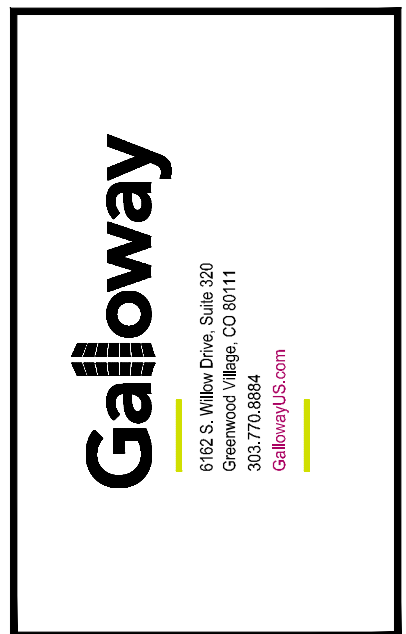
1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

3. THE CONTRACTOR SHALL NOTIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

4. CALL 1-800-424-5555 BEFORE YOU DIG.

Walmart
SUPERCENTER
#02924-246



STIPULATION FOR REUSE:
 THIS DRAWING WAS PREPARED FOR THE PROJECT DESCRIBED ABOVE. IT IS NOT TO BE REUSED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER IS PROHIBITED.



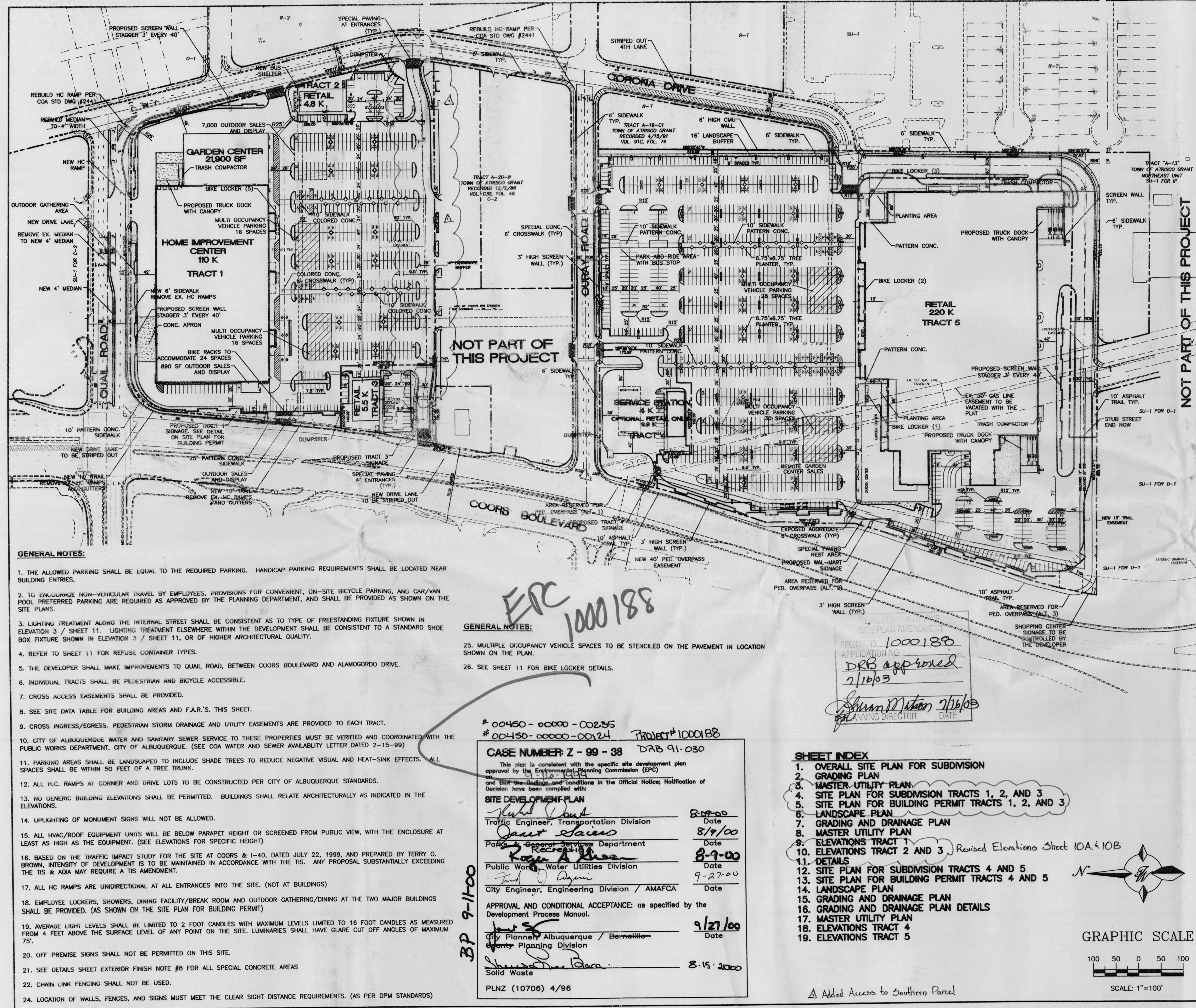
Walmart
 ALBUQUERQUE, NM
 2550 COORS BLVD. NW
 STORE NO: 02924-246
 JOB NUMBER: SGA02024.20 [PROJ]: MFC ENTRICAMENT
 2022 MAJOR PROJECT

ISSUE BLOCK

CHECKED BY: BDA
 DRAWN BY: DMH
 PHOTO CYCLE: 06/25/2021
 DOCUMENT DATE: 09/08/2021

SITE PLAN

SHEET: C1.1



LEGAL DESCRIPTION
 TRACT A QUAIL RIDGE SHOPPING CENTER. TRACT A-2122-A TOWN OF ATRISCO GRANT. TRACT A-19-C2 TOWN OF ATRISCO NORTHEAST UNIT. TRACT A-1-A LANDS OF KOMADINA. TRACT A-15-A AND A-16-A TOWN OF ATRISCO GRANT. TRACTS 332, 331A, AND 330 TOWN OF ATRISCO GRANT UNIT B

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* OPTIONAL 9,800 SF RETAIL ONLY BUILDING OR 4,000 RETAIL W/SERVICE STATION

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LANDSCAPE DATA

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LEGEND

- EXISTING CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PROPOSED SCREEN WALL
- PROPOSED SIDEWALK (SPECIAL PAVING)
- PROPOSED SIDEWALK (CONC.)
- PROPOSED BIKE RACKS
- PROPOSED BIKE LOCKERS
- PROPOSED PARKING LOT LIGHT
- ▨ DESIGNATED MULTI OCCUPANCY VEHICLE PARKING
- COLORED CONC. CROSSWALK

- GENERAL NOTES:**
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 - TO ENCOURAGE NON-VEHICULAR TRAVEL BY EMPLOYEES, PROVISIONS FOR CONVENIENT, ON-SITE BICYCLE PARKING, AND CAR/VAN POOL PREFERRED PARKING ARE REQUIRED AS APPROVED BY THE PLANNING DEPARTMENT, AND SHALL BE PROVIDED AS SHOWN ON THE SITE PLANS.
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- MULTIPLE OCCUPANCY VEHICLE SPACES TO BE STENCILED ON THE PAVEMENT IN LOCATION SHOWN ON THE PLAN.
- SEE SHEET 11 FOR BIKE LOCKER DETAILS.

CASE NUMBER: Z - 99 - 38 DRB 91-030

This plan is consistent with the specific site development plan approval by the Environmental Planning Commission (EPC) and that the findings and conditions in the Official Notice; Notification of Decision have been complied with:

SITE DEVELOPMENT PLAN

[Signature] Traffic Engineer, Transportation Division **8-09-00** Date

[Signature] Parks & General Services Department **8-9-00** Date

[Signature] Public Works, Water Utilities Division **8-9-00** Date

[Signature] City Engineer, Engineering Division / AMAFCA **9-27-00** Date

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual. **9/27/00** Date

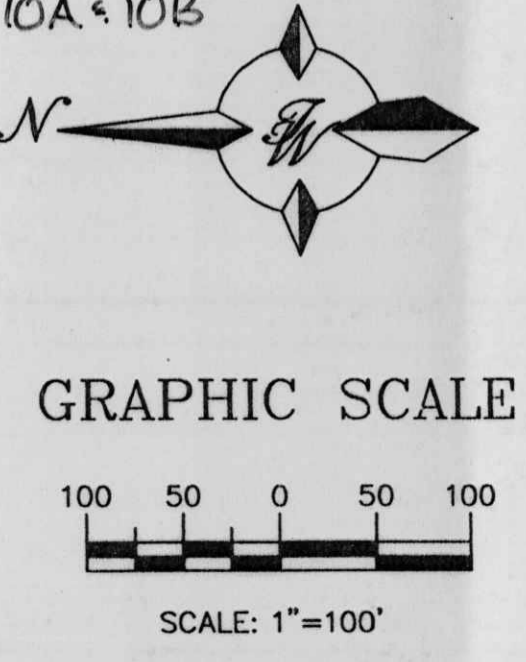
[Signature] City Planner, Albuquerque / Bernalillo County Planning Division **8-15-2000** Date

[Signature] Solid Waste **8-15-2000** Date

PLNZ (10706) 4/96

SITE PLAN AMENDMENT
 PROJECT NO. 1000188
 APPLICATION NO. DRB approved 7/16/03
[Signature] PLANNING DIRECTOR DATE

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ENGINEER'S SEAL

WEST BLUFF RETAIL CENTER

OVERALL SITE PLAN FOR SUBDIVISION

[Signature] PROFESSIONAL ENGINEER

TIERRA WEST, LLC
 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100

RONALD R. BOHANNAN P.E. #7868

DRAWN BY BDG
 DATE 8-09-00
 EPC-SP.DWG
 SHEET # 1
 JOB # 980063

A Added Access to Southern Parcel

LETTER OF AUTHORIZATION

January 21, 2021

City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

To Whom It May Concern:

I hereby authorize: Gina Kelly
SGA Design Group
1437 South Boulder, Suite 550
Tulsa, OK 74119
(918) 587-8600

To act as the agent on your behalf before the City of Albuquerque, NM for all the Walmart Stores that assigned to SGA Design Group within the jurisdiction of Albuquerque, NM.

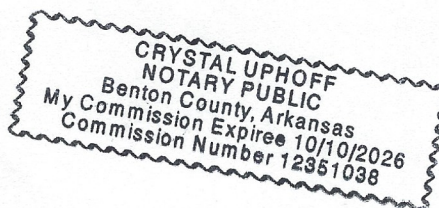
Dren Bailess
Signature

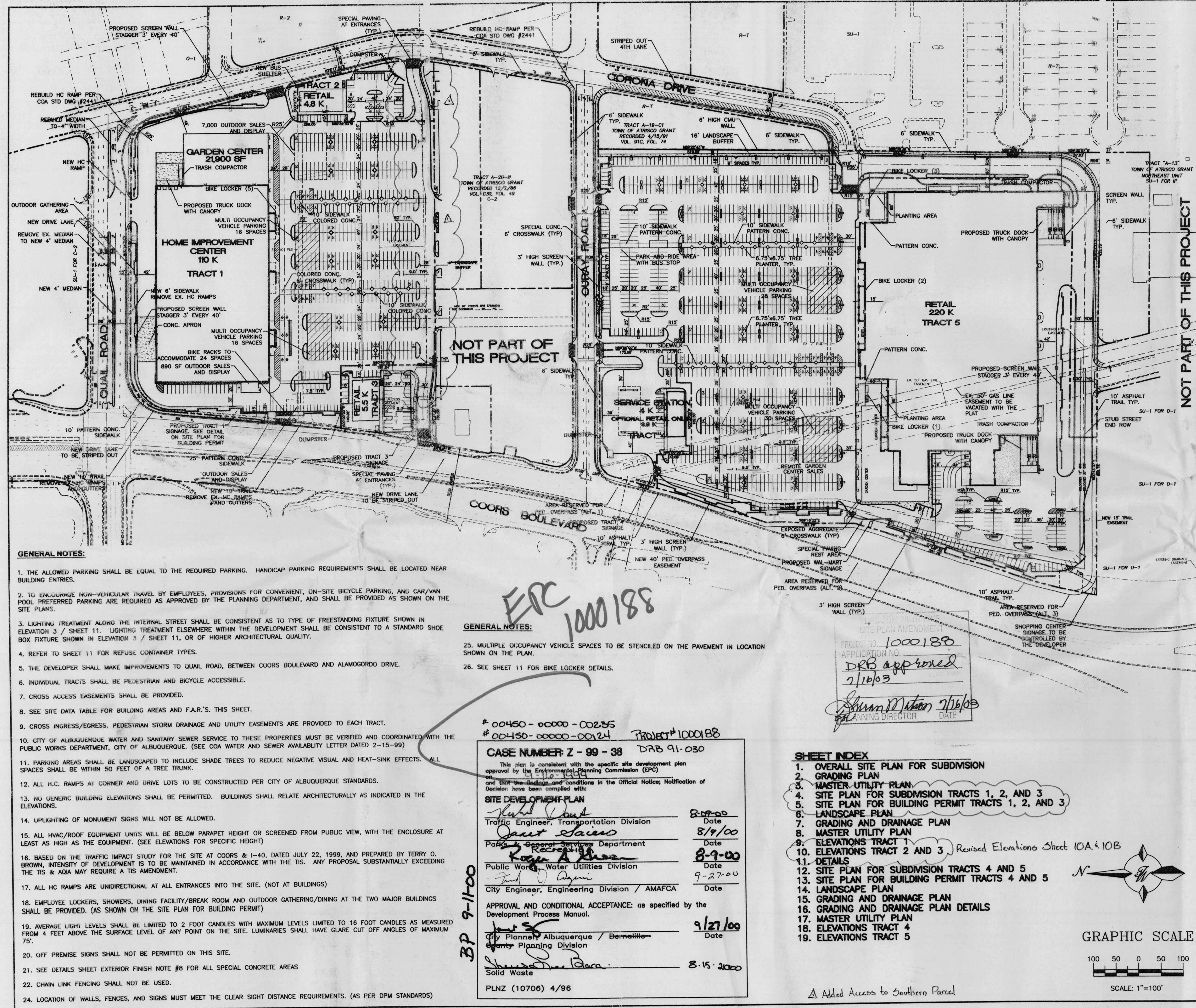
Dren Bailess 1/21/2021
Print Name Date

State of: Arkansas
County of: Benton

Subscribed and sworn to before me this 21 day of January, 2021.

Notary Public *Crystal Uphoff*
My Commission Expires 10-10-2026





LEGAL DESCRIPTION
 TRACT A-2122-A TOWN OF ATRISCO GRANT. TRACT A-19-C2 TOWN OF ATRISCO NORTHEAST UNIT. TRACT A-1-A LANDS OF KOMADINA. TRACT A-15-A AND A-16-A TOWN OF ATRISCO GRANT. TRACTS 332, 331A, AND 330 TOWN OF ATRISCO GRANT UNIT B

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	57.78	589.50	05°36'56"	28.91
C2	33.69	306.62	06°17'45"	16.86
C3	49.22	38.00	74°12'50"	28.75
C4	34.31	136.00	14°27'18"	17.25
C5	33.18	25.00	76°02'51"	19.55
C6	47.37	250.00	10°51'24"	23.78
C7	36.31	150.00	13°52'08"	18.24
C8	34.73	136.00	14°36'00"	17.46

SITE DATA TABLE

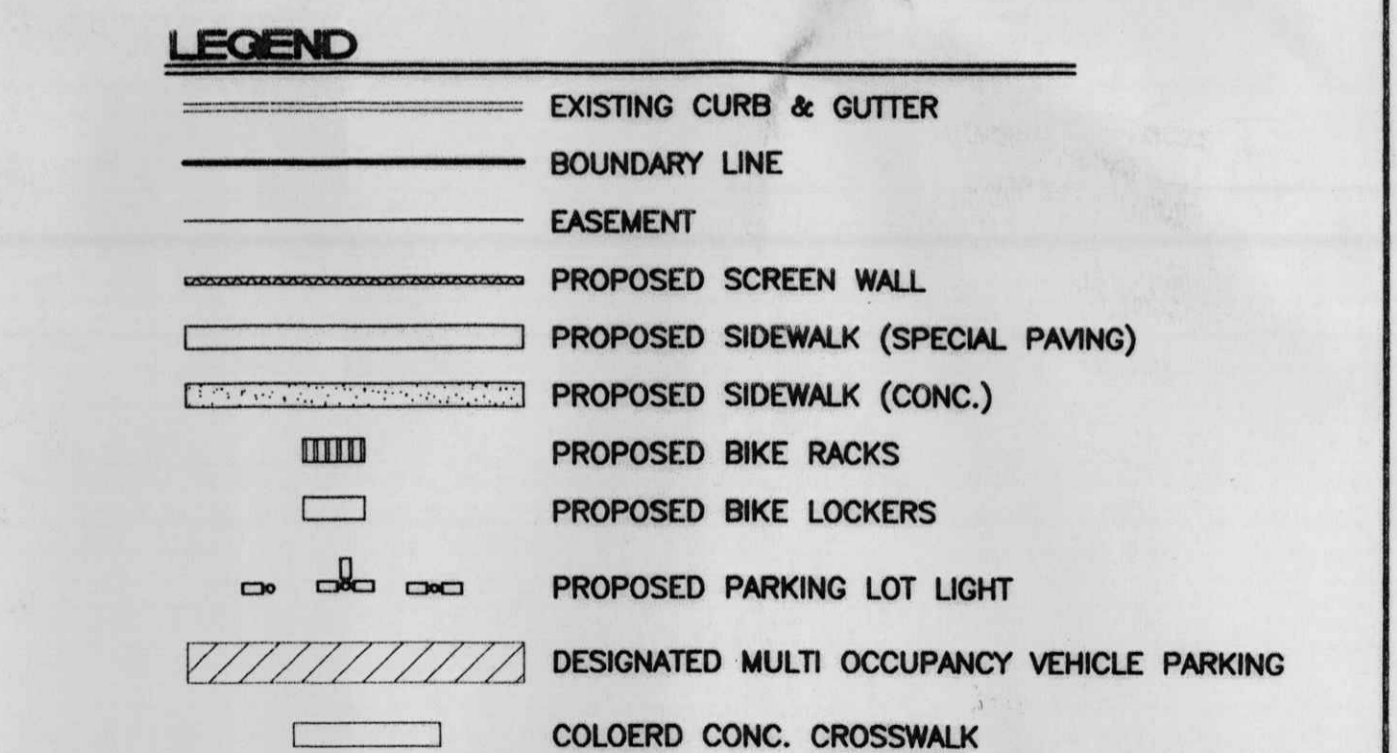
TRACT	AREA (AC)	BUILDING AREA (SF)	USE	ZONING	F.A.R.	MAX. BLDG. HEIGHT
1	9.9922	131,924	RETAIL	SU-1 FOR C-2	0.25	45' SOLAR SETBACK
2	0.8197	4,800	RETAIL	SU-1 FOR C-2	0.14	45' SOLAR SETBACK
3	0.7626	5,500	RETAIL	SU-1 FOR C-2	0.19	45' SOLAR SETBACK
4	1.2510	4,000 *	RETAIL/GAS	SU-1 FOR C-2	0.05	45' SOLAR SETBACK
5	20.6083	220,000	RETAIL	SU-1 FOR C-2	0.24	45' SOLAR SETBACK

* OPTIONAL 9,800 SF RETAIL ONLY BUILDING OR 4,000 RETAIL W/SERVICE STATION

TRACT	PRKG. REQ.	PRKG. PROV.	HC PRKG. REQ.	HC PRKG. PROV.	BIKE RACKS REQ.
1	561	529	16	16	29
2	24	49	3	4	2
3	28	40	2	2	2
4	49	52	4	4	1
5	1100	1108	21	24	55

LANDSCAPE DATA

TOTAL PARKING AREA FOR TRACTS 1, 2 & 3	152,796 SF ±
LANDSCAPE REQUIRED (20% OF PARKING AREA)	30,559 SF ±
LANDSCAPE PROVIDED	58,764 SF ±
TOTAL PARKING AREA FOR TRACTS 4 & 5	319,958 SF ±
LANDSCAPE REQUIRED (20% OF PARKING AREA)	63,992 SF ±
LANDSCAPE PROVIDED	109,538 SF ±



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EPC 1000188

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00450 - 00000 - 00235
 # 00450 - 00000 - 00124 PROJECT # 1000188

CASE NUMBER: Z - 99 - 38 DRB 91-030

This plan is consistent with the specific site development plan approval by the Environmental Planning Commission (EPC) and that the findings and conditions in the Official Notice; Notification of Decision have been complied with:

SITE DEVELOPMENT PLAN

[Signature] Traffic Engineer, Transportation Division 8-09-00 Date

[Signature] Parks & General Services Department 8-9-00 Date

[Signature] Public Works, Water Utilities Division 9-27-00 Date

[Signature] City Engineer, Engineering Division / AMAFCA 9-27-00 Date

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

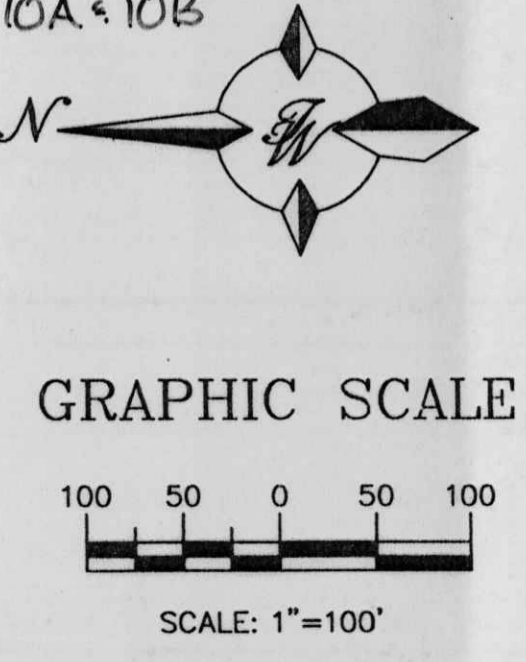
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[Signature] Solid Waste 8-15-2000

PLNZ (10706) 4/96

SITE PLAN AMENDMENT
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 APPLICATION NO.
 DRB approved
 7/16/03
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ENGINEER'S SEAL <i>[Signature]</i> RONALD R. BOHANNAN P.E. #7868	WEST BLUFF RETAIL CENTER	DRAWN BY BDG
	OVERALL SITE PLAN FOR SUBDIVISION	DATE 8-09-00
TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100		EPC-SP.DWG
		SHEET # 1
		JOB # 980063

A Added Access to Southern Parcel

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

CERTIFICATE OF ZONING

February 26, 2016

Wal-Mart Stores East Inc.
P.O. Box 8050
Bentonville, AR 72716

FILE: **Project# 1000188- 15EPC-40081**
DATE OF FINAL ACTION: February 11, 2016

LEGAL DESCRIPTION:

The above action for all or a portion of Tract 7, Plat of Tracts 1, 2, 3, 4, 5, 6 & 7 West Bluff Center, zoned R-T to C-2, located on Corona Dr. NW, between Miami Rd NW and Ouray Rd NW, containing approximately 1 acre.

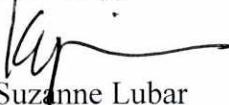
Staff Planner: Maggie Gould

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

FROM: R-T
TO: C-2

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.

Sincerely,


For Suzanne Lubar
Director, Planning Department

SL/MG

cc: Wal-Mart Stores East Inc. P.O. Box 8050 Bentonville, AR 72716
Retail Southwest Develop., Joshua Skarsgard, 8220 San Pedro NE, Suite 500, ABQ, NM 87113
Code Enforcement Division
Michelle Gricius, AGIS Division
File

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 12, 2016

Wal-Mart Stores East Inc.
P.O. Box 8050
Bentonville, AR 72716

Project# 1000188
15EPC-40081 Zone Map Amendment
(Zone Change)

LEGAL DESCRIPTION:

The above action for all or a portion of Tract 7, Plat of Tracts 1, 2, 3, 4, 5, 6 & 7 West Bluff Center, zoned R-T to C-2, located on Corona Dr. NW, between Miami Rd NW and Ouray Rd NW, containing approximately 1 acre.
(H-11) Staff Planner: Maggie Gould

PO Box 1293

On February 11, 2016, the Environmental Planning Commission (EPC) voted to APPROVE Project #1000188/15EPC-40081, a Zone Map Amendment (Zone Change), based on the following findings:
Albuquerque

FINDINGS:

NM 87103

www.cabq.gov

1. This is a request for a Zone Map Amendment from R-T to C-2 for Tract 7 of the West Bluff Center located on Corona DR. NW between Miami RD and Ouray Rd. and containing approximately 1 acre.
2. The applicant requests a Zone Change from R-T to C-2 in order to develop commercial or service uses on the site.
3. The subject site is included the West Bluff Retail Center Site Development Plan for Subdivision (Z-99-38), but is not a part of the shopping center.
4. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Coors Corridor Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The subject site is within the Established Urban Area of the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

OFFICIAL NOTICE OF DECISION

Project #1000188

February 11, 2016

Page 2 of 6

- A. Policy II.B.5e: 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 existing neighborhoods can be ensured.

The subject site is located in an area with access to a full range of urban services including roads, water, sewer and electricity. The site is not directly adjacent to a single family neighborhood. The request furthers Policy II.B.5e.

- B. Policy II.B.5d: 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.

The proposed zone will be similar to the zoning on the nearby commercial parcels. The site is not directly adjacent to the single family development. The site has existing services. The signage and lighting allowed under the proposed zone may adversely impact the neighborhoods to the east. The traffic impact associated with a drive in or drive up use, which is permissive under the C-2 zone, may also impact the neighborhood. The request partially furthers Policy II.B.5d.

- C. Policy II.B.5i: 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.

The proposed zoning will allow the development of commercial and service uses that are not directly adjacent to residential development. The site has access to Ouray Road and Corona Drive; patrons of the site would not need to travel through the nearby neighborhoods. However, the allowed signage and the traffic impact associated with a drive-in or drive-up use, which is permissive under the C-2 zone, may impact the neighborhood. The request partially furthers Policy II.B.5i.

- D. Policy II.B.5j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.

The request would add new commercial zoning adjacent to existing commercial zoning in a shopping center area. Although the site will not be part of the center, the request will provide additional commercial uses in an area with existing road access and access to transit. The request furthers Policy II.B.5j.

- E. II.D.6 Economic Development: The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

OFFICIAL NOTICE OF DECISION

Project #1000188

February 11, 2016

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The proposed zoning will add to the mix of commercial and service uses in an area where they are appropriate. The commercial zone will allow the development of uses that may contribute to economic development. The request furthers the Economic Development Goal.

6. Do the same thing as 4 and 5 above for other applicable plans The subject site is within the boundaries of the West Side Strategic Plan. The following policies are applicable to this request:

- A. Goal 12: The Plan should provide for long-term sustainable development on the West Side.

The plan does not clearly define sustainable; however the existing zoning will allow the development of additional residential uses on the west side of the river where the housing to jobs balance is currently skewed towards housing. While the subject site is not a huge parcel and will not make a big difference in the jobs to housing balance, it is more sustainable to develop the property with commercial uses in proximity to other commercial uses. In the long term some commercial uses may not be sustainable on the site because of the impact on the surrounding area. The request partially furthers Goal 12.

- B. Objective 8: Promote job opportunities and business growth in appropriate areas of the west side.

The proposed zone will allow the development of commercial, office or service uses adjacent to existing commercial, office and service uses. These uses may provide job opportunities for area residents. The request furthers Objective 8. The request furthers Objective 8.

- C. Policy 1.3: Strip commercial developments shall not be approved on the West Side. Commercial development shall occur in concentrated clustered areas rather than new strip developments. Zone changes to commercial, industrial, or office uses for areas outside the centers are strongly discouraged, in order to reinforce the Neighborhood and Community Centers. Changes of commercial and office zoning outside the centers to residential use is encouraged. This policy is meant to impact the design and layout of commercial areas and their connections to adjacent development and to encourage clustering of commercial and office uses in activity centers. It is not intended to rezone allowed commercial uses. (Page 39)

The request will not create a strip commercial zone. The subject site is adjacent to existing commercial development in a shopping area where the commercial uses are clustered. The request furthers Policy 1.3.

- D. Policy 3.25: Proposals for new development and rezonings in this area should be carefully analyzed to avoid negative impacts on the National Monument and other surrounding

OFFICIAL NOTICE OF DECISION

Project #1000188

February 11, 2016

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properties. Review of proposed projects should consider the design and site layout implications of any new development on surrounding properties.

The proposed zoning will not impact the National Monument because the subject site is not in the area of the Ladera Community close to the Monument. The request furthers Policy 3.25.

7. The applicant has justified the zone change request pursuant to *R-270-1980* as follows:
 - A. The proposed zone will allow development that is similar to what is allowed on the sites to the north, west and east. The allowed uses are mapped in proximity to residential and commercial uses in other areas of the City.
 - B. The proposed zone is the same zoning that is found on the parcel the north east and nearly identical to the sites to the north and west. The proposed zone will allow development that is similar to the nearby commercial zoning and will not destabilize the area.
 - C. Summarize Policy Analysis The request is not in significant conflict with adopted elements of the Comprehensive Plan, West side Strategic Plan and Coors Corridor Plan. The applicant cites:
 - Comprehensive Plan Policies:
Policy II.B.5e, II.B.5i, Policy II.B.5j and Policy II.B.5l and the Economic Development goal, II.D.6 . Staff agrees that 5e, 5i and 5j and D.6 are relevant. Policy II.B.5l is not applicable because there is no Site Development Plan involved in this request. Policy II.B.5d regarding compatibility with surrounding developing is relevant.
 - West Side Strategic Plan:
Goal 12, Objective 4, policy 1.3 and 3.25 Staff feels that the request is generally consistent with the intent of the WSSP to have a wide range of uses, commercial development clustered in centers, and to protect the Petroglyph National Monument. Objective 8, regarding job opportunities is also relevant.
 - Coors Corridor Plan:
Land Use Policy 1 and Traffic Movement/Access, and Roadway Design Policy 8. The request is consistent with the ranked Plans as stated in Policy 1, however policy 8, regarding walking trails is more applicable to a site development plan. Land Use Policy 5 regarding development intensity is also relevant.
 - D. The applicant states that the request will be more advantageous to the community as articulated in the applicable plans because it will allow development that offers more commercial, service and employment opportunities and will prevent future conflicts that may occur if the site is developed residentially
 - The applicant cites the proposed new commercial development in the area and improvements to St Joseph's Avenue as changed conditions. The new development constitutes a changed condition because it is commercial development occurring on commercially zoned property.
 - The changes in Coors Boulevard and I-40 interchange could constitute a changed condition because the raised roadway may add additional noise that makes sites closer to the interchange less desirable for housing.

OFFICIAL NOTICE OF DECISION

Project #1000188

February 11, 2016

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E. The allowed uses on the site will be similar to the uses in the adjacent parcel and the parcels to the north and north east. The applicant states that the future development will have sidewalks and connections to the neighborhood, section 14-16-13-18 does require sidewalks, but without a site development plan it is difficult to assess the degree of connectivity. The drive thru uses (restaurant, pharmacy, and bank) may also create traffic in the area and the proposed zone will allow signage that may adversely impact the residential development the east. However, the uses will be the same uses that are allowed on the sites to the north, east and west and will be generally compatible with the area.

F. The site has access to a full range of services and that future development on the site will not be funded by the City.

G. The applicant has not cited the cost of the site as part of the justification.

H. The applicant has not cited the location on a major street as part of the justification.

I. The proposed uses are similar to or identical to the allowed uses on most of the nearby parcels. The request will not create a spot zone.

J. The proposed uses are similar to or identical to the allowed uses on most of the nearby parcels and the subject site will not consist of a strip of differently zoned land. . The request will not create a strip zone.

8. The request will not add to the jobs to housing imbalance on the west side of the City.
9. The West Bluff NA and the Westside Coalition of Neighborhoods were notified. A facilitated meeting was not recommended or requested.
10. The City notified property owners within 100 feet of the site. Staff has not received any public comment as of this writing.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **FEBRUARY 26, 2016**. 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 14-16-4-4 of the Zoning Code. 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 decision.

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

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Project #1000188

February 11, 2016

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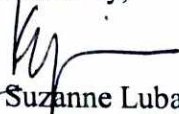
Code must be complied with, even after approval of the referenced application(s).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

Sincerely,


For Suzanne Lubar
Planning Director

SL/VQ

cc: Wal-Mart Stores, East Inc, P.O. Box 8050, Bentonville, AR 72716
Retail Southwest Develop., Joshua Skarsgard, 8220 San Pedro NE, Suite 500, ABQ, NM 87113
Dr. Joe Valles, West Bluff NA, 2515 Kimberly Ct NW, ABQ, NM 87120
Ray Bahm, West Bluff NA, 2515 Kimberly Ct. NW, ABQ, NM 87120
Gerald Worrall, Westside Coalition of NA's, 1039 Pinatubo Pl. NW, ABQ, NM 87120
Harry Hendriksen, Westside Coalition of NA's, 10592 Rio Del Sole Ct, NW, ABQ, NM 87114

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

Date: September 17, 1999

OFFICIAL NOTIFICATION OF DECISION

Geltmore, Inc.
4408 Canyon Court NE
Albuq. NM 87111

FILE: Z-99-38
LEGAL DESCRIPTION: 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 (DEFERRED FROM AUGUST 19, 1999)

On September 16, 1999, the Environmental Planning Commission voted to approve Z-99-38, a site plan for subdivision based on the following Finding and subject to the following Conditions:

FINDINGS:

1. This is a request for a Site Plan Subdivision for a 34 acre site located on the northeast quadrant of Interstate I-40 and Coors Boulevard NW creating 5 tracts on 2 separate parcels.
2. This Site Plan for Subdivision request is filed in conjunction with a related Site Plan for Building Permit. Together these approvals will permit an approximately 347,000 square foot commercial development.
3. This request is in general conformance with applicable plans and policies of the *Comprehensive Plan* the *Coors Corridor Plan*, *West Side Strategic Plan* and applicable City ordinances.
4. The existing zoning on the site is SU-1 for C-2 Uses and C-2. The commercial uses proposed by the site development plan are allowed under the existing zoning. Both zone categories require EPC site plan review. The C-2 zone requires EPC site plan approval because it is a parcel larger than 5 acres which brings it under the Zoning Code Shopping Center regulations. (*Zoning Code*, Section 14-16-3-2, page 206).

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8. The applicant intends to continue the 10' wide landscaped trail along the now vacant parcel between the north and south parcels of this request pending that owner's approval.
9. Landscape regulations of the *Zoning Code* require a 10' landscape buffer and a 6' opaque wall between a parking area of a commercial use and a residential zone. (*Zoning Code*, Section 14-16-3-10(E)(4)(a)(c), page 221.
10. The City Attorney's Office has indicated that in cases where the uses desired by a general plan are in conflict with the uses allowed by the zoning ordinance, the zoning ordinance will prevail.
11. *WSSP* policy 1.3. States that the plan is "... is not intended to affect the uses allowed in commercial zones or to alter the current zone of any properties." (*WSSP*, page 42.)
12. The *West Side Strategic Plan* does not restrict the location of regional shopping centers to the West Side Regional Center at Seven Bar Ranch.
13. The *Comprehensive Plan* does not restrict the location of regional shopping centers to Urban Centers.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions; a letter shall accompany the submittal to the DRB indicating how the site plan has been modified to meet each of the EPC conditions.
 2. Designate five percent of the total parking spaces as multiple occupancy vehicle parking located near building entrances, and identified on the site plan.
 3. Locate five bicycle locker units at convenient locations and identify them on the site plan.
 4. Provide employee lockers, showers, dining facility/break room and outdoor gathering/dining at the two major buildings .
 5. Refuse enclosures and lift bins shall be located in accessible locations acceptable to the Solid Waste Management Department.
 6. Pedestrian crossings of vehicle circulation areas shall be minimum 6' wide, of an alternative textured material and slightly raised. Where parking spaces are perpendicular or angled to pedestrian walks, the pedestrian walk shall be protected by providing tire stops so that parked cars do not overlap the pedestrian walk or by making the walk 10' wide if there is parking on one, 10' wide if there is parking on both sides.
- Pedestrian areas in front of major buildings shall be minimum 15' wide; 10' wide in front of smaller buildings.
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- H) Location of walls, fences and signs must meet the clear sight distance requirements.
 - I) Provision of street trees and landscaping on Coors Boulevard and Quail Road.
 - J) Construction of 10 foot pedestrian bicycle trail on Coors Boulevard.
 - K) Dedication of right-of-way for a pedestrian crossing structure over Coors Boulevard. Provisions for internal paths connecting the structure with the trail east of the development. A Pedestrian Overcrossing of Coors Boulevard at Ouray Road may provide an alternate access route for pedestrians and bicycles from the west side of Coors due to the massive configuration of the Coors / Quail Intersection.
 - L) Service / loading areas must be provided for on-site, and served by a 30 foot unobstructed service drive. Provision for adequate turnaround area for large vehicles in the dock areas. Construction of 25 foot corner radii are required for the service route.
18. Pedestrian accesses with material of different types shall be installed on the perimeter pedestrian ways to the smaller retail stores.
19. Add architectural elements similar to the front elevations for the side and rear elevations of the two large buildings. Such elements shall include towers, varied roof and parapet treatments wall offsets, building plane offsets and related techniques to reduce massing and break up large facades.
20. Additional landscaping for purposes of buffering the neighborhood shall be added to the east side of the Walmart.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY OCTOBER 1, 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).

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SEPTEMBER 16, 1999

Z-99-38

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David Cooper, 4317 Chinlee NE, Albuquerque, NM 87110
Albert & Gloria Kolb, 2330 La Vista Court NW, Albuquerque, NM 87120
Ray Ruiz, 4901 El Aguila, Albuquerque, NM 87120
Ray Bahm, 2513 Kimberly Ct. NW, Albuquerque, NM 87120
Leo Romero, 5016 Grande Vista Ct. NW, Albuquerque, NM 87120
Sylvia Mock, P.O. Box 3388, Albuquerque, NM 87192
Doug Bennett, 6800 Porlamar NW, Albuquerque, NM 87120
Pat Larson, 14200 Vista Ct. NW, Albuquerque, NM 87123
Ron Bohannon, 4421 McLeod, Albuquerque, NM

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3. This request is in general conformance with applicable plans and policies of the *Comprehensive Plan* the *Coors Corridor Plan*, *West Side Strategic Plan* and applicable City ordinances.

The existing zoning on the site is SU-1 for C-2 Uses and C-2. The commercial uses proposed by the site development plan are allowed under the existing zoning. Both zone categories require EPC site plan review. The C-2 zone requires EPC site plan approval because it is a parcel larger than 5 acres which brings it under the Zoning Code Shopping Center regulations. (*Zoning Code*, Section 14-16-3-2, page 206).

Attachment 2

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CONDITION:

1. The site shall be replatted to conform to the Site Plan for Subdivision.

On September 16, 1999, the Environmental Planning Commission voted to approve Z-99-38, a site 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 347,00 square foot commercial development on a 34 acre site located on the northeast quadrant of Interstate I-40 and Coors Boulevard NW.
2. This request is in general in conformance with applicable plans and policies of the *Comprehensive Plan* which allow a full range of urban land uses in the Established Urban Area, and state that new growth shall be accommodated through development in areas where vacant land is contiguous to existing or programed urban facilities and services and where the integrity of existing neighborhoods can be assured and that the location, intensity, and design of new development shall respect existing neighborhood values.
3. This site is located in the Coors Boulevard Community Adjacent Area of the *West Side Strategic Plan*. The Plan recommended uses for the adjacent area are medium to high density residential, open space, education and religious uses. However, the existing zoning of C-2 and SU-1/C-2 allows commercial development as proposed.
4. This request is in conformance with the *Coors Corridor Plan* which calls for mixed use development and commercial development at this location and for maintenance of Coors Boulevard as a limited access highway.
5. The City's Air Quality Division is actively seeking permanent and temporary air quality monitoring sites on the Westside and the applicant has agreed to work with the AQD to establish the necessary easement on this site.
6. The applicant has supplied the Transit Department with a TDM program proposal. Agreement has been reached with transit regarding on site transit facilities but these facilities are not reflected on the present plan.
7. The Interstate Corridor Enhancement Plan (ICEPlan) draft recommends "El Pedregal - Rock Garden" theme for I-40. The proposed landscaping along Coors Boulevard and toward I-40 should reflect this theme. The developer has expressed willingness to work with the City and the New Mexico State Highway and Transportation Department to do so.

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