

# CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT**  
**URBAN DESIGN & DEVELOPMENT DIVISION**  
600 2nd Street NW, 3rd Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3860 Fax (505) 924-3339

## OFFICIAL NOTIFICATION OF DECISION

December 13, 2018

3XP, LLC  
11215 Central Ave. NE  
Albuquerque, NM 87123

**Project #2018-001223**  
SI-2018-00173 – Major Amendment of Prior Approval, Site  
Development Plan

### LEGAL DESCRIPTION:

The above action for all or a portion of Tract B2A1 Plat for Tract B-2-A-1, Town of Atrisco Grant, zoned MX-L, located at Coors Blvd. NW, between Sequoia NW and Tucson NW, containing approximately 1.9 acres. (G-11)  
Staff Planner: Cheryl Somerfeldt

On December 13, 2018 the Environmental Planning Commission (EPC) voted to APPROVE Project 2018-001223/SI-2018-00173, a Major Amendment of Prior Approval, Site Development Plan, based on the following findings:

### FINDINGS:

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 within an Area of Change designated by the Comprehensive Plan and zoned MX-L. Prior to effectiveness of the IDO, the subject site was zoned SU-1 for C-1 Uses and Auto Sales; therefore since the proposed use was permitted prior to the IDO via the SU-1 Site Plan designated uses, the use is permitted on the subject site (4-3(A)(3)) as long as it has not been discontinued for more than 24 months (6-8(C)(2)(a)).
3. 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.
4. 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.
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.

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6. **The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance is 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:**
  - **The request is consistent with Policy 4.1.2 in that it will allow expansion of the existing Light Vehicle and Heavy Vehicle use, which is currently permitted in the existing zone due to the previous SU-1 zone designation, 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.**
8. **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.**

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**CONDITIONS OF APPROVAL**

9. 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.
10. 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.
11. 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:

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- 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).

12. 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.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **DECEMBER 28, 2018**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> 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 14-16-6 of the IDO, Administration and Enforcement. 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 recommendation.

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).

Sincerely,

  
for David S. Campbell  
Planning Director

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**DSC/CS**

**cc: 3XP, LLC, 11215 Central Ave., NE, ABQ, NM 87123**  
**Modulus Architects, INC, 100 Sun Ave NE, Suite 305, ABQ, NM 87109**  
**Ladera Heights NA, Marie Ludi, 6216 St. Josephs Ave. NW, ABQ, NM 87120**  
**Ladera Heights NA, Allan Ludi, 6216 St. Josephs Ave. NW, ABQ, NM 87120**  
**Westside Coalition of Neigh. Assoc., Harry Hendriksen, 10592 Rio del Sol NW., ABQ, NM 87114**  
**Westside Coalition of Neigh. Assoc., Rene Horvath, 5515 Palomino Dr., NW, ABQ, NM 87120**  
**Vista Grande NA, Richard Schaefer, 3579 Sequoia Pl., NW, ABQ, NM 87120**  
**Vista Grande NA, Berent Groth, 3546 Sequoia Pl. NW, ABQ, NM 87120**  
**John DuBois, [jdubois@cabq.gov](mailto:jdubois@cabq.gov)**