

# 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

Hutton Ex Albuquerque, Coors, LLC  
736 Cherry Street  
Chattanooga, TN 37402

**Project #2018-001751 (1002397 & 1004167)**  
SI-2018-00217 – Site Plan Amendment for Subdivision  
SI-2018-00218 – Site Plan Amendment for Building Permit

### LEGAL DESCRIPTION:

The above action for all or a portion of Lot 7-A, Bosque Plaza, MRGCD, zoned MX-L, located at 6380 Coors Blvd NW, between Bosque Plaza Lane NW and La Orilla Rd. NW, containing approximately 1 acre. (E-12)  
Staff Planner: Linda Rumpf

PO Box 1293

On December 13, 2018 the Environmental Planning Commission (EPC) voted to APPROVE Project 2018-001751/SI-2018-00217 (Site Plan Amendments for Subdivision) and SI-2018-00218, (Site Plan Amendments for Building Permit), based on the following Findings and Conditions of Approval:  
Albuquerque

**FINDINGS: Project #2018-001751 / SI-2018-00217 – Site Plan Amendment for Subdivision**

NM 87103

1. This request is for approval of a Major Amendment to both the Site Plan for Subdivision and Site Plan for Building Permit previously approved for an Auto Parts store, located at 6380 Coors Blvd. NW, Albuquerque, NM 87121-1402.
2. For the Major Amendments to both the Site Plan for Subdivision and Site Plan for Building Permit, the applicant is requesting to remove the pedestrian access (stairway) and retaining wall along the west side of the property connecting to Coors Blvd. as reflected in the revised and submitted plans.
3. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
4. The amendment to the Site Plan for Subdivision is consistent with applicable Goals and policies of the Comprehensive Plan, including:  
**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.**

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- a) Create walkable places that provide opportunities to live, work, learn, shop and play.
- c) 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.**

- a) Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.
- b) Encourage development that offers choice in transportation, work areas, and lifestyles.
- e) 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.**

5. The Taylor Ranch NA (TRNA), the Westside Coalition, and property owners within 100 feet of the subject site were notified as required. The applicant met with representatives of the Taylor Ranch Neighborhood Association (TRNA) on October 30, 2018 prior to submittal and they were in agreement with the removal of the pedestrian access point to Coors Blvd. As part of this amendment request, they requested the modification of the two commercial style windows on the front elevation facing Coors to match the faux windows provided elsewhere. Therefore, the applicant is also requesting these two window changes (as provided in the attached amended plans) be included as part of the Major Amendment application to the Site Plan for Building Permit.

**CONDITIONS OF APPROVAL: Project #2018-001751 / SI-2018-00217 – Site Plan Amendment for Subdivision**

1. The applicant shall coordinate with the staff planner to submit a vetted, final version for filing with the Planning Department.

FINDINGS - Project #2018-001751 / SI-2018-00218 – Site Plan Amendment for Building Permit

1. This request is for approval of a Major Amendment to both the Site Plan for Subdivision and Site Plan for Building Permit previously approved for an Auto Parts store, located at 6380 Coors Blvd. NW, Albuquerque, NM 87121-1402.
2. For the Major Amendments to both the Site Plan for Subdivision and Site Plan for Building Permit, the applicant is requesting to remove the pedestrian access (stairway) and retaining wall along the west side of the property connecting to Coors Blvd. as reflected in the revised and submitted plans.
3. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
4. The request is consistent with applicable Goals and policies of the Comprehensive Plan, including:
  - 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.
    - b) Create walkable places that provide opportunities to live, work, learn, shop and play.
    - d) 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.
    - c) Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.
    - d) Encourage development that offers choice in transportation, work areas, and lifestyles.
    - f) 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.
5. The Taylor Ranch NA (TRNA), the Westside Coalition, and property owners within 100 feet of the subject site were notified as required. The applicant met with representatives of the Taylor Ranch Neighborhood Association (TRNA) on October 30, 2018 prior to

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submittal and they were in agreement with the removal of the pedestrian access point to Coors Blvd. As part of this amendment request, they requested the modification of the two commercial style windows on the front elevation facing Coors to match the faux windows provided elsewhere. Therefore, the applicant is also requesting these two window changes (as provided in the attached amended plans) be included as part of our Major Amendment application to the Site Plan for Building Permit.

6. The applicant has coordinated with PNM to move the trash enclosure slightly to the west in order to make room for the electrical transformer.

**CONDITIONS OF APPROVAL: Project #2018-001751 / SI-2018-00218 – Site Plan Amendment for Building Permit**

- 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. Move the trash enclosure to the west in order to make room for the electrical transformer as coordinated with PNM.

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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 **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

DSC/LR

cc: Hutton Ex Albuquerque, Coors LLC, 736 Cherry St., Chattanooga, TN 37402  
Wooten Engineering, Jeffrey T. Wooten, PE, 1005 21<sup>st</sup> St. SE, Suite 13, Rio Rancho, NM 87124  
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  
Taylor Ranch NA, Jolene Wolfley, 7216 Carson Tr., NW, ABQ, NM 87120  
Taylor Ranch NA, Rene Horvath, 5515 Palomino Dr. NW, ABQ, NM 87120  
John DuBois, [jdubois@cabq.gov](mailto:jdubois@cabq.gov)