

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
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Office (505) 924-3860 Fax (505) 924-3339

OFFICIAL NOTIFICATION OF DECISION

December 11, 2015

Motorplex Real Estate
P.O. Box 26778
Albuquerque, NM 87109

Project# 1008519
15EPC-40016 Site Development Plan for Building Permit

LEGAL DESCRIPTION:

the above action for Tact A-1-C-1-A-3, a plat of Tracts A-1-C-1-A-2-A & A-1-C-1-A-3-A, Cryer Property, zoned SU-1 for C-3 & IP Uses, located at 4875 Pan American Freeway NE, between Office Blvd. NE and the North Diversion Channel, containing 1.5 acres. (F-17).

Staff Planner: Catalina Lehner

PO Box 1293
On December 10, 2015, the Environmental Planning Commission (EPC) voted to APPROVE Project #1008519/15EPC-40016, a Site Development Plan for Building Permit, based on the following findings and subject to the following conditions of approval:

Albuquerque

FINDINGS:

1. This is a request for Site Development Plan for Building Permit for a 1.5-acre lot described as Tract A-1-C-1-A3, Cryer Property (the "subject site"), which is part of a larger, 5.5-acre site located on south bound I-25 Frontage Rd., between Office Blvd. NE and the North Diversion Channel.
2. The applicant proposes to construct a four-story, 89 room hotel, with all related site improvements. Adjacent south of the subject site are two lots, both developed with a sit-down restaurants.
3. A site development plan for subdivision (Project #1008519/13EPC-40131) controls the subject site. It does not contain design standards.
4. The subject site is zoned SU-1 for C-3 and IP Uses. The proposed use, a hotel, is permissible under the current zoning.
5. The subject site is in the Established Urban Area of the Comprehensive Plan. The North Valley Area Plan also applies.
6. The Albuquerque/Bernalillo County Comprehensive Plan, the North Valley Area Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

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7. The request furthers the following land use policies and Goal of the Comprehensive Plan:
 - A. Policy II.B.5.d -neighborhood values/environmental conditions/ other concerns. The proposed new development would be appropriate in terms of its location, intensity and design. The subject site is located north of Interstate 25 in an area characterized by restaurants, a few hotels and entertainment uses, with standard architecture, which is not considered a scenic or natural environment. The proposed hotel would not be more intense than existing development nearby. There is no known neighborhood opposition as of this writing.
 - B. Policy II.B.5.e - New growth contiguous to existing services. The subject site is vacant. Development would be contiguous to existing urban facilities (ex. roads, infrastructure), the use of which would not disrupt neighborhood integrity since there are no neighborhoods in the immediate area.
 - C. Transportation and Transit Goal. Though the proposed development relies on vehicle access, the area is generally served by infrastructure for multiple modes of transportation. A hotel at this location would serve the concentration of nearby restaurants and office uses; once people get to the hotel (vehicle or shuttle), they can walk to uses nearby. The site is located conveniently off the I-25 frontage road, and has excellent access to the road network.
8. The request partially furthers the following, applicable Comprehensive Plan policies:
 - A. Established Urban Goal. The request would result in development of a hotel in an area just north of Interstate 25 that is characterized by a variety of restaurants, hotels, entertainment and office uses, which would generally offer variety and maximum choice in work areas and life styles but not transportation (the subject site is not well-served by transit or pedestrian connections). The modern design would generally fit with other buildings nearby, though the area has no identifiable style and no design standards apply.
 - B. Policy II.B.5a-full range of urban land uses. The request would add another hotel in the area which is characterized by a range of urban land uses such as restaurants, offices and some commercial. However, there are some other hotels in the area already so the request would not really contribute to land use diversity.
9. The request generally furthers the following, applicable policies and intention of the North Valle Area Plan:
 - A. Land Use Goal 6 - encourage quality commercial/industrial development in already developed established commercial industrial zones and areas: The subject site is already zoned SU-1 for C-3 and IP Uses, which allows commercial, industrial and manufacturing land uses, and is located in the North I-25 Corridor, which the NVAP recognizes as being well-suited for continued commercial and industrial development.
 - B. Land Use Goal 11 - locate commercial and industrial development within the I-25 corridor The subject site is located in Subarea 2 of the North I-25 Corridor, an area recognized by the NVAP as being well-suited for additional commercial and industrial development.
 - C. Preferred Scenario Land Use Plan - Large Scale Community and Regional Commercial use The Preferred Land Use Scenario Land Use Plan (see p. 37) shows the area around the subject site as large scale community and regional uses, which currently characterize the area.

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10. The subject site is adjacent to property owned and/or managed by the Public Service Company of New Mexico (PNM) and the Albuquerque Metropolitan Arroyo Flood Control Association (AMAFCA). Representatives of these agencies have provided comments, which will be addressed as part of the EPC-DRB process.
11. Conditions of approval are needed to address Zoning Code requirements and provide clarification.
12. Representatives of the North Valley Coalition and property-owners within 100 feet of the subject site and were notified. A facilitated meeting was neither offered nor requested. As of this writing, there is no known opposition to the request.

CONDITIONS:

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. Setbacks: The setback on the western side of the building shall be a minimum of 10 feet pursuant to the C-3 zone and the IP zone.
4. Landscaping Plan
 - A. Enlarge the approximately 1.5 foot, existing landscaping island on the subject site's southern side to be at least five feet wide so it can accommodate a tree, and accurately depict its dimensions.
 - B. Parking lot trees provided shall be indicated as 12.
 - C. Add a curb notch (for supplemental irrigation) to the narrow landscaping island near the middle, southern boundary of the subject site.
 - D. Add a note indicating that any new juniper trees shall be female only.
 - E. An irrigation system shall be provided for all of the plants; rain water shall be supplementary.
5. Grading & Drainage Plan
 - A. Show a curb notch on the landscaping island near the middle, southern boundary of the subject site.
 - B. Specify the color of the steel guardrail.

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6. Detail Sheet

- A. Specify the color of screen wall.**
- B. Specify the color of the refuse enclosure walls and gate.**

7. Condition of approval from the City Engineer:

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).

8. Conditions of approval from the Water Utility Authority:

- A. Request an availability statement online at the following link: http://www.abcwua.org/Availability_Statements.aspx. Requests shall include the fire marshal requirements.**
- B. Per the Cross Connection ordinance, backflow preventers shall be located outside of the building in a hot box. Contact Jane Rael (289-3439).**
- C. Existing public waterline and public sanitary sewer are stubbed into the proposed site per CPN 5857.83. Please update utility plan.**
- D. 3" water meter shall have a 35'x35' easement.**
- E. Utility plan shall label the waterline that reduces from an 8" to a 4" as a private fire line. There shall be a public and a private valve located at the easement line.**
- F. An existing 8" sanitary sewer stub is located on the subject property. This line shall serve as the private sanitary sewer service.**
- G. In regards to the grease trap, contact Jane Rael (289-3439).**

9. Condition of approval from the Albuquerque Metropolitan Area Flood Control Authority (AMAFCA): Appropriate onsite water quality controls will be required.

10. Conditions of approval from the Public Service Company of New Mexico (PNM):

- A. The subject property is located east of PNM's existing North Switching Station and existing overhead electric distribution facilities are located along the northern boundary and at the southwestern corner of the site and it is the applicant's obligation to abide by any conditions or terms of those easements.**
- B. Runoff and sediment accumulation has previously occurred on the gravel surface at North Switching Station inside the switchyard from the development of other projects associated with this Site Development Plan for Subdivision. Ensure compliance with the overall existing grading and drainage plan and ensure that the inlet to the AMAFCA Channel at the northwest corner of the subject property where the flows will be discharging can accommodate the surface flows from the project site. PNM will continue to review the grading and drainage plan for this project and will potentially have future comments regarding the grading and drainage plan as it continues through the approval process.**

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- C. 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
- D. PNM requests a meeting with the developer regarding lighting design and other possible improvements that could be mutually beneficial to aid in deterring vandalism and theft.
- E. Ensure that the existing berm along the western edge of the subject property remains in place without alteration in order to prevent surface flows from the project site from entering PNM's North Switching Station.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **DECEMBER 28, 2015**. 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 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.

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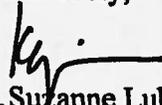
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DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

Sincerely,


for Suzanne Lubar
Planning Director

SL/CLL

cc: Motorplex Real Estate, P.O. Box 26778, ABQ, NM 87109
Garcia/Kraemer & Associates, Attn: Jonathan Turner, 600 1st St. Suite 211, ABQ, NM 87102
Kyle Silfer, North Valley Coalition, P.O. Box 70232, ABQ, NM 87197
Doyle Kimbrough, North Valley Coalition, 2327 Campbell Rd NW, ABQ, NM 87104