

INTER-OFFICE MEMO

DATE: August 18, 2023

TO: Jolene Wolfley, DFT Chair
Jay Rodenbeck, Planning Manager

FROM: Catalina Lehner, AICP- Principal Planner

RE: Project #2023-008615/SI-2023-00865,
Site Plan-EPC Major Amendment- Cherry Hills Shopping Center

Background

On June 15, 2023, the EPC voted to approve a Major Amendment to the controlling Site Development Plan for Subdivision for the Cherry Hills Shopping Center (original EPC approval c. 1978) to add a drive-thru coffee shop.

Post-EPC Review

The EPC approved the Major Amendment subject to 15 Findings and 13 Conditions of Approval as indicated in the June 15, 2023 Official Notification of Decision.

https://documents.cabq.gov/planning/environmental-planning-commission/June%202023/NOD%20PR-2023-008615_Cherry%20Hills%20SC.pdf

For a post-EPC review, we compare: 1) the site plan the EPC based its decision on, with 2) the site plan the EPC based its decision on with the conditions incorporated.

Results

The Conditions of Approval are mostly fulfilled, with a couple exceptions as noted below, and clarification requested.

Condition #4C and 5C- regarding parking calculations. Rounding to 2 or 3 digits is unnecessary and is confusing, since parking spaces are in whole units. IDO 14-16-5-5(C)(1)(c) states to round down when calculating parking.

The parking calculations in the table on the top sheet (Sheet 1) and on the main sheet (Sheet DFT0) should be revised correspondingly.

Condition #10A- please draw a dashed box around the building-mounted/wall signs on the elevations and indicate the square footage of the signs.

Condition 10B- please specify the colors and materials for the building-mounted/wall signs. Note 26.1 says "Illuminated logo and business sign", but does not provide these details.