



CITY OF ALBUQUERQUE
Albuquerque, New Mexico
Office of the Mayor

Mayor Richard J. Berry

INTER-OFFICE MEMORANDUM

February 3, 2016

TO: Dan Lewis, President, City Council

FROM: Suzanne Lubar, Planning Department Director

SUBJECT: Project# 105238 – 15EPC-40074. The Environmental Planning Commission (EPC) forwards a recommendation of APPROVAL to the City Council regarding amending the Coors Corridor Plan to allow temporary banner signage for businesses affected by an unavoidable casualty. Staff Planner: Catalina Lehner

Request & Scope

The proposed text amendments to the Coors Corridor Plan (CCP) would allow temporary banner signage for business that have been forced to relocate or temporarily close due to an unavoidable casualty, such as a fire or other disaster. The proposed text amendments are found in Council Bill No. R-15-274, which was introduced on November 16, 2015.

Specifically, the proposed text amendments would add language to page 112 of the CCP, under d. Signage, Policy 1, Prohibited Signs, to allow such temporary signs. Currently, the CCP prohibits signs that consist of banners, pennants ribbons, streamers, strings of light bulbs and spinners except during a holiday season or for ethnic and thematic special events. The new temporary signage would be limited to one 3-foot by 6-foot temporary banner sign per business, for a period of up to 90 days.

Intent

The intent is to assist business owners who have been adversely affected by circumstances beyond their control, meaning an unavoidable casualty such as a fire or other type of disaster. A recent structure fire at a strip mall on Coors Blvd. NW, near Sequoia Rd., resulted in several businesses being forced to relocate. The businesses needed a way to direct customers to their new location, but did not need permanent, new signage. Rather, a less expensive, temporary type of signage was desired.

However, the CCP currently contains design regulations that prohibit signage consisting of banners or pennants. Both of these less expensive types of signage could serve to re-direct customers of these adversely affected businesses. Therefore, a text amendment to the CCP is now proposed to allow temporary banner signage in cases of disaster.

EPC Decision

At its January 14th, 2016 hearing, the EPC voted unanimously (9-0) to forward a Recommendation of Approval to the City Council based on the associated Findings and Conditions. At the EPC hearing, the 90 day time limit for temporary signage was mentioned because it raised the comfort level of some commissioners to allow such banners. No members of the public provided testimony.

Neighborhood & Public Input

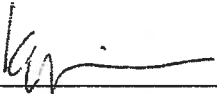
For text amendments to sector development plans, the Zoning Code requires the same notification as it does for changes to the text of the Zoning Code. The Planning Department notified representatives of 53 neighborhood organizations and coalitions on the list provided by the Office of Neighborhood Coordination (ONC).

The proposed text amendments were also announced in the December 2015/January 2016 issue of the Neighborhood News. Staff received one phone call requesting information, but has not received any written comments and is unaware of any opposition to the request.

Conclusion

The proposed text amendments to the CCP would allow temporary banner signage for business that have been forced to relocate or temporarily close due to an unavoidable casualty, such as a fire or other disaster. The EPC voted unanimously to forward a Recommendation of Approval to the City Council.

Recommended:



Kym Dicome, Manager
Current Planning Section
Planning Department

**PROJECT #1005238
15EPC-40074**

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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

January 15, 2016

COA Council Services
Attn: Andrew Webb
City/County Building, 9th Floor
Albuquerque, NM 87102

Project# 1005238
15EPC-40074 Text Amendment to the Coors Corridor
Plan

LEGAL DESCRIPTION:

The above action to amend the Coors Corridor Plan to allow temporary signage for businesses forced to relocate due to an unavoidable casualty. For up to 90 days, each business would be allowed one temporary banner sign, up to 3 feet by 6 feet in size, to direct customers to the new location. Staff Planner: Catalina Lehner

PO Box 1293 On January 14, 2016, the Environmental Planning Commission (EPC) voted to forward a recommendation of APPROVAL of Project #1005238/15EPC-40074, text amendments to the Coors Corridor Plan, based on the following findings and conditions:

Albuquerque FINDINGS:

1. The City of Albuquerque City Council proposes to amend a portion of the text of the Coors Corridor Plan (CCP) to allow temporary banner signage for business that have been forced to relocate due to an unavoidable casualty, such as a fire or other disaster. Specifically, the proposed text amendment would add language to page 112 of the CCP, under d. Signage, Policy 1, Prohibited Signs.
2. The CCP prohibits signs that consist of banners, pennants ribbons, streamers, strings of light bulbs and spinners except during a holiday season or for ethnic and thematic special events. The proposed text amendments would add an exception, thereby allowing one temporary banner sign per business, at the original location of the business, to direct customers to the new location. The sign can be up to 3 feet by 6 feet in size and would be allowed for up to 90 days.
3. The proposed text amendments are found in Council Bill No. R-15-274, which was introduced at the City Council on November 16, 2015 and subsequently referred to the Environmental Planning Commission (EPC). The EPC is tasked with evaluating the request and forwarding a recommendation to the City Council.
4. The intent of the request is to allow business owners who have been adversely affected by an unavoidable casualty, such as a fire or other type of disaster, to use temporary signage. A recent structure fire at a strip mall on Coors Blvd. NW, near Sequoia Rd., resulted in several businesses

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being forced to relocate. The businesses needed to direct customers to their new location, but did not need permanent, new signage. Less expensive, temporary signage was desired.

5. However, the Coors Corridor Plan (CCP) design regulations prohibit signage consisting of banners or pennants. Both of these inexpensive types of signage could serve to re-direct customers to these adversely affected businesses. Therefore, a text amendment to the CCP is proposed to allow temporary banner signage.
6. The Charter of the City of Albuquerque, the Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan (WSSP), the Coors Corridor Plan (CCP) and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The request meets the intent of the City Charter: Allowing an additional type of signage, temporary banner signage, in the Coors Corridor Plan area is an exercise in local self-government (City Charter, Article 1). Establishing parameters to define allowable signage size, and define temporary, generally expresses the Council's desire to ensure the proper use and development of land, and to generally promote and maintain an aesthetic and humane urban environment (City Charter, Article IX).
8. The request generally furthers the intent of the Zoning Code to promote the health, safety and general welfare of the public because they would allow an additional signage option to assist businesses, and the signage would be appropriately regulated. The proposed text amendments would require that temporary banner signs be applied for and administered by the Planning Department via an administrative process.
9. The request partially furthers the following Goals of the Comprehensive Plan:
 - A. Established Urban Goal: The proposed text amendments would allow temporary banner signage for businesses that have been adversely affected by a disaster and have to relocate. A new signage option would be available that could be considered a form of variety and maximum choice for such businesses. However, banner signage is generally not considered quality signage. Though the signage would be limited to one per business, if each business in a strip mall or shopping center opts to use such a sign, it could result in a visual environment that is cluttered by several signs in a wide variety of colors, designs, sizes and shapes.
 - B. Developed Landscape Goal: The CCP area, which spans from Central Ave. to NM 528/Corrales Rd., contains a wide variety of developed landscapes. Some natural landscape, particularly east of Coors Blvd., helps define the Plan area. The proposed text amendments would allow temporary banner signage which, in most locations, would not adversely affect the developed landscape. However, locations that are characterized by a more natural environment could be adversely affected despite the temporary nature of the signage.
10. The request furthers the Economic Development Goal and policy of the Comprehensive Plan:
 - A. Goal: The proposed text amendments would allow a new signage option, on a temporary basis, to help businesses redirect customers to their new locations. This would promote

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continued economic development while providing reasonable limitations on signage size and length of display.

- B. Policy II.D.6b- development of local business/outside firms: The proposed text amendments would assist businesses that have been adversely affected by a disaster by allowing them to use temporary signage to inform customers of their new location. This would help the businesses to retain their customers, hopefully attract new ones, and therefore continue to develop.
11. WSSP Policy 4.6 refers to design guidelines will be developed later and addresses “signs” and other topics. The overarching idea of the WSSP is to minimize impairment of views of the roadway or unique views beyond the roadway. Staff finds that most of the land east of Coors Blvd. is zoned County A-1 or SU-1 for a residential use or an open space use. There is no commercial zoning close to these environmentally sensitive areas, so it is very unlikely that a business would need a temporary banner sign in these areas. Even if they did, the temporary signage would only be available in cases of disaster and would be subject to limitations regarding size and length of posting. Due to its narrow scope and applicability, Staff finds that the request furthers WSSP Policy 4.6.
12. The Planning Department notified the following representatives of 53 neighborhood organizations and coalitions on the list provided by Office of Neighborhood Coordination (ONC) Staff: Alamosa, Alban Hills, Anasazi Ridge, Avalon, Crestview Bluff, Encanto Village, Grande Heights, La Luz Del Sol, La Luz Landowners, Ladera Heights, Ladera West, Las Casitas Del Rio, Las Casitas Del Rio Unit 2 Subdivision, Laurelwood, Los Volcanes, Oxbow Park, Oxbow Village, Paradise Hills, Pat Hurley, Piedras Marcadas, Quaker Heights, Rancho Encantado, Rancho Sereno, Rio Oeste, Riverfronte Estates, Riverview Heights, S.R. Marmon, Saltillo, Skyview West, South Valley Coalition, St. Joseph Townhouse, Stinson Tower, Story Rock, South West Alliance of Neighbors (SWAN), South Valley Coalition, Taylor Ranch, The Enclave at Oxbow, Villa De Paz, Vista Grande, Vista Magnifica, Vista Montecito, Vista West, West Bluff, West Mesa, Western Trails Estates, Westside Coalition, Windmill Manor Place, Alameda North Valley, Alvarado Gardens, Los Duranes, North Valley Coalition, Rio Grande Blvd., Rio Grande Compound, Thomas Village.
13. The request was advertised in the City’s Neighborhood News newsletter. As of this writing, Staff has not received any inquiries or written comments and is unaware of any opposition.

CONDITIONS:

Notes: New language is [+underlined and bracketed+]. Deleted language is [underlined, bracketed and struck through]. Planning Staff’s suggested language is indicated by grey highlighting. Page references are to the proposed legislation (R-15-274).

1. Page 2, Line 15:

cases where a business must [temporarily close or] relocate due to fire, unavoidable

2. Page 2, Line 20:

customers to the new location [and/or advises of the re-opening date].”

3. Page 113 of the CCP, Bullet 10:

Overhangs the right-of-way or property line [and/or is located in the right-of-way of Coors Blvd].

4. Page 1, Line 5:

and has amended it [several times] since [in 1989, 1995 and 2003]; and

5. Page 1, Line 8:

WHEREAS, the CCP establishes development [established design] regulations designed to

6. Page 1, Lines 10-11:

WHEREAS, CCP Issue 4, Section d., [Bullet 1.] prohibits the use of banners, pennants

7. Page 1, Line 13:

WHEREAS, a [recent] structure fire at 3270 Sequoia Northwest [on Coors Boulevard NW near Sequoia Road] has caused [several] [13] businesses.

8. Page 1, Line 15-17:

WHEREAS, this type of forced relocation [due to fire] presents challenges for businesses [who] [that] rely [on] [upon] their location as part of [the] [their] success [of their business]; and

9. Page 1, Line 18:

WHEREAS, businesses [who] [that] are forced to relocate due to a fire or other

10. Page 1, Lines 24-25:

formal, permanent signs that meet the requirements of the CCP and [underlying zoning on affected properties] [the Zoning Code]; and

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC’s decision or by **JANUARY 29, 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.

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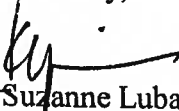
Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

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/CLL

cc: City of Albuquerque, Council Services, Attn: Andrew Webb, P.O. Box 1293, Abq. NM 87102
City of Albuquerque, Planning Department, P.O. Box 1293, Abq. NM 87102
Jeanette Baca, Alamosa N.A., 901 Field SW, Albuquerque, NM 87121
Jerry Gallegos, Alamosa N.A., 6013 Sunset Gardens SW, Albuquerque, NM 87121
Patsy Nelson, Alban Hills N.A., 3301 La Rambla NW, Albuquerque, NM 87120
Lynne Scott, Alban Hills N.A., 6419 Camino Del Arrebol NW, Albuquerque, NM 87120
Carol Rickert, Anasazi Ridge HOA, 4121 Eubank Blvd. NE, Albuquerque, NM 87111
Sherri, Repichowski, Anasazi Ridge HOA, 10800 Saltillo NW, Albuquerque, NM 87114
Billy DeHerrera, Avalon N. A., 651 Stern Dr. NW, Albuquerque, NM 87121
Luch Anchondo, Avalon N.A., 601 Stern Dr. NW, Albuquerque, NM 87121
Milton Brown, Crestview Bluff N.A., 5216 White Reserve Ave. SW, Albuquerque, NM 87105
Linda J. Oakes, Encanto Village HOA, 7415 Via Tranquillo SW, Albuquerque, NM 87121
Orin Dooley, Encanto Village HOA, 7611 Via Sereno SW, Albuquerque, NM 87121

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Dr. Joe Valles, Grande Heights Assoc., 5020 Grande Vista Ct. NW, Albuquerque, NM 87120
Richard Kirschner, Grande Heights Assoc., 5004 Grande Vista Ct. NW, Albuquerque, NM 87120
Wallace Ford, La Luz Del Sol N.A., 10 Wind Rd. NW, Albuquerque, NM 87120
Arthur Woods, La Luz Del Sol N.A., 33 Wind Rd. NW, Albuquerque, NM 87120
Rae Perls, La Luz Landowners Assoc., 15 Tennis Ct. NW, Albuquerque, NM 87120
Pat Gallagher, La Luz Landowners Assoc., 24 Link NW, Albuquerque, NM 87120
Allan Ludi, Ladera Heights N.A., 6216 Saint Josephs Ave. NW, Albuquerque, NM 87120
Marie Ludi, Ladera Heights N.A., 6216 Saint Josephs Ave. NW, Albuquerque, NM 87120
Hope Eckert, Ladera West N.A., 3300 Ronda de Lechuses NW, Albuquerque, 87120
Steven Collins, Ladera West N.A., 7517 Vista Alegre NW, Albuquerque, NM 87120
Mary Zarembo, Las Casitas Del Rio H.O.A., 6252 Stipa NW, Albuquerque, NM 87120
Danielle Wierengo, Las Casitas Del Rio H.O.A., 3608 Panicum, Albuquerque, NM 87120
Mike McKinney, LCDR Unit 2 Subdivision H.O.A., 6199 Deergrass Cir. NW, Abq., NM 87120
Colette Schobbins, LCDR Unit 2 Subdivision H.O.A., 6155 Deergrass Cir. NW, Abq., NM 87120
Candelaria Patterson, Laurelwood N.A., 7608 Elderwood Dr. NW, Albuquerque, NM 87120
Greg Huston, Laurelwood N.A., 7600 Sherwood Dr. NW, Albuquerque, NM 87120
Ben Sandoval, Los Volcanes N.A., 6516 Honeylocust Ave. NW, Albuquerque, NM 87121
Ted Trujillo, Los Volcanes N.A., 6601 Honeylocust Ave. NW, Albuquerque, NM 87121
Bob Nashwinter, Oxbow Park H.O.A., 3828 Tundra Swan NW, Albuquerque, NM 87120
Cindy Churan, Oxbow Park H.O.A., 3900 Desert Sage Ct. NW, Albuquerque, NM 87120
Richard Shine, Oxbow Village H.O.A., 3835 Oxbow Village Ln. NW, Albuquerque, NM 87120
Ric Chavez, Oxbow Village H.O.A., 3904 Oxbow Village Ln. NW, Albuquerque, NM 87120
Tom Anderson, Paradise Hills Civic Assoc., 10013 Plunkett Dr. NW, Albuquerque, NM 87114
Maria Warren, Paradise Hills Civic Assoc., 5020 Russell NW, Albuquerque, NM 87114
George Holly, Pat Hurley N.A., 5020 La Bajada NW, Albuquerque, NM 87105
James Jones, Pat Hurley N.A., 309 Rincon Ct. NW, Albuquerque, NM 87105
Lawrence Fendall, Piedras Marcadas N.A., 8600 Tia Cristina Dr. NW, Albuquerque, NM 87114
Karen Daniel, Piedras Marcadas N.A., 4815 Sherry Ann Rd. NW/87114 Albuquerque, NM 87114
Matthew Baca, Quaker Heights N.A., 5125 Northern Trail NW, Albuquerque, NM 87120
Paul DePetro, Quaker Heights N.A., 5124 Northern Trail NW, Albuquerque, NM 87120
Colin Semper, Rancho Encantado H.O.A., 5809 Mesa Sombra Pl. NW, Albuquerque, NM 87120
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Debra Cox, Rancho Sereno N.A., 8209 Rancho Paraiso NW, Albuquerque, NM 87120
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Sandra Tinlin, Rio Oeste H.O.A., 4105 Moncloa Ct. NW, Albuquerque, NM 87120
Matt Dotson, Riverfronte Estates N.A., 1739 Rusty Rd. NW, Albuquerque, NM 87114
JoAnn McNeil, Riverfronte Estates N.A., 1610 Lyria Rd. NW, Albuquerque, NM 87114
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Tony Chavez, Skyview West N.A., 305 Claire Ln. SW, Albuquerque, NM 87121
Beatrice Purcella, Skyview West N.A., 201 Claire Ln. SW, Albuquerque, NM 87121
Allan Ludi, St. Josephs Townhouse Assoc., 6216 Saint Josephs NW, Albuquerque, NM 87120
Marie Ludi, St. Josephs Townhouse Assoc., 6216 Saint Josephs NW, Albuquerque, NM 87120
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Kathleen Ingley, WM Place Subdivision H.O.A., 5228 Tierra Amada St. NW, Albuquerque, NM 87120
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Harry Hendriksen, Westside Coalition of NAs, 10592 Rio del Sole Ct. NW, Albuquerque, NM 87114
Kyle Silfer, North Valley Coalition, P.O. Box 70232, Albuquerque, NM 87197
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Doyle Kimbrough, Rio Grande Blvd. N.A., 2327 Campbell Rd. NW, Albuquerque, NM 87107
Elizabeth Perkett, Rio Grande Compound H.O.A., 3120 Calle del Alamo NW, Albuquerque, NM 87104
Catherine Fellows, Rio Grande Compound H.O.A., 2913 Calle Grande NW, Albuquerque, NM 87104
Richard Meyners, Thomas Village N.A., 3316 Calle de Daniel NW, Albuquerque, NM 87104
Debbie Ridley, Thomas Village N.A., 3247 Calle de Deborah NW, Albuquerque, NM 87104



Environmental Planning Commission

Agenda Number: 03
Project Number: 1005238
Case Number: 15EPC-40074
January 14, 2015

Staff Report

Agent	City of Albuquerque Planning Department
Applicant	City of Albuquerque Council Services
Request	Text Amendments to the Coors Corridor Plan (CCP) to allow temporary banner signage for businesses forced to relocate due to an unavoidable casualty
Location	The CCP area, which is south of Alameda Blvd. NW and north of Central Ave. SW, extending east and west on both sides of Coors Blvd., for varying distances
Zoning	No changes proposed

Staff Recommendation

That a recommendation of APPROVAL of Case Number 15EPC-40074 be forwarded to the City Council, based on the Findings beginning on p.12, and the Conditions for recommendation of approval on p.14.

Staff Planner
Catalina Lehner, AICP-Senior Planner

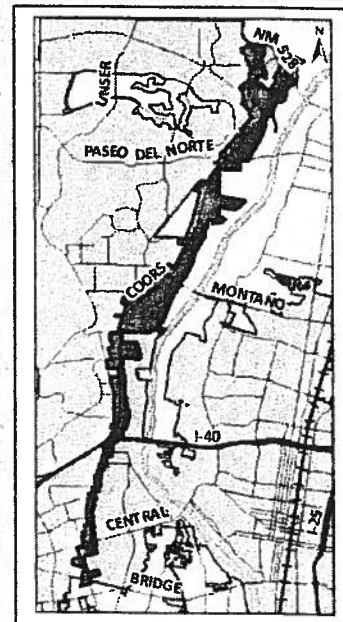
Summary of Analysis

The request is for a recommendation to City Council regarding proposed text amendments to the Coors Corridor Plan (CCP) to allow temporary banner signage for businesses that have been forced to relocate or temporarily close due to an unavoidable casualty, such as a fire or other disaster.

Each business would be allowed, subject to approval by the Planning Director, one temporary banner sign up to 3 feet by 6 feet in size. The sign would be allowed, for up to 90 days, at the business's original location, to direct customers to the new location and/or notify of the re-opening date.

Bill No. R-15-274 was introduced at the City Council on November 16, 2015 and subsequently referred to the Environmental Planning Commission (EPC).

Code Enforcement Staff has reviewed the proposed text amendments and find them to be enforceable. Staff suggests some revisions and recommends that a recommendation of conditional approval be forwarded to the City Council.



City Departments and other interested agencies reviewed this application from 11/02/2015 to 1/13/2015. Agency comments used in the preparation of this report begin on Page 19.

I. INTRODUCTION

Request & Scope

This request is to amend a portion of the text of the Coors Corridor Plan (CCP) to allow temporary banner signage for business that have been forced to relocate due to an unavoidable casualty, such as a fire or other disaster. Specifically, the proposed text amendment would add language to page 112 of the CCP, under d. Signage, Policy 1, Prohibited Signs, to allow such temporary signs.

Currently, the CCP prohibits signs that consist of banners, pennants ribbons, streamers, strings of light bulbs and spinners except during a holiday season or for ethnic and thematic special events (see bullet one under Prohibited Signs). The proposed text amendments would introduce language to add an exception to this prohibition, thereby allowing the following:

- 1) one temporary banner sign per business, at the original location of the business, to direct customers to the new location and/or advise of the re-opening date; and
- 2) the sign can be up to 3 feet by 6 feet in size.
- 3) posted for up to 90 days.

Intent

The intent is to assist business owners who have been adversely affected by circumstances beyond their control, in terms of an unavoidable casualty such as a fire or other type of disaster, to use temporary signage. In this case, a recent structure fire at a strip mall on Coors Blvd. NW, near Sequoia Rd., resulted in several businesses being forced to relocate. The businesses needed a way to direct customers to their new location, but did not need permanent, new signage. Rather, a less expensive, temporary type of signage was desired to advertise their new location.

However, the Coors Corridor Plan (CCP) contains design regulations for signage that prohibit signage consisting of banners or pennants. Both of these less expensive types of signage could serve to re-direct customers of these adversely affected businesses. Therefore, a text amendment to the CCP is now proposed to allow temporary banner signage.

Environmental Planning Commission (EPC) Role

The proposed text amendments are contained in Council Bill No. R-15-274. The legislation was introduced at the City Council meeting on November 16, 2015 and referred to the EPC.

The EPC's task is to make a recommendation to the City Council regarding the proposed changes to the CCP. The City Council is the City's Zoning Authority and will make the final decision. The EPC is a recommending body with review authority. In this case, pursuant to §14-16-2-23 (SU-2 Special Neighborhood Zone), the EPC is charged with making a recommendation regarding a sector development plan, such as the CCP, which specifies new development and redevelopment that is appropriate for a given area.

II. BACKGROUND

Context

The Coors Corridor Sector Plan (CCP) area, located generally on both sides of Coors Blvd., south of NM528/Corrales Rd. and north of Central Ave., contains approximately 2,200 acres (see map, p. 2 of the Plan). The Plan area is oriented south to north and extends to varying distances west and east of Coors Blvd. The CCP divides the Coors Corridor into four segments; Segment 1 is the southernmost and Segment 4 is the northernmost. Lands in Segment 3 and Segment 4, east of Coors Blvd., are located in view preservation areas as designated by the Plan. The shopping center at Coors Blvd. near Sequoia Rd., where the fire occurred, is located in Segment 2 (see map, p. 2 of the CCP). Segment 2 is located north of Interstate 40 and south of Western Trail Rd.

Coors Corridor Plan (CCP) History

The City of Albuquerque and Bernalillo County adopted the CCP in 1984 by to provide policies and design guidelines for Coors Blvd. as a limited access arterial, and to ensure that development would achieve a balance between the built and natural environments. A Design Overlay Zone was placed on the entire area. The Plan was subsequently amended five times by the City, most recently in 2003. The amendments were to regulations for site lighting (R-89-458) and signage (R-91-457, R-03-270), to one land use recommendation (R-95-213) and to authorize a traffic signal at Coors/Los Volcanes (R-02-118).

The update of the 1984 CCP occurred over a number of years. In 2005, the City Council passed R-05-234, which called for an update to the plan, in particular to the policies and design standards. After considering the 2007 draft and related public comment, the Environmental Planning Commission (EPC) recommended that a view analysis be conducted along the east side of Coors. This was completed by a specialized consultant in 2008. The Planning Department continued to work with an advisory committee of residents and professionals on revisions to the development regulations. Other issues were also raised that would require significant time and resources to address, such as annexation and activity centers, and a potential transportation study. This led to Planning's request for withdrawal of the Plan, which the EPC granted in November 2009.

In 2013, Staff produced a draft plan that the EPC heard in 2014. The draft CCP established a multi-modal strategy to address worsening traffic congestion, though the New Mexico Department of Transportation (NMDOT) controls Coors Blvd. Special View Preservation regulations apply to a sub-area that extends east of Coors and north of Namaste Rd.. The Plan also recommended public improvements to streetscapes and connections for pedestrians and cyclists. The case was continued a couple of times during the summer. It was heard in October 2014 and continued to January 2015, when the EPC recommended to forward a recommendation of approval to the City Council. Legislation was prepared. However there was no sponsor for the Plan to move forward, so the effort did not continue.

The CCP is available online at:
<http://www.cabq.gov/planning/urban-design-development/publications>

III. ZONING

The two small shopping centers located at the intersection of Coors Blvd. NW and Sequoia Rd. are zoned C-1 Neighborhood Commercial. The purpose of the C-1 zone (§14-16-2-16) is to provide "suitable sites for office, service, institutional, and limited commercial uses to satisfy the day-to-day needs of residential areas." Small commercial services and businesses are often located in C-1 zoned areas.

However, the proposed text amendments would apply throughout the CCP area and not affect the zoning on any particular property. Rather, the proposed text amendments would affect the Plan's design regulations pertaining to signage (see p. 112-115 of the Plan).

Staff consulted with Code Enforcement Staff to determine if the proposed text amendments would affect the General Sign Regulations (Zoning Code §14-16-3-5). The General Sign Regulations address general issues of City-wide application, such as sign location, height, and clear-sight triangle. The more specific signage regulations of the CCP govern properties within the boundaries of the CCP, and the proposed text amendments would not create any contradictions.

IV. ANALYSIS APPLICABLE ORDINANCES, PLANS & POLICIES

Policy Citations are in Regular Text; *Staff Analysis is in Bold Italics*

A) Charter of the City of Albuquerque

The Citizens of Albuquerque adopted the City Charter in 1971. Applicable articles include:

Article I, Incorporation and Powers

"The municipal corporation now existing and known as the City of Albuquerque shall remain and continue to be a body corporate and may exercise all legislative powers and perform all functions not expressly denied by general law or charter. Unless otherwise provided in this Charter, the power of the city to legislate is permissive and not mandatory. If the city does not legislate, it may nevertheless act in the manner provided by law. *The purpose of this Charter is to provide for maximum local self-government.* A liberal construction shall be given to the powers granted by this Charter." (emphasis added)

Article IX, Environmental Protection

"The Council (City Commission) in the interest of the public in general shall protect and preserve environmental features such as water, air and other natural endowments, ensure the proper use and development of land, and promote and maintain an aesthetic and humane urban environment. To affect these ends the Council shall take whatever action is necessary and shall enact ordinances and shall establish appropriate Commissions, Boards or Committees with jurisdiction, authority and staff sufficient to effectively administer city policy in this area."

Allowing an additional type of signage, temporary banner signage, in the Coors Corridor Plan area is an exercise in local self-government (City Charter, Article 1). Establishing parameters to define allowable signage size, and define temporary, generally expresses the

Council's desire to ensure the proper use and development of land, and to generally promote and maintain an aesthetic and humane urban environment (City Charter, Article IX).

B) Comprehensive City Zoning Code

Authority and Purpose (summarized): The Zoning Code is Article 16 within Chapter 14 of the Revised Code of Ordinances of Albuquerque, New Mexico, 1994 (often cited as ROA 1994). The administration and enforcement of the Zoning Code is within the City's general police power authority for the purposes of promoting the health, safety, and general welfare of the public. As such, the Zoning Code is a regulatory instrument for controlling land use activities for general public benefit.

Role of Land Use Boards (aka Amendment Procedure, summarized): The City Council is the zoning authority for the City of Albuquerque and has sole authority to amend the Zoning Code. Through the City Charter, the City Council has delegated broad planning and zoning authorities to the Environmental Planning Commission (EPC). The EPC is advisory to the City Council regarding proposed text amendments to the Zoning Code.

The application was filed in accordance with Zoning Code requirements. The proposed text amendments generally further the intent of the Zoning Code to promote the health, safety and general welfare of the public because they would allow an additional signage option to assist businesses, and the signage would be appropriately regulated. The proposed text amendments would require that temporary banner signs be applied for and administered by the Planning Department via an administrative process.

C) Albuquerque/Bernalillo County Comprehensive Plan

The subject site is located in an area that the Albuquerque/Bernalillo County Comprehensive Plan has designated Central Urban, which is a portion of the Established Urban Area. Therefore, the Central Urban Area is subject to policies of the Established Urban Area. The goal of the Central Urban Area is "to promote the Central Urban Area as a focus for arts, cultural, and public facilities/activities while recognizing and enhancing the character of its residential neighborhoods and its importance as the historic center of the City." Applicable Goals and policies include:

Established Urban Area

The Goal is to "create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas and life styles, while creating a visually pleasing built environment."

The proposed text amendments would allow temporary banner signage for businesses that have been adversely affected by a disaster and have to relocate. A new signage option would be available that could be considered a form of variety and maximum choice for such businesses. However, banner signage is generally not quality signage. Though the

signage would be limited to one per business, if each business in a strip mall or shopping center opts to use such a sign, it could result in a visual environment that is cluttered by several signs in a wide variety of colors, designs, sizes and shapes. The request partially furthers the Goal of the Established Urban Area.

Environmental Protection & Heritage Conservation

Developed Landscape Goal: to maintain and improve the natural and the developed landscapes' quality.

The CCP area, which spans from Central Ave. to NM 528/Corrales Rd., contains a wide variety of developed landscapes. Some natural landscape, particularly east of Coors Blvd., helps define the Plan area. The proposed text amendments would allow temporary banner signage which, in most locations, would not adversely affect the developed landscape. However, locations that are characterized by a more natural environment could be adversely affected despite the temporary nature of the signage. The request partially furthers the Developed Landscape Goal.

Community Resource Management

Economic Development Goal: to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

The proposed text amendments would allow a new signage option, on a temporary basis, to help businesses redirect customers to their new locations. This would promote continued economic development while providing reasonable limitations on signage size and length of display. The request generally furthers the Economic Development Goal.

Economic Development Policy II.D.6b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.

The proposed text amendments would assist businesses that have been adversely affected by a disaster by allowing them to use temporary signage to inform customers of their new location. This would help the businesses to retain their customers, hopefully attract new ones, and therefore continue to develop. The request generally furthers Policy II.D.6.b-development of local business/outside firms.

D) Westside Strategic Plan (WSSP), Rank II

The West Side Strategic Plan (WSSP) was first adopted in 1997 and amended several times since then (2002, 2005, 2008, 2009 and 2011). The WSSP area encompasses over 96,000 acres of land, or approximately 150 square miles. Specific boundaries are shown on p.2 of the Plan.

The first amendments, in 2002, included changes to policies and activity center boundaries. A relevant amendment occurred in 2008, when the WSSP was amended to move the Westland Town Center close to Interstate 40 (Enactment R02008-075). The *Southwest Albuquerque Strategic Action Plan (SWASAP)* became part of the WSSP in 2009 (Enactment R-2009-035).

The WSSP identifies 13 communities in established areas of the West Side, each with a unique identity and comprised of smaller neighborhood clusters. The proposed text amendments, however, apply to the entire Plan area.

WSSP Policy 4.6: The following design guideline sections shall become policies with the approval of this Plan: View Preservation; Views East of Coors Boulevard; Views to and from the Monument; Other Views; Height; Lighting; Vegetation; Overhead Utilities; Radio, TV, and Cellular Towers; Signs; Fences and Walls; and Additional Design Guideline Issues. It is recognized that additional Design Guidelines based on these and other applicable policies of the Plan shall be developed as follow-up work, and will be more complete than those included here. These policies were considered too critical to wait for additional planning efforts in the future.

“Signs” is a design guideline/policy of the WSSP, which states that design guidelines will be developed later. The text of the WSSP states that most concern was expressed regarding off-premise signs (billboards) and view preservation (p. 172-173). On-premise signs are barely addressed. The overarching idea seems to be to minimize impairment of views of the roadway or unique views beyond the roadway. Perhaps there are some locations in the Coors Corridors where temporary banner signage would not be appropriate.

Staff checked the City’s GIS mapping system for Zoning and ownership information for properties east of Coors Blvd. Most of this land is zoned County A-1 (unincorporated area). Other land is zoned SU-1, either for a residential use or an open space use. There is no commercial zoning close to the river or in these environmentally sensitive areas, so it is very unlikely that a business would need a temporary banner sign—and that would only be available in cases when a disaster occurred. It is possible that a home-based business could exist on land east of Coors Blvd., but again, the temporary signage would only be an option in extreme circumstances and would be subject to limitations regarding size and length of posting.

Based on zoning and land uses east of Coors Blvd. near the river, Staff finds that the temporary signage allowed by the proposed text amendments is unlikely to be used in these sensitive areas. Therefore, Staff does not believe that additional limitations need to be written into the proposed text amendments at this time. Due to its narrow scope and applicability, in a general sense, the request furthers WSSP Policy 4.6.

E) Coors Corridor Plan (CCP), Rank III

The Coors Corridor Plan (CCP) is a Rank III sector plan first adopted in 1984 and subsequently amended in 1989, 1995 and 2003 (see also Background section of this report). The Coors Corridor area extends northward from Central Avenue to NM 528/Corrales Road. The CCP divides the Coors Corridor into four segments; properties in Segments 3 and 4 are subject to view preservation regulations.

The CCP contains policies and design regulations. The goal of the design regulations is to “promote visual harmony between new and existing buildings and between the built

environment and the natural scene.” Design regulations address site planning, landscaping, parking, lighting, view preservation, and signage. The following apply to the request:

The purpose of the CCP signage regulations is to promote signage designs that are:

1. Compatible with surroundings, expressive of the identity of individual properties, and sensitive to the goals for the design and character of the Coors Corridor Area.
2. Orderly and appropriate to the activity to which they pertain; related to the place where the activity represented is located.
3. Non-distracting to motorists.
4. Aesthetically pleasing.

The proposed text amendments would allow temporary banner signage for businesses forced to relocate due to a disaster. One sign would be allowed per business at the original location of the business; the sign would be related to the place where the activity was located and be appropriate to the activity (a business) advertised (2). The signage would be limited to 3 feet by 6 feet maximum size and would not be lighted, and therefore would not be likely to distract motorists (3).

Though the banner signs would be likely to express the identity of individual properties or businesses, compatibility with their surroundings would not be defined (ex. color, design) or required (1). The Coors Corridor Area contains a wide variety of settings with different types of character, including older strip malls, newer shopping centers, residential areas, and open spaces. The banner signs, for businesses, would not be found in residential or open space areas (see previous discussion of the WSSP). Though the CCP does not specify what aesthetically pleasing means in terms of signage, the proposed text amendments do not contain any parameters regarding allowable colors, fonts, or other design aspects (4). In sum, the request partially furthers the purpose of the CCP signage regulations.

V. IMPLEMENTATION ISSUES

Staff spoke with Code Enforcement Staff regarding the proposed text amendments. Code Enforcement Staff indicated that the proposed text amendments would generally be enforceable. This is due to the specifications regarding sign size and length of posting allowed, and because the proposed text amendments would establish a process to administer the temporary, banner signage.

Code Enforcement Staff mentioned some concerns with respect to administration. The proposed text amendments refer to “forms provided by the Planning Department”. Essentially, the proposed text amendments would establish a permit process for this new type of temporary signage. Staff would have to create the forms and manage the process.

Also, the proposed text amendments state that the Planning Director would be the approving official. Typically, this means that the Director would delegate the approval authority to another Staff person. Though this is an internal, administrative decision, it is likely that the approval

authority would go to the Code Compliance Official, a manager in the Code Enforcement Division, or to the Current Planning Manager.

The proposed text amendments would allow temporary banner signage for businesses, but only in instances when they have been adversely affected by an unavoidable casualty. An unavoidable casualty, or force majeure, or similar, refers to a disaster—which could be broadly defined and mean several things. However, the intention is that the disaster is beyond the business owner’s control and could not be avoided.

As part of the permitting process, the business owner would have to prove that such a disaster occurred. Proof could be in the form of a report from AFD in cases of fire, and/or an insurance report. A site visit by Staff may also be necessary, although Staff would not have a way to determine if the disaster was unavoidable or not.

VI. ANALYSIS of R-15-274- PROPOSED TEXT AMENDMENTS & DISCUSSION

Policy Citations are in Regular Text; Additions are [underlined]; Deletions are ~~[stricken]~~. *Staff Analysis is in Bold Italics*. Staff’s suggested revisions are in grey highlighting.

The request consists of adding the following, new language at the end of bullet 1 under “Prohibited Signs” on p. 112 of the CCP (also see attachment).

“In addition to the signs prohibited in Section 40.E, the following signs are also prohibited:

Any sign which:

- consists of banners, pennants, ribbons, streamers, strings of light bulbs and spinners; except during a holiday season, and for ethnic and thematic special events [:and except that in cases where a business must relocate due to fire, unavoidable casualty, force majeure, or similar, the Planning Director may, on forms provided by the Planning Department, permit one up to 3-foot by 6-foot temporary banner sign per business for a period of up to 90 days at the original location that directs customers to the new location].”

A. Staff offers the following suggested changes:

i. Page 2, Line 15:

cases where a business must [temporarily close or] relocate due to fire, unavoidable

This language is suggested so that businesses, which opt to not relocate, are not precluded from using temporary, banner signage due to a disaster.

ii. Page 2, Line 20:

customers to the new location [and/or advises of the re-opening date].”

Customers may want to know when a business re-opens. This language would add the option for business owners to state a re-opening date on the sign.

B. Staff offers the following suggested change to the prohibited signage section of the CCP:

Page 113 of the CCP, Bullet 10:

Overhangs the right-of-way or property line ~~[and/or is located in the right-of-way of Coors Blvd]~~.

NMDOT Staff commented that outdoor advertising is prohibited in the NMDOT right-of-way (ROW). Staff suggests adding the above language to specifically address the NMDOT comment.

C. Staff offers the following suggested changes to the text of the proposed legislation that does not pertain directly to language in the CCP:

i. Page 1, Line 5:

and has amended it ~~[several times]~~ since ~~[in 1989, 1995 and 2003]~~; and

These are the years when the CCP was amended.

ii. Page 1, Line 8:

WHEREAS, the CCP ~~establishes development~~ ~~[established design]~~ regulations ~~designed~~ to

The CCP had already established the regulations, which are referred to as design regulations in the Plan's text.

iii. Page 1, Lines 10-11:

WHEREAS, CCP Issue 4, Section d., ~~[Bullet 1,]~~ prohibits the use of banners, pennants

The reference was added to specific the location of the text proposed to be modified.

iv. Page 1, Line 13:

WHEREAS, a ~~[recent]~~ structure fire at ~~3270 Sequoia Northwest~~ ~~[on Coors Boulevard NW near Sequoia Road]~~ has caused ~~[several]~~ ~~[13]~~ businesses.

The address is incorrect. Council Staff points out that 13 businesses were affected by the fire.

v. Page 1, Line 15-17:

WHEREAS, this type of forced relocation ~~[due to fire]~~ presents challenges

for businesses ~~[who]~~ ~~[that]~~ rely ~~[on]~~ ~~[upon]~~ their location as part of ~~[the]~~ ~~[their]~~ success ~~[of]~~ ~~[their business]~~; and

vi. Page 1, Line 18:

WHEREAS, businesses ~~[who]~~ ~~[that]~~ are forced to relocate due to a fire or other
According to the proposed legislation, the forced relocation could be due to disasters in addition to fires. The other changes here are suggested to tighten the wording.

vii. Page 1, Lines 24-25:

formal, permanent signs that meet the requirements of the CCP and ~~[underlying zoning on affected properties]~~ [the Zoning Code]; and

The General Signage regulations are part of the Zoning Code, as are the underlying zones. Referring only to the underlying zones would leave out the General Signage Regulations.

Suggested Changes Not Recommended

Page 2, Lines 17-18:

on forms provided by the Planning Department, permit ~~[one]~~ up to ~~[one]~~ 3-foot by 6-foot temporary banner sign per business for a

This is an agency comment from Long Range Planning Staff, but Staff does not recommend including it because the language would result in "up to one" sign, and there could never be less than one sign (ex. half a sign). Also, it would read "one 3-foot by 6-foot", which would preclude signs smaller than 3-foot by 6-foot, which is not the intention of the proposed legislation.

VII. COMMENTS

Concerns of Reviewing Agencies

Few comments were submitted. The most significant is from NMDOT Staff, who note that outdoor advertising is prohibited in the NMDOT right-of-way. This would apply to all signage, not just the temporary banner signs that would be allowed via the proposed text amendments. Long Range Planning Staff commented with a suggested language change, and request coordination with Code Enforcement Staff regarding what may be needed to implement the proposed text amendments.

Office of Neighborhood Coordination (ONC) Staff provided a list of neighborhood organizations that have boundaries with a one mile radius of the Coors Corridor. Code Enforcement Staff did not comment as part of agency comments. Rather, Staff spoke with a Zoning Enforcement Manager individually. He indicated that the proposed text amendments are mostly enforceable due to their narrow scope, but had some concerns regarding administration of a new permit process. Agency comments begin on p. 19.

Neighborhood & Other Concerns

The proposed text amendments were announced in the December 2015/January 2016 issue of the Neighborhood News (NN) (see attachment). Staff sent a brief article to ONC Staff to include in the NN.

For text amendments to sector development plans, the Zoning Code requires the same notification as it does for changes to the text of the Zoning Code. The Planning Department notified representatives of 53 neighborhood organizations and coalitions on the list provided by ONC Staff (see attachments). As of this writing, Staff has not received any inquiries or written comments and is unaware of any opposition to the request.

VIII. CONCLUSION

Currently the Coors Corridor Plan (CCP) prohibits signs that consist of banners, pennants, ribbons, strings of light bulbs and spinners unless it's the holiday season or for a special event. The proposed text amendments would amend a portion of the text of the CCP to allow temporary banner signage for business that have been forced to relocate or temporarily close due to an unavoidable casualty, such as a fire or other disaster.

The intent of the proposed text amendments is to allow business owners who have been adversely affected by circumstances beyond their control, in terms of an unavoidable casualty such as a fire or other type of disaster, to use temporary signage. Such businesses need a way to direct customers to their new location or announce their reopening date, but do not need permanent, new signage. A less expensive, temporary type of signage is desired to advertise their new location.

Staff finds that the proposed text amendments would adequately regulate temporary banner signage. Code Enforcement Staff comments that they are generally enforceable due to restrictions on sign size and posting duration, but has some concern about administering a new type of sign permit. As of this writing, Staff has not been contacted by any members of the public and has not received any written comments. There is no known opposition to the request.

Staff recommends that the EPC forward a recommendation of approval, subject to conditions for recommendation of approval, to the City Council.

RECOMMENDED FINDINGS – 15EPC-40074, January 14, 2016 – Text Amendments to the Coors Corridor Plan

1. The City of Albuquerque City Council proposes to amend a portion of the text of the Coors Corridor Plan (CCP) to allow temporary banner signage for business that have been forced to relocate due to an unavoidable casualty, such as a fire or other disaster. Specifically, the proposed text amendment would add language to page 112 of the CCP, under d. Signage, Policy 1, Prohibited Signs.
2. The CCP prohibits signs that consist of banners, pennants ribbons, streamers, strings of light bulbs and spinners except during a holiday season or for ethnic and thematic special events. The proposed text amendments would add an exception, thereby allowing one temporary banner sign per business, at the original location of the business, to direct customers to the new location. The sign can be up to 3 feet by 6 feet in size and would be allowed for up to 90 days.
3. The proposed text amendments are found in Council Bill No. R-15-274, which was introduced at the City Council on November 16, 2015 and subsequently referred to the Environmental Planning Commission (EPC). The EPC is tasked with evaluating the request and forwarding a recommendation to the City Council.
4. The intent of the request is to allow business owners who have been adversely affected by an unavoidable casualty, such as a fire or other type of disaster, to use temporary signage. A recent structure fire at a strip mall on Coors Blvd. NW, near Sequoia Rd., resulted in several businesses being forced to relocate. The businesses needed to direct customers to their new location, but did not need permanent, new signage. Less expensive, temporary signage was desired.
5. However, the Coors Corridor Plan (CCP) design regulations prohibit signage consisting of banners or pennants. Both of these inexpensive types of signage could serve to re-direct customers to these adversely affected businesses. Therefore, a text amendment to the CCP is proposed to allow temporary banner signage.
6. The Charter of the City of Albuquerque, the Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan (WSSP), the Coors Corridor Plan (CCP) and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The request meets the intent of the City Charter: Allowing an additional type of signage, temporary banner signage, in the Coors Corridor Plan area is an exercise in local self-government (City Charter, Article 1). Establishing parameters to define allowable signage size, and define temporary, generally expresses the Council's desire to ensure the proper use

and development of land, and to generally promote and maintain an aesthetic and humane urban environment (City Charter, Article IX).

8. The request generally furthers the intent of the Zoning Code to promote the health, safety and general welfare of the public because they would allow an additional signage option to assist businesses, and the signage would be appropriately regulated. The proposed text amendments would require that temporary banner signs be applied for and administered by the Planning Department via an administrative process.
9. The request partially furthers the following Goals of the Comprehensive Plan:
 - A. Established Urban Goal: The proposed text amendments would allow temporary banner signage for businesses that have been adversely affected by a disaster and have to relocate. A new signage option would be available that could be considered a form of variety and maximum choice for such businesses. However, banner signage is generally not considered quality signage. Though the signage would be limited to one per business, if each business in a strip mall or shopping center opts to use such a sign, it could result in a visual environment that is cluttered by several signs in a wide variety of colors, designs, sizes and shapes.
 - B. Developed Landscape Goal: The CCP area, which spans from Central Ave. to NM 528/Corrales Rd., contains a wide variety of developed landscapes. Some natural landscape, particularly east of Coors Blvd., helps define the Plan area. The proposed text amendments would allow temporary banner signage which, in most locations, would not adversely affect the developed landscape. However, locations that are characterized by a more natural environment could be adversely affected despite the temporary nature of the signage.
10. The request furthers the Economic Development Goal and policy of the Comprehensive Plan:
 - A. Goal: The proposed text amendments would allow a new signage option, on a temporary basis, to help businesses redirect customers to their new locations. This would promote continued economic development while providing reasonable limitations on signage size and length of display.
 - B. Policy II.D.6b- development of local business/outside firms: The proposed text amendments would assist businesses that have been adversely affected by a disaster by allowing them to use temporary signage to inform customers of their new location. This would help the businesses to retain their customers, hopefully attract new ones, and therefore continue to develop.
11. WSSP Policy 4.6 refers to design guidelines will be developed later and addresses “signs” and other topics. The overarching idea of the WSSP is to minimize impairment of views of the roadway or unique views beyond the roadway. Staff finds that most of the land

east of Coors Blvd. is zoned County A-1 or SU-1 for a residential use or an open space use. There is no commercial zoning close to these environmentally sensitive areas, so it is very unlikely that a business would need a temporary banner sign in these areas. Even if they did, the temporary signage would only be available in cases of disaster and would be subject to limitations regarding size and length of posting. Due to its narrow scope and applicability, Staff finds that the request furthers WSSP Policy 4.6.

12. The Planning Department notified the following representatives of 53 neighborhood organizations and coalitions on the list provided by Office of Neighborhood Coordination (ONC) Staff: Alamosa, Alban Hills, Anasazi Ridge, Avalon, Crestview Bluff, Encanto Village, Grande Heights, La Luz Del Sol, La Luz Landowners, Ladera Heights, Ladera West, Las Casitas Del Rio, Las Casitas Del Rio Unit 2 Subdivision, Laurelwood, Los Volcanes, Oxbow Park, Oxbow Village, Paradise Hills, Pat Hurley, Piedras Marcadas, Quaker Heights, Rancho Encantado, Rancho Sereno, Rio Oeste, Riverfronte Estates, Riverview Heights, S.R. Marmon, Saltillo, Skyview West, South Valley Coalition, St. Joseph Townhouse, Stinson Tower, Story Rock, South West Alliance of Neighbors (SWAN), South Valley Coalition, Taylor Ranch, The Enclave at Oxbow, Villa De Paz, Vista Grande, Vista Magnifica, Vista Montecito, Vista West, West Bluff, West Mesa, Western Trails Estates, Westside Coalition, Windmill Manor Place, Alameda North Valley, Alvarado Gardens, Los Duranes, North Valley Coalition, Rio Grande Blvd., Rio Grande Compound, Thomas Village.
13. The request was advertised in the City's Neighborhood News newsletter. As of this writing, Staff has not received any inquiries or written comments and is unaware of any opposition.

RECOMMENDATION – 15EPC-40074 – January 14, 2016

That a recommendation of APPROVAL of 15EPC-40074, text amendments to the Coors Corridor Plan regarding temporary signage, be forwarded to the City Council, based on the preceding Findings and subject to the following Conditions for recommendation of approval.

***CONDITIONS FOR RECOMMENDATION OF APPROVAL- 15EPC-40074, January 14, 2016-
Zoning Code Text Amendments***

Notes: New language is [+underlined and bracketed+]. Deleted language is [underlined, bracketed and struck through]. Planning Staff's suggested language is indicated by grey highlighting. Page references are to the proposed legislation (R-15-262).

1. Page 2, Line 15:

cases where a business must temporarily close or relocate due to fire, unavoidable

2. Page 2, Line 20:

customers to the new location ~~[and/or advises of the re-opening date].~~”

3. Page 113 of the CCP, Bullet 10:

Overhangs the right-of-way or property line ~~[and/or is located in the right-of-way of Coors Blvd].~~

4. Page 1, Line 5:

and has amended it ~~[several times]~~ since ~~[in 1989, 1995 and 2003]~~; and

5. Page 1, Line 8:

WHEREAS, the CCP ~~establishes development~~ ~~[established design]~~ regulations ~~designed~~ to

6. Page 1, Lines 10-11:

WHEREAS, CCP Issue 4, Section d., ~~[Bullet 1.]~~ prohibits the use of banners, pennants

7. Page 1, Line 13:

WHEREAS, a ~~[recent]~~ structure fire ~~at 3270 Sequoia Northwest~~ ~~[on Coors Boulevard NW near Sequoia Road]~~ has caused ~~[several]~~ ~~[13]~~ businesses.

8. Page 1, Line 15-17:

WHEREAS, this type of forced relocation ~~[due to fire]~~ presents challenges for businesses ~~[who]~~ ~~[that]~~ rely ~~[on]~~ ~~[upon]~~ their location as part of ~~[the]~~ ~~[their]~~ success ~~[of their business]~~; and

9. Page 1, Line 18:

WHEREAS, businesses ~~[who]~~ ~~[that]~~ are forced to relocate due to a fire or other

10. Page 1, Lines 24-25:

formal, permanent signs that meet the requirements of the CCP and ~~[underlying zoning on affected properties]~~ ~~[the Zoning Code]~~; and

Catalina Lehner

Catalina Lehner-AICP
Senior Planner

Notice of Decision cc list:

City of Albuquerque, City Council, Attn: Andrew Webb, P.O. Box 1293, Abq. NM 87102
City of Albuquerque, Planning Department, P.O. Box 1293, Abq. NM 87102
Jeanette Baca, Alamosa N.A., 901 Field SW, Albuquerque, NM 87121
Jerry Gallegos, Alamosa N.A., 6013 Sunset Gardens SW, Albuquerque, NM 87121
Patsy Nelson, Alban Hills N.A., 3301 La Rambla NW, Albuquerque, NM 87120
Lynne Scott, Alban Hills N.A., 6419 Camino Del Arrebol NW, Albuquerque, NM 87120
Carol Rickert, Anasazi Ridge HOA, 4121 Eubank Blvd. NE, Albuquerque, NM 87111
Sherri, Repichowski, Anasazi Ridge HOA, 10800 Saltillo NW, Albuquerque, NM 87114
Billy DeHerrera, Avalon N. A., 651 Stern Dr. NW, Albuquerque, NM 87121
Luch Anchondo, Avalon N.A., 601 Stern Dr. NW, Albuquerque, NM 87121
Milton Brown, Crestview Bluff N.A., 5216 White Reserve Ave. SW, Albuquerque, NM 87105
Linda J. Oakes, Encanto Village HOA, 7415 Via Tranquillo SW, Albuquerque, NM 87121
Orin Dooley, Encanto Village HOA, 7611 Via Sereno SW, Albuquerque, NM 87121
Dr. Joe Valles, Grande Heights Assoc., 5020 Grande Vista Ct. NW, Albuquerque, NM 87120
Richard Kirschner, Grande Heights Assoc., 5004 Grande Vista Ct. NW, Albuquerque, NM 87120
Wallace Ford, La Luz Del Sol N.A., 10 Wind Rd. NW, Albuquerque, NM 87120
Arthur Woods, La Luz Del Sol N.A., 33 Wind Rd. NW, Albuquerque, NM 87120
Rae Perls, La Luz Landowners Assoc., 15 Tennis Ct. NW, Albuquerque, NM 87120
Pat Gallagher, La Luz Landowners Assoc., 24 Link NW, Albuquerque, NM 87120
Allan Ludi, Ladera Heights N.A., 6216 Saint Josephs Ave. NW, Albuquerque, NM 87120
Marie Ludi, Ladera Heights N.A., 6216 Saint Josephs Ave. NW, Albuquerque, NM 87120
Hope Eckert, Ladera West N.A., 3300 Ronda de Lechuses NW, Albuquerque, 87120
Steven Collins, Ladera West N.A., 7517 Vista Alegre NW, Albuquerque, NM 87120
Mary Zarembo, Las Casitas Del Rio H.O.A, 6252 Stipa NW, Albuquerque, NM 87120
Danielle Wierengo, Las Casitas Del Rio H.O.A, 3608 Panicum, Albuquerque, NM 87120
Mike McKinney, LCDR Unit 2 Subdivision H.O.A., 6199 Deergass Cir. NW, Abq., NM 87120
Colette Schobbins, LCDR Unit 2 Subdivision H.O.A., 6155 Deergass Cir. NW, Abq., NM 87120
Candelaria Patterson, Laurelwood N.A., 7608 Elderwood Dr. NW, Albuquerque, NM 87120
Greg Huston, Laurelwood N.A., 7600 Sherwood Dr. NW, Albuquerque, NM 87120
Ben Sandoval, Los Volcanes N.A., 6516 Honeylocust Ave. NW, Albuquerque, NM 87121
Ted Trujillo, Los Volcanes N.A., 6601 Honeylocust Ave. NW, Albuquerque, NM 87121
Bob Nashwinter, Oxbow Park H.O.A., 3828 Tundra Swan NW, Albuquerque, NM 87120
Cindy Churan, Oxbow Park H.O.A, 3900 Desert Sage Ct. NW, Albuquerque, NM 87120
Richard Shine, Oxbow Village H.O.A, 3835 Oxbow Village Ln. NW, Albuquerque, NM 87120
Ric Chavez, Oxbow Village H.O.A, 3904 Oxbow Village Ln. NW, Albuquerque, NM 87120
Tom Anderson, Paradise Hills Civic Assoc., 10013 Plunkett Dr. NW, Albuquerque, NM 87114
Maria Warren, Paradise Hills Civic Assoc., 5020 Russell NW, Albuquerque, NM 87114
George Holly, Pat Hurley N.A., 5020 La Bajada NW, Albuquerque, NM 87105
James Jones, Pat Hurley N.A., 309 Rincon Ct. NW, Albuquerque, NM 87105
Lawrence Fendall, Piedras Marcadas N.A., 8600 Tia Cristina Dr. NW, Albuquerque, NM 87114
Karen Daniel, Piedras Marcadas N.A., 4815 Sherry Ann Rd. NW/87114 Albuquerque, NM 87114
Matthew Baca, Quaker Heights N.A., 5125 Northern Trail NW, Albuquerque, NM 87120
Paul DePetro, Quaker Heights N.A., 5124 Northern Trail NW, Albuquerque, NM 87120
Colin Semper, Rancho Encantado H.O.A., 5809 Mesa Sombra Pl. NW, Albuquerque, NM 87120
Adam Barker, Rancho Encantado H.O.A., 8500 Jefferson, Ste. B, Albuquerque, NM 87113
Debra Cox, Rancho Sereno N.A., 8209 Rancho Paraiso NW, Albuquerque, NM 87120

Sander A. Rue, Rancho Sereno N.A., 7500 Rancho Solano Ct. NW, Albuquerque, NM 87120
Judy Ortiz-Aragon, Rio Oeste H.O.A., 4115 Palacio Real NW, Albuquerque, NM 87120
Sandra Tinlin, Rio Oeste H.O.A., 4105 Moncloa Ct. NW, Albuquerque, NM 87120
Matt Dotson, Riverfronte Estates N.A., 1739 Rusty Rd. NW, Albuquerque, NM 87114
JoAnn McNeil, Riverfronte Estates N.A., 1610 Lyria Rd. NW, Albuquerque, NM 87114
Cyrus Toll, Riverview Heights N.A., 1306 Riverview Dr. NW, Albuquerque, NM 87105
Jan Harrington, Riverview Heights N.A., PO Box 12654, Albuquerque, NM 87195
Em Ward, S.R. Marmon N.A., PO Box 7434, Albuquerque, NM 87194
Michelle L. Luna, S.R. Marmon N.A., 7008 Porlamar Rd. NW/87120 Albuquerque, NM 87120
Tony Chavez, Skyview West N.A., 305 Claire Ln. SW, Albuquerque, NM 87121
Beatrice Purcella, Skyview West N.A., 201 Claire Ln. SW, Albuquerque, NM 87121
Allan Ludi, St. Josephs Townhouse Assoc., 6216 Saint Josephs NW, Albuquerque, NM 87120
Marie Ludi, St. Josephs Townhouse Assoc., 6216 Saint Josephs NW, Albuquerque, NM 87120
Emilio Chavez, Stinson Tower N.A., 3670 Tower Rd. SW, Albuquerque, NM 87121
Barbara Carmona-Young, Stinson Tower N.A., 7439 Via Serenita SW, Albuquerque, NM 87121
Amanda Armenta, Story Rock H.O.A, 6005 Sipapu NW, Albuquerque, NM 87120
James Winter, Story Rock H.O.A, 6019 Storyteller Rd. NW, Albuquerque, NM 87120
Jolene Wolfley, Taylor Ranch N.A, 7216 Carson Tr. NW, Albuquerque, NM 87120
Rene Horvath, Taylor Ranch N.A., 5515 Palomino Dr. NW, Albuquerque, NM 87120
Jill Greene, The Enclave at Oxbow HOA, 3915 Fox Sparrow Tr. NW, Albuquerque, NM 87120
Forrest Uppendahl, The Enclave at Oxbow HOA, 3900 Rock Dove Tr. NW, Albuquerque, NM 87120
John Scholz, Villa De Paz H.O.A., 115 Calle Sol Se Mete, Albuquerque, NM 87120
Robert Rice, Villa de Paz H.O.A, 150 Calle Vadito NW, Albuquerque, NM 87120
Berent Groth, Vista Grande N.A., 3456 Sequoia Pl. NW, Albuquerque, NM 87120
Richard Schaefer, Vista Grande N.A., 3579 Sequoia Pl. NW, Albuquerque, NM 87120
Michael Wilmesherr, Vista Magnifica Assoc., 1709 Calle Del Vista NW, Albuquerque, NM 87105
Ruth Rivera, Vista Magnifica Assoc., 1640 Corte Del Sol NW, Albuquerque, NM 87105
Marty Martinez, Vista Montecito H.O.A., 9204 Picacho Ln. NW, Albuquerque, NM 87114
Sue Gardner, Vista Montecito H.O.A., 4612 Miramar Dr. NW, Albuquerque, NM 87114
Denise Guana, Vista West H.O.A., 676 Ridgeside Tr. SW, Albuquerque, NM 87121
Sylvia Balizan, Vista West H.O.A., 4121 Eubank Blvd. NE, Albuquerque, NM 87111
Ray Baum, West Bluff N.A., 2515 Kimberly Ct. NW, Albuquerque, NM 87120
Dr. Joe Valles, West Bluff N.A., 5020 Grande Vista Ct. NW, Albuquerque, NM 87120
Louis Tafoya, West Mesa N.A., 6411 Avalon Rd. NW, Albuquerque, NM 87105
Steven Budenski, West Mesa N.A., 57323 La Anita Ave. NW, Albuquerque, NM 87105
Krista Gessing, Western Trails Estates H.O.A., 5500 Benson Ct. NW, Albuquerque, NM 87120
Marc Lombardo, Western Trails Estates H.O.A., 5512 Bridgeport Rd. NW, Albuquerque, NM 87120
Kim Trevett, WM Place Subdivision H.O.A., 5232 Tierra Amada St. NW, Albuquerque, NM 87120
Kathleen Ingley, WM Place Subdivision H.O.A., 5228 Tierra Amada St. NW, Albuquerque, NM 87120
Johnny Pena, South Valley Coalition of NAs, 6525 Sunset Gardens SW, Albuquerque, NM 87121
Jerry Gallegos, South Valley Coalition of NAs, 417 65th St. SW, Albuquerque, NM 87121
Jerry Worrall, Westside Coalition of NAs, 1039 Pinatubo Pl. NW, Albuquerque, NM 87120
Harry Hendriksen, Westside Coalition of NAs, 10592 Rio del Sole Ct. NW, Albuquerque, NM 87114
Kyle Silfer, North Valley Coalition, P.O. Box 70232, Albuquerque, NM 87197
Doyle Kimbrough, 2327 Campbell Rd. NW, Albuquerque, NM 87104
Steven Wentworth, Alameda North Valley Assn., 8919 Boe Ln. NE, Albuquerque, NM 87113-2328
Mark Rupert, Alameda North Valley Assn., P.O. Box 10454, Albuquerque, NM 87184
Carolyn R. Siegel, Alvarado Gardens N.A., 2726 Candelaria Rd. NW, Albuquerque, NM 87107

Kristin Hogge, Alvarado Gardens N.A., 3031 Calle San Angel NW, Albuquerque, NM 87107
Jose Viramontes, Los Duranes N.A., 1317 Gabaldon Dr. NW, Albuquerque, NM 87104
William C. Herring, Los Duranes N.A., 3104 Coca Rd. NW, Albuquerque, NM 87104
Monica Gilboa, Rio Grande Blvd. N.A., 2300 Camino De Los Artesanos NW, Albuquerque, NM 87107
Doyle Kimbrough, Rio Grande Blvd. N.A., 2327 Campbell Rd. NW, Albuquerque, NM 87107
Elizabeth Perkett, Rio Grande Compound H.O.A., 3120 Calle del Alamo NW, Albuquerque, NM 87104
Catherine Fellows, Rio Grande Compound H.O.A., 2913 Calle Grande NW, Albuquerque, NM 87104
Richard Meyners, Thomas Village N.A., 3316 Calle de Daniel NW, Albuquerque, NM 87104
Debbie Ridley, Thomas Village N.A., 3247 Calle de Deborah NW, Albuquerque, NM 87104

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement- has reviewed the proposed text amendments and spoken to Staff.

Office of Neighborhood Coordination

Alameda North Valley, Alamosa, Alban Hills, Alvarado Gardens, Anasazi Ridge, Avalaon, Crestview Bluff, Encanto Village, Grande Heights, La Luz Del Sol, La Luz Landowners, Ladera Heights, Ladera West, Las Casitas Del Rio, Las Casitas Del Rio Unit 2 Subdivision, Laurelwood, Los Duranes, Los Volcanes, Oxbow Park, Oxbow Village, Paradise Hills, Pat Hurley, Piedras Marcadas, Quaker Heights, Rancho Encantado, Rancho Sereno, Rio Grande Blvd., Rio Grande Compound, Rio Oeste, Riverfronte Estates, Riverview Heights, S.R. Marmon, Saltillo, Skyview West, St. Joseph Townhouse, Stinson Tower, Story Rock, Taylor Ranch, The Enclave at Oxbox, Thomas Village, Villa De Paz, Vista Grande, Vista Magnifica, Vista Montecito, Vista West, West Bluff, West Mesa, Western Trails Estates, Windmill Manor Place Subdivision, North Valley Coalition, South Valley Coalition of NAs, South West Alliance of Neighbors (SWAN), Westside Coalition of NAs.

Long Range Planning

a. Recommend language to be adjusted as follows:

“; and except that in cases where a business must relocate due to fire, unavoidable casualty, force majeure, or similar, the Planning Director may, on forms provided by the Planning Department, permit ~~one~~ up to one 3-foot by 6-foot temporary banner sign per business for a period of up to 90 days at the ~~original~~ former location that directs customers to the new location.”

b. A cross-reference to the general sign regulations may be appropriate to address clear sight triangle, sign placement, etc.; please confer with the Code Enforcement Division to see what may be needed to implement/enforce this temporary sign allowance. A change to the General Sign Regulations should not be necessary as this text amendment is specific to the Coors Corridor Plan overlay.

CITY ENGINEER

Transportation Development Services

No objection to the request.

Traffic Engineering Operations

Hydrology

No Comments.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Reviewed, but there are no comments. See NMDOT comments since Coors Blvd. is under DOT jurisdiction.

Traffic Engineering Operations

Street Maintenance

NMDOT

NM 45 (Coors Blvd.) is a NMDOT Facility. Per 23 CFR 750.709, outdoor advertising is prohibited within NMDOT right-of-way. When a sign consists principally of a service advertised which is only incidental to the principal activity or if it brings rental income to the property owner it shall be considered the business of outdoor advertising.

WATER UTILITY AUTHORITY

Utility Services

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Parks and Recreation Department has reviewed and has no adverse comments for this request.

Open Space Division

Open Space Division did not receive any written materials pertaining to the proposed "Text Amendment to the Coors Corridor Plan as it relates to prohibited signs". OSD is currently working with NMDOT to have newer updated signage installed per the Nationally recommended document known as the Manual on Uniform Traffic Control Devices (MUTCD). It is doubtful this signage falls within any "prohibited" signage. If called to question, OSD will work with Planning Staff and NMDOT to ensure compliance.

Updated comment from the OSD

Thanks for sending the resolution. All looks fine to me. No concerns present after reading it. It also addresses special event temporary signs, banners, etc. which look to be allowed as they are only to be used for a day or short period of time. We sometimes have special events at the Visitor Center and will put out "sandwich boards" directing/notifying people of the event for the day of. Let me know if you have any questions or concerns.

City Forester

POLICE DEPARTMENT/Planning

No Crime Prevention or CPTED comments concerning the proposed Text Amendment to the Coors Corridor Plan request at this time.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division
No Comments.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

Project # 1004382 <i>15EPC-40066 TEXT AMENDMENT TO THE COORS CORRIDOR PLAN</i> FOR ALL OR PORTION OF COORS CORRIDOR PLAN AS IT RELATED TO PROHIBITED SIGNS.	Adjacent and nearby routes	Route #760, Rapid Ride Blue Line, Route # 155 Coors Route and Route # 96 Crosstown commuter route all access various parts of the Coors Boulevard
	Adjacent bus stops	None
	Site plan requirements	None
	Large site TDM suggestions	None.
	Other information	None

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no comment.

ALBUQUERQUE PUBLIC SCHOOLS

Project #1005238 15EPC-40074 TEXT AMENDMENT TO THE COORS CORRIDOR PLAN	The City of Albuquerque proposes a Text Amendment to the Coors Corridor Plan to allow in the case of a business relocating due to fire, unavoidable casualty, force majeure, or similar, the Planning Director may, on forms provided by the Planning Department, permit one temporary banner sign per business for a period of up to 90 days at the original location that directs customers to the new location.
--	--

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO has no adverse comments.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

PNM has no comments based on the information provided to date.

PROPOSED LEGISLATION

Bill No. R-15-274 & Legislative Tracking (History)

CITY of ALBUQUERQUE

TWENTY-FIRST COUNCIL

COUNCIL BILL NO. R-15-274 ENACTMENT NO. _____

SPONSORED BY: Ken Sanchez

1 RESOLUTION
2 AMENDING THE COORS CORRIDOR PLAN AS IT RELATES TO PROHIBITED
3 SIGNS
4 WHEREAS, the City Council adopted the Coors Corridor Plan (CCP) in 1984
5 and has amended it several times since; and
6 WHEREAS, the Council has the authority to amend Sector Plans, Corridor
7 Plans and other land-use regulations; and
8 WHEREAS, the CCP establishes development regulations designed to
9 protect the scenic resources of the areas along Coors Boulevard; and
10 WHEREAS, CCP Issue 4, Section d., prohibits the use of banners, pennants
11 and other forms of non-permanent or portable signs in order to encourage a
12 more aesthetically pleasing environment on the corridor; and
13 WHEREAS, a structure fire at 3270 Sequoia Northwest has caused several
14 businesses to have to relocate to new, but nearby locations; and
15 WHEREAS, this type of forced relocation due to fire presents challenges
16 for businesses who rely on their location as part of the success of their
17 business; and
18 WHEREAS, businesses who are forced to relocate due to a fire or other
19 type of non-self-inflicted damage to their location could benefit from an
20 opportunity to install temporary signage directing patrons to their new
21 locations for a limited period of time; and
22 WHEREAS, banner signs printed on vinyl and similar materials are
23 increasingly used by new or relocated businesses as they await fabrication of
24 formal, permanent signs that meet the requirements of the CCP and underlying
25 zoning on affected properties; and

[Bracketed/Underscored Material] - New
[Bracketed/Strikethrough Material] - Deletion

[Bracketed/Underscored Material] - New
[Bracketed/Strikethrough Material] - Deletion

1 WHEREAS, providing some limited allowance for temporary signage helps
2 implement City policies for encouraging small business and the use of
3 existing commercial structures.

4 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
5 ALBUQUERQUE:

6 Section 1. The design regulations related to “prohibited signs” within Issue
7 4, Subsection d. Policy 1 (page 112) of the Coors Corridor Plan is amended as
8 follows:

9 “In addition to the signs prohibited in Section 40.E., the following
10 signs are also prohibited:

11 Any sign which:

- 12 • consists of banners, pennants, ribbons, streamers, strings of
13 light bulbs and spinners; except during a holiday season, and
14 for ethnic and thematic special events[; and except that in
15 cases where a business must relocate due to fire, unavoidable
16 casualty, force majeure, or similar, the Planning Director may,
17 on forms provided by the Planning Department, permit one up
18 to 3-foot by 6-foot temporary banner sign per business for a
19 period of up to 90 days at the original location that directs
20 customers to the new location].”

21 Section 2. EFFECTIVE DATE. This resolution shall take effect five days
22 after publication by title and general summary.

23 Section 3. SEVERABILITY CLAUSE. If any section paragraph, sentence,
24 clause, word, or phrase of this resolution is for any reason held to be invalid
25 or unenforceable by any court of competent jurisdiction, such decision shall
26 not affect the validity of the remaining provisions of this resolution. The
27 Council hereby declares that it would have passed this resolution and each
28 section, paragraph, sentence, clause, word or phrase thereof irrespective of
29 any provisions being declared unconstitutional or otherwise invalid.

30
31
32

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ALBUQUERQUE

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Details Reports

File #: R-15-274

Type: Resolution

File created: 11/16/2015

Status: In Committee

In control: Environmental Planning Commission

Final action:

Enactment #:

33

Enactment date:

Title: Amending The Coors Corridor Plan As It Relates To Prohibited Signs (Sanchez)

Attachments: 1. [R-274](#)

History (5) Text

5 records	Group	Export	Date	Action	Result	Action Details
	City Council		12/31/2015	Sent to Mayor for Signature		Action details
	City Council		12/31/2015	Sent to Mayor for Signature		Action details
	City Council		12/31/2015	Sent to Mayor for Signature		Action details
	City Council		11/16/2015	Introduced and Referred		Action details
	President		11/16/2015	Referred		Action details

COORS CORRIDOR PLAN SIGNAGE REGULATIONS

d. signage policy 1

Signs should complement the appearance and function of the roadway and the corridor while protecting the unique views beyond the corridor.

rationale:

Additional signage controls will provide added safety and less distraction and confusion for the motorist on this high-capacity arterial roadway. The goal of safe increased traffic movement coupled with protection of the corridor views are achieved through additional signage regulations, resulting in more appropriate and compatible sign design and placement.

The Policies Plan element of the Albuquerque/Bernalillo County Comprehensive Plan contains the following policy (designated Policy 2.0.): "Incidental structures such as signs . . . shall be designed for minimal distraction. Signage shall be limited to the minimum size and number necessary for identification purposes."

The purpose of signage regulations related to the Coors Corridor is to promote signage designs which are:

1. Compatible with surroundings, expressive of the identity of individual properties and sensitive to the goals for the design and character of the Coors Corridor area.
2. Orderly and appropriate to the activity to which they pertain; related to the place where the activity represented is located.
3. Non-distracting to motorists.
4. Aesthetically pleasing.

design regulation:

The General Sign Regulations, Section 40.E. of the Comprehensive City Zoning Code, are extended to apply to all signage in the Coors Corridor area as follows:

1. Zoning Permits, Seals of Compliance. Same as regulated by Section 40.E.
2. Regulations Applicable to Signs in All Zones.

PROHIBITED SIGNS:

In addition to the signs prohibited in Section 40.E., the following signs are also prohibited:

Any sign which:

- o consists of banners, pennants, ribbons, streamers, strings of light bulbs and spinners; except during a holiday season, or for ethnic and thematic special events.
- is in any way animated (including twinkling or wind-activated movable parts), emits smoke, visible vapors, particles, sound or odor, or rotates or moves in any manner.
- has flashing lights incorporated as part of its design and performance.

- is portable; fixed on a movable stand; self-supporting without being firmly embedded in the ground; supported by other objects; mounted on wheels or movable vehicle; or made easily movable in any manner.

- is located (painted, affixed, etc.) on a water tower, storage tank, smoke stack, utility pole or other similar structure,

- is located (painted, affixed, etc.) on trees, rocks or other natural features.

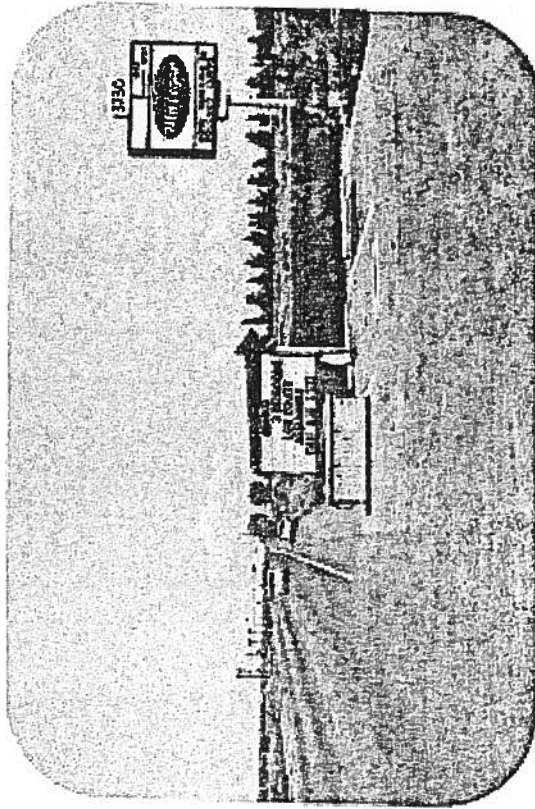
- is attached to the roof of a building or structure between the eaves and the ridge-line of the roof.

- is a roof sign as defined in Section 5.B.

- is an off-premise sign, referring to a business or merchant not doing business on the premise where the sign is displayed.

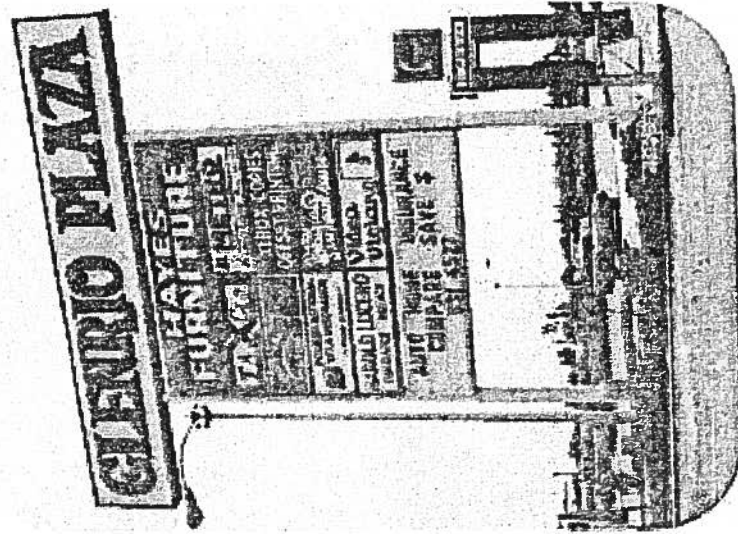
- overhangs the right-of-way or property line.

- is a free-standing or projecting sign greater than 75 square feet.



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6. General Sign Regulations Applicable to the Design of All Signage in the Coors Corridor Area:



3. Regulations Applicable to Signs In or Within 40 feet of Residential Zones.

Same as regulated in Section 40.E.

4. Regulations Applicable to Signs in Nonresidential Zones.

GENERAL ILLUMINATION:

Same as regulated by Section 40.E.

ILLUMINATED SIGN OR ELEMENTS:

No illuminated sign, or any illuminated element of any sign, may turn on or off, or change its brightness.

SIGN MOVEMENT OR ROTATION:

No sign or any part of any sign may move or rotate; including wind devices which are also restricted.

RELIGIOUS SIGNS:

Same as regulated by Section 40.E.

5. Joint Sign Premises.

Same as regulated by Section 40.E.; except in no case shall the maximum number of items per sign be exceeded.

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MAXIMUM NUMBER OF ITEMS PER PREMISE FRONTAGE:

An item of information means any of the following: a word; an abbreviation; a number; a symbol; a geometric shape (such as broken planes or discontinuous odd shapes). All letters and symbols over three inches in height are counted as items of information.

- A total of ten items allowed per premise frontage may be displayed on a combination of ground signs, wall signs, and projecting signs. Directional signs are not counted.

Each premises on Coors Boulevard is permitted to display signs containing up to a total of ten items of information along any one street frontage. An additional ten items of information may be displayed on any other street which provides access to the same premise.

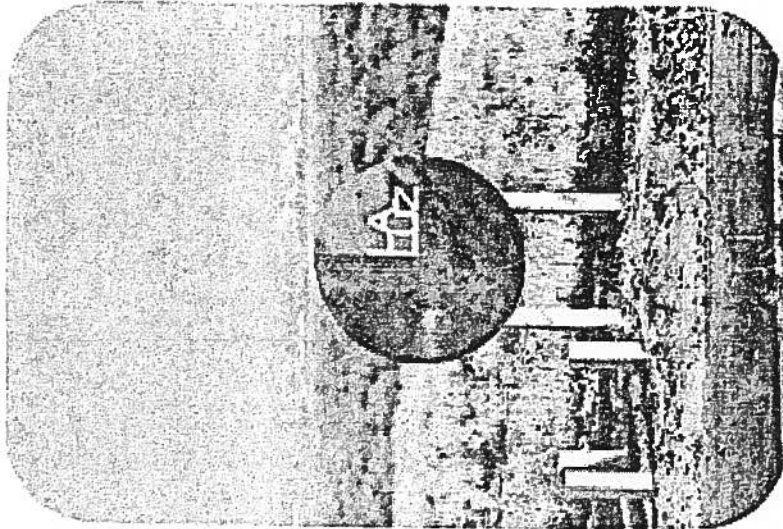
LIGHTING OF SIGNS:

Signs which are directly spotlighted (either external to sign structure or attached to sign structure) or signs which are internally illuminated may be used provided that:

- there is no glare on the street or upon adjacent property; and
- the light does not distract motorists.

OBSTRUCTION OF ARCHITECTURAL FEATURES:

No sign shall be erected, relocated, or maintained in such a manner as to cover or intrude upon any architectural features of a building such as windows, columns, moldings or any major decoration or structural feature. The sign should be in harmony with the building.



APPLICATION INFORMATION



SUBDIVISION

___ Major subdivision action
 ___ Minor subdivision action
 ___ Vacation
 ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

___ for Subdivision
 ___ for Building Permit
 ___ Administrative Amendment (AA)
 ___ Administrative Approval (DRT, URT, etc.)
 ___ IP Master Development Plan
 ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

___ Storm Drainage Cost Allocation Plan

Supplemental Form (SF)

S Z ZONING & PLANNING

___ Annexation

V ___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)

P Adoption of Rank 2 or 3 Plan or similar Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

D ___ Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): COA PLANNING DEPT. PHONE: 924.3880
 ADDRESS: 600 2ND ST. NW FAX: 924.3339
 CITY: ALBU STATE NM ZIP 87102 E-MAIL: _____
 APPLICANT: COA COUNCIL SERVICES PHONE: _____
 ADDRESS: CITY/COUNTY BUILDING FAX: _____
 CITY: ALBU STATE NM ZIP _____ E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: TEXT AMENDMENT TO THE COOPS CORRIDOR PLAN (ISSUE 4 SUBSECTION D. POLICY 1)

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. ___ No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. _____ Block: _____ Unit: _____
 Subdiv/Addn/TBKA: _____
 Existing Zoning: _____ Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): _____ UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_V_S, etc.): 1005238

CASE INFORMATION:

Within city limits? ___ Yes Within 1000FT of a landfill? _____
 No. of existing lots: _____ No. of proposed lots: _____ Total site area (acres): _____
 LOCATION OF PROPERTY BY STREETS: On or Near: _____
 Between: _____ and _____
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE KYM DICOME DATE 12.3.2015
 (Print Name) KYM DICOME Applicant: Agent:

FOR OFFICIAL USE ONLY

	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> INTERNAL ROUTING				
<input checked="" type="checkbox"/> All checklists are complete	<u>15EPC - 40074</u>			\$ _____
<input checked="" type="checkbox"/> All fees have been collected				\$ _____
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
				Total
				\$ _____

Hearing date Jan 14, 2015

Veg

12-3-15
Staff signature & Date

Project # 1005238

Revised: 11/2014

FORM Z: ZONE CODE TEXT & MAP AMENDMENTS, PLAN APPROVALS & AMENDMENTS

ANNEXATION (EPC08)

- Application for zone map amendment including those submittal requirements (see below).
Annexation and establishment of zoning must be applied for simultaneously.
 - Petition for Annexation Form and necessary attachments
 - Zone Atlas map with the entire property(ies) clearly outlined and indicated
NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
 - Letter describing, explaining, and justifying the request
NOTE: Justifications must adhere to the policies contained in "Resolution 54-1990"
 - Letter of authorization from the property owner if application is submitted by an agent
 - Board of County Commissioners (BCC) Notice of Decision
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
 - Sign Posting Agreement form
 - Traffic Impact Study (TIS) form
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

- SDP PHASE I - DRB CONCEPTUAL PLAN REVIEW (DRBPH1)** (Unadvertised)
 - SDP PHASE II - EPC FINAL REVIEW & APPROVAL (EPC14)** (Public Hearing)
 - SDP PHASE II - DRB FINAL SIGN-OFF (DRBPH2)** (Unadvertised)
 - Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
 - Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
 - Zone Atlas map with the entire plan area clearly outlined and indicated
 - Letter describing, explaining, and justifying the request
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for EPC public hearing only)
 - Traffic Impact Study (TIS) form (for EPC public hearing only)
 - Fee for EPC final approval only (see schedule)
 - List any original and/or related file numbers on the cover application
- Refer to the schedules for the dates, times and places of DRB and EPC hearings.* Your attendance is required.

- AMENDMENT TO ZONE MAP - ESTABLISHMENT OF ZONING OR ZONE CHANGE (EPC05)**
 - Zone Atlas map with the entire property clearly outlined and indicated
 - Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980.
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
 - Sign Posting Agreement form
 - Traffic Impact Study (TIS) form
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

- AMENDED TO SECTOR DEVELOPMENT MAP (EPC03)**
 - AMENDMENT SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN (EPC04)**
 - Proposed Amendment referenced to the materials in the Plan being amended (text and/or map)
 - Plan to be amended with materials to be changed noted and marked
 - Zone Atlas map with the entire plan/amendment area clearly outlined
 - Letter of authorization from the property owner if application is submitted by an agent (map change only)
 - Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980 (Sector Plan map change only)
 - Letter briefly describing, explaining, and justifying the request
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for sector plans only)
 - Traffic Impact Study (TIS) form
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

- AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)**
 - Amendment referenced to the sections of the Zone Code/Subdivision Regulations being amended
 - Sections of the Zone Code/Subdivision Regulations to be amended with text to be changed noted and marked
 - Letter describing, explaining, and justifying the request
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

_____ Applicant name (print)

_____ Applicant signature & Date



Revised: June 2011

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
 15EPC - 40074
 _____ - 41

_____ 12-3-15
 Staff signature & Date
 Project # 1005238

**CITY OF ALBUQUERQUE
CITY COUNCIL**

INTEROFFICE MEMORANDUM

TO: Suzanne Lubar, Director, Planning Department
FROM: Jon K. Zaman, Director, Council Services *Jon 11-19-15*
SUBJECT: Bill No. R-15-274
DATE: November 19, 2015

The attached resolution was introduced by the City Council on November 16, 2015. The intent of this resolution is to amend the Coors Corridor Plan to allow for the placement of temporary banner signs redirecting customers to businesses that have moved because of a fire or other unavoidable situation.

We request that you submit this resolution to the Environmental Planning Commission for a hearing as soon as possible.

Please submit the Environmental Planning Commission's comments and recommendations, including the transcript from the meeting, back to the City Council as soon as possible. Thank you.

cc: Russell Brito, Planning Department
Kym Dicome, Planning Department
File R-15-274

NOTIFICATION



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

December 14, 2015

Catalina Lehner
City of Albuquerque
Planning Department
600 Second Street NW, Third Floor/87102
Phone: 505-924-3860/Fax: 505-924-3339
E-mail: clehner@cabq.gov

PLEASE NOTE: The NA/HOA information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office.

Dear Catalina:

Thank you for your inquiry of December 14, 2015 requesting the names of **ALL Neighborhood and/or Homeowner Associations and Coalitions** who would be affected under the provisions of §14-8-2-7 of the Neighborhood Association Recognition Ordinance by your proposed project at **(EPC SUBMITTAL) – TEXT AMENDMENT TO THE COORS CORRIDOR PLAN FOR TRACT 24-A OF CORRECTED PLAT OF REMAINDER OF TRACT 24 AND TRACT A OF CORRECTED DEL SOL SUBDIVISION, EXCLUDING THE WESTERLY 17 FEET OUT TO RIGHT-OF-WAY FOR COORS ROAD NW, LOCATED ON 3250 COORS BOULEVARD NW BETWEEN SEQUOIA ROAD NW AND REDLANDS ROAD NW** Zone Map: **G-11**.

Our records indicate that the **Neighborhood and/or Homeowner Associations and Coalitions** affected by this submittal and the contact names are as follows:

SEE "ATTACHMENT A" FOR THE NAMES OF THE NA/HOA/COALITIONS THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL – please attach this letter and "Attachment A" to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA's – siw.

Please note that according to §14-8-2-7 of the Neighborhood Association Recognition Ordinance you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing (*please attach: 1) Copy of this letter; 2) Copy of letters sent to NA/HOA's and 3) Copy of White Receipts showing proof that you sent certified mail.*) If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,
Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NA AND/OR HOA AND COALITION PROVIDED ON THIS LETTER.

COORS CORRIDOR SECTOR PLAN
One Mile Radius
UPDATED - December 14, 2015

Neighborhoods - west of the River

Alamosa
Alban Hills
Anasazi Ridge
Avalon
Crestview Bluff
Encanto Village
Grande Heights
La Luz Del Sol
La Luz Landowners
Ladera Heights
Ladera West
Las Casitas Del Rio
Las Casitas Del Rio Unit 2 Subdivision
Laurelwood
Los Volcanes
Oxbow Park
Oxbow Village
Paradise Hills
Pat Hurley
Piedras Marcadas
Quaker Heights
Rancho Encantado
Rancho Sereno
Rio Oeste
Riverfronte Estates
Riverview Heights
S.R. Marmon
Saltillo
Skyview West
South Valley Coalition of NA's
St. Joseph Townhouse
Stinson Tower
Story Rock
South West Alliance of Neighbors (SWAN)
Taylor Ranch
The Enclave at Oxbow
Villa De Paz

Vista Grande
Vista Magnifica
Vista Montecito
Vista West
West Bluff
West Mesa
Western Trails Estates
Westside Coalition of NA's
Windmill Manor Place

NEIGHBORHOOD COALITIONS

SOUTH VALLEY COALITION OF NEIGHBORHOOD ASSOCIATIONS
SOUTH WEST ALLIANCE OF NEIGHBORS (SWAN)
WESTSIDE COALITION OF N.A.'S
NORTH VALLEY COALITION

NA/HOA's on the Eastside of the River

Alameda North Valley
Alvarado Gardens
Los Duranes
North Valley Coalition
Rio Grande Blvd.
Rio Grande Compound
Thomas Village

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Kathleen Ingley *e-mail: pkingduckley@yahoo.com*
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SOUTH VALLEY COALITION OF NEIGHBORHOOD ASSOCIATIONS

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SOUTH WEST ALLIANCE OF NEIGHBORS (SWAN)

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Jerry Gallegos, 417 65th St. SW/87121 261-0878 (c) 831-5406 (h) *e-mail: jgallegos@ydinm.org*

WESTSIDE COALITION OF N.A.'S

***Gerald C. (Jerry) Worrall**, 1039 Pinatubo Pl. NW/87120 839-0893 (h) 933-1919 (c)
Harry Hendriksen, 10592 Rio Del Sole Ct. NW/87114-2701 890-3481 (h) 221-4003 (c)

NA/HOA/COALITIONS - on the Eastside of the River

NORTH VALLEY COALITION

Kyle Silfer, P.O. Box 70232/87197 918-0978 (c)
Doyle Kimbrough, 2327 Campbell Rd. NW/87104 249-0938 (h) *e-mail: newmexmba@aol.com*

ALAMEDA NORTH VALLEY ASSN. (ANV) "R"

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RIO GRANDE BLVD. N.A. (RGB) "R"

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3247 Calle De Deborah NW/87104 243-5554 (h)

Planning Department
Submitted by Catalina Lehner

**Proposed Text Amendments to the
Coors Corridor Plan (CCP)**

At its regularly scheduled public hearing on January 14, 2016, the Environmental Planning Commission (EPC) will consider a text amendment to the CCP to allow temporary signage for businesses that are forced to relocate due to an unavoidable casualty, such as the recent fire on Coors Boulevard NW near Sequoia Road NW. Each business would be allowed, subject to approval by the Planning Director, one temporary banner sign up to three feet by six feet in size. The sign would be allowed at the business's original location, to direct customers to the new location, for up to 90 days.



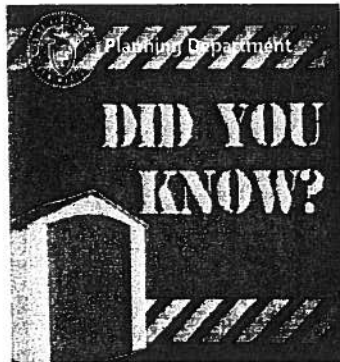
The proposed text amendments would apply only to the CCP area. Please contact Catalina Lehner, AICP, Senior Planner at 505-924-3935 for more information.

Planning Department
Submitted by Melissa Perez

Planning Department – Administration Division

Did You Know?

Storage sheds are considered accessory buildings per the City's Comprehensive Zoning Code. Accessory buildings can be placed anywhere in the side or rear yard of a residential home as long as they are no closer than ten feet to a house or five feet to another accessory building.



Planning Department
Submitted by Mikaela Renz-Whitmore



IMPROVING PLACE FROM PLANNING TO ZONING

**City Planning Department Hosts
ABC-Z Open House Meetings**
*Community Input and Ideas Can Shape the Future
of Albuquerque*

The ABC-Z Project will host four open house meetings on January 27, 2016 and January 28, 2016 to discuss and review the updated Comprehensive Plan draft.

The update to the Comprehensive Plan is a joint venture between the City of Albuquerque and Bernalillo County. The project will:

- 1) Incorporate plan updates to reflect recent growth trends and challenges.
- 2) Better integrate land use and transportation planning to reduce traffic congestion and encourage transit-oriented development.
- 3) Emphasize "placemaking" approaches to development in key centers and corridors.

The ABC-Z Project includes extensive outreach embracing community-wide participation of code users, citizens, investors, interest groups and other stakeholders. Numerous meetings, workshops and public hearings will be held over the next two years.

"We need the public to help us get this right," said Planning Director, Suzanne Lubar. "We hope the community members will attend one of these meetings and help us shape the future of our city."

The following open house meetings are **FREE** to the public:

Wednesday, January 27 - 2 p.m. to 3:30 p.m.
North Domingo Baca Multigenerational Center - 7521 Carmel Avenue NE

Wednesday, January 27 - 5:30 p.m. to 7 p.m.
Los Duranes Community Center, 2920 Leopoldo Road NW

Thursday, January 28 - 1 p.m. to 2:30 p.m.
Don Newton/Taylor Ranch Community Center, 4900 Kachina Street NW

Thursday, January 28 - 6 p.m. to 7:30 p.m.
South Valley Multi-Purpose Center, 2008 Larrazolo Road SW

These meetings offer an opportunity for the public to review and comment on a major step in the ABC-Z Project.

For more information on the ABC-Z Project or scheduled meetings, <visit abc-zone.com>.



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a Public Hearing on Thursday, January 14, 2016 at 8:30 a.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items.

Distribution of the Planning Department's staff reports regarding the following items will occur at a Case Distribution Session on Thursday, January 7, 2016 at 3:00 p.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol Building, 600 2nd St. NW, Albuquerque, NM.

Project# 1010883
15EPC-40070 Sector Development Plan Map Amendment (Zone Change)

Consensus Planning agent for C & S Equities, LLC, request the above actions for all or a portion of Tract 3B-3 plat of tracts 3B-1, 3B-2 & 3B-3 a subdivision of tracts 3B land of IHS acquisition# 120 Inc., zoned SU-2 Hospital & Medical or SU-2 C to SU-2 for LMDR, Horizon Boulevard NE, between Alameda Blvd. and Balloon Museum Dr. NE, containing approximately 7.8 acres. (B-17-2)
Staff Planner: Vicente Quevedo

Project# 1000310
15EPC-40071 Sector Development Plan Map Amendment (Zone Change) 15EPC-40072 Site Development Plan for Building Permit 15EPC-40073 Site Development Plan for Subdivision Amendment

Consensus Planning agent for North I-25 Corporate Center, LLC c/o Titan Development, request the above actions for all or a portion of Tract 1, North I-25 Corporate Center, zoned SU-2 for M-1 or SU-2 C to SU-2/ SU-1 for HDR, Modesto Avenue NE, between San Mateo Boulevard NE and I-25, containing approximately 55 acres. (B-18-2)
Staff Planner: Meggie Gould

Project# 1003238
15EPC-40074 Text Amendment to the Coors Corridor Plan

City of Albuquerque Planning Department, agent for City of Albuquerque Council Services, requests the above action to amend the Coors Corridor Plan to allow temporary signage for businesses forced to relocate due to an unavoidable casualty. For up to 90 days, each business would be allowed one temporary banner sign, up to 3 feet by 8 feet in size, to direct customers to the new location.
Staff Planner: Catalina Lehner



Details of these applications may be examined at the Planning Department, 3rd Level, Plaza Del Sol Building, 600 Second Street NW, between 8:00 a.m. and 5:00 p.m., Monday through Friday, or you may call 924-3860. INDIVIDUALS WITH DISABILITIES who need special assistance to participate at the public hearing should call 924-3860.

Peter Nicholas, Chair
Environmental Planning Commission

APPROVED
Kym Dicome
Urban Design &
Development

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~~approved based on findings and conditions. The motion carried by the following vote:~~

~~For: 9 Nicholls, Hudson, Mullen, Gonzalez, McCoy, Peck, Bohannan, Serrano and Beserra~~

3. Project# 1005238
15EPC-40074 Text Amendment to the Coors Corridor Plan

City of Albuquerque Planning Department, agent for City of Albuquerque Council Services, requests the above action to amend the Coors Corridor Plan to allow temporary signage for businesses forced to relocate due to an unavoidable casualty. For up to 90 days, each business would be allowed one temporary banner sign, up to 3 feet by 6 feet in size, to direct customers to the new location.

Staff Planner: Catalina Lehner

A motion was made by Commissioner Nicholls and Seconded by Commissioner Bohannan that matter 15EPC-40074 be forwarded to City Council with a recommendation of approval based on findings and conditions.

For: 9 Nicholls, Hudson, Mullen, Gonzalez, McCoy, Peck, Bohannan, Serrano and Beserra

SEE ATTACHED TRANSCRIPT

~~BOHANNAN RECUSED HIMSELF FOR THE NEXT TWO CASES AND LEAVES FOR THE DAY~~

4. Project# 1010550
15EPC-40032 Site Development Plan for Subdivision

Tierra West LLC, agent for W & M Company, requests the above action for all or a portion of Tract A-1 Redivision of Tract A (now comprising Tracts A1 & A2), Los Pastores Shopping Center, zoned C-2, located on Wyoming Blvd. NE, between Montgomery Blvd. NE and Osuna Rd. NE, containing approximately 5.8 acres. (F-19)

Staff Planner: Vicente Quevedo

(CONTINUED FROM THE NOVEMBER 12, 2015 HEARING)

A motion was made by Commissioner Peck and Seconded by Commissioner Nicholls that matter 15EPC-40032 be approved based on findings and conditions. The motion carried by the following vote:

For: 8 Nicholls, Hudson, Mullen, Gonzalez, McCoy, Peck, Serrano and Beserra

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January 14, 2016 EPC HEARING - 1005238 15EPC40074 – Txt amendment to Coors Corridor Plan

CHAIR HUDSON: On to Item #3, Project #1005238, 15EPC-40074. Good morning Ms. Lehner.

MS. LEHNER: Good Morning, Madame Chair, Commissioners.

This is agenda item #3, Project #1005238, 15EPC-40074.

The request is for a recommendation to City Council regarding text amendments to the Coors Corridor Plan. Bill No. R-15-274 was introduced at City Council on November 16, 2015 and subsequently referred to the EPC.

The CCP area is generally located along both sides of Coors Boulevard, south of NM528/Corrales Road and north of Central Avenue. It contains approximately 2,200 acres.

The proposed text amendments would allow temporary banner signage for business forced to relocate due to an unavoidable casualty. Recently, a structure fire affected businesses at a strip mall on Coors Boulevard, near Sequoia Road. These businesses need a way to direct customers to their new location, but don't need permanent signage.

However, the Coors Corridor Plan design regulations generally prohibit signage consisting of banners or pennants. But both are less expensive than permanent signage, and could be used to re-direct customers to new locations of adversely affected businesses. Therefore, a text amendment to the CCP is being proposed to allow temporary banner signage in cases of disaster.

Specifically, the proposed text amendments would add language to page 112 of the CCP, under d. Signage, Policy 1, Prohibited Signs. In your Staff report, the current Coors Corridor signage regulations are included as an attachment.

Staff finds that the proposed text amendments generally further applicable Goals and policies. Code Enforcement Staff indicated that the proposed text amendments would generally be enforceable due to restrictions on sign size and posting duration, however, a new type of sign permit process would have to be administered.

The Planning Department notified representatives of 53 neighborhood organizations and coalitions on the list provided by Office of Neighborhood Coordination. These are listed on page 14 of your Staff report, as Finding 12. The text amendments were advertised in the Albuquerque Journal and announced in the Neighborhood News.

After publication of the report, Staff received one phone inquiry requesting information, but has not received any written comments and is unaware of any opposition to the proposed text amendments.

Regarding Project #1005238, 15EPC-40074, Staff recommends that a recommendation of approval be forwarded to the City Council, subject to conditions.

With that, I stand for questions.

AUDIO DIFFICULTIES

COMMISSIONER BOHANNAN: I'm okay with it due to the 90 day time limit.

COMMISSIONER NICHOLLS: I believe this is something that would help businesses that have been subject to a tragedy, which has already occurred.

COMMISSIONER PECK: This is the only amendment, so I am okay with that.

CHAIR HUDSON: Is anybody from the public signed up to speak? No, okay. Ms. Lehner, do you have anything in closing?

MS. LEHNER: Yes, briefly. Madame Chair, Commissioners, I recommend that you forward a recommendation of approval to the City Council, based on the findings and conditions as written. Thank you.

COMMISSIONER NICHOLLS: Regarding Item #3, Project 1005238, 15EPC-40074, I make a motion to forward a recommendation of approval to City Council.

COMMISSIONER PECK: Second.

CHAIR HUDSON: We have a motion and a second. All those in favor say "Aye".

ALL COMMISSIONERS: "Aye".

CHAIR HUDSON: Those against say "No". Hearing none, motion passes unanimously.



ENVIRONMENTAL PLANNING COMMISSION AGENDA

Thursday, January 14, 2015
8:30 a.m.

Plaza Del Sol Hearing Room, Lower Level
600 2nd Street NW

MEMBERS

Peter Nicholls, Chair
Karen Hudson, Vice-Chair

Maia Mullen
Bill McCoy
James Peck
Dan Serrano

Moises Gonzalez
Derek Bohannan
Victor Beserra

NOTE: A LUNCH BREAK AND/OR DINNER BREAK WILL BE ANNOUNCED AS NECESSARY

Agenda items will be heard in the order specified unless changes are approved by the EPC at the beginning of the hearing; deferral and withdrawal requests (by applicants) are also reviewed at the beginning of the hearing. Applications with no known opposition that are supported by the Planning Department are scheduled at the beginning of the agenda; these cases are noted with an asterisk (*). Applications deferred from a previous hearing are normally scheduled at the end of the agenda.

There is no set time for cases to be heard. However, interested parties can monitor the progress of the hearing by calling the Planning Department at 924-3860. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak. **In the interest of time, presentation times are limited as follows, unless otherwise granted by the Commission Chair: Staff – 5 minutes; Applicant – 10 minutes; Public speakers – 2 minutes each. An authorized representative of a recognized neighborhood association or other organization may be granted additional time if requested. Applicants and members of the public with legal standing have a right to cross-examine other persons speaking per Rule B.13 of the EPC Rules of Conduct.**

All written materials – including petitions, legal analysis and other documents – should ordinarily be submitted at least 10 days prior to the public hearing, ensuring presentation at the EPC Study Session. The EPC strongly discourages submission of written material at the public hearing. Except in extraordinary circumstances, the EPC will not consider written materials submitted at the hearing. In the event the EPC believes that newly submitted material may influence its final decision, the application may be deferred to a subsequent hearing.

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NOTE: ANY AGENDA ITEMS NOT HEARD BY 8:30 P.M. MAY BE DEFERRED TO ANOTHER HEARING DATE AS DETERMINED BY THE PLANNING COMMISSION.

Call to Order:

- A. Pledge of Allegiance
- B. Announcement of Changes and/or Additions to the Agenda
- C. Approval of Amended Agenda
- D. Swearing in of City Staff
- E. Election of Officers

1. Project# 1010693

15EPC-40070 Sector Development Plan Map Amendment (Zone Change)

Consensus Planning agent for C & S Equities, LLC, request the above actions for all or a portion of Tract 3B-3 plat of Tracts 3B-1, 3B-2 & 3B-3 a subdivision of Tracts 3B land of IHS acquisition# 120 Inc., zoned SU-2 Hospital & Medical or SU-2 C to SU-2 for LMDR, Horizon Boulevard NE, between Alameda Blvd. and Balloon Museum Dr. NE, containing approximately 7.8 acres. (B-17-Z)
Staff Planner: Vicente Quevedo

2. Project# 1000310

15EPC-40071 Sector Development Plan Map Amendment (Zone Change)
15EPC-40072 Site Development Plan for Building Permit
15EPC-40073 Site Development Plan for Subdivision Amendment

Consensus Planning agent for North I-25 Corporate Center, LLC c/o Titan Development, request the above actions for all or a portion of Tract 1, North I-25 Corporate Center, zoned SU-2 for M-1 or SU-2 C to SU-2/SU-1 for HDR, Modesto Avenue NE, between San Mateo Boulevard NE and I-25, containing approximately 55 acres. (B-18-Z)
Staff Planner: Maggie Gould

3. Project# 1005238

15EPC-40074 Text Amendment to the Coors Corridor Plan

City of Albuquerque Planning Department, agent for City of Albuquerque Council Services, requests the above action to amend the Coors Corridor Plan to allow temporary signage for businesses forced to relocate due to an unavoidable casualty. For up to 90 days, each business would be allowed one temporary banner sign, up to 3 feet by 6 feet in size, to direct customers to the new location.
Staff Planner: Catalina Lehner

4. Project# 1010550

15EPC-40032 Site Development Plan for Subdivision

Tierra West LLC, agent for W & M Company, requests the above action for all or a portion of Tract A-1 Redivision of Tract A (now comprising Tracts A1 & A2), Los Pastores Shopping Center, zoned C-2, located on Wyoming Blvd. NE, between Montgomery Blvd. NE and Osuna Rd. NE, containing approximately 5.8 acres. (F-19)
Staff Planner: Vicente Quevedo

(CONTINUED FROM THE NOVEMBER 12, 2015 HEARING)

5. Project# 1003275

15EPC-40068 Site Development Plan for Building Permit

Tierra West LLC, agent for Western Albuquerque Land Holdings LLC and Garrett Development Corporation, requests the above action for all or a portion of tract B-1, Heritage Market Place, zoned SU-2/SU-1 Planned Office

Park & Commercial Development, located on Unser Blvd. between Ladera and Market, containing approximately 9 acres. (H & J-9) Staff Planner: Maggie Gould
(CONTINUED FROM THE DECEMBER 10, 2015 HEARING)

5. OTHER MATTERS:

- A. Approval of November 5, 2015 Action Summary/Minutes
- B. Approval of December 10, 2015 Action Summary/Minutes

6. ADJOURNED:

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in **each** application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: 12/14/15 Time Entered: 11:10 a.m. ONC Rep. Initials: siw

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ATTACHMENT A

(EPC SUBMITTAL) - TEXT AMENDMENT TO THE COORS CORRIDOR PLAN FOR TRACT 24-A OF CORRECTED PLAT OF REMAINDER OF TRACT 24 AND TRACT A OF CORRECTED DEL SOL SUBDIVISION, EXCLUDING THE WESTERLY 17 FEET OUT TO RIGHT-OF-WAY FOR COORS ROAD NW, LOCATED ON 3250 COORS BOULEVARD NW BETWEEN SEQUOIA ROAD NW AND REDLANDS ROAD NW Zone Map: G-11 for Catalina Lehner, Staff Planner.

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Jerry Gallegos

6013 Sunset Gardens SW/87121 831-5406 (w) 261-0878 (c)

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Lucy Anchondo

601 Stern Dr. NW/87121 839-6601 (h)

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Orin Dooley

7611 Via Sereno SW/87121

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5004 Grande Vista Ct. NW/87120 836-6674 (h)

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10 Wind Rd. NW/87120 255-8667 (h)

Arthur Woods

33 Wind Rd. NW/87120 974-5301 (c)

Rae Perls
15 Tennis Ct. NW/87120 898-8833 (h)
Pat Gallager
24 Link NW/87120 898-5364 (h)

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Marie Ludi
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Danielle Wierengo
3608 Panicum NW/87120 265-9226 (h)

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6155 Deergrass Cir. NW/87120

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7600 Sherwood Dr. NW/87120 229-569-0088 (c)

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Ted Trujillo
6601 Honeylocust Ave. NW/87121 836-0336 (h)

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Cindy Churan
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Rik Chavez
3904 Oxbow Village Ln. NW/87120 836-2337 (h)

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PAT HURLEY N.A. "R"

***George Holly**

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James W. Jones
309 Rincon Ct. NW/87105 836-1620 (h)

PIEDRAS MARCADAS N.A. "R"

Lawrence Fendall
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Karen Daniel
4815 Sherry Ann Rd. NW/87114 293-3614 (h)

QUAKER HEIGHTS N.A. "R"

***Matthew Baca**
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Paul DePetro
5124 Northern Trail NW/87120 681-0549 (c)

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Adam Barker
8500 Jefferson, Ste. B/87113 342-2797 (o)

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Sander A. Rue
7500 Rancho Solano Ct. NW/87120 899-0288 (h)

RIO OESTE H.O.A.

***Judy Ortiz-Aragon**
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Sandra Tinlin
4105 Moncloa Ct. NW/87120 980-1526 (c)

RIVERFRONTE ESTATES N.A., INC. "R"

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JoAnn McNeil
1610 Lyria Rd. NW/87114 717-7085 (h)

RIVERVIEW HEIGHTS N.A. "R"

***Cyrus Toll**
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S.R. MARMON N.A. "R"

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Sherri Repichowski
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Beatrice Purcella

201 Claire Ln. SW/87121 831-5556 (h)

ST. JOSEPH TOWNHOUSE ASSOC.

***Allan Ludi**

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Marie Ludi

6216 Saint Josephs NW/87120 839-9153 (h)

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Barbara Carmona-Young

7439 Via Serenita SW/87121 554-0691 (h)

STORY ROCK H.O.A.

***Amanda Armenta**

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James Winter

6019 Storyteller Rd. NW/87120 846-4742 (w)

TAYLOR RANCH N.A. "R"

***Jolene Wolfley**

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Rene Horvath

5515 Palomino Dr. NW/87120 898-2114 (h)

THE ENCLAVE AT OXBOW H.O.A.

***Jill M. Greene**

3915 Fox Sparrow Trail NW/87120 410-3250 (c)

Forrest Uppendahl

3900 Rock Dove Trail NW/87120 836-1758 (h)

VILLA DE PAZ H.O.A., INC.

***John Scholz**

115 Calle Sol Se Mete NW/87120 489-3402 (c)

Robert Rice

150 Calle Vadito NW/87120 833-0054 (c)

VISTA GRANDE N.A. "R"

***Berent Groth**

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Richard Schaefer

3579 Sequoia Pl. NW/87120 836-3673 (h)

VISTA MAGNIFICA ASSOC. "R"

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Ruth Rivera

1640 Corte Del Sol NW/87105 266-2599 (h)

VISTA MONTECITO H.O.A., INC.

***Marty Martinez**

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Sue Gardner

4612 Miramar Dr. NW/87114 890-3261 (h)

VISTA WEST H.O.A.

***Denise Guana**

676 Ridgeside Trl. SW/87121 350-9886 (c)

Sylvia Balizan

4121 Eubank Blvd. NE/87111 323-7600 ext. 33 (o)

65

WEST BLUFF N.A. "R"

***Ray Bahm**

2515 Kimberly Ct. NW/87120-1024 831-3911 (c)
Dr. Joe Valles
5020 Grande Vista Ct. NW/87120 836-1847 (h)

WEST MESA N.A. "R"

***Louis Tafoya**

6411 Avalon Rd. NW/87105 836-3189 (h)
Steven Budenski
5732 La Anita Ave. NW/87105 489-1218 (h)

WESTERN TRAILS ESTATES H.O.A.

***Krista Gessing**

5500 Benson Ct. NW/87120 306-6725 (c)
Marc Lombardo
5512 Bridgeport Rd. NW/87120 836-1679 (h)

WINDMILL MANOR PLACE SUBDIVISION H.O.A.

***Kim Trevett**

5232 Tierra Amada St. NW/87120 259-7476 (c)
Kathleen Ingley
5228 Tierra Amada St. NW/87120 550-5619 (c)

SOUTH VALLEY COALITION OF NEIGHBORHOOD ASSOCIATIONS

***Rod Mahoney**, 1838 Sadora Rd. SW/87105 681-3600 (c)
Marcia Fernandez, 2401 Violet SW/87105 877-9727 (h) 235-6511 (c)

SOUTH WEST ALLIANCE OF NEIGHBORS (SWAN)

***Johnny Pena**, 6525 Sunset Gardens SW/87121 321-3551 (c) 836-3281 (h)
Jerry Gallegos, 417 65th St. SW/87121 261-0878 (c) 831-5406 (h)

WESTSIDE COALITION OF N.A.'S

***Gerald C. (Jerry) Worrall**, 1039 Pinatubo Pl. NW/87120 839-0893 (h) 933-1919 (c)
Harry Hendriksen, 10592 Rio Del Sole Ct. NW/87114-2701 890-3481 (h) 221-4003 (c)

NA/HOA/COALITIONS – on the Eastside of the River

NORTH VALLEY COALITION

Kyle Silber, P.O. Box 70232/87197 918-0978 (c)
Doyle Kimbrough, 2327 Campbell Rd. NW/87104 249-0938 (h)

ALAMEDA NORTH VALLEY ASSN. "R"

***Steve Wentworth**

8919 Boe Ln. NE/87113-2328 897-3052 (h)
Mark Rupert
P.O. Box 10454/87184 270-2462 (w)

ALVARADO GARDENS N.A. "R"

***Carolyn R. Siegel**

2726 Candelaria Rd. NW/87107 344-6746 (h) 715-3318 (c)
Kristin Hogge
3031 Calle San Angel NW/87107 345-7888 (h) 228-8801 (c)

LOS DURANES N.A. "R"

***Jose Viramontes**

1317 Gabaldon Dr. NW/87104 239-8449 (w)
William C. Herring
3104 Coca Rd. NW/87104 243-4664 (w)

RIO GRANDE BLVD. N.A. "R"

Monica Gilboa
2300 Camino De Los Artesanos NW/87107 345-2396 (h)
Doyle Kimbrough
2327 Campbell Rd. NW/87107 249-0938 (c)

RIO GRANDE COMPOUND H.O.A.

***Elizabeth Perkett**
3120 Calle de Alamo NW/87104 508-2371 (h)
Catherine Fellows
2913 Calle del Rio NW/87104 750-4970 (h) 904-583-0310 (c)

THOMAS VILLAGE N.A. "R"

Richard Meyners
3316 Calle De Daniel NW/87104 263-0514 (c)
Debbie Ridley
3247 Calle De Deborah NW/87104 243-5554 (h)

***President of NA/HOA/Coalition**



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

INTER-OFFICE MEMORANDUM

TO: ENVIRONMENTAL HEALTH – Paul Olson
LEGAL DEPARTMENT – Tyson Hummell
PARKS & RECREATION:
PARK DESIGN – Carol Dumont
OPEN SPACE DIVISION – Kent Swanson
CITY FORRESTER – Joran Viers
PLANNING:
LONG RANGE PLANNING – Linda Rumpf
METROPOLITAN REDEVELOPMENT – Rebecca Velarde
HYDROLOGY – Rita Harmon
NEIGHBORHOOD COORDINATION – Stephani Winklepleck
TRANSPORTATION DEV. SERVICES – Gary Sandoval
ZONING – Ben McIntosh
ABC WATER UTILITY AUTHORITY – Kris Cadena
POLICE DEPARTMENT – Steve Sink
FIRE DEPARTMENT – Antonio Chinchilla
SOLID WASTE MANAGEMENT DEPARTMENT – Michael Anaya
TRANSPORTATION PLANNING – John MacKenzie
TRANSIT DEPARTMENT – Shabih Rizvi
ALBUQUERQUE PUBLIC SCHOOLS – April Winters
AMAFCA – Lynn Mazur
COUNTY OF BERNALILLO – Nano Chavez
MID-REGION COUNCIL OF GOVERNMENTS – Maida Rubin
MIDDLE RIO GRANDE CONSERVANCY DISTRICT – Subhas Shah
NM DEPARTMENT OF TRANSPORTATION – Nancy Perea
NM GAS COMPANY –
PETROGLYPH NATIONAL MONUMENT – Diane Souder
PUBLIC SERVICE COMPANY OF NEW MEXICO – Laurie Moye

FROM: Russell Brito, Urban Design and Development Division, Planning Department

SUBJECT: ENVIRONMENTAL PLANNING COMMISSION CASE DISTRIBUTION

Attached are the legal descriptions, applications, and related materials for the cases scheduled for public hearing before the Environmental Planning Commission on **January 14, 2016**.

Please remember that all agency comments are due NO LATER THAN December 18, 2015.

COMMENTS TO: Maggie Gould (mgould@cabq.gov)
Vicente Quevedo (vquevedo@cabq.gov)
Catalina Lehner (clehner@cabq.gov)

Project# 1010693

15EPC-40070 Sector Plan Map Amendment
(Zone Change)

Consensus Planning agent for C & S Equities, LLC, request the above actions for all or a portion of tract 3B-3, Lands of HIS Acquisition, zoned SU-2C to SU-Z LMDR, Horizon Boulevard NE, between Alameda Boulevard and Balloon Fiesta Park, containing approximately 7.8 acres. (B-17-Z)
Staff Planner: Vicente Quevedo

Project# 1000310

15EPC-40071 Site Development Plan for
Subdivision Amendment
15EPC-40072 Site Development Plan for
Building Permit
15EPC-40073 Sector Development Plan Map
Amendment (Zone Change)

Consensus Planning agent for North I-25 Corporate Center, LLC c/o Titan Development, request the above actions for all or a portion of Tract 1, North I-25 Corporate Center, zoned SU-2 for M-1 or SU-2C to SU-2/SU-1 for HDR, Modesto Avenue NE, between San Mateo Boulevard NE and I-25, containing approximately 10 acres. (B-18-Z)
Staff Planner: Maggie Gould

Project# 1005238

15EPC-40074 Text Amendment to the Coors
Corridor Plan

City of Albuquerque Planning Department agent for City of Albuquerque Council Services requests the above action for all or a portion of Coors Corridor Plan as it relates to prohibited signs.
Staff Planner: Catalina Lehner



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Public Hearing on Thursday, January 14, 2016 at 8:30 a.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items.

Distribution of the Planning Department's staff reports regarding the following items will occur at a **Case Distribution Session on Thursday, January 7, 2016 at 3:00 p.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol Building, 600 2nd St. NW, Albuquerque, NM.

Project# 1010693

15EPC-40070 Sector Development Plan Map Amendment (Zone Change)

Consensus Planning agent for C & S Equities, LLC, request the above actions for all or a portion of Tract 3B-3 plat of tracts 3B-1, 3B-2 & 3B-3 a subdivision of tracts 3B land of IHS acquisition# 120 Inc., zoned SU-2 Hospital & Medical or SU-2 C to SU-2 for LMDR, Horizon Boulevard NE, between Alameda Blvd. and Balloon Museum Dr. NE, containing approximately 7.8 acres. (B-17-Z)

Staff Planner: Vicente Quevedo

Project# 1000310

15EPC-40071 Sector Development Plan Map Amendment (Zone Change)
15EPC-40072 Site Development Plan for Building Permit
15EPC-40073 Site Development Plan for Subdivision Amendment

Consensus Planning agent for North I-25 Corporate Center, LLC c/o Titan Development, request the above actions for all or a portion of Tract 1, North I-25 Corporate Center, zoned SU-2 for M-1 or SU-2 C to SU-2/SU-1 for HDR, Modesto Avenue NE, between San Mateo Boulevard NE and I-25, containing approximately 55 acres. (B-18-Z)

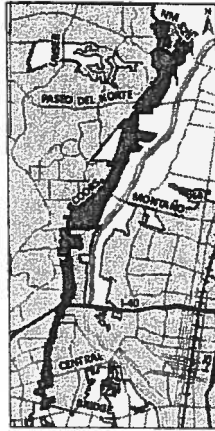
Staff Planner: Maggie Gould

Project# 1005238

15EPC-40074 Text Amendment to the Coors Corridor Plan

City of Albuquerque Planning Department, agent for City of Albuquerque Council Services, requests the above action to amend the Coors Corridor Plan to allow temporary signage for businesses forced to relocate due to an unavoidable casualty. For up to 90 days, each business would be allowed one temporary banner sign, up to 3 feet by 6 feet in size, to direct customers to the new location.

Staff Planner: Catalina Lehner



Details of these applications may be examined at the Planning Department, 3rd Level, Plaza Del Sol Building, 600 Second Street NW, between 8:00 a.m. and 5:00 p.m., Monday through Friday, or you may call 924-3860. INDIVIDUALS WITH DISABILITIES who need special assistance to participate at the public hearing should call 924-3860.

Peter Nicholls, Chair
Environmental Planning Commission

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL DECEMBER 23, 2015.

APPROVED

Kym Dicome
Urban Design & Development
Planning Department

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<u>Tax Amount</u>	\$8.24	<u>Order Taken by:</u>	dnoel		
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NOTICE OF PUBLIC HEARING

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Project# 1010883
15EPC-40070 Sector Development Plan Map Amendment (Zone Change)

Consensus Planning agent for C & S Equities, LLC, request the above actions for all or a portion of Tract 3B-3 plat of tracts 3B-1, 3B-2 & 3B-3 a subdivision of tracts 3B land of I-HS acquisition# 120 Inc., zoned SU-2 Hospital & Medical or SU-2 C to SU-2 for UMDR, Horizon Boulevard NE, between Alameda Blvd. and Balcon Museum Dr. NE, containing approximately 7.8 acres. (B-17-2)
Staff Planner: Vicente Quevedo

Project# 1000310
15EPC-40071 Sector Development Plan Map Amendment (Zone Change) 15EPC-40072 Site Development Plan for Building Permit 15EPC-40073 Site Development Plan for Subdivision Amendment

Consensus Planning agent for North I-25 Corporate Center, LLC c/o Titan Development, request the above actions for all or a portion of Tract 1, North I-25 Corporate Center, zoned SU-2 for M-1 or SU-2 C to SU-2/ SU-1 for HDR, Modesto Avenue NE, between San Mateo Boulevard NE and I-25, containing approximately 55 acres. (B-18-2)
Staff Planner: Maggie Goud

Project# 1005238
15EPC-40074 Text Amendment to the Coors Corridor Plan

City of Albuquerque Planning Department, agent for City of Albuquerque Council Services, requests the above action to amend the Coors Corridor Plan to allow temporary signage for businesses forced to relocate due to an unavoidable casualty. For up to 90 days, each business would be allowed one temporary banner sign, up to 3 feet by 8 feet in size, to direct customers to the new location.
Staff Planner: Catalina Lehner

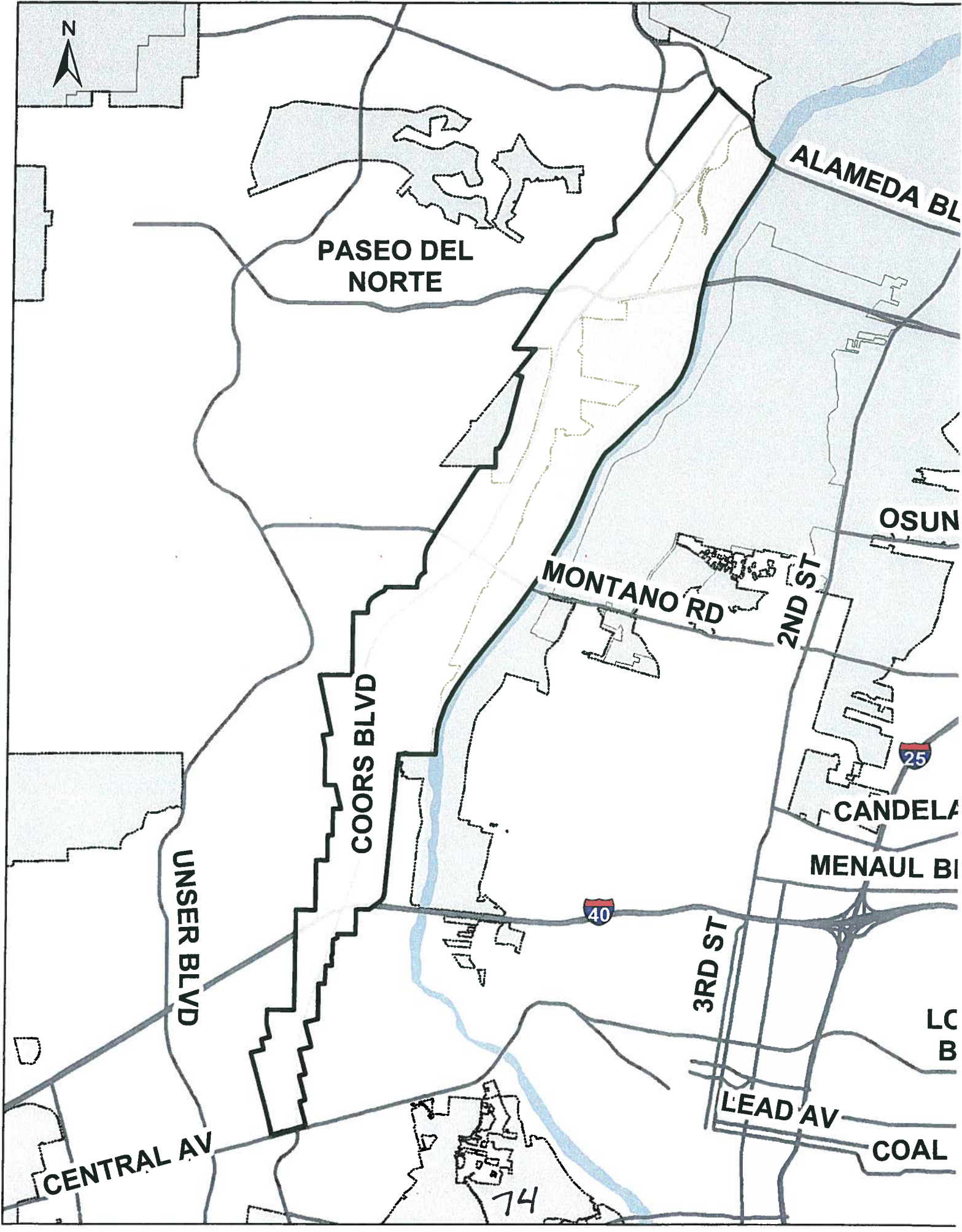


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Peter Nicholls, Chair
Environmental Planning Commission

APPROVED
Kym Dicome
Urban Design &
Development
Planning Department

73



PASEO DEL NORTE

ALAMEDA BL

MONTANO RD

COORS BLVD

2ND ST

OSUN

25

CANDELA

MENAU BI

40

3RD ST

LC B

LEAD AV

COAL

CENTRAL AV

74

**ENVIRONMENTAL PLANNING COMMISSION
SIGN-IN SHEET**

AGENDA ITEM NO: 3 **DATE: January 14, 2016**

CASE #: 1005238 – Text Amendment to Coors Corridor Plan

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<p>5. Name: _____</p> <p>Address: _____</p> <p>_____</p> <p>City State Zip</p>	<p>10. Name: _____</p> <p>Address: _____</p> <p>_____</p> <p>City State Zip</p>