



**Environmental  
Planning  
Commission**

*Agenda Number: 05  
Project #: 2018-001223  
SI-2018-00173  
Hearing Date: December 13, 2018*

**Staff Report**

<b>Agent</b>	Modulus Architects, Inc.
<b>Applicant</b>	3X1, LLC.
<b>Request</b>	<b>Major Amendment of Prior Approval, Site Development Plan</b>
<b>Legal Description</b>	All or a portion of Tract B2A1, plat for Tract B-2-A-1, Town of Atrisco Grant Northeast Unit
<b>Location</b>	On the east side of Coors Blvd. NW north of Sequoia Rd. NW, Addressed 3500 Coors Blvd. NW
<b>Size</b>	Approximately 2 acres
<b>Existing Zoning</b>	MX-L
<b>Proposed Zoning</b>	N/A

**Staff Recommendation**

APPROVAL of Project # 2018-001223 SI-2018-00173 based on the Findings and subject to the Conditions of Approval within this report

**Staff Planner  
Cheryl Somerfeldt**

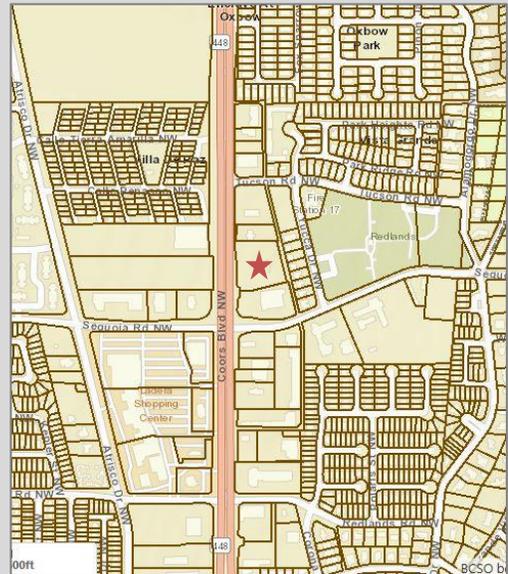
**Summary of Analysis**

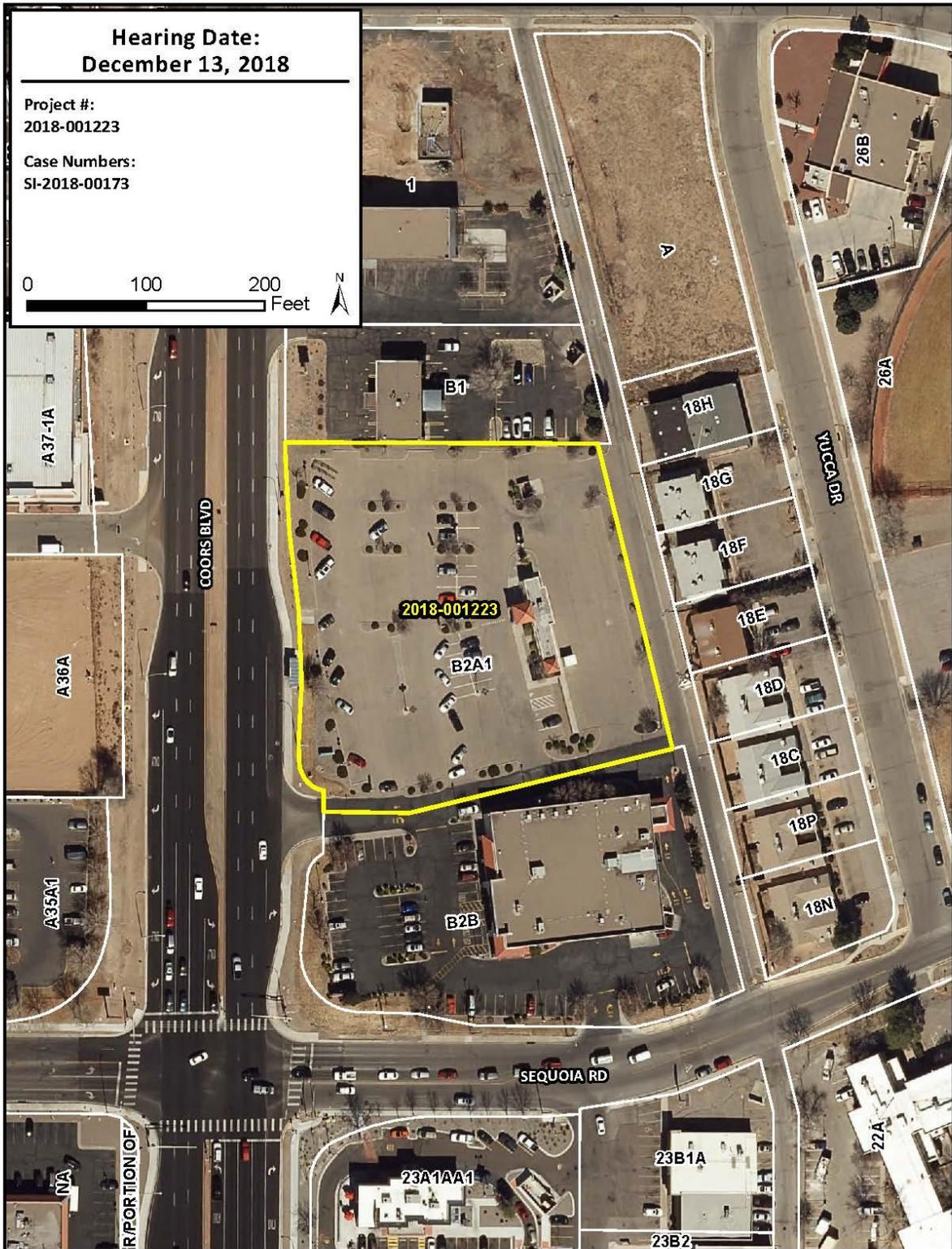
This is a request for a Major Amendment of a Prior Approval, Site Development Plan in order to amend the existing Don Chalmers Used Car Outlet Site Development Plan approved by the EPC in 1996.

The applicant wishes to expand the existing 1,280 square foot building on the site by adding approximately 828 square foot to the front of the existing building and one support building of approximately 2,278 square feet to the back of the existing building, resulting in a total of 4,211 square feet along with vehicle parking.

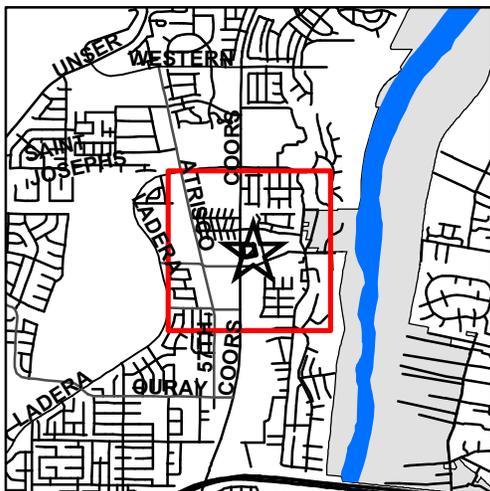
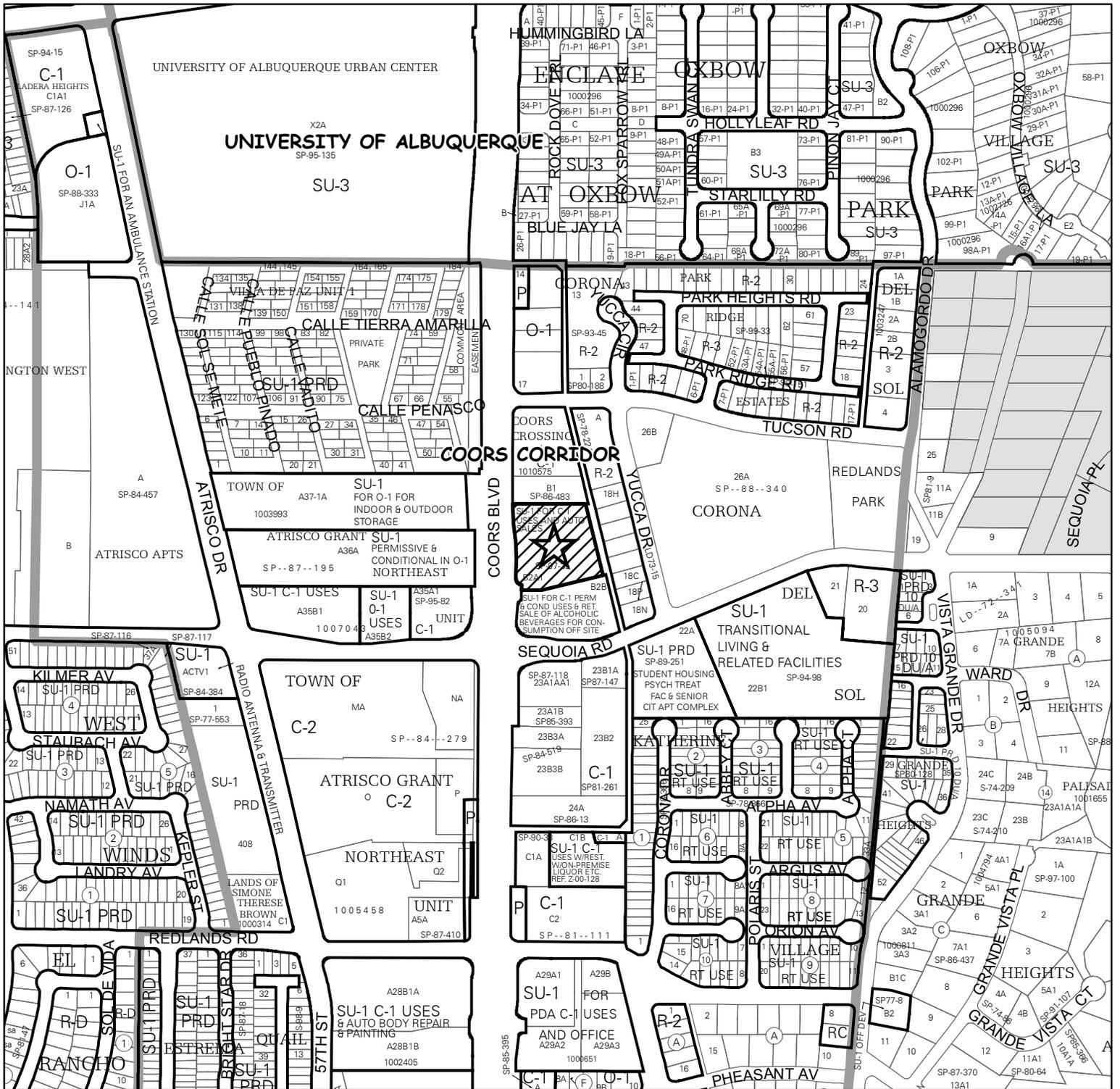
The applicant notified neighborhood associations and property owners as required. Staff has not received any comments in support or opposition to the request. Staff recommends approval with conditions.

**Map**









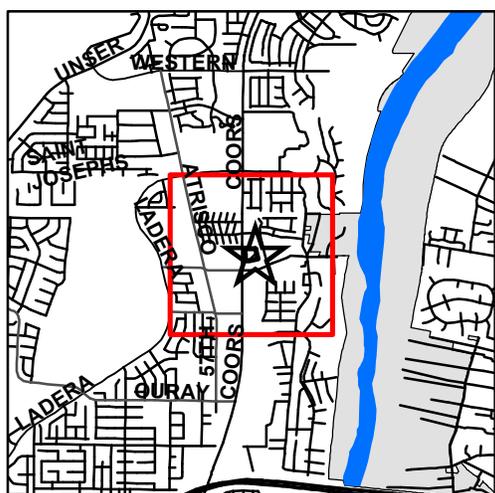
## OLD ZONING MAP

Note: Gray shading indicates County.



1 inch = 500 feet

Hearing Date:  
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Zone Map Page:  
G-11



# LAND USE MAP

Note: Gray shading indicates County.

## KEY to Land Use Abbreviations

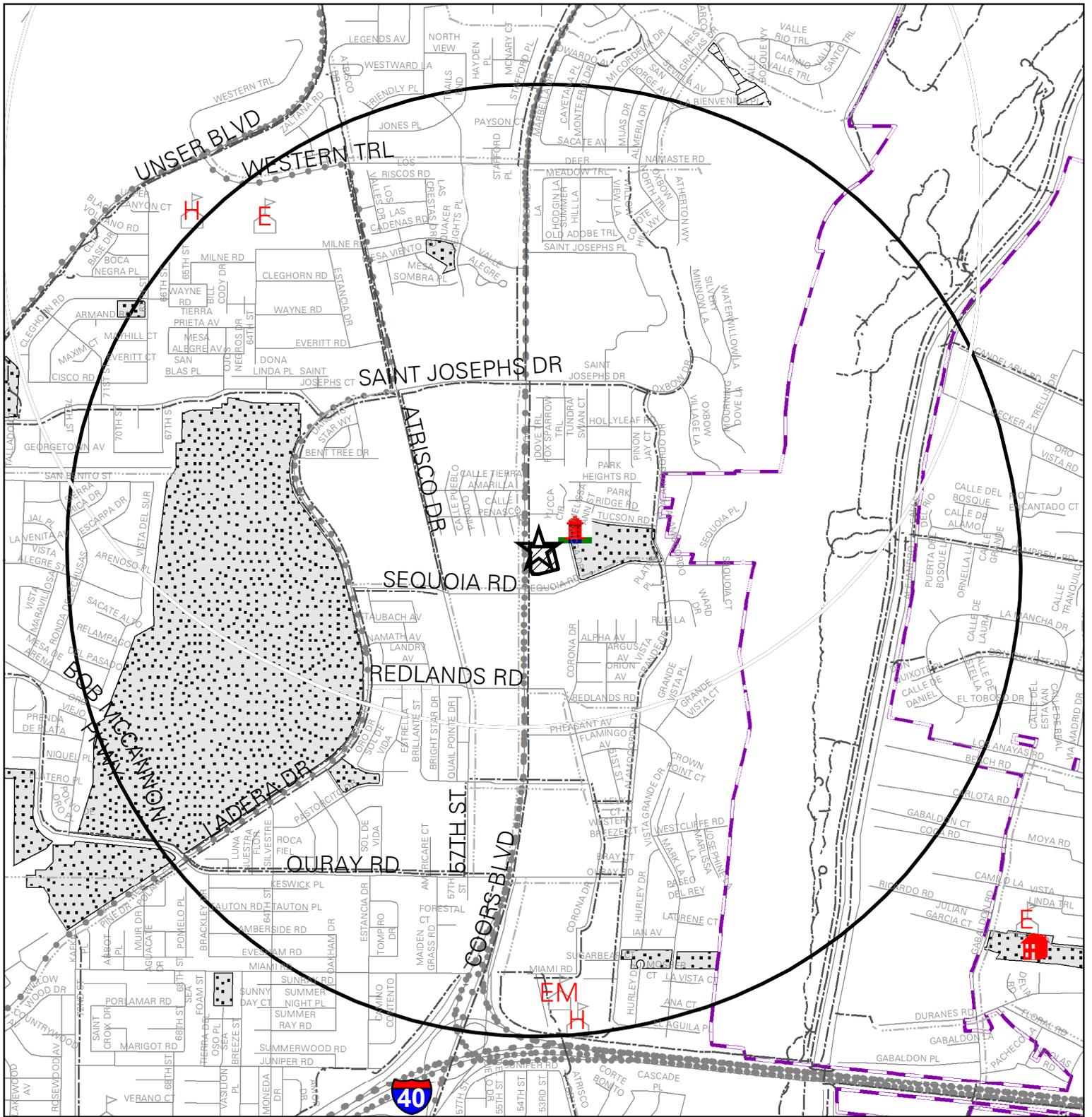
- AGRI Agriculture
- COMM Commercial - Retail
- CMSV Commercial - Service
- DRNG Drainage
- MFG Manufacturing
- MULT Multi-Family or Group Home
- PARK Park, Recreation, or Open Space
- PRKG Parking
- PUBF Public Facility
- SF Single Family
- TRAN Transportation Facility
- VAC Vacant Land or Abandoned Buildings
- WH Warehousing & Storage



1 inch = 500 feet

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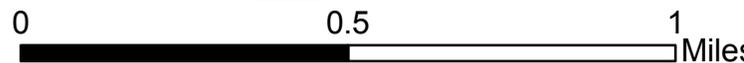




## Public Facilities Map with One-Mile Buffer



- |                      |                         |                          |                             |
|----------------------|-------------------------|--------------------------|-----------------------------|
| Community Center     | Fire                    | Public Schools           | Landfill Buffer (1000-feet) |
| Multi-Service Center | Police                  | Proposed Bike Facilities | Landfill designated by EHD  |
| Senior Center        | Sheriff                 | ABQ Bike Facilities      | Developed County Park       |
| Library              | Solid Waste             | ABQ Ride Routes          | Undeveloped County Park     |
| Museum               | Albuquerque City Limits |                          | Developed City Park         |
|                      |                         |                          | Undeveloped City Park       |



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***I. Introduction***

	<b><i>Pre-IDO Zoning</i></b>	<b><i>IDO Converted (Existing) Zoning</i></b>	<b><i>Comprehensive Plan</i></b>	<b><i>Land Use</i></b>
<b><i>Site</i></b>	SU-1 for C-1 Uses and Auto Sales	MX-L	Change	Commercial Retail
<b><i>North</i></b>	SU-1 for M-1 Uses	MX-L	Change	Commercial Service
<b><i>South</i></b>	SU-1 for C-1 Permissive & Conditional Uses & Retail Sale of Alcoholic Beverages	MX-L	Change	Commercial Retail
<b><i>East</i></b>	R-2	R-ML	Change	Multi-Family
<b><i>West</i></b>	SU-1 for Uses Permissive & Conditional in O-1	MX-T	Change	Vacant / Other

***Proposal***

This is a request for a Major Amendment of a Prior Approval, Site Development Plan for a two acre property addressed 3500 Coors Boulevard NW on the east side of Coors Boulevard NW north of Sequoia Road NW and falls within an Area of Change designated by the Comprehensive Plan. The purpose of the request is to amend the existing Site Development Plan which was approved by the EPC in 1996 for the Don Chalmers Used Car Outlet. The request is to more than double the square footage, which makes the request above the 10% threshold for a Minor Amendment via Administrative Approval, therefore the request is for a Major Amendment via the EPC.

The applicant is the new owner of the 2 acre subject site and wishes to expand the existing 1,280 square foot building on the site by adding approximately 828 square foot and one support building of approximately 2,278 square feet, resulting in a total of 4211 square feet on the site along with truck parking.

The applicant notified neighborhood associations and property owners as required. Staff has not received any comments in support or opposition to the request. Staff recommends approval with conditions.

***EPC Role***

The EPC is hearing this case pursuant to the Integrated Development Ordinance (IDO) Section 6-4(Y), Amendments of Prior Approvals, which addresses applications for amendments to site development plans approved prior to the effective date of this IDO. This request does not qualify as a Minor Amendment, and therefore is pursuant to Section 6-4(Y)(1)(b)1, which states that Major Amendments shall be reviewed and decided by the decision-making body that issued the permit or approval being amended. In this case, the EPC approved the Site Develop

ment Plan SDP prior to effectiveness of the IDO. Per IDO Section 14-6-4(P)(2), the decision-making body may impose conditions on the approval necessary to bring the application into compliance with the requirements of this IDO. This is a quasi-judicial matter. Any changes to the Site Plan will be subject to the *Minor/Major* thresholds as shown *below* and any changes above those thresholds will return to the EPC.

<b>Table 6-4-5: Allowable Minor Amendments</b>		
<b>Standard</b>	<b>Maximum Threshold (Cumulative of Earlier Approved Deviations and/or Amendments)</b>	
	<b>General</b>	<b>Lot ≤10,000 sq. ft. in any Mixed-use or Non-residential zone district in an Area of Change</b>
Building gross square footage	10%	
Front setback, minimum	15%	
Side setback, minimum	15%	50%
Rear setback, minimum	10%	50%
Building height, maximum	General: 10%	
Wall and fence height	6 in.	
Any other numerical standard	10%	
Any standard cited in an application for "reasonable accommodation" or "reasonable modification" under the federal Fair Housing Act Amendments of 1998 (or as amended)	The minimum deviation necessary to comply with the federal Fair Housing Act Amendments	

***History/Background***

The Site Development Plan for the previous Don Chalmers Used Car Outlet was approved by the EPC on October 17, 1996 and subsequently approved by the DRB on January 17, 1997 (DRB-96-541). Don Chalmers Used Car Outlet occupied the site since then and vacated the site less than 24 months ago. The subject site currently holds parking for vehicle inventory and a small building of 1,280 square foot.

***Context***

The subject site is located on the east side of the Coors Boulevard NW corridor, approximately 1 mile north of the I-40 interchange in an area characterized by low intensity commercial retail and services. To the north is a small commercial plaza with an automotive repair shop, a restaurant, and a cellular phone store. The subject site is bounded on the east property line by an alley followed by multi-family buildings, a residential use in a multi-family residential zone. The subject site is bounded on the southern property line by its access drive and then further south by a retail pharmacy, Walgreens, and Sequoia Road NW. The subject site is bounded on the west property line by Coors Boulevard NW and across the street commercial retail buildings holding a daycare, rental car office, and martial arts studio along with a large vacant lot and storage occupy the streetscape. Coors Boulevard NW is a Major Transit Corridor and therefore has a wide right-of way and high traffic flow along with a proposed bicycle lane and a pedestrian sidewalk.

### ***Roadway System***

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

The LRRS designates Coors Boulevard NW as a Regional Principal Arterial limited-access facility. Coors Boulevard NW is also an Intelligent Transportation System (ITS) Corridor.

### ***Comprehensive Plan Corridor Designation***

The Comprehensive Plan designates Coors Boulevard NW as a Major Transit Corridor. Major Transit Corridors are anticipated to be served by high frequency and local transit (e.g. RapidRide, local, and commuter buses). These Corridors prioritize transit above other modes to ensure a convenient and efficient transit system.

### ***Trails/Bikeways***

The Long Range Bikeway System (LRBS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies existing and future bikeways and trails.

The LRBS designates Coors Boulevard NW to have a proposed bicycle lane.

### ***Transit***

The Site Plan shows both the existing shelter and bus stop are to be retained as-is. The nearest north-bound stop is on the site and will be retained. The nearest south-bound stop for these three routes is about 200 feet south of Sequoia Road NW.

Commuter Route 96 runs from the Northwest Transit Center to Kirtland AFB. Fixed Route 155 runs the length of Coors from Rio Rancho to Valley Gardens. The Rapid Ride 790 connects the Northwest Transit Center to UNM.

### ***Public Facilities/Community Services***

Please refer to the Public Facilities Map in the packet for a complete listing of public facilities and community services located within one mile of the subject site.

## ***II. Analysis of City Plans and Ordinances***

### ***Integrated Development Ordinance (IDO)***

#### ***Pre-IDO Zoning***

Prior to the effective date of the IDO on May 17, 2018, the subject site's zoning was SU-1 for C-1 uses and Auto Sales, which required EPC approval for a Site Development Plan. The Special Use (SU-1) zone provided suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons, and in which the appropriateness of the use to a specific location is partly or entirely dependent on the character of the site design. The C-1 zone provided suitable sites for office, service, institutional, and limited commercial uses to satisfy the

day-to-day needs of residential areas. Automobile sales as first allowed in the C-2 zone, which is why it was added to the zoning description; therefore, the proposed use was permissive under the pre-IDO zoning.

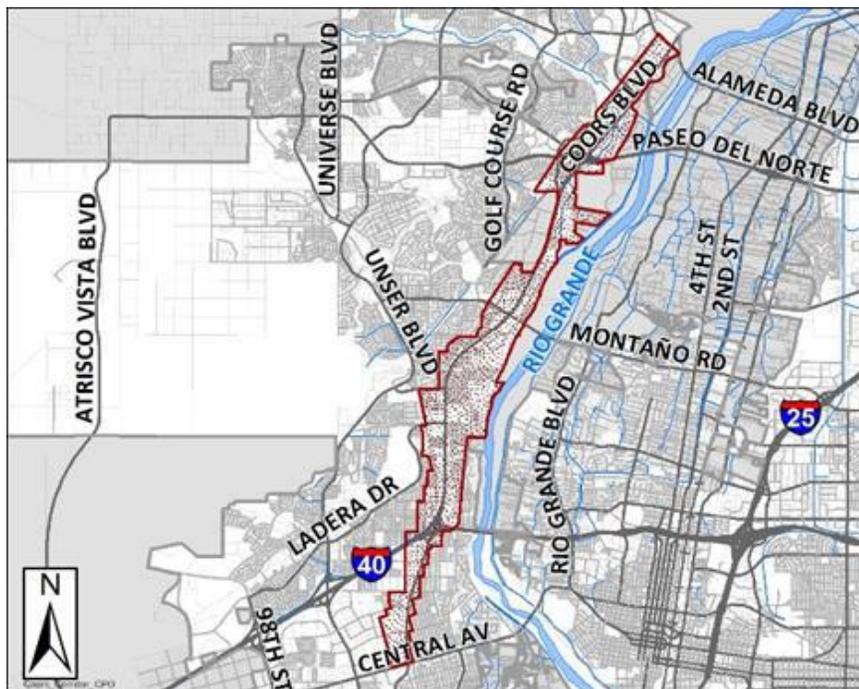
*Post-IDO Zoning (Existing)*

City Council adoption of the IDO converted the C-1 zone to the MX-L zone. The purpose of the MX-L zone district is to provide for neighborhood-scale convenience shopping needs, primarily at the corners of collector intersections. Primary land uses include non-destination retail and commercial uses, as well as townhouses, low-density multi-family residential dwellings, and civic and institutional uses to serve the surrounding area, with taller, multi-story buildings encouraged in Centers and Corridors.

Since the previous site's zoning was SU-1 which required a Site Plan, and the Auto use is written on the Site Plan, the property is entitled to the uses that were established pre-IDO pursuant to Section 4-3(A)(3) as long as the use has not been discontinued for more than 24 months pursuant to 6-8(C)(2)(a), which it has not. Therefore, although the MX-L zone does not permit heavy truck sales or rental, the use *is* permitted on the subject site and will remain with the property as long as the use is not discontinued for more than 24 months.

*Coors Boulevard Character Protection Overlay – CPO-2*

The Coors Boulevard - CPO-2 development standards were developed from the pre-IDO Coors Corridor Plan, and it applies to properties within the mapped area including the subject site. Applicable design regulations pertaining to CPO-2 are discussed below under Section III of this report.



***Albuquerque / Bernalillo County Comprehensive Plan (Rank 1), Policy Analysis***

The subject site is located in an Area of Change as designated by the Comprehensive Plan. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities. The subject site is across the street from the Coors/I-40 Activity Center. Applicable policies include:

**PLAN ELEMENT 4: COMMUNITY IDENTITY**

**POLICY 4.1.2 Identity and Design:** Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The request is consistent with Policy 4.1.2 in that it will allow the existing Light Vehicle and Heavy Vehicle use, which is currently permitted in the existing zone due to the previous SU-1 zone, and will therefore ensure the existing identity, scale, location of development, and mix of uses. In addition, the proposal will add a more contemporary façade to the existing building.

**PLAN ELEMENT 5: LAND USE**

**POLICY 5.1.1: Desired Growth:** Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The request is consistent with Policy 5.1.1 because the subject site is part of the current developed environment on Coors Boulevard NW, and across the street from the Coors/I-40 Activity Center. Therefore, the request will capture regional growth on a Major Transit Corridor where a sustainable development pattern is encouraged.

**POLICY 5.2.1 g) Locate quality commercial development and redevelopment in existing commercial zones and designated Centers and Corridors as follows:**

The request is consistent with Policy 5.2.1g) because the proposed redeveloped truck rental establishment will increase the quality of commercial development on a site already established for a vehicle-related-use, along a designated Major Transit Corridor (Coors Boulevard NW), and adjacent to a designated commercial Activity Center.

**POLICY 5.3.1: Infill Development:** Support additional growth in areas with existing infrastructure and public facilities.

The request is consistent with Policy 5.3.1 because this expansion is on a previously developed infill site surrounded by existing infrastructure and public facilities.

**POLICY 5.3.7: Locally Unwanted Land Uses:** Ensure that land uses that are objectionable to immediate neighbors but may be useful to society are located carefully and equitably to ensure that social assets are distributed evenly and social responsibilities are borne fairly across the Albuquerque area.

The request is consistent with Policy 5.3.7 because it ensures that this vehicle-related development is located on a heavily trafficked corridor and distributed on the West Side to be available and useful to those residents when needed, and to ensure vehicular uses are borne fairly across all residents of the Albuquerque area.

**POLICY 5.4.2: West Side Jobs: Foster employment opportunities on the West Side.**

The request is consistent with Policy 5.4.2 because it will re-develop a property on the West Side of Albuquerque, and therefore foster employment opportunities in that area.

**POLICY 5.6.2: Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.**

- b) Encourage development that expands employment opportunities.
- g) Encourage development where adequate infrastructure and community services exist.
- h) Encourage development in areas with a highly connected street grid and frequent transit service.

The request is consistent with Policy 5.6.2 b), g), and h) because the subject site is located in an Area of Change where growth and more intense development is expected to be directed, and expanded employment opportunities are encouraged. The subject site is located where adequate infrastructure and community services and a highly connected street grid and frequent transit service already exists.

**PLAN ELEMENT 7: URBAN DESIGN**

**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.**

The request is consistent with Policy 7.3.4 because it promotes infill development with a new contemporary building design that will enhance the built environment and blend in style and building materials with other buildings along Coors Boulevard NW in the area.

### ***III. Major Amendment of Prior Approval, Site Development Plan***

#### ***Request***

This is a request for a Major Amendment of Prior Approval, Site Development Plan pursuant to Section 6-4(Y)(1)(b), which states that Major Amendments shall be reviewed and decided by the decision-making body that issued the permit or approval being amended.

In October of 1996, the previous Site Development Plan was approved by the EPC, and therefore, this request constitutes a Major Amendment to that plan. The subject site currently holds parking for vehicle inventory and a small building of 1,280 square foot.

The request is to expand the existing structure by approximately 800 SF and to add one support building of approximately 2,278 SF along with truck parking. The updated Site Plan shall meet IDO regulations as discussed below.

### ***Dimensional Standards***

IDO Dimensional Standards are per the EPC approved Site Plan as required by the MX-L zone. The maximum permitted height is 35-foot and the buildings are shown to be 18-foot tall at their highest point. The required setbacks of Front 5-foot, Side Street 5-foot, Interior 0-foot, and Rear 35-foot are met.

### ***Access and Connectivity***

Shade trees are required along pedestrian walkways (5-3(D)(3)(a)3), and are provided. A walkway must connect to the abutting public transit facility (5-3(D)(3)(b)c), and the project complies.

On-site walkways and crosswalks shall be identified to motorists and pedestrians through the use of one or more of the following: 1. Changing material, patterns, or paving color (i.e. changing the color of the paving itself, not painting the paving material). 2. Changing paving height. 3. Decorative bollards or planters. 4. Raised median walkways with landscaped buffers. 5. Stamped or stained concrete (5-3(D)(3)(c)). The applicant has already made this revision.

### ***Parking and Loading***

Pursuant to Table 5-5-1 Off Street Parking Requirements, Heavy Vehicle and usage requires 1 parking space per 1000 sf, and Light Vehicle usage requires 2 spaces per 1000 sf, which equates to 7 spaces if each use is given 50%.

The subject site proposes 22 spaces, which is well above the 7 spaces calculated above, and therefore complies with the IDO. The Site Plan also shows sufficient disabled, motorcycle, and bicycle spaces, which is located at the center front of the building.

### ***Landscaping, Buffering, and Screening***

Pursuant to CPO-2 Coors Boulevard Character Protection Overlay, Landscaping in Setback along Coors Boulevard (3-4(C)(5)(c)):

- Vegetative coverage is required for a minimum of 50 percent of the required setback area.
- A combination of walls and a vegetative screen that visually screens vehicular circulation areas, parking lots, and parked cars from Coors Boulevard is required.

Pursuant to Use Specific Standards for Light Vehicle Sales and Rental (4-3-(D)(19)):

- Outdoor display, storage, and sales areas are prohibited within 50 feet of the multi-family development at the rear of the property.
- Outdoor vehicle display or incidental maintenance areas must be screened from the adjacent Residential zone or use by landscaping, buffering and screening.

Pursuant to Landscape, Buffering, and Screening (5-6), the following applies:

- 5-6(C)(2)(a), a minimum of 15 of the net lot area of each development shall contain landscaping.
- 5-6(C)(4)(d), no more than 10 percent of required landscape areas shall be turf grass species requiring irrigation for survival after the first 2 growing seasons.
- 5-6(E)(3)(a)(1) and Table 5-6-3, a landscape buffer area at least 20 feet wide shall be provided on the lot with the mixed-use or non-residential development. One (1) deciduous or evergreen tree at least 6 feet tall at the time of planting and at least 25 feet tall at maturity and 3 shrubs shall be provided for every 25 linear feet of lot line, with spacing designed to minimize sound, light, and noise impacts.
- 5-6(F)(1)(i), Landscape buffers are required in the following locations, with minimum widths and design requirements as specified below:

Any parking lot located within 30 feet of the front lot line shall be screened from the street either by a masonry wall at least 3 but not more than 4 feet in height, or by a landscape buffer at least 10 feet in width with a continuous line of evergreen shrubbery 3 feet in height.

The applicant has submitted a revised Landscaping Plan showing a screen of evergreen shrubbery 3-feet in height in the front setback. The applicant has increased the landscape buffer between the adjacent multi-family properties to the east, but it will be conditioned to add more shrubs.

### ***Outdoor Lighting***

Pursuant to CPO-2 (3-4(C)(5)(d)), light fixtures shall be no higher than 20 feet from finished grade. The existing light poles to remain are 20-foot high, therefore the project complies.

### ***Building Design;***

Pursuant to CPO-2 (3-4(C)(5)(e)):

- The use of colors that contrast with the predominant color of the building is limited to 10 percent of each façade.
- Parapet walls shall be treated as an integral part of the building design.
- Mechanical equipment shall be screened from public view from streets adjacent to the lot or from adjacent properties.

The provided elevations show that the request complies with the above regulations.

### ***Signs***

Pursuant to Table 5-12-2, Signs shall not exceed 10% of the façade area, and the project complies. Pursuant to CPO-2 (3-4(C)(5)(f)2b), the Freestanding Sign shall not exceed 75 square feet, and the project complies. Pursuant to Table 5-12-2, Freestanding Signs shall not exceed 18-feet in height, and the project complies.

#### ***IV. Agency & Neighborhood Concerns***

##### ***Reviewing Agencies***

Describe significant comments or outstanding issues that affect the request, otherwise refer to the agency comments at the end of the staff report

##### ***Neighborhood/Public***

The applicant notified the Ladera Heights Neighborhood Association, the Vista Grande Neighborhood Association, the Westside Coalition of Neighborhood Associations, the Taylor Ranch Neighborhood Association, and property owners within 100-feet of the subject site. Neither a neighborhood nor facilitated meeting was requested. Staff has not received any public comments in support or opposition.

#### ***V. Conclusion***

This is a request for a Major Amendment of a Prior Approval, Site Development Plan for a two acre property located on the east side of Coors Boulevard NW near Sequoia Road NW. The purpose of the request is to amend the existing Site Development Plan in order to more than double the square footage by adding approximately 828 square foot and one support building of approximately 2,278 square feet to the existing 1,280 square foot building, resulting in a total of 4,211 square feet along with truck parking. Redevelopment of the subject site furthers the preponderance of Comprehensive Plan polices. The majority of Site Plan Development Standards comply with the IDO, however the remaining landscape item will be conditioned.

The applicant notified neighborhood associations and property owners as required. Staff has not received any comments in support or opposition to the request. Staff recommends approval with conditions.

## ***Findings***

### ***Project #: 2018-001223, SI 2018-00173***

1. This is a request for a Major Amendment of Prior Approval, Site Development Plan for all or a portion of Tract B2A1, plat for Tract B-2-A-1, Town of Atrisco Grant Northeast Unit, located on the east side of Coors Boulevard NW to the north of Sequoia Road NW, addressed 3500 Coors Boulevard NW, and containing approximately 2 acres.
2. The subject site is zoned MX-L and is within an Area of Change designated by the Comprehensive Plan.
3. The purpose of the request is to amend the existing Site Development Plan in order to expand the existing 1,280 square foot building on the site by adding approximately 828 square foot front and by adding one support building of approximately 2,278 square feet to the back, resulting in a total of 4,211 square feet on the site along with vehicle parking.
4. The existing Site Development Plan for the Don Chalmers Used Car Outlet was approved by the EPC in 1996, and this request constitutes a Major Amendment to that SDP.
5. The subject site is located within the boundaries of the Coors Boulevard Character Protection Overlay – CPO-2, and the site and building design are subject to those regulations.
6. The Albuquerque/Bernalillo County Comprehensive Plan, relevant Rank 2 Facility Plans or Rank 3 plans (MRAP Master Plans, Resource Management Plans) are incorporated herein by reference and made part of the record for all purposes.
7. The subject site is located in an Area of Change as designated by the Comprehensive Plan. The attached Site Plan has been evaluated for conformance with applicable goals and policies in the Comprehensive Plan as well as applicable regulations in the Integrated Development Ordinance (IDO). Applicable policies include:
8. Summarize Policy Analysis
  - The request is consistent with Policy 4.1.2 in that it will allow the existing Light Vehicle and Heavy Vehicle use, which is currently permitted in the existing zone due to the previous SU-1 zone, and will therefore ensure the existing identity, scale, location of development, and mix of uses. In addition, the proposal will add a more contemporary façade to the existing building.
  - The request is consistent with Policy 5.1.1 because the subject site is part of the current developed environment on Coors Boulevard NW, and across the street from the Coors/I-40 Activity Center. Therefore, the request will capture regional growth on a Major Transit Corridor where a sustainable development pattern is encouraged.
  - The request is consistent with Policy 5.2.1g) because the proposed redeveloped truck rental establishment will increase the quality of commercial development on a site already established for a vehicle-related-use, along a designated Major Transit Corridor (Coors Boulevard NW), and adjacent to a designated commercial Activity Center.

- The request is consistent with Policy 5.3.1 because this expansion is on a previously developed infill site surrounded by existing infrastructure and public facilities.
  - The request is consistent with Policy 5.3.7 because it ensures that this vehicle-related development is located on a heavily trafficked corridor and distributed on the West Side to be available and useful to those residents when needed, and to ensure vehicular uses are borne fairly across all residents of the Albuquerque area.
  - The request is consistent with Policy 5.4.2 because it will re-develop a property on the West Side of Albuquerque, and therefore foster employment opportunities in that area.
  - The request is consistent with Policy 5.6.2 b), g), and h) because the subject site is located in an Area of Change where growth and more intense development is expected to be directed, and expanded employment opportunities are encouraged. The subject site is located where adequate infrastructure and community services and a highly connected street grid and frequent transit service already exists.
  - The request is consistent with Policy 7.3.4 because it promotes infill development with a new contemporary building design that will enhance the built environment and blend in style and building materials with other buildings along Coors Boulevard NW in the area.
9. The applicant notified the Ladera Heights Neighborhood Association, the Vista Grande Neighborhood Association, the Westside Coalition of Neighborhood Associations, and the Taylor Ranch Neighborhood Association, and property owners within 100-feet of the subject site as required. Neither a neighborhood meeting nor a facilitated meeting was requested. Staff has not received any public comments in support or opposition.

### ***Recommendation***

***APPROVAL of Project #: 2018-001223, SI #: 2018-00173, a request for Major Amendment of Prior Approval, Site Development Plan for all or a portion of Tract B2A1, plat for Tract B-2-A-1, Town of Atrisco Grant Northeast Unit, based on the preceding Findings and subject to the following Conditions of Approval.***

### ***Conditions of Approval***

***Project #: 2018-001223, SI 2018-00173***

1. The applicant shall coordinate with the staff planner to ensure that all Conditions of Approval are met and then submit a vetted, final version to the staff planner for filing at the Planning Department.
2. The planting strip at the rear of the property shall include more shrubs in order to be at a similar ground density to other planting strips on the premises.
3. This Site Plan shall be submitted to and approved by the DRB for the below technical issues/requirements:
  - A. Hydrology Section
    - An approved Conceptual Grading and Drainage Plan is required.
    - An Infrastructure List may be required for the City and NMDOT drainage improvements (pending approval of the G&D).
  - B. Transportation Development Services
    - 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.
    - Infrastructure and/or ROW dedications may be required at DRB.
    - All work within the public ROW must be constructed under a COA Work Order.
  - C. Solid Waste Management Department
    - Clarify proposed refuse truck exit. The new/proposed detailing bldg. appears to hinder refuse truck exit to the South. Do not hinder any existing refuse collection service.
  - D. ABC Water Utility Authority (ABCWUA)
    - Previous availability 180319 committed service to the site with the understanding that the lot would become a mixed use of retail and restaurant businesses. Before service can be committed to this property a new availability statement will need to be requested to address the change in use. Requests can be made at the link: [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx)
    - Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.

E. Public Service Company of New Mexico (PNM)

- 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 the PNM New Service Delivery Department to coordinate electric service regarding this project. Contact:
- Andrew Gurule, PNM Service Center, 4201 Edith Boulevard NE, Albuquerque, NM 87107, Phone: (505) 241-0589
- Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at [www.pnm.com](http://www.pnm.com) for specifications.

F. New Mexico Department of Transportation (NMDOT)

- The NMDOT is requiring the owner to complete the State Access Management Manuel's Site Threshold Assessment (STH) and schedule an appointment with Margaret Haynes 505-288-2086 or [margaret.haynes@state.nm.us](mailto:margaret.haynes@state.nm.us) to discuss this development's potential impacts on NM 45 (Coors Blvd). No additional access will be granted to NM 45 (Coors Blvd).
4. The Site Development Plan shall comply with the General Regulations of the IDO, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

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***Cheryl Somerfeldt***  
***Planner***

***Notice of Decision cc list:***

List will be finalized subsequent to the EPC hearing on December 13, 2018.

## Agency Comments

### PLANNING DEPARTMENT

#### *Long Range Planning*

This request is to expand an approved Site Development Plan for Subdivision to increase the square footage of an existing 1,280 sf building by 800 sf for Don Chalmers Used Car Outlet. The request also includes adding a 2,278 sf support structure for a car wash. The site is adjacent to the Coors/I-40 Center and within the Coors Blvd Major Transit Corridor Area. The site is within an Area of Change and subject to the Coors Blvd CPO-2 Overlay Zone.

The site is next to other mixed-use zones to the north, west, and south with R-ML zoning to the east. IDO Subsection (6-4-3(D)(15)(c)) requires that a car wash building and any associated outdoor uses must be located at least 50 feet away from any Residential zone district or a lot containing a residential component of a Mixed-Use zone district.

ABC Comprehensive Plan Policy 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

- a) Create walkable places that provide opportunities to live, work, learn, shop and play.
- e) Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

ABC Comprehensive Plan Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

- e) Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.
- f) Encourage development that offers choice in transportation, work areas, and lifestyles.
- g) Create healthy, sustainable communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

ABC Comprehensive Plan Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The vehicle access and circulation on the site should be carefully considered to minimize negative impacts to pedestrians or transit users along this Major Transit Corridor.

*Hydrology*

- An approved Conceptual Grading and Drainage Plan is required.
- An Infrastructure List may be required for the City and NMDOT drainage improvements (pending approval of the G&D).

*Transportation Development Services*

- 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.
- Infrastructure and/or ROW dedications may be required at DRB.
- All work within the public ROW must be constructed under a COA Work Order.

**MUNICIPAL DEVELOPMENT DEPARTMENT (DMD) TRANSPORTATION**

Reviewed. No Comment.

**SOLID WASTE MANAGEMENT DEPARTMENT**

Clarify proposed refuse truck exit. The new/proposed detailing bldg. appears to hinder refuse truck exit to the South. Do not hinder any existing refuse collection service.

**ABC WATER UTILITY AUTHORITY (ABCWUA)**

Previous availability 180319 committed service to the site with the understanding that the lot would become a mixed use of retail and restaurant businesses. Before service can be committed to this property a new availability statement will need to be requested to address the change in use. Requests can be made at the link below:

[http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx)

Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.

**ALBUQUERQUE PUBLIC SCHOOLS**

This will have no adverse impacts to the APS district.

**ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)**

Reviewed. No objections.

**MID-REGION COUNCIL OF GOVERNMENTS (MRCOG)**

MRMPO has no adverse comments.

For informational purposes:

- Coors Blvd NW is functionally classified as a Principal Arterial currently, and projected to be a Regional Principal Arterial in the LRRS.

- The LRBS indicates a proposed Bike Lane on Coors Blvd in the project area.
- Coors Blvd NW is an NMDOT limited access facility. Please contact Dave Pennella at 724-3621 or dpennella@mrcog-nm.gov with any questions about access control.
- Coors Blvd NW is an Intelligent Transportation System (ITS) Priority Corridor. Please consult the reviewing agency's Traffic Engineering and/or ITS Department with any questions regarding ITS infrastructure.

**PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM)**

- 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 the PNM New Service Delivery Department to coordinate electric service regarding this project. Contact:
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**NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)**

The NMDOT is requiring the owner to complete the State Access Management Manuel's Site Threshold Assessment (STH) and schedule an appointment with Margaret Haynes 505-288-2086 or [margaret.haynes@state.nm.us](mailto:margaret.haynes@state.nm.us) to discuss this development's potential impacts on NM 45 (Coors Blvd). No additional access will be granted to NM 45 (Coors Blvd).



View of the subject site looking northwest from the adjacent drive aisle.



View of the subject site looking east from Coors Boulevard NW.



View of the subject site looking south from the adjacent site.



View of the subject site looking west from the rear of the property / adjacent multi-family property.