

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
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Office (505) 924-3860 Fax (505) 924-3339

OFFICIAL NOTIFICATION OF DECISION

August 11, 2017

Titan Development Inc.
6300 Riverside Plaza Ln #200
ABQ, NM 87120

Project# 1003274
17EPC-40021 Sector Development Plan Map Amendment (Zone Change)
17EPC-40022 Site Development Plan for Subdivision
17EPC-40023 Site Development Plan for Building Permit

LEGAL DESCRIPTION:

The above actions for all or a portion of Lot 5-A-1C, El Rancho Atrisco Phase III, zoned R-D to SU-1 for C-1 Uses within the El Rancho Atrisco Phase III Sector Plan, located on the northeast corner of Unser Blvd. NW and Ladera Dr. NW, containing approximately 4 acres. (H-9)

Staff Planner: Cheryl Somerfeldt

PO Box 1293

On August 10, 2017 the Environmental Planning Commission (EPC) voted to APPROVE Project Albuquerque 1003274, 17EPC-40021, a Sector Development Plan Map Amendment (Zone Change), 17EPC-40022, a Site Development Plan for Subdivision, and 17EPC-40023, a Site Development Plan for Building Permit, based on the following findings:

NM 87103

FINDINGS:

Project # 1003274, Case # 17EPC- 40021, Sector Development Plan Map Amendment (Zone Change)
www.cabq.gov

1. This is a request for a Sector Development Plan Map Amendment from R-D (Residential and Related Uses, Developing Area) to SU-2/SU-1 for C-1 (Neighborhood Commercial) to include Indoor Storage within the El Rancho Atrisco Phase III Sector Development Plan for all or a portion of Lot 5A1C on the northeast corner of Unser Boulevard NW and Ladera Drive NW located on the Northeast corner of Ladera Drive NW and Unser boulevard NW containing approximately 4 acres.
2. The Zoning Code requires that applicants requesting SU-1 (Special Use) zoning also submit a Site Development Plan. This request is associated with both a Site Development Plan for Subdivision and a Site Development Plan for Building Permit to fulfill this requirement.

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3. The subject site and other surrounding lots were zoned through the adoption of the El Atrisco Phase III Sector Development Plan in 1981. As such, this action constitutes an amendment to that plan.
4. Since the El Rancho Atrisco Phase III Sector Development Plan was developed, Market Street was re-aligned and higher-density multifamily communities immediately east and southeast of the subject site represent a changed condition that eliminates the need for additional multifamily use on the subject site.
5. The project has been evaluated according to the updated 2017 Albuquerque & Bernalillo County Comprehensive Plan, the City of Albuquerque Zoning Code, the West Side Strategic Plan, the El Atrisco Phase III Sector Development Plan, and the Unser Boulevard Design Overlay Zone and all are incorporated herein.
6. The subject site is in an Area of Consistency within the Comprehensive Plan. The request furthers the following applicable goals and policies of the *Comprehensive Plan*:

Goal 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

Policy 5.6.3: Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

- c. Carefully consider zone changes from residential to non-residential zones in terms of scale, impact on land use compatibility with abutting properties, and context.

The request furthers Goal 5.6 and Policy 5.6.3 c because the zone change will provide amenities that will reinforce and protect the character and intensity of the surrounding area and single family neighborhoods. The proposed storage facility is not immediately available in the area, which will reduce trips outside the neighborhood, thereby reinforcing the existing neighborhood. The existing surrounding multi-family developments were built at a higher density than originally expected, therefore in order to avoid additional traffic and a burden on existing schools, the site should avoid additional multi-family development as permitted in the existing zone.

Goal 7.3 Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes.

Policy 7.3.4: Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

- b. Promote buildings and massing of commercial and office uses adjacent to single-family neighborhood that is neighborhood-scale, well-designed, appropriately located, and consistent with the existing development context and neighborhood character.

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The request furthers Goal 7.3 and Policy 7.3.4 b. because it is an appropriately located service that is consistent with and will enhance the existing development context. The proposal is for an infill project on a currently vacant corner lot surrounded by existing infrastructure with a style that will be similar to commercial buildings across the street and similar in height to multi-story multi-family buildings in the immediate area. The requested zone will locate needed commercial services on the street corner where expected by the neighborhood. The existing zone for multi-family would overburden the existing schools and exacerbate traffic issues.

Goal 8.1 Placemaking: Creates places where business and talent will stay and thrive.

Policy 8.1.2: Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

The request furthers Policy 8.1.2 because it encourages economic development of an under-used corner property. It is unlikely that this corner property would support multifamily development due to its small size and the intense traffic on Unser Boulevard NW, which is most likely why it has remained vacant thus far. Therefore, the development of the parcel with a more appropriate use encourages a diversity of uses and fosters a robust economy with additional job opportunities.

7. The request furthers the following applicable Goals and Policies of the *West Side Strategic Plan*:

Plan Objective 4: Preserve a sense of community and quality of life for all residents based on wise, long-term decision-making (page 17).

The request furthers the West Side Strategic Plan Objective 4 because conditions have changed to create a greater long-term benefit to the community by providing services which will reduce automobile trips rather than multi-family development which will cause further congestion with single-type uses.

Policy 3.23: Location of commercial services, multifamily development, and public facilities shall be encouraged on the western side of the Ladera Community or in its central area to reduce trips to Coors Boulevard and provide easier access to services for neighborhoods west of the Ladera Golf Course. This development would occur in Neighborhood Centers designed to relate to the surrounding neighborhoods and be consistent with design guidelines for the area near the escarpment. Strip commercial development will not be allowed in this area.

The request furthers Policy 3.23 because it locates commercial services in a central area which will reduce trips to Coors Boulevard and provide easier access to services for neighborhoods west of the Ladera Golf Course. This development is appropriately located to occur in a Neighborhood Center designed to relate to the surrounding neighborhoods.

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8. The request furthers the long-range objective of *El Rancho Atrisco Phase III Sector Development Plan* Land Use Element “to obtain the ultimate highest order of use for its land consistent with sound planning concepts and being mindful of public and community needs” (page10) because the applicant has shown that the request furthers policies from the Comprehensive Plan, the West Side Strategic Plan, and the Unser Boulevard Design Overlay.
9. Signs for the proposed development as defined by the Site Development Plan for Subdivision’s Design Standards will meet the standards set forth in the Unser Boulevard Design Overlay Zone.
10. The applicant has justified the zone change request pursuant to *R-270-1980* as follows:
 - A. The request furthers goals, policies, and regulations from the City’s Comprehensive Plan, Comprehensive Zoning Code, West Side Strategic Plan, El Rancho Atrisco Phase III Sector Plan, and Unser Boulevard Overlay Zone which are plans established to support the health, safety, morals, and general welfare of the City.
 - B. The request achieves land use stability because the project is in an infill location that the neighborhood expects to provide commercial services. The location will assist with stabilizing the neighborhood by developing a vacant lot into desired neighborhood services and jobs, and will assist with minimizing trips out of the neighborhood. The property is located on the corner of a Regional Principal Arterial and a Minor Arterial, and it is more expected and stabilizing to provide commercial services for the neighborhood at this site than additional residential uses. The property would not be large enough for a typical apartment complex with full amenities. Furthermore, the neighborhood associations are opposed to additional residential uses which would put a further burden on schools and traffic.
 - C. The request is generally consistent with and furthers a preponderance of the applicable goals, policies, objectives, and standards of the Comprehensive Plan, West Side Strategic Plan, and El Rancho Atrisco Phase III Sector Plan, and the Unser Boulevard Design Overlay Zone as shown in Findings 6-9 above.
 - D. The existing zoning is inappropriate because of changed community conditions since the zoning was determined by the El Rancho Atrisco Phase III Sector Development Plan, which included the development of the existing high density multi-family residences to the east and southeast of the subject site. This justifies expansion of the neighborhood center immediately to the south of the subject site to provide more local commercial services. More local services will contribute to reduced trips rather than more traffic congestion and school crowding due to more rooftops. The request furthers numerous goals and policies of the Comprehensive Plan, West Side Strategic Plan, El Atrisco Vista III Sector Development Plan, and Unser Boulevard Design Overlay showing that the proposed project is more advantageous to the community.

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- E. The requested zone shall not be harmful to adjacent property, the neighborhood, or the community because the applicant incorporated neighborhood preferences subsequent to a pre-application meeting with neighborhood association representatives. The applicant stated that they discussed C-1 permitted and conditional uses in the pre-application meeting and the requested zoning was the result. This zoning will allow the applicant to develop the proposed project while eliminating injurious uses from possible future development on the subject site. The requested zone "SU-2/SU-1 for C-1 to include Indoor Storage" would permit C-1 permissive uses permissively and C-1 conditional uses conditionally except one conditional use would be permitted (Indoor Storage). The EPC public hearing process will be akin to acquiring a Conditional Use Permit for Indoor Storage with the Zoning Hearing Examiner public hearing process. The neighborhood association representatives requested two permissive uses be excluded (Gas Stations and Residential Uses), which will be listed on the Site Development Plan for Subdivision as excluded uses. In this way, the included use will become part of the future zoning for the subject site, and the excluded uses will be recorded on the Site Development Plan for Subdivision to be retained with the Site Plan for future development of the subject site. The City's Code Enforcement Officer agreed that this is the best way to implement the request.
- F. The request will not require major or un-programmed capital expenditures by the city.
- G. While economic considerations are always a factor with regard to development proposals, they are not the determining factor for the request. The applicant has sufficiently demonstrated that the determining factor is changed community conditions necessitating non-residential development on the subject site, as well as a preponderance of applicable goals, policies, and objectives being furthered which make the request more advantageous to the community.
- H. While location on a major street supports the justification for commercial zoning, the zone change is also supported by the changed neighborhood condition of existing high density multi-family development within close proximity of the subject site eliminating the need for more residential uses; and the necessity for the surrounding neighborhoods to have closer commercial jobs and services to reduce trips traveled. The fact that the subject site is still vacant suggests that a multi-family development would not be justified for the subject site.
- I. SU-1 zones create spot zones by definition as they are unique to the parcel to which they are being applied. The request creates a justifiable spot zone because the applicant has demonstrated that the proposed zone change will clearly facilitate realization of applicable goals, policies, and objectives along with providing a transition between the existing surrounding high density residential uses and the commercial uses of the Neighborhood Center.

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- J. The requested zoning would not result in different zoning in a strip of land along a street since the subject site consists of two parcels located across the street from a larger Neighborhood Center; so the request would not create strip zoning.
11. The Laurelwood Neighborhood Association, the Parkway Neighborhood Association, the Tres Volcanes Neighborhood Association, the Ladera West Neighborhood Association, and the Westside Coalition of Neighborhood Association were notified of the request as well as property owners within 100 feet of the subject site. Staff has received no neighbor comments in support or opposition to the request.
12. No facilitated meeting was requested because a pre-application meeting was scheduled by the applicant. A pre-application meeting occurred on Thursday, June 22, 2017 at the Los Volcanes Senior Center. Five neighborhood association members attended. The applicant made refinements to the site plans in answer to neighborhood concerns.

CONDITIONS OF APPROVAL

Project # 1003274, Case # 17EPC- 40021, Sector Development Plan Map Amendment (Zone Change)

1. The Sector Development Plan Map Amendment does not become effective until the accompanying Site Development Plan is approved by the DRB, pursuant to §14-16-4-1(C)(16) of the Zoning Code. If such requirement is not met within six months after the date of EPC approval, the zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.

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FINDINGS

Project # 1003274, Case # 17EPC- 40022, Site Development Plan for Subdivision

1. This is a request for a Site Development Plan for Subdivision for all or a portion of Lot 5-A-1C located on the Northeast corner of Ladera Drive NW and Unser boulevard NW containing approximately 4 acres.
2. This request is associated with the request for a Sector Development Plan Map Amendment (Zone Change) from R-D (Residential, Developing Area) to SU-2/SU-1 for C-1 (Neighborhood Commercial) to Include Indoor Storage within the El Rancho Atrisco Phase III Sector Development Plan.
3. The Zoning Code requires that applicants requesting SU-1 (Special Use) zoning also submit a Site Development Plan. This request is for a Site Development Plan for Subdivision to fulfill this requirement.
4. A Site Development Plan for Building Permit is associated with this request for the eastern portion of the subject site for a 3-story enclosed indoor storage building, which is a permissive use if the associated Site Development Plan Map Amendment (Zone Change) is approved.
5. The subject site and other surrounding lots were zoned through the adoption of the El Atrisco Phase III Sector Development Plan in 1981. As such, this action constitutes an amendment to that plan.
6. Section 14-16-3-11 of the Zoning Code states, "Site Development Plans are expected to meet the requirements of adopted city policies and procedures." The attached site development plan has been evaluated for conformance with applicable goals and policies in the Comprehensive Plan, and other applicable Plans.
7. The applicant is proposing to divide the subject site Lot 5A1C into two separate lots for the purpose of developing a separate commercial building on the corner western lot with potential for a separate owner under the Site Development Plan for Subdivision and Design Standards as part of this request.
8. The applicant will delegate the Site Development Plan for Building Permit for the remaining corner western lot to be approved at a Development Review Board (DRB) public hearing, so that the future development of the remaining corner western lot would not require an EPC public hearing. The following note is on the Site Plan for Subdivision: "Upon approval of this Site Plan for Subdivision, Tract 5-A-1C2 shall be required to obtain Site Development Plan for Building Permit approval delegated to the Development Review Board (DRB) at a public hearing. Any subsequent subdivision of Tracts 5-A-1C1 and 5-A-1C2 shall require approval from the Environmental Planning Commission (EPC)."

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9. The applicant is granted an exception to the height requirement pursuant to EPC discretion. The applicant is requesting a 3-story self-storage building with a height of 35-ft. The straight C-1 zone limits height to 26 feet. Height within the SU-1 zone is regulated by the R-2 zone which regulates height over 26-feet using angle planes (per Zoning Code 14-16-2-11 (C)) “unless modified by the Planning Commission” per Zoning Code 14-16-2-22 (D).
10. The project has been evaluated according to the updated 2017 Albuquerque & Bernalillo County Comprehensive Plan, the City of Albuquerque Zoning Code, the West Side Strategic Plan, the El Atrisco Phase III Sector Development Plan, and the Unser Boulevard Design Overlay Zone and all are incorporated herein by reference.
11. The subject site is in an Area of Consistency within the Comprehensive Plan. The request furthers the following applicable Goals and Policies of the *Comprehensive Plan*:

Goal 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

Policy 5.6.3: Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

- c. Carefully consider zone changes from residential to non-residential zones in terms of scale, impact on land use compatibility with abutting properties, and context.

The request furthers Goal 5.6 and Policy 5.6.3 c because the zone change will provide amenities that will reinforce and protect the character and intensity of the surrounding area and single family neighborhoods. The proposed storage facility is not immediately available in the area, which will reduce trips outside the neighborhood, thereby reinforcing the existing neighborhood. The existing surrounding multi-family developments were built at a higher density than originally expected, therefore in order to avoid additional traffic and a burden on existing schools, the site should avoid additional multi-family development as permitted in the existing zone.

Goal 7.3 Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes.

Policy 7.3.4: Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

- b. Promote buildings and massing of commercial and office uses adjacent to single-family neighborhood that is neighborhood-scale, well-designed, appropriately located, and consistent with the existing development context and neighborhood character.

The request furthers Goal 7.3 and Policy 7.3.4 b. because it is an appropriately located service that is consistent with and will enhance the existing development context. The proposal is for an

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infill project on a currently vacant corner lot surrounded by existing infrastructure with a style that will be similar to commercial buildings across the street and similar in height to multi-story multi-family buildings in the immediate area. The requested zone will locate needed commercial services on the street corner where expected by the neighborhood. The existing zone for multi-family would overburden the existing schools and exacerbate traffic issues.

Goal 8.1 Placemaking: Creates places where business and talent will stay and thrive.

Policy 8.1.2: Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

The request furthers Policy 8.1.2 because it encourages economic development of an under-used corner property. It is unlikely that this corner property would support multifamily development due to its small size and the intense traffic on Unser Boulevard NW, which is most likely why it has remained vacant thus far. Therefore, the development of the parcel with a more appropriate use encourages a diversity of uses and fosters a robust economy with additional job opportunities.

12. The request furthers the following applicable Goals and Policies of the West Side Strategic Plan:

Plan Objective 4: Preserve a sense of community and quality of life for all residents based on wise, long-term decision-making (p17).

The request furthers the West Side Strategic Plan Objective 4 because conditions have changed to create a greater long-term benefit to the community by providing services which will reduce automobile trips rather than multi-family development which will cause further congestion with single-type uses.

Policy 3.23: Location of commercial services, multifamily development, and public facilities shall be encouraged on the western side of the Ladera Community or in its central area to reduce trips to Coors Boulevard and provide easier access to services for neighborhoods west of the Ladera Golf Course. This development would occur in Neighborhood Centers designed to relate to the surrounding neighborhoods and be consistent with design guidelines for the area near the escarpment. Strip commercial development will not be allowed in this area.

The request furthers Policy 3.23 because it locates commercial services in a central area which will reduce trips to Coors Boulevard and provide easier access to services for neighborhoods west of the Ladera Golf Course. This development is appropriately located to occur in a Neighborhood Center designed to relate to the surrounding neighborhoods.

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13. The request furthers the long-range objective of El Rancho Atrisco Phase III Sector Development Plan Land Use Element “to obtain the ultimate highest order of use for its land consistent with sound planning concepts and being mindful of public and community needs” (p10) because the applicant has shown that the request furthers policies from the Comprehensive Plan, the West Side Strategic Plan, and the Unser Boulevard Design Overlay.
14. Signs for the proposed development as defined by the Site Development Plan for Subdivision’s Design Standards will meet the standards set forth in the Unser Boulevard Design Overlay Zone.
15. The Laurelwood Neighborhood Association, the Parkway Neighborhood Association, the Tres Volcanes Neighborhood Association, the Ladera West Neighborhood Association, and the Westside Coalition of Neighborhood Association were notified of the request as well as property owners within 100 feet of the subject site. Staff received no neighbor comments in support or opposition to the request.
16. No facilitated meeting was requested because a pre-application meeting was scheduled by the applicant. A pre-application meeting occurred on Thursday, June 22, 2017 at the Los Volcanes Senior Center. Five neighborhood association members attended. The applicant made refinements to the site plans in answer to neighborhood concerns.

CONDITIONS OF APPROVAL

Project # 1003274, Case # 17EPC- 40022, Site Development Plan for Subdivision

1. The EPC delegates final sign-off authority of this Site Development Plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. On Site Plan for Subdivision, revise the statement “Signage to be under a separate permit per C-1 regulations.” to “Signage to be under a separate permit per per C-1 regulations and the Unser Boulevard Design Overlay standards which limits free-standing signs to one per street frontage (Ladera Drive NW and one on Unser Boulevard NW) and limits wall signs to one per façade.”
4. On Site Plan for Subdivision, add the statement “Future development will exclude two permissive uses: Gas Station and Residential” under the statement that starts with “Zoning:...”

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5. Add "Building types should be developed to address individual site conditions and local contexts rather than prototypical buildings or franchise architecture" under G-1) Architectural Styles of the Design Standards. Reduce architectural styles to "Modern and Industrial".
6. Under F Signage Standards of the Design Standards, add "One wall sign is permitted per façade per business."
7. Conditions of Approval from the City Engineer:
 - Transportation Development
 - Infrastructure and/or ROW dedications may be required at DRB.
 - There is a potential need for a left turn lane in the median of Ladera Dr.
 - All work within the public ROW must be constructed under a COA Work Order.
 - Department of Municipal Development has an active project on Ladera Dr. Please coordinate with DMD prior to Building permit.
8. Conditions of Approval from Albuquerque/Bernalillo County Water Utility Authority:
 - There is an 18 inch concrete cylinder distribution main that bisects what would be the western most proposed property.
 - This distribution main is not suitable for connection
 - If relocation of the distribution line is desired please coordinate with the Utility Development section of the Water Utility Authority.
9. Conditions of Approval from the Public Service Company of New Mexico:
 - It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
 - It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:
 - Mike Moyer
 - PNM Service Center
 - 4201 Edith Boulevard NE
 - Albuquerque, NM 87107
 - Phone: (505) 241-3697
10. The subdivision of the site shall comply with the purpose, intent, and regulations of the Subdivision Ordinance (14-14-1-3).
11. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

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FINDINGS

Project # 1003274, Case # 17EPC- 40023, Site Development Plan for Building Permit

1. This is a request for a Site Development Plan for Building Permit for all or a portion of Lot 5-A-1C located on the Northeast corner of Ladera Drive NW and Unser boulevard NW containing approximately 4 acres.
2. This request is associated with the request for a Sector Development Plan Map Amendment from R-D (Residential, Developing Area) to SU-2/SU-1 for C-1 (Neighborhood Commercial) to Include Indoor Storage within the El Rancho Atrisco Phase III Sector Development Plan.
3. The Zoning Code requires that applicants requesting SU-1 (Special Use) zoning submit a Site Development Plan. The applicant has submitted this Site Development Plan for Building Permit and the associated Site Development Plan for Subdivision to fulfill this requirement.
4. This Site Development Plan for Building Permit request is for the eastern portion of the subject site for a 3-story enclosed indoor storage building, which is a permissive use if the associated Site Development Plan Map Amendment (Zone Change) is approved.
5. The subject site and other surrounding lots were zoned through the adoption of the El Atrisco Phase III Sector Development Plan in 1981. As such, this action constitutes an amendment to that plan.
6. Section 14-16-3-11 of the Zoning Code states, "Site Development Plans are expected to meet the requirements of adopted city policies and procedures." The attached Site Development Plan has been evaluated for conformance with applicable goals and policies in the Comprehensive Plan, and other applicable Plans.
7. The project has been evaluated according to the updated 2017 Albuquerque & Bernalillo County Comprehensive Plan, the City of Albuquerque Zoning Code, the West Side Strategic Plan, the El Atrisco Phase III Sector Development Plan, and the Unser Boulevard Design Overlay Zone and all are incorporated herein.
8. The applicant is proposing to divide the subject site Lot 5A1C into two separate lots for the purpose of developing a separate commercial building on the corner western lot with potential for a separate owner under the Site Development Plan for Subdivision and Design Standards as part of this request.
9. The applicant requests delegation of the Site Development Plan for Building Permit for the remaining corner western lot to be approved at a Development Review Board (DRB) public hearing, so that the future development of the remaining corner western parcel would not require an EPC public hearing. The following note is on the Site Plan for Subdivision: "Upon approval of this Site Plan for Subdivision, Tract 5-A-1C2 shall be required to obtain Site Development Plan for Building Permit approval delegated to the Development Review Board (DRB) at a public

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hearing. Any subsequent subdivision of Tracts 5-A-1C1 and 5-A-1C2 shall require approval from the Environmental Planning Commission (EPC).”

10. The applicant is requesting a 3-story self-storage building with a height of 35-ft. The straight C-1 zone limits height to 26 feet. Height within the SU-1 zone is regulated by the R-2 zone which regulates height over 26-feet using angle planes (per Zoning Code 14-16-2-11 (C)) “unless modified by the Planning Commission” (per Zoning Code 14-16-2-22 (D)). *The applicant is granted an exception to the height requirement pursuant to EPC discretion.*
11. The EPC has discretion over off-street parking for SU-1 zoned Site Development Plans pursuant to Zoning Code 14-16-2-22 (C). The applicant has conducted a study through Jordan Architects, which shows a much smaller amount than would typically be required to be sufficient for self-storage, resulting in 15 spaces provided. The applicant is granted an exception from the required 39 spaces to allow 15 spaces.
12. The subject site is in an Area of Consistency within the Comprehensive Plan. The request furthers the following applicable goals and policies of the *Comprehensive Plan*:

Goal 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

Policy 5.6.3: Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

- c. Carefully consider zone changes from residential to non-residential zones in terms of scale, impact on land use compatibility with abutting properties, and context.

The request furthers Goal 5.6 and Policy 5.6.3 c because the zone change will provide amenities that will reinforce and protect the character and intensity of the surrounding area and single family neighborhoods. The proposed storage facility is not immediately available in the area, which will reduce trips outside the neighborhood, thereby reinforcing the existing neighborhood. The existing surrounding multi-family developments were built at a higher density than originally expected, therefore in order to avoid additional traffic and a burden on existing schools, the site should avoid additional multi-family development as permitted in the existing zone.

Goal 7.3 Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes.

Policy 7.3.4: Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

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b. Promote buildings and massing of commercial and office uses adjacent to single-family neighborhood that is neighborhood-scale, well-designed, appropriately located, and consistent with the existing development context and neighborhood character.

The request furthers Goal 7.3 and Policy 7.3.4 b. because it is an appropriately located service that is consistent with and will enhance the existing development context. The proposal is for an infill project on a currently vacant corner lot surrounded by existing infrastructure with a style that will be similar to commercial buildings across the street and similar in height to multi-story multi-family buildings in the immediate area. The requested zone will locate needed commercial services on the street corner where expected by the neighborhood. The existing zone for multi-family would overburden the existing schools and exacerbate traffic issues.

Goal 8.1 Placemaking: Creates places where business and talent will stay and thrive.

Policy 8.1.2: Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

The request furthers Policy 8.1.2 because it encourages economic development of an under-used corner property. It is unlikely that this corner property would support multifamily development due to its small size and the intense traffic on Unser Boulevard NW, which is most likely why it has remained vacant thus far. Therefore, the development of the parcel with a more appropriate use encourages a diversity of uses and fosters a robust economy with additional job opportunities.

13. The request further the following applicable goals and policies of the *West Side Strategic Plan*:

Plan Objective 4: Preserve a sense of community and quality of life for all residents based on wise, long-term decision-making (p17).

The request furthers the West Side Strategic Plan Objective 4 because conditions have changed to create a greater long-term benefit to the community by providing services which will reduce automobile trips rather than multi-family development which will cause further congestion with single-type uses.

Policy 3.23: Location of commercial services, multifamily development, and public facilities shall be encouraged on the western side of the Ladera Community or in its central area to reduce trips to Coors Boulevard and provide easier access to services for neighborhoods west of the Ladera Golf Course. This development would occur in Neighborhood Centers designed to relate to the surrounding neighborhoods and be consistent with design guidelines for the area near the escarpment. Strip commercial development will not be allowed in this area.

The request furthers Policy 3.23 because it locates commercial services in a central area which will reduce trips to Coors Boulevard and provide easier access to services for neighborhoods west

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- of the Ladera Golf Course. This development is appropriately located to occur in a Neighborhood Center designed to relate to the surrounding neighborhoods.
14. The request furthers the long-range objective of *El Rancho Atrisco Phase III Sector Development Plan* Land Use Element "to obtain the ultimate highest order of use for its land consistent with sound planning concepts and being mindful of public and community needs" (p10) because the applicant has shown that the request furthers policies from the Comprehensive Plan, the West Side Strategic Plan, and the Unser Boulevard Design Overlay.
 15. Signs for the proposed development as defined by the Site Development Plan for Subdivision's Design Standards will meet the standards set forth in the Unser Boulevard Design Overlay Zone.
 16. The Laurelwood Neighborhood Association, the Parkway Neighborhood Association, the Tres Volcanes Neighborhood Association, the Ladera West Neighborhood Association, and the Westside Coalition of Neighborhood Association were notified of the request as well as property owners within 100 feet of the subject site. Staff has received no neighbor comments in support or opposition to the request.
 17. No facilitated meeting was requested because a pre-application meeting was scheduled by the applicant. A pre-application meeting occurred on Thursday, June 22, 2017 at the Los Volcanes Senior Center. Five neighborhood association members attended. The applicant made refinements to the site plans in answer to neighborhood concerns.

CONDITIONS OF APPROVAL

Project # 1003274, Case # 17EPC- 40023, Site Development Plan for Building Permit

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The request shall comply with the Design Standards in the Site Development Plan for Subdivision for Ladera Crossing.

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4. The site shall add public outdoor space and seating per the following Zoning Code regulations. Per Zoning Code 14-16-3-18 (C) (3), major facades greater than 100 feet in length shall incorporate outdoor seating adjacent to at least one of the facades with a minimum of one seat per 25 linear feet of building façade. Per Zoning Code 14-16-3-18 (4) public space shall be provided with 400 square feet for every 30,000 square feet, requiring 1200 square feet and be shaded. Benches, raised planters, ledges or similar seating features may be counted as seating space.
5. Zoning Code 14-16-3-1 (H) requires pedestrian connections to contribute to the attractiveness of the development and clearly demarcated with a technique such as special paving. The Site Plan shall provide the type of enhanced paving intended for the pedestrian connection and it shall be a form of concrete not painted asphalt.
6. Provided lighting is an exterior LED wall mounted fixture with a maximum spacing of 30-feet apart at a 15-foot height from adjacent grade.
7. Add note to the Site Development Plan for Building Permit that "Lighting will follow all regulations of Zoning Code Section 14-16-3-9 and the Design Standards of the Site Development Plan for Subdivision for Ladera Crossing."
8. Per Zoning Code 14-16-3-10 (E) (8) (b), a buffer between commercial and residentially zoned properties with trees that are spaced 75% of the mature canopy diameter shall be provided.
9. Details: provide detail for the fence, gate, and seating.
10. Conditions of Approval from the City Engineer:

Transportation Development

- Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
- Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

The following comments need to be addressed prior to DRB:

- The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing." Please call out detail and location of HC signs.
- The ADA access aisles shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)

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Hydrology Development

- In anticipation of the EPC requiring the DRB review and approval of the technical details, the Hydrology Development Section will require a Grading and Drainage Plan addressing the below criteria, the criteria stated in the Development Process Manual, and the design guidelines in Standard Specifications when developing this property.

- Hydrology Engineer: René Brissette, PE

General Hydrology Criteria:

- Beyond 10' of a structure, all landscape beds to be depressed below grade. Within 10', runoff shall be directed away from the structure.
- All new development projects shall manage the runoff from precipitation which occurs during the 90th Percentile Storm Events, referred to as the "first flush." The Site Plan/Drainage Plan must indicate all areas and mechanisms intended to capture the first flush. For volume calculations, the 90th Percentile storm event is 0.44 inches. For Land Treatment D the initial abstraction is 0.1", therefore the first flush volume should be based on $0.44'' - 0.1'' = 0.34''$ and only consider the impervious areas.
 - State how the first flush will be retained and provide supporting calculations
 - State the area of Land Treatment D on the plan
- The applicant may request a pre-design meeting with the Hydrology Section; a Conceptual Grading and Drainage plan or site plan should be included. Contact either Dana Peterson (dpeterson@cabq.gov) or René Brissette (rbrissette@cabq.gov) to set up a pre-design meeting.
 - The engineer should research the Master Drainage Plan and/or adjacent sites – essentially practice due diligence prior to meeting. Conceptual Grading and Drainage plans should reference the master drainage plan or other sources that indicate the intended drainage for that area. The applicant should provide excerpts from the supporting documents and/or grading plans.
 - Final Drainage Reports should have an appendix with all supporting documentation
- When determining allowable discharge from a site:
 - If a Master Drainage Report planned an allowable discharge for a site, determine if the basis for that discharge is still valid or if conditions have since changed.
 - If discharging to the street, determine if the street has capacity. Also determine if the storm drain has capacity.
 - If discharging to the back of inlets, determine if doing so will still provide capacity for the discharge from the street.

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- All flows must enter a water quality pond/swale before leaving the site or entering the public storm sewer system.

11. Conditions of Approval from Albuquerque / Bernalillo County Water Utility Authority:

- As a condition for approval please submit an Availability Statement request. Information provided in the request should relate to the subdivision of the existing property and the construction to take place on the east most proposed lot. Requests can be made at the link below:
 - http://www.abcwua.org/Availability_Statements.aspx
 - Request shall include a City Fire Marshal approved Fire 1 Plan (in this case pertaining to the self-storage facility) and a zone map showing the site location.
 - Request should also include the potential fire flow for the undeveloped lot as well.

12. Conditions of Approval from the Solid Waste Department:

- The applicant shall work with Solid Waste to develop the specifications for the location and pick-up requirements for the project prior to DRB approval.

13. Conditions of Approval from the Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA):

- AMAFCA will review the final grading plan to ensure access at the toe of Ladera Dam 13 adjacent to the property is preserved.

14. Conditions of Approval from Public Service Company of New Mexico:

- It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
- It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:

Mike Moyer
PNM Service Center
4201 Edith Boulevard NE
Albuquerque, NM 87107
Phone: (505) 241-3697

- 15. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.**

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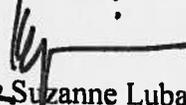
APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **AUGUST 25, 2017**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced applications.

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.

Sincerely,


For Suzanne Lubar
Planning Director

SL/CS

cc: Titan Develop. Inc, 6300 Riverside Plaza Ln, NW, #200, ABQ, NM 87120
Consensus Planning Inc., 302 Eight St. NW, ABQ, NM 87102
Laurelwood NA, Aaron Rodriguez, 2015 Aspenwood NW, ABQ, NM 87120
Laurelwood NA, Gregie Duran, 7525 Maplewood Dr. NW, ABQ, NM 87120
Parkway NA, Ruben Aleman, 8005 Fallbrook NW, ABQ, NM 87120
Parkway NA, Mary Loughran, 8015 Fallbrook NW, ABQ, NM 87120
Tres Volcanes NA, Donna Swanson, 8620 Animas Pl. NW, ABQ, NM 87120
Tres Volcanes NA, Sally Breeden, 8619 Animas PL NW, ABQ, NM 87120
Ladera West NA, Steven Collins, 7517 Vista Alegre NW, ABQ, NM 87120

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Ladera West NA, Karen Buccola, 7716 Santa Rosalia NW, ABQ, NM 87120
Westside Coalition of NA's Jerry Worrall, 1039 Pinatubo Pl. NW, ABQ, NM 87120
Westside Coalition, Harry Hendriksen, 10592 Rio Del Sole Ct. NW, ABQ, NM 87114
Candelaria Patterson & Frank Comfort, 7608 Elderwood NW, ABQ, NM 87120