



**Environmental
Planning
Commission**

**Agenda Number: 8
Project Number: 1005238
Case #s: 14EPC-40032, 14EPC-40033
August 14, 2014**

Supplemental Staff Report

Agent	City of Albuquerque Planning Department
Applicant	City of Albuquerque
Request	Amendment to Map of Coors Corridor Plan Adoption of Rank 3 Coors Corridor Plan The Rights-of-way of Coors Blvd. and Coors Blvd. Bypass and all lots generally located on and/or near Coors Blvd. and Coors Bypass between Bridge Blvd. and Alameda Blvd., containing approximately 2,200 acres.
Legal Desc.	
Current Zoning	Various
Proposed Zoning	No change

Staff Recommendation

CONTINUANCE of Case #s 14EPC-40032 (Amendment to Corridor Plan Map) and 14EPC-40033 (Adoption of Rank 3 Corridor Plan) for 50 days to October 2, 2014.

**Staff Planner
Carol Toffaleti, Senior Planner**

Summary of Analysis

This staff report should be read in conjunction with the staff reports dated June 5, 2014 and July 10, 2014. The June report contains an overview of the April 2014 EPC Draft Coors Corridor Plan (the Plan) and the planning process, an analysis of the plan in relation to applicable ordinances and policies, and the justification for the proposed changes to the 1984 design regulations per Resolution 270-1980. The July report includes a matrix of comments on the Plan received from the public and agencies. At the July hearing, the EPC heard additional testimony from a range of stakeholders, and the Commissioners directed staff to incorporate this into the matrix of comments, and to complete a detailed comparison of the 1984 and 2014 plans. The new versions of the matrices are attached to this report, along with written comments received since early July. A revised version of the View Preservation regulations is also attached.

Staff recommends a 50-day continuance to address any additional comments and testimony, and to respond to direction from the EPC. Recommended findings and conditions, i.e. specific changes to the draft Plan, can also be prepared for the EPC's consideration.

I. UPDATE

Staff has continued fielding questions from the public and has consulted with Planning Department colleagues and staff from other departments to prepare responses to the comments and testimony that have been received to date.

In addition to expanding the matrix of comments and responses, staff has expanded the comparison between the 1984 Coors Corridor Plan and the April 2014 draft Plan that was provided in the June report, per the EPC's request. To address comments on structure height and mass regulations, staff also produced revisions to the relevant sections of the actual Plan document, for the EPC's and the public's consideration. The revised sections include text and diagrams. The three exhibits are attached to the report.

III. CONCLUSION

To allow time for the EPC to fully consider the draft Plan in light of written comments and the testimony and discussion at the hearings, staff respectfully requests a 50-day continuance to October 2, 2014. Staff would use this time to respond to any EPC questions and issues and propose Conditions (i.e. recommended changes to the Plan).

FINDINGS - 14EPC-40032, August 14, 2014, Amendment to Map of Coors Corridor Plan

1. Staff has responded to comments and concerns submitted to date by other departments, agencies and the public in a matrix.
2. Additional time is required by staff to address outstanding issues, propose more specific revisions to the Plan and respond to direction from the EPC.

RECOMMENDATION - 14EPC-40032, August 14, 2014

A Continuance for 50 days, to October 2, 2014, of case 14EPC-40032, to amend the map of the Coors Corridor Plan, based on the preceding Findings.

FINDINGS - 14EPC-40033, August 14, 2014, Adoption of Rank 3 Coors Corridor Plan

1. Staff has responded to comments and concerns submitted to date by other departments, agencies and the public in a matrix.
2. Additional time is required by staff to address outstanding issues, propose more specific revisions to the Plan and respond to direction from the EPC.

RECOMMENDATION - 14EPC-40033, August 14, 2014

A Continuance for 50 days, to October 2, 2014, 2014, of case 14EPC-40033, Adoption of Rank 3 Coors Corridor Plan, based on the preceding Findings.

*Carol Toffaleti
Senior Planner*

Notice of Decision cc list:

Commenters:

Grant Brodehl, MRCOG/Rio Metro RTD, 809 Copper Ave. NW Albuquerque, NM 87102
Jackie Fishman, Consensus Planning, 302 8th St. NW, Albuquerque, NM 87102
Stephen J. & Isadora D. Kunitz, 6135 Deergrass Circle NW, Albuquerque NM, 87120

Edward Nieto, 3600 Grama Ct NW, Albuquerque NM, 87120
Art Retberg, 5319 Sacate Ave. NW, Albuquerque, NM 87120
Rorik Rivenburgh, Albuquerque NM, 87120
Sharon Sharrett, 6250 Winter Haven Dr NW, Albuquerque NM, 87120
Tim & Darlene Strosnider, 6175 Deergass Circle NW, Albuquerque NM, 87120
Michael Sullivan, 4515 Stockbridge NW, Albuquerque, NM 87120

Anne Atkins, Albuquerque, NM
Lu Rivera, Albuquerque, NM
Alison Flores, PO Box 67590, Albuquerque, NM, 87193
Yolanda Dehaiman, 7427 Brenton Dr, Albuquerque, NM,
Barbra Eberhardt, Bosque Meadows Pl, Albuquerque, NM,
Hugh Floyd, Easterling Engineering, 3613 NM 528 NW, Suite E-2, Albuquerque NM,
Senait Fuller, Brenton Dr, NW, Albuquerque, NM,
Pat Gallagher, La Luz Landowners Assn., One Loop One NW, Albuquerque NM, 87120
Kelli Gallegos, 5704 Cactus Flower, NW, Albuquerque, NM,
Marguerite Hernandez, La Anita NW, Albuquerque NM,
Valerie Lopez, 6536 Bosque Meadows Pl, NW, Albuquerque, NM, 87120
Bill Melloy, 9621 Coors Blvd, Albuquerque, NM,
Anthony & Henrietta Torres, 6543 Bosque Meadow Pl, NW, Albuquerque, NM,
Colby May, Esq., PC., 205 Third Street, SE, Washington, DC, 20003
Cindy Mansfield, Trinity Broadcasting Network, 1510 Coors Road, NW, Albuquerque, NM,
Steven Watson 3605 Yipee Calle Ct NW, Albuquerque, NM, 87120
Andrew Abeyta, 3619 Yipee Calle Ct. NW, Albuquerque, NM 87120
Susan Brewster, Albuquerque, NM
Stephen Clark, 3608 Nolina Ct. NW, Albuquerque, NM 87120
Pat Dadian, 5332 Apollo Dr. NW, Albuquerque, NM 87120
Kevin Eatman, 6455 Brenton Dr. NW, Albuquerque, NM 87120
Anthony Brian Gallegos, Operations Manager, University of New Mexico, 1155 University Blvd. SE,
Albuquerque, NM 87106
Judith A. Kanester, 54 Calle Aplanado NW, Albuquerque, NM 87120
Jo Rose, Albuquerque, NM
Susan and John Stucker, Albuquerque, NM
Ted Studerus, Albuquerque, NM
Rene Horvath, TRNA, Land Use Director, Albuquerque, NM
Jolene Wolfley, TRNA, President, Albuquerque, NM
Steven Montiel, Transportation Planner, Mid-Region Metropolitan Planning Organization, 809 Copper
Ave. NW, Albuquerque, NM 87120
Grant Brodehl, Special Projects Planner, Rio Metro, 807 Copper Ave. NW, Albuquerque, NM 87120
Andy Strebe, Fixed Operations Director, Don Chalmers Ford, Inc., Albuquerque, NM
Phoebe Cook, Albuquerque, NM
Michael Hosni, Albuquerque, NM
Marianne Barlow, La Luz Landowners Assn., 27 Tennis Ct. NW, Albuquerque, NM 87120
Dr. Michael and Mrs. Jill Plaman, Care More Chiropractic, Albuquerque, NM

Neighborhood Association Contacts:

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 87102
Lynne Scott, Alban Hills N.A., 6419 Camino Del Arrebol NW, Albuquerque, NM 87120
Kelly Chappelle, Avalon N. A., 9135 Santa Catalina Ave. NW, Albuquerque, NM 871212
Bob Wood, Avalon N.A., 5216 White Reserve Ave. SW, Albuquerque, NM 87105
Rick Jenkins, Crestview Bluff N.A., 208 Crestview Bluff SW, Albuquerque, NM 87105
Milton Brown, Crestview Bluff N.A., 5216 White Reserve Ave. SW, Albuquerque, NM 87105
Linda J. Oaks, Encanto Village HOA, 7415 Via Tranquillo SW, Albuquerque, NM 87121
Waylon Chavez, Encanto Village HOA, 7631 Via Serenita 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
Arthur Woods, La Luz Del Sol N.A., 33 Wind Rd. NW, Albuquerque, NM 87120
Jim Fisk, La Luz Del Sol N.A., 2 Mill Rd. NW, Albuquerque, NM 87120
Rae Perls, La Luz Landowners Assoc., 15 Tennis Ct. NW, Albuquerque, NM 87120
Paula Worley, La Luz Landowners Assoc., 3 Pool NW, Albuquerque, NM 87120
Allan Ludi, Ladera Heights N.A., 6216 Saint Josephs NW, Albuquerque, NM 87120
Pat Moses, Ladera Heights N.A., 6314 Dona Linda Pl. NW, Albuquerque, NM 87120
Steven Collins, Ladera West N.A., 7517 Vista Alegre NW, Albuquerque, NM 87120
Shariesse McCannon, Ladera West N.A., 2808 El Tesoro Escondido NW, Albuquerque, 87120
Mary Zarembo, Las Casitas Del Rio H.O.A, 2552 Stipa NW, Albuquerque, NM 87120
Danielle Wierengo, Las Casitas Del Rio H.O.A, 3608 Panicum, Albuquerque, NM 87120
Larry Foor, LCD Rio Unit 2 Subdivision H.O.A., 6184 Deergrass Cir. NW, Albuquerque, NM 87120
Nita Day, LCD Rio Unit 2 Subdivision H.O.A., 6127 Deergrass Cir. NW, Albuquerque, NM 87120
Jim Larkin, Laurelwood N.A., 7304 Inwood NE, Albuquerque, NM 87120
John M. Vrabec, Laurelwood N.A., 7721 Pinewood Dr. NW, Albuquerque, NM 87120
Ben Sandoval, Los Volcanes N.A., 6516 Honeylocust Ave. NW, Albuquerque, NM 87121
Ann McCoy, Los Volcanes N.A., 6700 Silkwood 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
Nick Harrison, Oxbow Village H.O.A, 3800 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
Joan Jones, Pat Hurley N.A., 309 Rincon Ct. NW, Albuquerque, NM 87105
Carole Montgomery. Pat Hurley N.A., 408 Atrisco NW, Albuquerque, NM 87105
Tony Paiz, Piedras Marcadas N.A., 4905 Sherry Ann NW, Albuquerque, NM 87114
John Foley, Piedras Marcadas N.A., 8619 Tia Christina Dr. NW, 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., PO Box 93488, Albuquerque, NM 87199
Adam Barker, Rancho Encantado H.O.A., PO Box 93488, Albuquerque, NM 87199
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
Eric Speck, Rio Oeste H.O.A., 4104 Zarzuela NW, Albuquerque, NM 87120
Sandra Tinlin, Rio Oeste H.O.A., 4105 Moncloa Ct. NW, Albuquerque, NM 87120
Russ Sheets, Riverfronte Estates N.A., 9515 Kandace Dr. 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, PO Box 12654, Albuquerque, NM 87195
Em Ward, S.R. Marmon N.A., PO Box 7434, Albuquerque, NM 87194
Deaun Lewis, S.R. Marmon N.A., 6400 Sunny Day Ct. NW, 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
John McCormack, Story Rock H.O.A., 5916 Legends NW, Albuquerque, NM 87120
Amanda Armenta, Story Rock H.O.A., 6005 Sipapu NW, Albuquerque, NM 87120
Ray Shortridge, Taylor Ranch N.A., 4800 College Heights Dr. NW, Albuquerque, NM 87120
Rene Horvath, Taylor Rancho N.A., 5515 Palomino Dr. NW, Albuquerque, NM 87120
Jill M. Greene, The Enclave at Oxbow H.O.A., 3915 Fox Sparrow Trail. NW, Albuquerque, NM 87120
Forrest Uppendahl, The Enclave at Oxbow H.O.A., 3900 Rock Dove Trail. NW, Albuquerque, NM 87120
John Scholz, Villa De Paz H.O.A., 115 Calle Sol Se Mete, Albuquerque, NM 87120
Judith Kanester, Villa De Paz H.O.A., 54 Calle Monte Aplanado NW, Albuquerque, NM 87120
Berent Groth, Vista Grande N.A., 3456 Sequoia Pl. NW, Albuquerque, NM 87120
Richard Schaefer, Vista Grande N.A., 3546 Sequoia Pl. NW, Albuquerque, NM 87120
Tom Salas, Vista Magnifica Assoc., 1704 Cliffside NW, Albuquerque, NM 87105
Johnny Luevano, Vista Magnifica Assoc., 1715 Bluffside NW, Albuquerque, NM 8715
Deanna Huff, Vista Montecito H.O.A., 9208 Camino Viejo NW, Albuquerque, NM 87114
Dan Lyon, Vista Montecito H.O.A., 9216 Camino Viejo NW, Albuquerque, NM 87114
Denise Guana, Vista West H.O.A., 676 Ridgeside Trl. SW, Albuquerque, NM 87121
Austen Walsh, Vista West H.O.A., 651 Rembert Trl. SW, Albuquerque, NM 87121
John Landman, West Bluff N.A., 2236 Ana 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
Mike Quintana, West Mesa N.A., 301 63rd St. NW, Albuquerque, NM 87105
John Padilla, Western Trails Estates H.O.A., 1917 Morningside Dr. NE, Albuquerque, NM 87109
Kirsta Gessing, Western Trails Estates H.O.A., 5500 Benson Ct. NW, Albuquerque, NM 87120
Kim Trevett, WMM Place Subdivision H.O.A., 5232 Tierra Amada St. NW, Albuquerque, NM 87120
Kathleen Ingley, WMM Place Subdivision H.O.A., 5228 Tierra Amada St. NW, Albuquerque, NM 87120
Steven Wentworth, Alameda North Valley Assn., 8919 Boe Ln. NE, Albuquerque, NM 87113-2328
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

William C. Herring, Los Duranes N.A., 3104 Coca Rd. NW, Albuquerque, NM 87104
Jose Viramontes, Los Duranes N.A., 1317 Gabaldon Dr. NW, Albuquerque, NM 87104
Kyle Sifer, North Valley Coalition, 4465 Jupiter St. NW, Albuquerque, NM 87107
David Wood, North Valley Coalition, 158 Pleasant NW, Albuquerque, NM 87107
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 87104
Janie Anderson, Rio Grande Compound H.O.A., 3109 Calle Del Alamo NW, Albuquerque, NM 87104
Erin Fitz-Gerald, Rio Grande Compound H.O.A., 2912 Calle Grande NW, Albuquerque, NM 87104
Deborah Riddley, Thomas Village N.A., 3247 Calle De Deborah NW, Albuquerque, NM 87104
Richard Meyners, Thomas Village N.A., 3316 Calle De Daniel NW, Albuquerque, NM 87104
Beth Noland, Thomas Village Patio H.O.A., 2817 Don Pablo Rd. NW, Albuquerque, NM 87104
Jill Waugh, Thomas Village Patio H.O.A., 2833 Don Pancho Rd. NW, Albuquerque, NM 87104
Rod Mahoney, South Valley Coalition of Neighbor. Assoc., 1938 Sadora Rd. SW, Albuquerque, NM 87105
Marcia Fernandez, S. Valley Coalition of Neighborhood Assoc., 2401 Violet SW, Albuquerque, NM 87105
Johnny Pena, SWAN, 6525 Sunset Gardens SW, Albuquerque, NM 87121
Jerry Gallegos, SWAN, 417 65th St. SW, Albuquerque, NM 87121
Gerald C. (Jerry) Worrall, Westside Coalition of N.A.'s, 1039 Pinatubo PL. NW, Albuquerque, NM 87120
Harry Hendriksen, Westside Coalition of N.A.'S, 10592 Rio Del Sole Ct. NW, Albuquerque, NM 87114- 2701

Attachments

- A. EPC Notice of Decision for July 10, 2014 hearing
- B. Matrix of Comments and Staff Responses
- C. Revised Section D.4 of the Draft Plan: View Preservation Regulations
- D. Comparison of 1984 Coors Corridor Plan and April 2014 Draft Plan
- E. Comments received since July 8th