



Environmental Planning Commission

**Agenda Number: 02
Project Number: 1002717
Case #: 16EPC- 40027
July 14, 2016**

Staff Report

Agent	Consensus Planning, LLC
Applicant	AMERCO Real Estate Company
Request	Sector Development Plan Map Amendment (Zone Change)
Legal Description	Lots 303, 304, 305, 306, Town of Atrisco Grant, Unit 8
Location	On Atrisco Dr. NW, between Coors Blvd. and Interstate 40
Size	Approximately 6 acres
Existing Zoning	SU-1 for O-1 / PRD
Proposed Zoning	SU-1 for Permissive C-2 Uses Excluding Residential Uses

Staff Recommendation

APPROVAL of Case # 16EPC-40027 based on the Findings beginning on Page #15, and subject to the Conditions of Approval beginning on Page #22.

Staff Planner

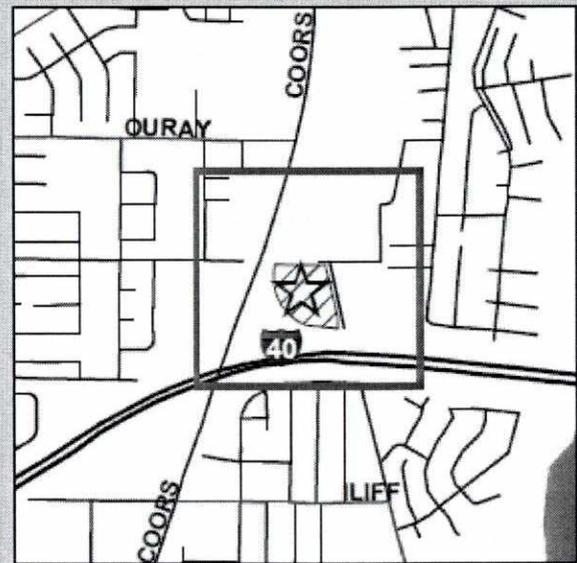
Vicente M. Quevedo, Planner

Summary of Analysis

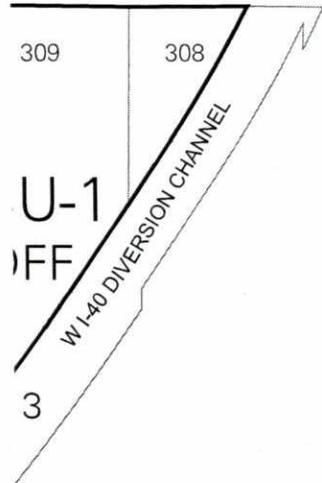
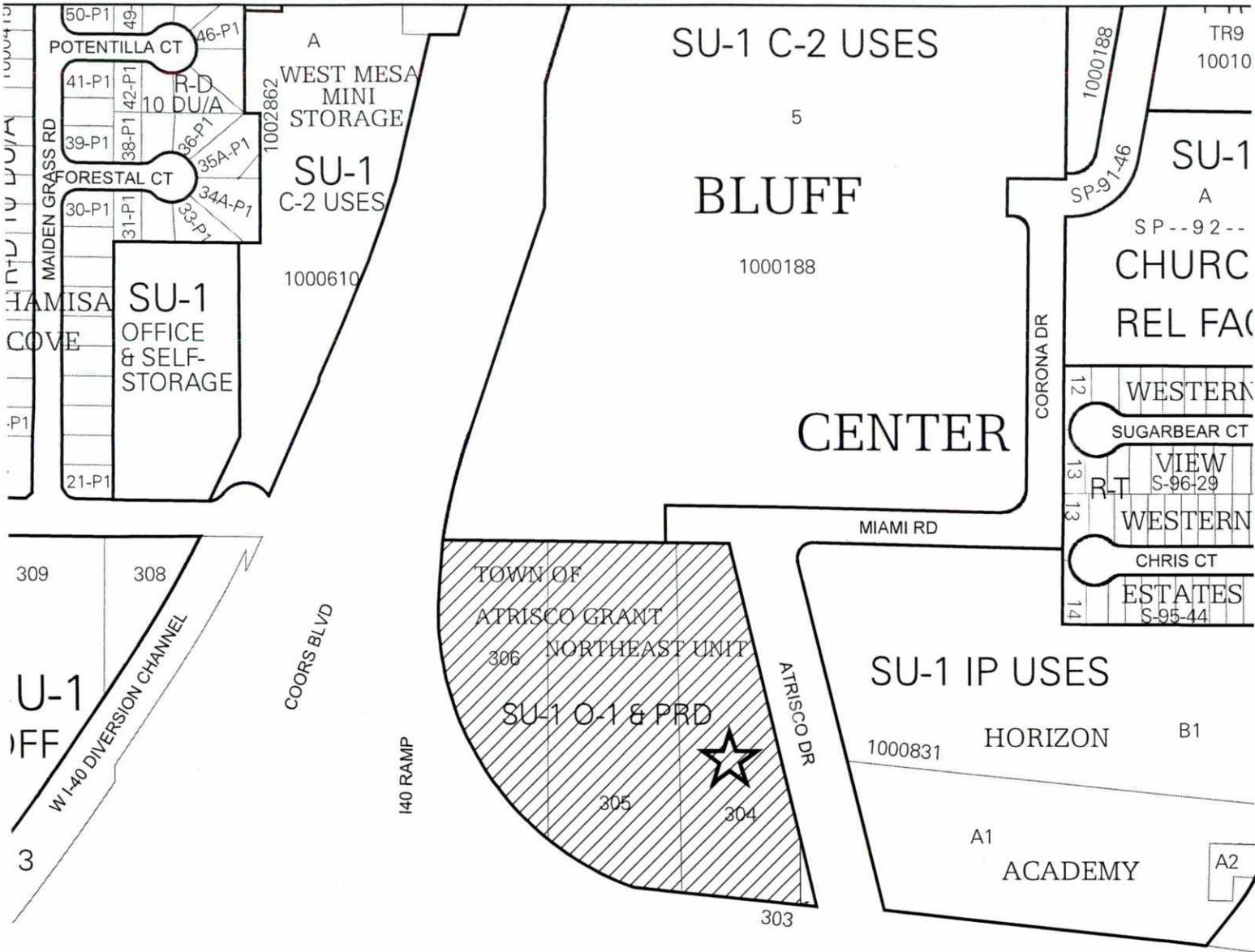
This is a request for a Sector Development Plan Map Amendment to the Coors Corridor Plan from SU-1 for O-1 / PRD to SU-1 for Permissive C-2 Uses Excluding Residential Uses for an approximately 6 acre site located on Atrisco Dr. between Coors Blvd. and Interstate 40.

Even though the site is zoned SU-1 Special Use, the applicant is only requesting approval of the zone change at this time but has submitted a site development plan for subdivision as required and in accordance with Sections 14-16-2-22(A)(1) and 14-16-1-5 of the Code.

The applicant has adequately justified the requested zone change according to the requirements of R270-1980. A facilitated meeting was recommended by the Office of Neighborhood Coordination and occurred on June 28, 2016. There is known neighborhood opposition to this request.



City Departments and other interested agencies reviewed this application from 06/01/2016 to 06/10/2016. Agency comments used in the preparation of this report begin on Page #23.



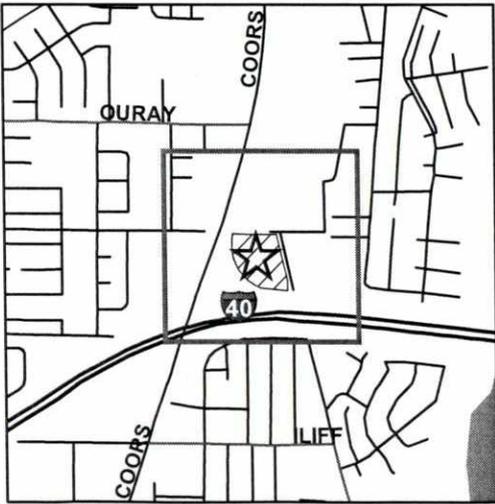
ZONING MAP

Note: Grey shading indicates County.

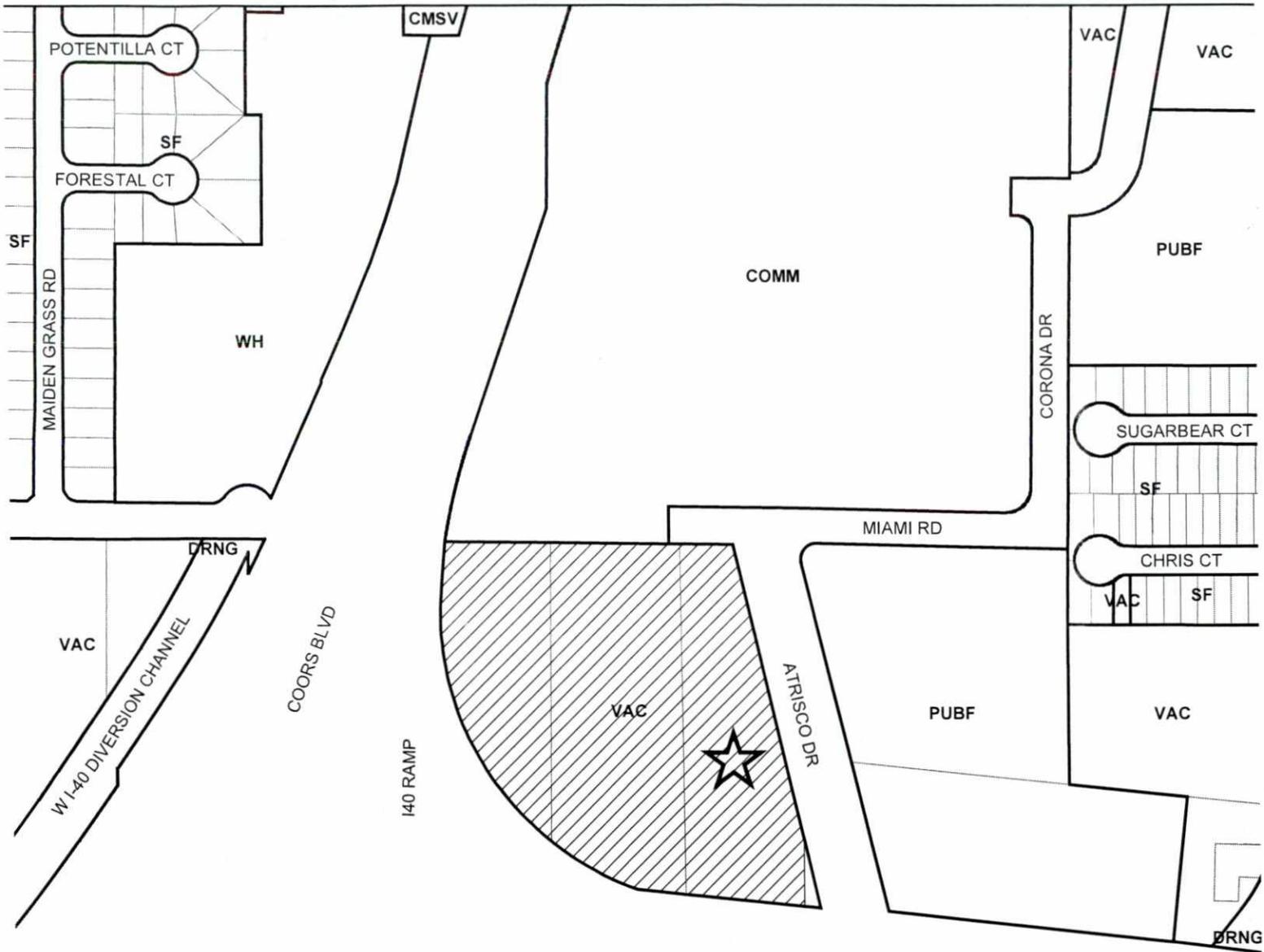


1 inch = 250 feet

Project Number:
1002717
Hearing Date:
07/14/2016
Zone Map Page: H-11
Additional Case Numbers:
16EPC-40027

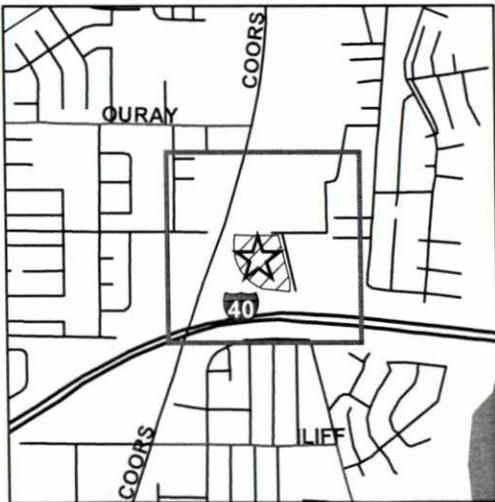


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I40 WESTBOUND
I40 EASTBOUND

SF SF JUNIPER RD SF SF VAC VAC MULT SE



LANDUSE MAP

Note: Grey shading indicates County.

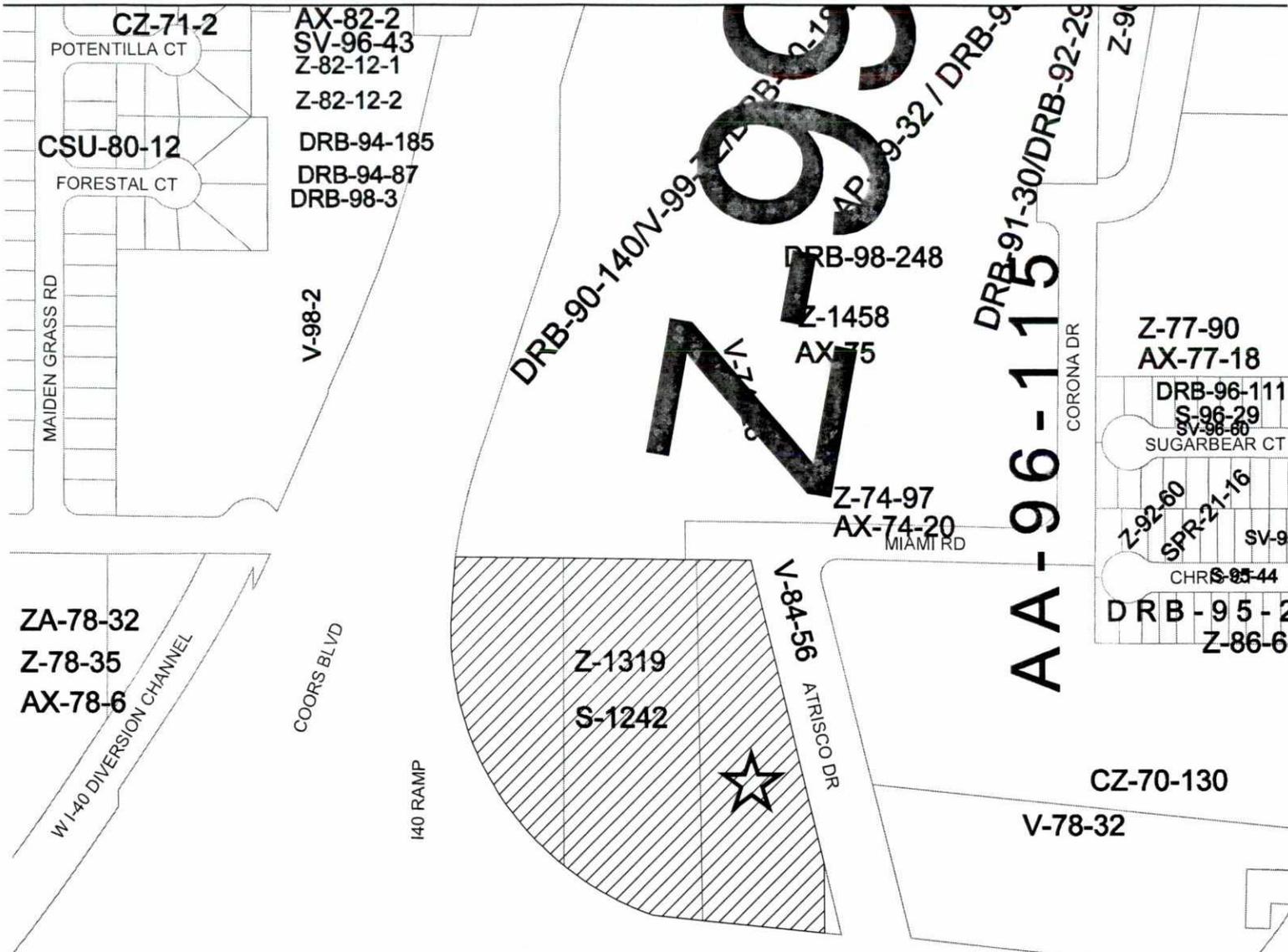
KEY to Land Use Abbreviations

- 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



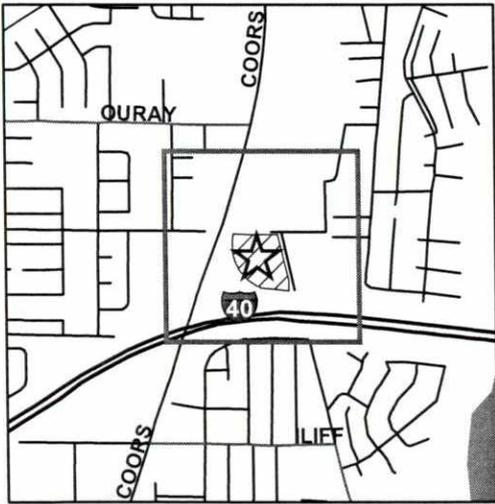
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AX-51 I40 WESTBOUND
I40 EASTBOUND

JUNIPER RD



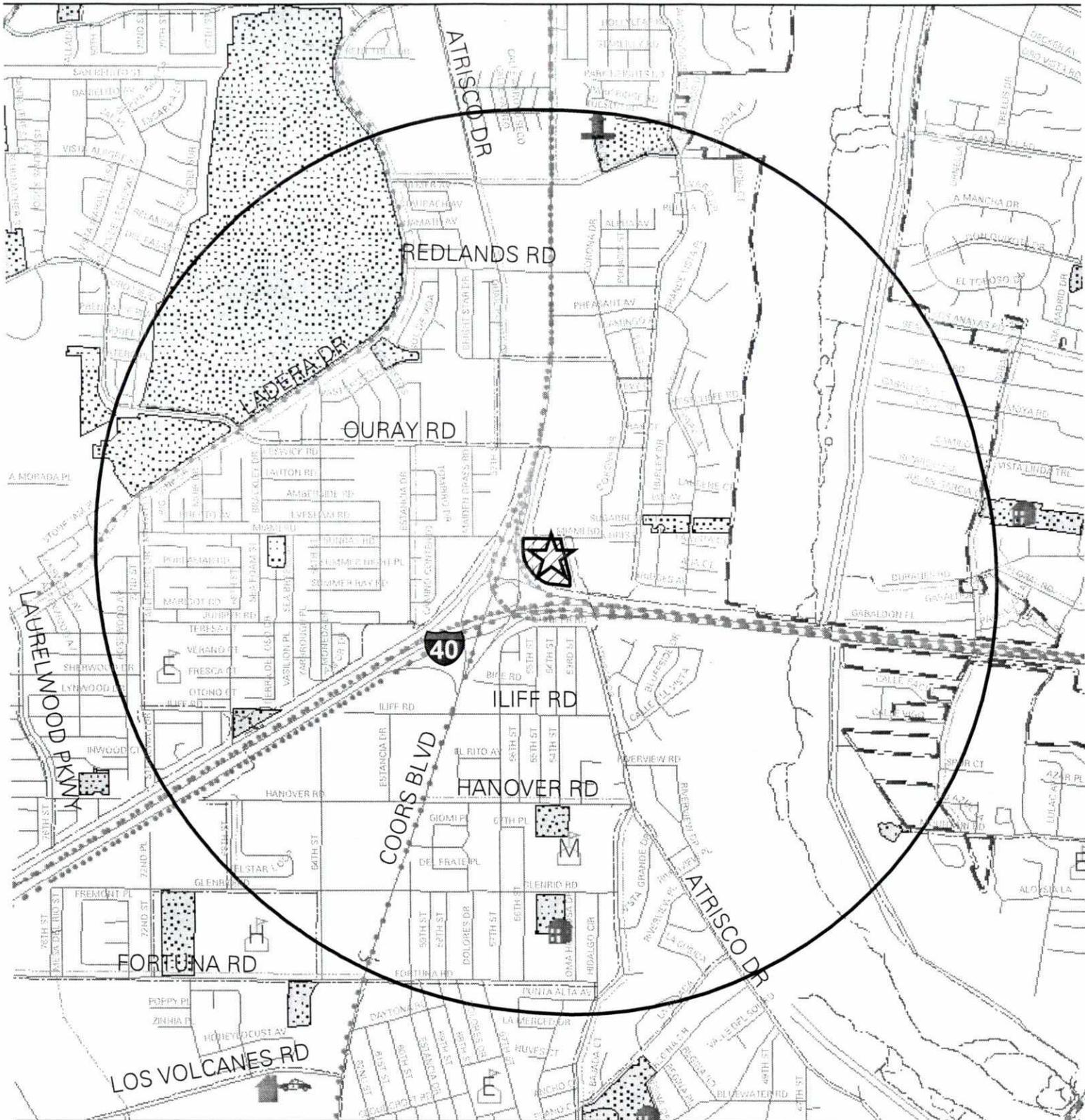
HISTORY MAP

Note: Grey shading indicates County.



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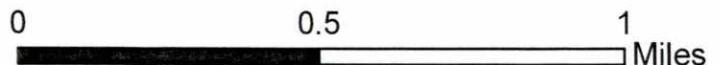


Public Facilities Map with One-Mile Buffer



- | | | | |
|---|---|--|---|
|  COMMUNITY CENTER |  FIRE |  APS Schools |  Landfill Buffer (1000 feet) |
|  MULTI-SERVICE CENTER |  POLICE |  ABQ Ride Routes |  Landfills designated by EHD |
|  SENIOR CENTER |  SHERIFF |  ABQ Bike Facilities |  Developed County Park |
|  LIBRARY |  SOLID WASTE |  Proposed Bike Facilities |  Undeveloped County Park |
|  MUSEUM |  Albuquerque City Limits | |  Developed City Park |
| | | |  Undeveloped City Park |

Project Number: 1002717



I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	SU-1 for O-1 / PRD	Established Urban, West Side Strategic Plan, Coors Corridor Plan	Vacant
<i>North</i>	SU-1 for C-2 Uses	Same	Commercial Retail (West Bluff Shopping Center)
<i>South</i>	I-40, R-T, R-1	Same	I-40, Residential Uses
<i>East</i>	SU-1 for IP Uses, R-T	Same	Public / Institutional, Residential Uses
<i>West</i>	I-40, Coors Blvd., SU-1 for Office	Same	I-40, Coors, Vacant

II. INTRODUCTION

Proposal

This is a request for a Sector Development Plan Map Amendment (Zone Change) to the Coors Corridor Plan from SU-1 for O-1/PRD to SU-1 for Permissive C-2 Uses Excluding Residential Uses. The applicant is proposing to construct an indoor and outdoor storage facility for household goods and moving services to include indoor climate controlled storage, outdoor mini-storage and outdoor parking for rental trucks.

The applicant is only requesting approval of the zone change at this time, but is required by the Zoning Code to submit a site plan to accompany the zone change that includes all of the minimum elements of a Site Development Plan for Subdivision (Section 14-16-1-5, ***SITE DEVELOPMENT PLAN*** (1)(a)).

The applicant has submitted an illustrative site development plan that fulfills these requirements to assist the Environmental Planning Commission (EPC) in understanding how the requested commercial uses will be configured on the subject site. Staff notes however, that the requested action before the EPC is a zone change. A full site development plan for building permit set will be submitted at a future date for EPC approval in conjunction with the zone change request as a condition of approval.

EPC approval of a future Site Development Plan for Building Permit are still required in order for the change of zone to become effective, and for a new certificate of zoning to be issued by the Planning Department for the subject site (see Section III. on Page 3 of this staff report for additional analysis of these Zoning Code requirements).

EPC Role

The EPC has the authority to amend the zone map for this type of Sector Development Plan Map Amendment within the City of Albuquerque per Section 14-16-4-1(C)(15). The EPC is the final decision-making body unless the EPC decision is appealed [Ref: §14-16-4-1, Amendment Procedure]. If so, an appeal would go to the Land Use Hearing Officer (LUHO) who then makes a recommendation to City Council [Ref: § 14-16-4-4-(A)(2) Appeal]. This is a quasi-judicial matter.

History/Background

The Coors Corridor Plan (1984, Enactment #72-1984) adopted zoning for seven parcels including the subject site. At the time of adoption, the subject site's zoning was changed from SU-1 for M-1 to SU-1 for O-1/PRD.

The subject site has a lengthy history of requested actions. At one time, it was part of an approximately 62 acre zone change and site development plan proposal that included the approximately 20 acre area north of the subject site (Z-99-16, Z-99-20 & Z-99-38). After a number of approvals and appeals, the site development plan request was reduced to a smaller, approximately 35 acre site development plan request that did not include the subject site.

In early 2006, a site development plan for residential uses on the subject site was received by the Planning Department but was withdrawn by the applicant prior to the EPC hearing. In December of 2006, the EPC approved a sector development plan map amendment to the Coors Corridor SDP from SU-1 for O-1 and PRD, to SU-1 for O-1 and Warehousing and Wholesaling, including sales and display rooms or buildings for wholesalers, distributors, warehouses or manufacturers (Project 1002717, 06EPC-01585).

Condition #1 and #2 of the EPC Official Notice of Decision for 06EPC-01585 required the applicant to replat the subject site into one lot through DRB, as well as EPC approval of a site development plan for subdivision within six months from the approval of the sector development plan map amendment in accordance with zoning regulations. A site development plan for subdivision (07EPC-40061) and site development plan for building permit (07EPC-40062) for the subject site were approved by the EPC on November 15, 2007 following a Planning Department approved six month extension. However, the required replatting action was never completed which resulted in the sector development plan map amendment and site development plans expiring. The subject site remained zoned as SU-1 for O-1/PRD.

Context

To the north of the subject site is the West Bluff Shopping Center which includes a Wal-Mart Super Center, The Home Depot and several smaller retailers. The subject site was not included in the West Bluff Development and has remained vacant for many years. I-40 runs south of the subject site. To the east, across Atrisco are a charter school and vacant land. To the west is a strip of land dedicated to NMDOT, two I-40 off-ramps and the Coors Blvd. overpass.

Transportation 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 I-40 as a Freeway.

The LRRS designates Coors Blvd. as a Regional Principal Arterial.

The LRRS designates Atrisco Dr. and Miami Rd. as Local Streets.

Comprehensive Plan Corridor Designation

Coors Blvd. is a designated Major Transit Corridor, the intent of which is to optimize public transit and move large numbers of people in a very timely and efficient manner.

Interstate 40 is a designated Express Transit Corridor, the intent of which is to create a network of roadways that would be dedicated to developing higher speeds with fewer interruptions to travel for the car and public transit vehicles.

Trails/Bikeways

Atrisco Dr. contains an existing bicycle lane. A pedestrian/bicycle bridge across I-40 links the segments of Atrisco Dr. north and south of the freeway. An existing 10' paved bicycle trail runs on the east side of Atrisco Dr., follows Miami Rd. along the north boundary of the site and continues northward along the Coors Blvd. frontage. An existing bicycle trail runs east to west along I-40 and curves around the southern and western edges of the site and joins an existing trail along Coors. Blvd. This trail lies below the existing grade of the subject site and does not provide direct access.

Transit

Bus routes 96 (Crosstown Commuter), route 790 (Blue Line Rapid Ride), route 92 (Taylor Ranch Express) and route 94 (Unser Express) run along I-40 and Coors Blvd. There are no bus stops near the subject site.

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.

III. ANALYSIS

APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The existing zoning for the subject site is SU-1 for O-1/PRD which is site plan controlled. The existing zoning designation allows all permissive O-1 (Office and Institution) uses, and the O-1 zone provides sites suitable for office, institutional, and dwelling uses. Uses allowed in the PRD (Planned Residential Development) zone include single-family homes, townhouses, apartments,

associated accessory structures and home occupations. Additionally, the PRD zone O-1 permissive and C-1 permissive uses may be allowed, up to twenty-five percent of the total gross floor area of the development, as approved by the Planning Commission.

The requested zoning for the subject site is SU-1 for Permissive C-2 Uses Excluding Residential Uses. The proposed indoor and outdoor storage services are permissive under the C-2 zone per Section 14-16-2-17(A)(13), and the proposed rental trucks/moving service use is permissive under the C-2 zone per Section 14-16-2-17(A)(13)(b). The C-2 zone also allows for residential uses permissive in the R-3 zone, however the applicant has stated that due to expressed concern over the current imbalance between jobs and housing on the west side they are seeking to exclude all residential uses on the subject site. The SU-1 Special Use designation is the only way to allow permissive C-2 uses and exclude all residential uses on the subject site.

The applicant is only requesting approval of the zone change at this time but is required by the Zoning Code (Section 14-16-2-22(A)(1)) to submit a plan including all of the elements of a Site Development Plan for Subdivision Purposes (Section 14-16-1-5, **SITE DEVELOPMENT PLAN** (1)(a)) along with the zone change request. These elements include: the site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements, and for each lot: maximum building height, minimum building setback, and maximum floor area ratio. The applicant has included the required site plan with the requested zone change.

Per Section 14-16-2-22(A)(1) of the Special Use Zone, development within the SU-1 zone may only occur in conformance with an approved Site Development Plan, however as part of the zone amendment action a Site Development Plan may be approved at a later date according to the time period specified in Section 14-16-4-1(16)(b) and/or any additional requirements prerequisite (conditions of approval).

Conditions of approval for the requested change of zone will include a six month deadline for DRB approval of a consolidated plat and EPC approval of a site development plan for building permit in order for the sector development plan map amendment to become effective and for a zoning certification to be issued for the subject site.

Albuquerque / Bernalillo County Comprehensive Plan

Policy Citations are in Regular Text; Staff Analysis is in ***Bold Italics***

The subject site is located in the area designated Established Urban by the Comprehensive Plan with a Goal to “create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.” Applicable policies include:

Policy II.B.5.d.: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, and recreational concern.

The request furthers Policy II.B.5.d. because the proposed Permissive C-2 uses will be located in an existing commercially zoned area. The West Bluff Shopping Center abuts the subject

site to the north and is zoned SU-1 for C-2 Uses and the lots to the north and east of the shopping center are zoned C-2. Existing residential uses east of the subject site are buffered by an existing charter school zoned SU-1 for IP Uses, and existing residential uses to the west of the subject site are buffered by Coors Blvd. The illustrative site development plan for subdivision indicates that the subject site will be directly accessed through the shopping center to the north and will not direct cut through traffic through the residential uses east of the subject site.

Policy II.B.5.e.: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The request furthers Policy II.B.5.e. because the subject site is vacant and is contiguous to existing urban facilities and services such as the West Bluff Shopping Center to the north. The integrity of existing neighborhoods will be ensured because the subject site will be accessed via Corona Dr., Miami Rd. and Atrisco Dr. which do not provide any direct access to the nearest existing residential uses approximately 600 ft. east of the subject site.

Policy II.B.5.i.: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The request furthers Policy II.B.5.i. because the proposed service uses will be located in an existing commercially zoned area near existing higher density residentially zoned lots to the east and west (i.e. - R-D, R-T, R-2). Residents near the subject site may choose to utilize the proposed household storage facilities. The subject site will be accessed via Corona Dr., Miami Rd. and Atrisco Dr. which do not provide any direct access to the nearest existing residential uses approximately 600 ft. east of the subject site. The future proposed development on the subject site may also buffer traffic noise emanating from Coors Blvd. onto residential uses east of the subject site.

Policy II.B.5.k.: Land adjacent to arterial streets shall be planned to minimize effects of traffic; livability and safety of established neighborhoods shall be protected in transportation planning and operation.

The request furthers Policy II.B.5.k. because the subject site is adjacent to Coors Blvd. which is a designated Regional Principal Arterial street and the proposed uses for the subject site will not have a negative effect on traffic along this roadway or on the surrounding area as evidenced by the Traffic Impact Study Form which states that a traffic impact study was completed in 2007 and the threshold requiring an updated traffic study was not met. Additionally, The subject site will be accessed via Corona Dr., Miami Rd. and Atrisco Dr. which do not provide any direct access to the nearest existing residential uses approximately 600 ft. east of the subject site.

II.C. Noise: The Goal is to protect the public health and welfare and enhance the quality of life by reducing noise and by preventing new land use/noise conflicts.

Policy II.B.4.a.: Noise considerations shall be integrated into the planning process so that future noise/land use conflicts are prevented.

The request furthers Policy II.B.4.a. because noise considerations have been integrated into the planning process via a portion of the proposed household storage uses being located indoors. The proposed use will also be located within an existing commercially zoned area preventing any substantial noise/land use conflicts.

II.C.8. Developed Landscape: The goal is to maintain and improve the natural and the developed landscape's quality.

Policy II.C.8.a.: The natural and visual environment, particularly features unique to Albuquerque, shall be respected as a significant determinant in development decisions.

The request partially furthers Policy II.C.8.a. because while the subject site is located within an existing commercially zoned area and is not subject to the view preservation regulations of the Coors Corridor Plan, the illustrative site development plan for subdivision indicates that the applicant may propose a 40' high building on the subject site which would not be allowed per the current underlying O-1 zoning or the proposed C-2 zoning which limits building height to 26' unless the applicant can demonstrate that they can meet the angle plane requirements of the Zoning Code that allows for additional building height. It is unclear to staff at this time what impacts a 40' high building would have on views west of the subject site.

II.D.6. Economic Development: The goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

Policy II.D.6.b.: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.

The request furthers Policy II.D.6.b. because the requested zone change will allow the subject site to be developed with service uses in an existing commercially zoned area by an out of state business enterprise.

II.D.8. Human Services: The goal is site human services facilities in locations that provide the greatest possible access to services, and to consider human rights and human service needs in development and redevelopment throughout the Plan area.

Policy II.D.8.c.: Development's negative effects upon individuals and neighborhoods shall be minimized.

The request does not further Policy II.D.8.c. because the applicant has not demonstrated what the negative effect that the proposed zone change will have on individuals and neighborhoods, nor how the negative effect will be minimized per a change of land uses or the per design via the site plan for subdivision submitted with the zone change request.

West Side Strategic Plan (WSSP)

The West Side Strategic Plan (WSSP) was first adopted in 1997 and amended in 2002 to help promote development of Neighborhood and Community Activity Centers. The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhood clusters.

The subject site is located within the Ladera Community. The Ladera Community is 2,200 acres in size, and could potentially support a population of 15,400. This would result in approximately 6,200 housing units with a potential for 5,100 jobs in the area.

The WSSP identifies locating employment uses on the West Side as critical to achieving the Plan's goals including: reducing vehicle trip distances, decreasing commuter demand across the Rio Grande, decreasing the need for additional lanes of river crossing, decreasing construction and maintenance costs, and establishing healthy activity centers.

B.1. Neighborhoods and Clusters

WSSP Policy 1.3: Strip commercial development shall not be approved on the West Side. Commercial development shall occur in concentrated clustered areas rather than new strip developments. Zone changes to commercial, industrial, or office uses for areas outside the centers are strongly discouraged, in order to reinforce the Neighborhood and Community Centers. Changes of commercial and office zoning outside the centers to residential use is encouraged except where area schools are at or over design capacity. In cases where schools are at or over design capacity, zone changes from non-residential to residential uses should be denied unless the applicant demonstrates that the proposed development will create no net expense in enrollment for area schools. This policy is meant to impact the design and layout of commercial areas and their connections to adjacent development and to encourage clustering of commercial and office uses in activity centers. It is not intended to rezone allowed commercial uses.

The request furthers the following applicable portions of WSSP Policy 1.3 because approval of the request would result in commercial development in a concentrated cluster area, would not result in strip commercial development, but is not located within a designated Neighborhood or Community Center. Albuquerque Public Schools submitted agency comments stating that the proposed zone change will have no adverse effects to the APS district.

Policies not addressed by the applicant but applicable to this request:

WSSP Policy 3.25: Proposals for new development and re-zonings in this area should be carefully analyzed to avoid negative impacts on the National Monument and other surrounding properties. Review of proposed projects should consider the design and site layout implications of any new development on surrounding properties.

The request partially furthers WSSP Policy 3.25 because it is not located near the National Monument, and the proposed commercial uses on the subject site are located within an existing commercially zoned area. However, while the design and site layout of the proposed site development plan for subdivision shows adequate setbacks and floor area ratio, the applicant may propose a 40' high building on the subject site which would not be allowed per the current underlying O-1 zoning or the proposed C-2 zoning which limits building height to 26' unless the applicant can demonstrate that they can meet the angle plane requirements of the Zoning Code that allows for additional building height.

Coors Corridor Plan (CCP)

The subject site lies within the boundaries of the Coors Corridor Plan, a Rank III plan adopted in 1984. The Coors Corridor Plan (1984, Enactment #72-1984) adopted zoning for seven parcels including the subject site (from SU-1 for M-1 to SU-1 for O-1/PRD).

The CCP contains policies, regulations, and guidelines for the development of Coors Boulevard. The subject property is in Segment 2 of the Corridor Plan, which extends from I-40 on the south to the Western Trail on the north, and is not subject to the view preservation regulations of the CCP. The following CCP policies apply to the proposal:

CCP Issue 3 - Land Use and Intensity of Development

Policy 5, Development Intensity: Intensity of development shall be compatible with the roadway function, existing zoning or recommended land use, environmental concerns, and design guidelines.

The request furthers CCP Issue 3, Policy 5 because the intensity of development that would result from the requested uses will be compatible with the existing roadway function of Miami Rd. and Atrisco Dr. as evidenced by the Traffic Impact Study Form which states that a traffic impact study was completed in 2007 and the threshold requiring an updated traffic study was not met. Additionally, the requested commercial uses will be compatible with the existing commercial uses within the West Bluff Shopping Center to the north.

Resolution 270-1980 (Policies for Zone Map Change Applications)

This Resolution outlines policies and requirements for deciding zone map change applications pursuant to the Comprehensive City Zoning Code. There are several tests that must be met and the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: there was an error when the existing zone map pattern was created; or changed neighborhood or community conditions justify the change; or a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan.

Analysis of Applicant's Justification

Note: Policy is in regular text; Applicant's justification is in *italics*; staff's analysis is in ***bold italics***

- A. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.

The subject property is site plan controlled, which will ensure the development's design is consistent with the health, safety, morals, and general welfare of the City, and furthers Policy d within the Developing and Established Urban Areas section of the City of Albuquerque Comprehensive Plan. The goal of the Economic Development section of the City's

Comprehensive Plan strives to achieve a steady and diversified economy and this project furthers that goal by providing jobs and services on the west side.

Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers a preponderance of applicable Goals and policies from the Comprehensive Plan and other applicable plans, which the applicant has demonstrated with response to Section C.

- B. Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made.

The zoning designation will remain SU-1 following this zone change. The site is surrounded on the north, east, and west sides by SU-1 zones. This request will eliminate housing as a permissive use on the subject property.

The requested zone change will maintain the existing SU-1 Special Use designation and any development on the subject site will be subject to an EPC approved site development plan for building permit at a public hearing. Additionally, the proposed C-2 permissive uses will be located within an existing commercially zoned area. Therefore, stability of land use will be achieved.

- C. A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments thereto, including privately developed area plans which have been adopted by the city.

Refer to policy analysis beginning on Page 4 of this staff report.

- D. The applicant must demonstrate that the existing zoning is inappropriate because:
1. There was an error when the existing zone map pattern was created; or
 2. Changed neighborhood or community conditions justify the change; or
 3. A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.

A different use category is more advantageous to the community because it will allow for the development of a service that will properly serve the residents of the west side. The west side has grown at a faster rate than any other area in the City, and the demand for storage and moving services is higher than ever. Recent single-family residential developments such as Andalucia, Montecito West, and Mirehaven subdivisions, and multi-family residential development such as Andalucia Villas and Broadstone Cottonwood prove that the west side is growing and in need of moving and storage services. The Mid-Region Council of Governments forecasts that the west side is projected to grow faster than other areas in the city due to available land for development and the market's desire for larger and more affordable houses. Many storage facilities have opened up around the City to help serve this need, but more are still needed to meet the demand of residents.

The Mid-Region Council of Government (MRCOG) Future Growth Pattern projections indicate that Bernalillo County as a whole is expected to grow by over 300,000 people by 2040 and this growth will be accommodated by one of three ways 1) aging neighborhoods will be repopulated with new residents and families, 2) infill and redevelopment opportunities will be seized on vacant parcels or through repurposing and/or demolishing existing buildings and 3) new growth will occur in master planned subdivisions and, to a lesser degree, low density development on land adjacent to populated areas (<http://www.mrcog-nm.gov/region-a-people/regional-forecast>). The MRCOG projections also indicate that the urban core of the metropolitan area will continue to decline in its overall share of population as the vast amount of new development occurs in areas with greater land availability. In addition to these projections, the applicant has shown that more storage facilities and moving services will more than likely be needed in light of recent single-family and multi-family developments on Albuquerque's west side. Therefore, development of an indoor / outdoor storage facility that also offers moving services on the subject site will fulfill a demonstrated public need for existing residents and future projected Albuquerque population growth.

- E. A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.

This zone change request will not cause harm to the adjacent property, neighborhood, or community. Estimated trips generated from the site are 43 weekday trips and 55 weekend trips. The proposed development will provide for storage and moving services that will be consistent with the needs of the surrounding neighborhood.

Additional permissive C-2 uses of the Zoning Code include but not limited to items such as a clinic, institutions, offices, public utility structures, radio or television studio, outdoor circus or carnival operation, and drive-in restaurants. The permissive uses of the C-2 zone will not be harmful to adjacent property because adjacent zoning includes lots zoned SU-1 for C-2, C-2, and SU-1 for IP Uses. The permissive uses of the C-2 zone will also not be harmful to the neighborhood or the community because the set of uses that are intended to provide suitable sites for neighborhood oriented service and commercial activities.

- F. A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:

1. Denied due to lack of capital funds; or
2. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

The proposed zone change will not incur any major and un-programmed capital expenditures by the city.

The request will not require major or un-programmed capital expenditures by the city.

- G. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

The cost of land or other economic considerations are not the primary factor for this request.

The cost of land or other economic considerations are not the determining factor for the request. The determining factor for the change of zone is to fulfill a public need for storage and moving services for residents of the west side.

- H. Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.

The site's location adjacent to Coors Boulevard is not the justification for this zone change request. The site is located on Coors Boulevard, but does not have direct access from Coors Boulevard. The area's already established commercial center makes this vacant site ideal for development. The site is within the West Bluff Business Center, an area that is bustling with commercial and office uses.

The requested zoning is for commercial zoning and the subject site is located adjacent to Coors Blvd. however, the subject site's adjacent to a major street is not being utilized to justify the zone change request. Additionally, the site does not have direct access from Coors Blvd.

- I. A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:
1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

The site is surrounded on the north, east, and west side by SU-1 zoning, therefore, this is not considered a spot zone.

The SU-1 zone creates a spot zone by definition; however, the applicant has demonstrated in the response to Section C that the proposed change furthers a preponderance of applicable Comprehensive Plan and other applicable city plan goals and policies. The zoning to the north and east of the subject site is also zoned SU-1 Special Use.

- J. A zone change request, which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." Strip commercial zoning will be approved only where:
1. The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and
 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

The proposed zone change is not considered "strip zoning" due to the size and location of the site. The development will increase the concentration of development in the area.

The request will not result in strip zoning because the subject site is not a strip of land along a street.

SITE DEVELOPMENT PLAN FOR SUBDIVISION

Request

The applicant is requesting a zone change to SU-1 for Permissive C-2 Uses Excluding Residential Uses to construct an indoor and outdoor storage facility for household goods and moving services to include indoor climate controlled storage, outdoor mini-storage and outdoor parking for rental trucks.

The applicant is only requesting approval of the zone change at this time but is required by the Zoning Code (Section 14-16-2-22(A)(1)) to submit a plan including all of the elements of a Site Development Plan for Subdivision Purposes (Section 14-16-1-5, **SITE DEVELOPMENT PLAN** (1)(a)) along with the zone change request. These elements include: the site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements, and for each lot: maximum building height, minimum building setback, and maximum floor area ratio.

The applicant has submitted an illustrative site development plan that fulfills these requirements to assist the Environmental Planning Commission (EPC) in understanding how the requested commercial uses will be configured on the subject site. Staff notes however, that the requested action before the EPC is the change of zone. A full site development plan for building permit set will be submitted for EPC approval in conjunction with the zone change request as a condition of approval.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

Agencies reviewed this request from June 1, 2016 to June 17, 2016. The most substantial agency comments were received from the Long Range Planning Division requesting more information regarding which of the uses proposed are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons? Secondly, how is the appropriateness of the proposed uses partly or entirely dependent on the character of the site design?

The applicant forwarded the following responses to these agency comments to the Planning Department: To question 1: "Residential uses are not desired due to the jobs/housing issues and school impacts. Therefore, a Special Use zone is required to exclude those uses". To question 2: "This site is a major gateway to the West Side. Therefore, it is appropriate for additional design review – Site Plan for Building Permit through EPC".

Staff agrees that under the current Zoning Code, an SU-1 zone would be required in order to specifically exclude an undesired permissive use such as residential uses, however it is unclear to what extent the site can be equated to a "Gateway to the West Side" without a formal

designation, and how this equates to the appropriateness of the proposed uses being partly or entirely dependent on the character of the site design.

Neighborhood/Public

The West Bluff Neighborhood Association, S.R. Marmon Neighborhood Association, Los Volcanes Neighborhood Association, West Mesa Neighborhood Association, Vista Magnifica Neighborhood Association, South Valley Coalition of Neighborhood Associations, South West Alliance of Neighbors (SWAN), and Westside Coalition of Neighborhood Associations were all notified of this request, as well as property owners within 100 ft. of the subject site.

The Office of Neighborhood Coordination recommended this case for a facilitated meeting. A facilitated meeting occurred on Tuesday June 28, 2016. The specific issues raised by neighborhood association representatives focused on the EPC administrative process, proposed uses (whether additional storage facilities would meet a community need), traffic impacts and visual impacts on adjacent areas.

In addition to the zone change request, the applicant will be required to submit a full site development plan for building permit that will be reviewed by the EPC at a public hearing prior to a zoning certificate being issued for the subject site. Traffic Engineering did not require a new traffic impact study to be completed citing that a traffic study completed in 2007 and that the proposed use did not meet the threshold for a new traffic impact study. There is known neighborhood opposition to this request.

V. CONCLUSION

This is a request for a Sector Development Plan Map Amendment (Zone Change) to the Coors Corridor Plan from SU-1 for O-1/PRD to SU-1 for Permissive C-2 Uses Excluding Residential Uses. The applicant is proposing to construct an indoor and outdoor storage facility for household goods and moving services to include indoor climate controlled storage, outdoor mini-storage and outdoor parking for rental trucks.

The applicant is only requesting approval of the zone change at this time, but is required by the Zoning Code to submit a plan to include all of the minimum elements of a Site Development Plan for Subdivision Purposes in conjunction with the zone change request. The applicant has included the required site plan with the requested action.

EPC and DRB approval of a future Site Development Plan for Building Permit are still required in order for the change of zone to become effective, and for a new certificate of zoning to be issued by the Planning Department for the subject site .

The applicant has adequately justified the zone change request per the requirements of R270-1980 by demonstrating that the request furthers a preponderance of applicable Comprehensive Plan, West Side Strategic Plan and Coors Corridor Plan goals and policies and that the subject site is a justifiable spot zone. The proposed use on the subject site will also fulfill a public need

for storage and moving services for west side residents as the population continues to increase and additional single-family and multi-family are developed.

Staff is recommending approval of the requested zone change subject to the findings and conditions in the staff report. Conditions of approval for the requested change of zone include a six month deadline for final DRB approval of a replatting action and a site development plan for building permit in order for the sector development plan map amendment to become effective and for a new zoning certification issued for the subject site.

FINDINGS - 16EPC-40027 - July 14, 2016 – Sector Development Plan Map Amendment

1. This is a request for a Sector Development Plan Map Amendment for Lots 303, 304, 305, 306, Town of Atrisco Grant, Unit 8 located on Atrisco Dr. NW, between Coors Blvd. and Interstate 40 and containing approximately 6 acres.
2. This is a request for a Sector Development Plan Map Amendment (Zone Change) to the Coors Corridor Plan from SU-1 for O-1/PRD to SU-1 for Permissive C-2 Uses Excluding Residential Uses. The applicant is proposing to construct an indoor and outdoor storage facility for household goods and moving services to include indoor climate controlled storage, outdoor mini-storage and outdoor parking for rental trucks.
3. The proposed indoor and outdoor storage services are permissive under the C-2 zone per Section 14-16-2-17(A)(13), and the proposed rental trucks/moving service use is permissive under the C-2 zone per Section 14-16-2-17(A)(13)(b).
4. The C-2 zone also allows for residential uses permissive in the R-3 zone, however the applicant intends to exclude all residential uses on the subject site. The SU-1 Special Use designation is the only way to allow permissive C-2 uses and exclude all residential uses on the subject site.
5. The applicant is only requesting approval of the zone change at this time, but is required by the Zoning Code to submit a site plan to accompany the zone change that includes all of the minimum elements of a Site Development Plan for Subdivision (Section 14-16-1-5, **SITE DEVELOPMENT PLAN (1)(a)**).
6. The applicant has submitted an illustrative site development plan that fulfills the minimum requirements of Section 14-16-1-5, **SITE DEVELOPMENT PLAN (1)(a)** of the Zoning Code to assist the Environmental Planning Commission (EPC) in understanding how the requested commercial uses will be configured on the subject site.
7. EPC approval of a future Site Development Plan for Building Permit is still required by the Zoning Code in order for the requested zone change to become effective, and for a new certificate of zoning to be issued by the Planning Department for the subject site.
8. Conditions of approval for the requested sector development plan map amendment include a six month deadline for DRB approval of a consolidated plat and EPC approval of a site

development plan for building permit in order for the zone change to become effective and for a zoning certification to be issued for the subject site.

9. The Coors Corridor Plan (1984, Enactment #72-1984) adopted zoning for seven parcels including the subject site. At the time of adoption, the subject site's zoning was changed from SU-1 for M-1 to SU-1 for O-1/PRD.
10. In early 2006, a site development plan for residential uses on the subject site was received by the Planning Department but was withdrawn by the applicant prior to the EPC hearing. In December of 2006, the EPC approved a sector development plan map amendment to the Coors Corridor SDP from SU-1 for O-1 and PRD, to SU-1 for O-1 and Warehousing and Wholesaling, including sales and display rooms or buildings for wholesalers, distributors, warehouses or manufacturers (Project 1002717, 06EPC-01585).
11. Condition #1 and #2 of the EPC Official Notice of Decision for 06EPC-01585 required the applicant to replat the subject site into one lot through DRB, as well as EPC approval of a site development plan for subdivision within six months from the approval of the sector development plan map amendment in accordance with zoning regulations.
12. A site development plan for subdivision (07EPC-40061) and site development plan for building permit (07EPC-40062) for the subject site were approved by the EPC on November 15, 2007 following a Planning Department approved six month extension. However, the required replatting action was never completed which resulted in the sector development plan map amendment and site development plans expiring. The subject site remained zoned as SU-1 for O-1/PRD.
13. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Coors Corridor Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
14. The subject site is within the Established Urban Area of the Comprehensive Plan. The request furthers the following applicable policies of the Comprehensive Plan:
 - A. Policy II.B.5.d.: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, and recreational concern.

The request furthers Policy II.B.5.d. because the proposed Permissive C-2 uses will be located in an existing commercially zoned area. The West Bluff Shopping Center abuts the subject site to the north and is zoned SU-1 for C-2 Uses and the lots to the

north and east of the shopping center are zoned C-2. Existing residential uses east of the subject site are buffered by an existing charter school zoned SU-1 for IP Uses, and existing residential uses to the west of the subject site are buffered by Coors Blvd. The illustrative site development plan for subdivision indicates that the subject site will be directly accessed through the shopping center to the north and will not direct cut through traffic through the residential uses east of the subject site.

- B. Policy II.B.5.e.: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The request furthers Policy II.B.5.e. because the subject site is vacant and is contiguous to existing urban facilities and services such as the West Bluff Shopping Center to the north. The integrity of existing neighborhoods will be ensured because the subject site will be accessed via Corona Dr., Miami Rd. and Atrisco Dr. which do not provide any direct access to the nearest existing residential uses approximately 600 ft. east of the subject site.

- C. Policy II.B.5.i.: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The request furthers Policy II.B.5.i. because the proposed service uses will be located in an existing commercially zoned area near existing higher density residentially zoned lots to the east and west (i.e. - R-D, R-T, R-2). Residents near the subject site may choose to utilize the proposed household storage facilities. The subject site will be accessed via Corona Dr., Miami Rd. and Atrisco Dr. which do not provide any direct access to the nearest existing residential uses approximately 600 ft. east of the subject site. The future proposed development on the subject site may also buffer traffic noise emanating from Coors Blvd. onto residential uses east of the subject site.

- D. Policy II.B.5.k.: Land adjacent to arterial streets shall be planned to minimize effects of traffic; livability and safety of established neighborhoods shall be protected in transportation planning and operation.

The request furthers Policy II.B.5.k. because the subject site is adjacent to Coors Blvd. which is a designated Regional Principal Arterial street and the proposed uses for the subject site will not have a negative effect on traffic along this roadway or on the surrounding area as evidenced by the Traffic Impact Study Form which states that a traffic impact study was completed in 2007 and the threshold requiring an updated traffic study was not met. Additionally, The subject site will be accessed via Corona Dr., Miami Rd. and Atrisco Dr. which do not provide any direct access to the nearest existing residential uses approximately 600 ft. east of the subject site.

- E. Policy II.B.4.a.: Noise considerations shall be integrated into the planning process so that future noise/land use conflicts are prevented.

The request furthers Policy II.B.4.a. because noise considerations have been integrated into the planning process via a portion of the proposed household storage uses being located indoors. The proposed use will also be located within an existing commercially zoned area preventing any substantial noise/land use conflicts.

- F. II.D.6. Economic Development: The goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.
- G. Policy II.D.6.b.: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.

The request furthers Policy II.D.6.b. because the requested zone change will allow the subject site to be developed with service uses in an existing commercially zoned area by an out of state business enterprise.

15. The request partially furthers the following applicable policies of the Comprehensive Plan:

- A. Policy II.C.8.a.: The natural and visual environment, particularly features unique to Albuquerque, shall be respected as a significant determinant in development decisions.

The request partially furthers Policy II.C.8.a. because while the subject site is located within an existing commercially zoned area and is not subject to the view preservation regulations of the Coors Corridor Plan, the illustrative site development plan for subdivision indicates that the applicant may propose a 40' high building on the subject site which would not be allowed per the current underlying O-1 zoning or the proposed C-2 zoning which limits building height to 26' unless the applicant can demonstrate that they can meet the angle plane requirements of the Zoning Code that allows for additional building height. It is unclear to staff at this time what impacts a 40' high building would have on views west of the subject site.

16. The request does not further the following applicable policies of the Comprehensive Plan:

- A. Policy II.D.8.c.: Development's negative effects upon individuals and neighborhoods shall be minimized.

The request does not further Policy II.D.8.c. because the applicant has not demonstrated what the negative effect that the proposed zone change will have on individuals and neighborhoods, nor how the negative effect will be minimized per a change of land uses or the per design via the site plan for subdivision submitted with the zone change request.

17. The request furthers the following applicable portions of policies of the West Side Strategic Plan:

- A. B.1. Neighborhoods and Clusters

WSSP Policy 1.3: Strip commercial development shall not be approved on the West Side. Commercial development shall occur in concentrated clustered areas rather than new strip developments. Zone changes to commercial, industrial, or office uses for areas outside the centers are strongly discouraged, in order to reinforce the Neighborhood and Community Centers. Changes of commercial and office zoning outside the centers to residential use is encouraged except where area schools are at or over design capacity. In cases where schools are at or over design capacity, zone changes from non-residential to residential uses should be denied unless the applicant demonstrates that the proposed development will create no net expense in enrollment for area schools. This policy is meant to impact the design and layout of commercial areas and their connections to adjacent development and to encourage clustering of commercial and office uses in activity centers. It is not intended to rezone allowed commercial uses.

The request furthers the following portions of WSSP Policy 1.3 because approval of the request would result in commercial development in a concentrated cluster area, would not result in strip commercial development, but is not located within a designated Neighborhood or Community Center. Albuquerque Public Schools submitted agency comments stating that the proposed zone change will have no adverse effects to the APS district.

18. The request partially furthers the following applicable policies of the West Side Strategic Plan:

- A. WSSP Policy 3.25: Proposals for new development and re-zonings in this area should be carefully analyzed to avoid negative impacts on the National Monument and other surroundings properties. Review of proposed projects should consider the design and site layout implications of any new development on surrounding properties.

The request partially furthers WSSP Policy 3.25 because it is not located near the National Monument, and the proposed commercial uses on the subject site are located within an existing commercially zoned area. However, while the design and site layout of the proposed site development plan for subdivision shows adequate setbacks and floor area ratio, the applicant may propose a 40' high building on the subject site which would not be allowed per the current underlying O-1 zoning or the proposed C-2 zoning which limits building height to 26' unless the applicant can demonstrate that they can meet the angle plane requirements of the Zoning Code that allows for additional building height.

19. The request furthers the following applicable policies of the Coors Corridor Plan:

- A. CCP Issue 3 - Land Use and Intensity of Development

Policy 5, Development Intensity: Intensity of development shall be compatible with the roadway function, existing zoning or recommended land use, environmental concerns, and design guidelines.

The request furthers CCP Issue 3, Policy 5 because the intensity of development that would result from the requested uses will be compatible with the existing roadway function of Miami Rd. and Atrisco Dr. as evidenced by the Traffic Impact Study Form which states that a traffic impact study was completed in 2007 and the threshold requiring an updated traffic study was not met. Additionally, the requested commercial uses will be compatible with the existing commercial uses within the West Bluff Shopping Center to the north.

20. The applicant has justified the zone change request pursuant to R-270-1980 as follows:
- A. Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers a preponderance of applicable Goals and policies from the Comprehensive Plan and other applicable plans, which the applicant has demonstrated with response to Section C.
 - B. The requested zone change will maintain the existing SU-1 Special Use designation and any development on the subject site will be subject to an EPC approved site development plan for building permit at a public hearing. Additionally, the proposed C-2 permissive uses will be located within an existing commercially zoned area. Therefore, stability of land use will be achieved.
 - C. Refer to Findings 12 – 17 above.
 - D. The Mid-Region Council of Government (MRCOG) Future Growth Pattern projections indicate that Bernalillo County as a whole is expected to grow by over 300,000 people by 2040 and this growth will be accommodated by one of three ways 1) aging neighborhoods will be repopulated with new residents and families, 2) infill and redevelopment opportunities will be seized on vacant parcels or through repurposing and/or demolishing existing buildings and 3) new growth will occur in master planned subdivisions and, to a lesser degree, low density development on land adjacent to populated areas (<http://www.mrcog-nm.gov/region-a-people/regional-forecast>). The MRCOG projections also indicate that the urban core of the metropolitan area will continue to decline in its overall share of population as the vast amount of new development occurs in areas with greater land availability. In addition to these projections, the applicant has shown that more storage facilities and moving services will more than likely be needed in light of recent single-family and multi-family developments on Albuquerque's west side. Therefore, development of an indoor / outdoor storage facility that also offers moving services on the subject site will fulfill a demonstrated public need for existing residents and future projected Albuquerque population growth.
 - E. Additional permissive C-2 uses of the Zoning Code include but not limited to items such as a clinic, institutions, offices, public utility structures, radio or television studio, outdoor circus or carnival operation, and drive-in restaurants. The permissive uses of the C-2 zone will not be harmful to adjacent property because adjacent zoning includes lots zoned SU-1 for C-2, C-2, and SU-1 for IP Uses. The permissive uses of the C-2 zone

- will also not be harmful to the neighborhood or the community because the set of uses that are intended to provide suitable sites for neighborhood oriented service and commercial activities.
- F. The request will not require major or un-programmed capital expenditures by the city.
 - G. The cost of land or other economic considerations are not the determining factor for the request. The determining factor for the change of zone is to fulfill a public need for storage and moving services for residents of the west side.
 - H. The requested zoning is for commercial zoning and the subject site is located adjacent to Coors Blvd. however, the subject site's adjacent to a major street is not being utilized to justify the zone change request. Additionally, the site does not have direct access from Coors Blvd.
 - I. The SU-1 zone creates a spot zone by definition; however, the applicant has demonstrated in the response to Section C that the proposed change furthers a preponderance of applicable Comprehensive Plan and other applicable city plan goals and policies. The zoning to the north and east of the subject site is also zoned SU-1 Special Use.
 - J. The request will not result in strip zoning because the subject site is not a strip of land along a street.
21. The West Bluff Neighborhood Association, S.R. Marmon Neighborhood Association, Los Volcanes Neighborhood Association, West Mesa Neighborhood Association, Vista Magnifica Neighborhood Association, South Valley Coalition of Neighborhood Associations, South West Alliance of Neighbors (SWAN), and Westside Coalition of Neighborhood Associations were all notified of this request, as well as property owners within 100 ft. of the subject site.
22. The Office of Neighborhood Coordination recommended this case for a facilitated meeting. A facilitated meeting occurred on Tuesday June 28, 2016. The specific issues raised by neighborhood association representatives focused on the EPC administrative process, proposed uses (whether additional storage facilities would meet a community need), traffic impacts and visual impacts on adjacent areas.
23. There is known neighborhood opposition to this request.

RECOMMENDATION - 16EPC-40027 – July 14, 2016

APPROVAL of 16EPC-40027, a request for a Sector Development Plan Map Amendment from SU-1 for O-1 / PRD to SU-1 for Permissive C-2 Uses Excluding Residential Uses for Lots 303, 304, 305, 306, Town of Atrisco Grant, Unit 8, based on the preceding Findings and subject to the following Conditions of Approval.

**CONDITIONS OF APPROVAL – 16EPC-40027 – July 14, 2016 – SECTOR DEVELOPMENT
PLAN MAP AMENDMENT**

1. The zone 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.
2. A replat of the subject site is required at the Development Review Board (DRB). 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.



Vicente M. Quevedo
Planner

Notice of Decision cc list:

Kimberlee Tolon McCandless, 3208 Vista Grande Dr. NW, Albuquerque, NM 87120
Patrisha Dyea, 5012 Bridges Ave. NW, Albuquerque, NM 87120
Em Ward, P.O. Box 7434, Albuquerque, NM 87194
Michelle L. Luna, 7008 Porlamar Rd. NW, Albuquerque, NM 87120
Ted Trujillo, 6601 Honeylocust Ave. NW, Albuquerque, NM 87121
Doug Cooper, 6800 Silkwood NW, Albuquerque, NM 87121
Louis Tafoya, 6411 Avalon Rd. NW, Albuquerque, NM 87105
Steven Budenski, 5732 La Anita Ave. NW, Albuquerque, NM 87105
Michael Wilmesherr, 1709 Calle Del Vista NW, Albuquerque, NM 87105
Ruth Rivera, 1640 Corte Del Sol NW, Albuquerque, NM 87105
Rod Mahoney, 1838 Sadora Rd. SW, Albuquerque, NM 87105
Marcia Fernandez, 2401 Violet SW, Albuquerque, NM 87105
Johnny Pena, 6525 Sunset Gardens SW, Albuquerque, NM 87105
Jerry Gallegos, 417 65th St. NW, Albuquerque, NM 87121
Harry Hendriksen, 10592 Rio Del Sole Ct. NW, Albuquerque, NM 87114
Rene Horvath, 5515 Palomino Dr. NW, Albuquerque, NM 87120

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

No comments received.

Office of Neighborhood Coordination

West Bluff NA (R)

S.R. Marmon NA (R)

Los Volcanes NA (R)

West Mesa NA (R)

Vista Magnifica NA (R)

South Valley Coalition of NA's

South West Alliance of Neighbors (SWAN)

Westside Coalition of NA's

6/6/16 – Proof provided in packet that Agent/Applicant did contact ONC for their Inquiry Letter on 5/31/16 – siw

6/6/16 – Proof provided in packet that Agent/Applicant did send out certified mail to the NA's on 6/2/16 - siw

6/7/16 – Recommended for Facilitation – siw

6/10/16 – Assigned to Philip Crump - th

Long Range Planning

Two questions, per the Zoning Code's intent for §14-16-2-22 SU-1 Special Use Zone:

- Which of the uses proposed are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons?
- How is the appropriateness of the proposed uses to this specific location partly or entirely dependent on the character of the site design?

Metropolitan Redevelopment Agency

No comments received.

CITY ENGINEER

No comments received.

NM DOT

No comments received.

Hydrology Development

No comments received.

DEPARTMENT of MUNICIPAL DEVELOPMENT

No comments received.

WATER UTILITY AUTHORITY

Utility Services

1. 16EPC-40027 Zone Map Amendment
 - a. Once service is desired, request an availability statement. Request shall include fire marshal requirements.
 - b. Development is inside of the Adopted Service Area so a development agreement is not required.

ENVIRONMENTAL HEALTH DEPARTMENT

No comments received.

PARKS AND RECREATION

Planning and Design

Reviewed. No objection to zone change request but wish to make the following informational comment:

The I-40/Coors Multi-Use Trail is adjacent to the proposed project. At time of Site Plan for Building Permit, the Parks and Recreation Department requests coordination to assure that truck/vehicle traffic and trail user potential conflicts at access points are addressed in the design phase

Open Space Division

No comments received.

City Forester

No comments received.

POLICE DEPARTMENT/Planning

No comments received.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Reviewed, no adverse comments.

FIRE DEPARTMENT/Planning

No comments received.

TRANSIT DEPARTMENT

Reviewed, no adverse comments.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

No comments received.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no adverse comments.

ALBUQUERQUE PUBLIC SCHOOLS

Reviewed, this will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

Mid-Region Metropolitan Planning Organization does not have adverse comments to the zone change allowing for warehousing and storage, but has bike/ped safety concerns pertaining to this segment of Atrisco Drive NW. Atrisco Dr. connects the I-40 Trail to an important bike overpass, which crosses I-40 and ties into Atrisco Dr. to the south of the interstate (see image below). The I-40 trail crosses the Rio Grande at the Gail Ryba Bridge and later connects to the Bosque Trail. Both the I-40 Trail and the Bosque Trail are part of MRMPO's network of bikeways identified as making regional connections.

While there is a multi-use trail paralleling Atrisco Dr., cyclists often choose to use the Atrisco Dr. roadway for a more direct route (shown below in purple). MRMPO recommends improving the bicycle infrastructure with signs and street markings that will alert drivers to expect bicyclists in the area particularly since this short segment of Atrisco Dr. provides important non-motorized connections.

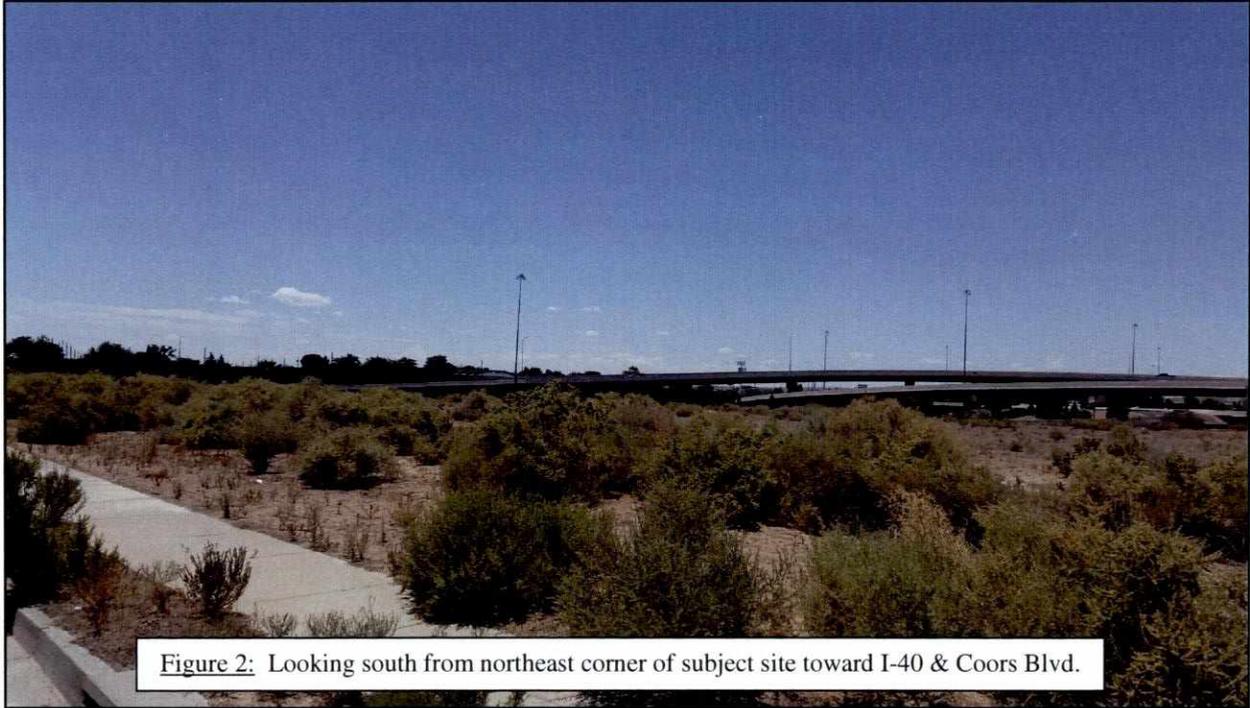
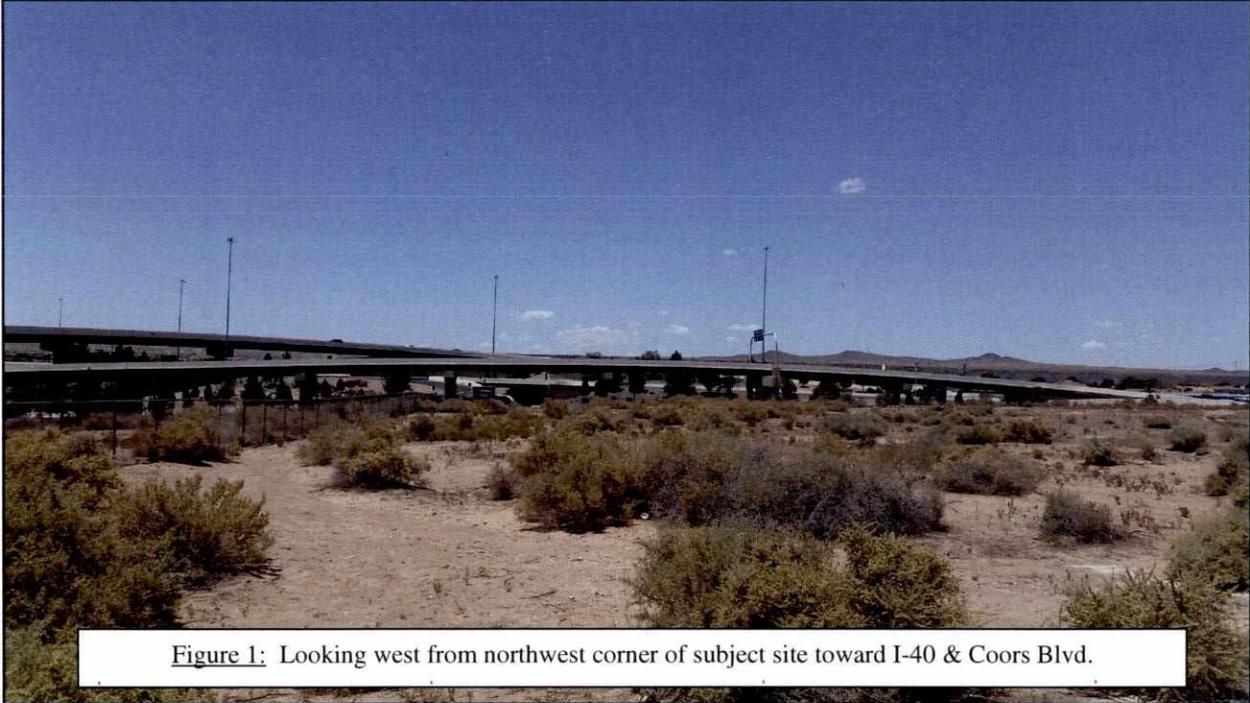
MIDDLE RIO GRANDE CONSERVANCY DISTRICT

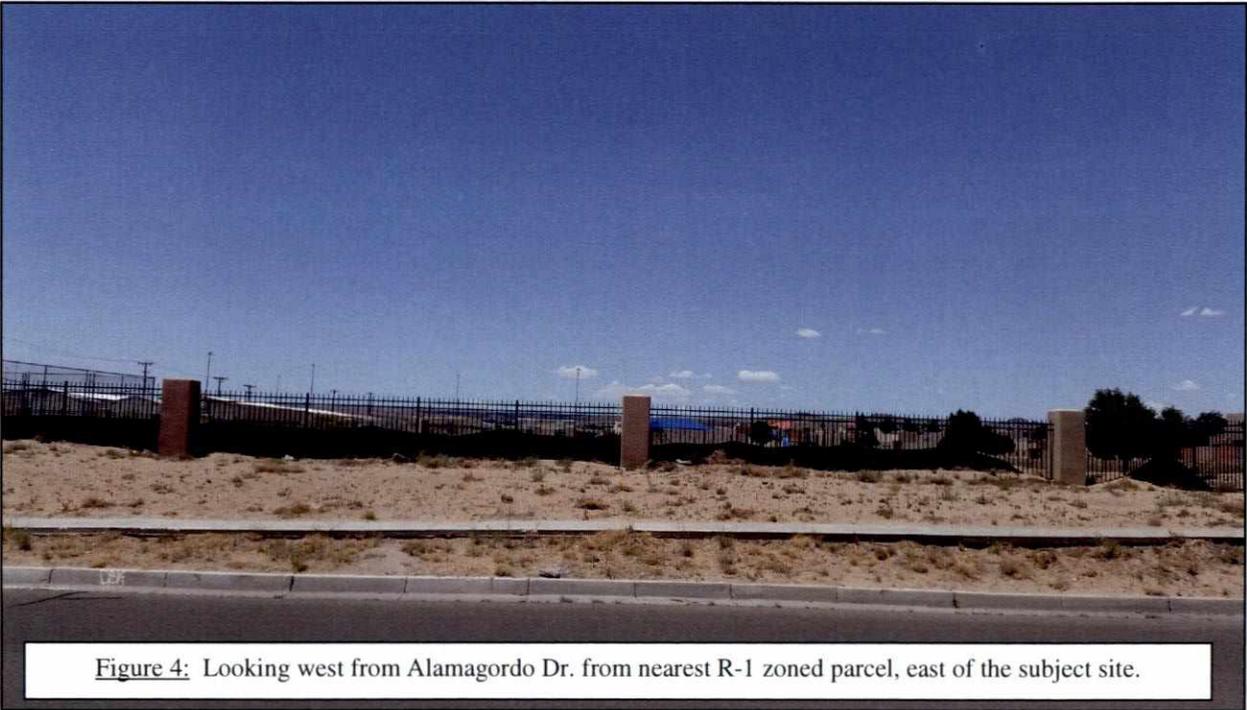
No comments received.

PUBLIC SERVICE COMPANY OF NEW MEXICO

Conditions for Approval for Project #1002717 Zone Change (Atrisco Drive NW between Coors and I-40) 16EPC-40027

There are existing electric distribution facilities adjacent to the subject property. PNM has no further comments at this time based on information provided to date.





R-270-1980

Policies for Zone Map Change Applications

The following policies for deciding zone map change applications pursuant to the Comprehensive City Zoning Code are hereby adopted:

(A) A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.

(B) Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made.

(C) A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments there, to, including privately developed area plans which have been adopted by the city.

(D) The applicant must demonstrate that the existing zoning is inappropriate because:

- (1) There was an error when the existing zone map pattern was created; or
- (2) Changed neighborhood or community conditions justify the change; or
- (3) A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.

(E) A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.

(F) A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:

- (1) Denied due to lack of capital funds; or
- (2) Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

(G) The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

(H) Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.

(I) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

(1) The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or

(2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

(J) A zone change request which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." Strip commercial zoning will be approved only where:

(1) The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and

(2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

(Res. 270-1980, approved 12-30-80)

HISTORY



City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: November 16, 2007

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project# 1002717***
07EPC-40061 SITE DEVELOPMENT -
SUBDIVISION
07EPC-40062 SITE DEVELOPMENT -
BUILDG PRMT

West Bluff Center LLC
6211 San Mateo Blvd. NE, Suite 130
Albuq. NM 87109

LEGAL DESCRIPTION: for all or a portion of Tracts 303, 304, 305, & 306, Unit 8, TOWN OF ATRISCO GRANT zoned SU-1 FOR O-1 and Warehousing and Wholesaling located on ATRISCO DR NW BETWEEN MIAMI RD NW AND I-40 containing approximately 5.4 acres. (H-11) Carol Toffaleti, Staff Planner

On November 15, 2007 the Environmental Planning Commission voted to approve Project 1002717/ 07EPC 40061, a Site Development Plan for Subdivision, for all or a portion of Tracts 303, 304, 305, 306, Unit 8, Town of Atrisco Grant, zoned SU-1 for O-1, Warehousing and Wholesaling, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. The request is for a site development plan for subdivision for a site of approximately 5.4 acres located on Atrisco Rd. NW, between Miami Rd. NW and I-40, zoned SU-1 for O-1, Warehouse & Wholesaling. The applicant proposes to subdivide the land into 5 tracts and build 5 office/warehouse flex buildings with a total square footage of 58,600 sf.
2. The request is accompanied by a site development plan for building permit (07EPC-40062).
3. The request satisfies Condition #2 of approval for the rezoning of the subject site (#1002717, 06EPC-01585, 12/21/2006).

4. Per the City's Zoning Code Enforcement, the EPC does not have discretion to approve a site development plan for a site zoned SU-1 that conflicts with applicable regulations in the Coors Corridor plan, because the plan established a Design Overlay Zone. This has implications for the proposal with regard to landscaped buffers, the design of refuse enclosures, area lighting and signage.
5. A Certificate of No Effect pursuant to F/S O-07-72, the Albuquerque Archaeological Ordinance, has been submitted by email.
6. An update of the previous Traffic Impact Study (September 2001) for the site has been submitted and reviewed by Transportation Staff, which concludes that the proposed development would have no significant adverse effect on the adjacent transportation system.
7. The subject site is in the Established Urban area of the Comprehensive Plan (CP) and within the West Side Strategic Plan (WSSP) and the Coors Corridor Plan (CCP) areas.
8. The request furthers the following goals and policies of the Comprehensive Plan, West Side Strategic Plan and Coors Corridor Plan:
 - a. The Goal for the Established Urban area, CP Policies II.B.5.1, II.B.5.m., CCP Policies 4.a.1, and 4.b.10, because the proposed site, architecture and landscape design will create a visually pleasing environment.
 - b. CP Policy II.B.5.e, because the proposed development is on vacant land contiguous to existing urban facilities and services.
 - c. The Transportation and Transit Goal in the CP, WSSP Policies 4.6 (Commercial Development guidelines), 4.10, 6.25, and CCP 4.b.7, because the proposal represents an efficient placement of employment uses, has convenient access to the pedestrian and bike trail network, is within walking distance of three transit routes and includes good internal pedestrian connections.
 - d. The Economic Development Goal and CP Policy II.C.6.a, and Goal 12, Objectives 1 and 8, Policy 1.1 in the WSSP, because the proposal accommodates new employment and business opportunities on a site zoned for that purpose, that help redress the job-housing imbalance on the West Side.
 - e. The Energy Management Goal and CP II.D.3.a, because the architecture includes passive solar measures that provide shade, reduce solar gain and thereby mitigate the heat island effect of the development.
 - f. The Developed Landscape Goal and CP Policy II.C.8d, and WSSP Policy 4.6 (Vegetation), because the landscape plan includes some native species and will improve the aesthetic quality of the urban landscape.

9. Property-owners within 100' of the site and the affected Neighborhood Associations, S.R. Marmon NA, Los Volcanes NA, Vista Magnifica Assn., West Bluff NA, Westside Merchants Assn. and West Mesa NA, were notified of the request. A facilitated meeting was held on Nov. 1, 2007. Attendees' primary concerns were about traffic congestion and speeding in the area. No objections to the site development plan have been received.
10. The proposed building mounted signage is in conflict with the Coors Corridor Plan. However due to the uniqueness of this property, including its separation from Coors Boulevard itself from arterial and collector streets and its decreased visibility then the requested center signage integrated with the building architecture is appropriate for this site. This only applies to signs mounted on the parapet extension screening the mechanical units.

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. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:
Conditions of approval for the proposed Site Development Plan for Subdivision and Site Development Plan for Building Permit shall include:
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).

- c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
 - d. Internal drive aisles to be 24' wide.
 - e. Delete end parking spaces at site drives, adjacent to Atrisco, that are within the skew of the site drives, to provide for a full 25' throat length.
 - f. Site plan shall comply and be designed per DPM Standards.
 - g. Platting must be a concurrent DRB action.
4. The landscaped buffer along the west boundary of the site shall be increased to 15' to comply with the Coors Corridor Plan.
 5. A note shall be added stating that a change to the balance of office/warehouse uses, and to the corresponding off-street parking provision, indicated on the site development plan will require an administrative amendment or EPC approval, at the Planning Director's discretion.
 6. In Note 3, insert "/or" after "below parapet height and", to reflect the use of screens extending above parapet height on the building elevations.
 7. The site development plan for subdivision shall be consistent with the accompanying site development plan for building permit.

On November 15, 2007 the Environmental Planning Commission voted to approve Project 1002717/07EPC 40062, a Site Development Plan for Building Permit, for all or a portion of Tracts 303, 304, 305, 306, Unit 8, Town of Atrisco Grant, zoned SU-1 for O-1, Warehousing and Wholesaling based on the preceding Findings and subject to the following Conditions of Approval.

FINDINGS:

1. The request is for a site development plan for building permit for a site of approximately 5.4 acres located on Atrisco Rd. NW, between Miami Rd. NW and I-40, zoned SU-1 for O-1, Warehouse & Wholesaling. The applicant proposes to subdivide the land into 5 tracts and build 5 office/warehouse flex buildings with a total square footage of 58,600 sf.
2. The request is accompanied by a site development plan for subdivision (07EPC-40061).
3. The request satisfies Condition #2 of approval for the rezoning of the subject site (#1002717, 06EPC-01585, 12/21/2006).

4. Per the City's Zoning Code Enforcement Services, the EPC does not have discretion to approve or amend a site development plan for a site zoned SU-1 that conflicts with applicable regulations in the Coors Corridor plan, because the plan established a Design Overlay Zone. This has implications for the proposal with regard to landscaped buffers, the design of refuse enclosures, area lighting and signage.
5. A Certificate of No Effect pursuant to F/S O-07-72, the Albuquerque Archaeological Ordinance, has been submitted by email.
6. An update of the previous Traffic Impact Study (September 2001) for the site has been submitted and reviewed by Transportation Staff, which concludes that the proposed development would have no significant adverse effect on the adjacent transportation system.
7. The subject site is in the Established Urban area of the Comprehensive Plan (CP) and within the West Side Strategic Plan (WSSP) and the Coors Corridor Plan (CCP) areas.
8. The request furthers the following goals and policies of the Comprehensive Plan, West Side Strategic Plan and Coors Corridor Plan:
 - a. The Goal for the Established Urban area, CP Policies II.B.5.1, II.B.5.m., CCP Policies 4.a.1, and 4.b.10, because the proposed site, architecture and landscape design will create a visually pleasing environment.
 - b. CP Policy II.B.5.e, because the proposed development is on vacant land contiguous to existing urban facilities and services.
 - c. The Transportation and Transit Goal in the CP, WSSP Policies 4.6 (Commercial Development guidelines), 4.10, 6.25, and CCP 4.b.7, because the proposal represents an efficient placement of employment uses, has convenient access to the pedestrian and bike trail network, is within walking distance of three transit routes and includes good internal pedestrian connections.
 - d. The Economic Development Goal and CP Policy II.C.6.a, and Goal 12, Objectives 1 and 8, Policy 1.1 in the WSSP, because the proposal accommodates new employment and business opportunities on a site zoned for that purpose, that help redress the job-housing imbalance on the West Side.
 - e. The Energy Management Goal and CP II.D.3.a, because the architecture includes passive solar measures that provide shade, reduce solar gain and thereby mitigate the heat island effect of the development.
 - f. The Developed Landscape Goal and CP Policy II.C.8d, and WSSP Policy 4.6 (Vegetation), because the landscape plan includes some native species and will improve the aesthetic quality of the urban landscape.

9. Property-owners within 100' of the site and the affected Neighborhood Associations, S.R. Marmon NA, Los Volcanes NA, Vista Magnifica Assn., West Bluff NA, Westside Merchants Assn. and West Mesa NA, were notified of the request. A facilitated meeting was held on Nov. 1, 2007. Attendees' primary concerns were about traffic congestion and speeding in the area. No objections to the site development plan have been received.
10. The proposed building mounted signage is in conflict with the Coors Corridor Plan. However due to the uniqueness of this property, including its separation from Coors Boulevard itself from arterial and collector streets and its decreased visibility then the requested center signage integrated with the building architecture is appropriate for this site. This only applies to signs mounted on the parapet extension screening the mechanical units.

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. The applicant shall incorporate appropriate measures to support the Water Management Goal, Section II.D.2 of the Comprehensive Plan, such as directing some stormwater runoff from parking lots and roofs to landscaped areas.
4. Approval of any future amendment of the site development plan for building permit shall be by the EPC or handled administratively, at the Planning Director's discretion, per Section 14-16-2-22 (A)(6) of the Zoning Code. Off-street parking provision for the uses implemented on the site shall continue to satisfy requirements of Section 14-16-3-1 of the Zoning Code.
5. The site development plan shall indicate the maximum and minimum car parking spaces that will be provided on each tract, based on the maximum and minimum proportions of warehouse use on each tract.
6. A 15' landscaped buffer shall be provided on the west boundary of the site to comply with the Coors Corridor Plan.

7. In Note 3, insert “/or” after “below parapet height and”, to reflect the use of screens extending above parapet height on the building elevations.
8. Pedestrian connections shall comply with Section 14-16-3-1 (H) of the Zoning Code.
9. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:
Conditions of approval for the proposed Site Development Plan for Subdivision and Site Development Plan for Building Permit shall include:
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
 - d. Internal drive aisles to be 24’ wide.
 - e. Delete end parking spaces at site drives, adjacent to Atrisco, that are within the skew of the site drives, to provide for a full 25’ throat length.
 - f. Site plan shall comply and be designed per DPM Standards.
 - g. Platting must be a concurrent DRB action.
10. A recycle area shall be added to each tract and the refuse enclosures on tracts A & E shall be re-angled to comply with the City’s Solid Waste Management Department requirements. The design of refuse and recycling enclosures shall match the screen walls in the development and elevations shall be included in the site development plan.
11. The bicycle racks shall be located so that, when in use, they maintain a 6’ clear pedestrian path to building entrances and public sidewalks.
12. The design of screen walls shall be compatible with the building architecture and comply with Section 14-16-3-19 (B) of the Zoning Code. The wall on the west boundary of the site shall be setback at least 4’ from the property line to accommodate landscaping on both sides of the wall.
13. The lightpole and refuse enclosure details on Sheet 7 shall be deleted.
14. The total height of lightpoles shall be reduced to 20’ to comply with Policy 4.b.9 and corresponding design regulations in the Coors Corridor Plan.

OFFICIAL NOTICE OF DECISION
NOVEMBER 15, 2007
PROJECT #1002717
PAGE 8 OF 9

15. The dimensions of all parking spaces shall meet requirements of the Zoning Code (Sections 14-16-1-5 and 14-16-3-1 (F)).
16. An additional patio area shall be located near Building A pursuant to Section 14-16-3-18 (D)(3) of the Zoning Code.
17. Building elevations shall indicate the common colors of materials.
18. The total number of signs shall not exceed 4 per tract OR the total number of items shall not exceed 40 per tract, with items defined per Policy 4.d.1 of the Coors Corridor plan. In other respects, signage shall comply with Sections 14-16-3-5 (B) General Sign Regulations. Signage located on mechanical unit screening shall be limited to center name and prohibit tenant signage.
19. The following changes shall be made to the Landscape Plan:
 - a. The landscape design shall reflect revisions to the site development plan.
 - b. Planting beds shall be 36 square feet minimum per Section 14-16-3-10 of the Zoning Code.
 - c. Complete irrigation specifications shall be provided, including five 1 gph. emitters per tree or equal and separate irrigation zones for trees and shrubs.
 - d. Provide description of backfill material.
 - e. The location and species of trees shall be amended to: reduce the proportion of high allergen species (ash); ensure that shade trees are distributed evenly in parking areas; and eliminate trees immediately adjacent to building walls.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **NOVEMBER 30, 2007** IN THE MANNER DESCRIBED BELOW. 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.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

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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 MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

Richard Dineen
Planning Director

RD/CT/ac

cc: Tierra West LLC, 5571 Midway Park Pl. NE, Albuquerque, NM 87109
Deaun Lewis, SR Marmon NA, 6400 Sunny Day Ct. NW, Albuquerque, NM 87120
Annette Gonzales, SR Marmon NA, 2323 Big Pine Dr. NW, Albuquerque, NM 87120
Max Garcia, Los Volcanes NA, 6619 Honeylocust Ave. NW, Albuquerque, NM 87121
Ben Sandoval, Los Volcanes NA, 6516 Honeylocust Ave. NW, Albuquerque, NM 87121
Van Barber, Westside Merchants Assoc., 5201 Central NW, Albuquerque, NM 87105
Miguel Maestas, Westside Merchants Assoc., 6013 Sunset Gardens SW, Albuquerque, NM 87121
John Landman, West Bluff NA, 2236 Ana Ct. NW, Albuquerque, NM 87120
Dr. Joe Valles, West Bluff Na, 5020 Grande Vista Ct. NW, Albuquerque, NM 87120
Louis Tafoya, West Mesa NA, 6411 Avalon Rd. NW, Albuquerque, NM 87105
Bennie Matlock, West Mesa NA, 837 Loma Hermosa NW, Albuquerque, NM 87105
Michael DeHoney, Vista Magnifica Assoc., 1525 Calle del Vista NW, Albuquerque, NM 87105
Dolores Garcia, Vista Magnifica Assoc., 1663 Corte del Sol NW, Albuquerque, NM 87105

ZONING

Refer to Section 14-16-2-17 of the Comprehensive Zoning Code for specifics regarding the C-2 (Community Commercial Zone). Refer to Section 14-16-2-22 of the Comprehensive Zoning Code for specifics regarding the SU-1 (Special Use Zone). Refer to Section 14-16-2-22(B)(25)(a)-(d) of the Comprehensive Zoning Code for specifics regarding the PRD (Planned Residential Development Zone)

APPLICATION INFORMATION



Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- V** Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P** Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- D** Street Name Change (Local & Collector)
- L A** **APEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): CONSENSUS PLANNING PHONE: 505-764-4801
 ADDRESS: 302 8th St FAX: ---
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com
 APPLICANT: AMERCO Real Estate Company PHONE: ---
 ADDRESS: 2727 N. CENTRAL AVE. FAX: ---
 CITY: PHOENIX STATE AZ ZIP 85004 E-MAIL: carlosvizarra@ahul.com

Proprietary interest in site: DEVELOPER List all owners: _____

DESCRIPTION OF REQUEST: ZMA FROM SU-1 FOR 0-1 + PRD to SU-1 for 0-1 and WAREHOUSING, WHOLESALE, AND STORAGE.

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. 303, 304, 305, 306 Block: --- Unit: 8
 Subdiv/Addn/TBKA: TOWN OF ATRADO GRANT
 Existing Zoning: SU-1 for 0-1 + PRD Proposed zoning: SU-1 for 0-1 + WAREHOUSING, WHOLESALE, AND STORAGE MRGCD Map No _____
 Zone Atlas page(s): H-11 UPC Code: 101105922524031701, 101105423923631702, 101105425823031703, 101105427120431704

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1002717

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 4 No. of proposed lots: 1 Total site area (acres): 5.4
 LOCATION OF PROPERTY BY STREETS: On or Near: ATRADO DRIVE NW
 Between: CUNAS BLVD and INTERSTATE 40
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE [Signature] DATE June 2, 2016
 (Print Name) James K. Strozier, AICP Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>16EPC - 40027</u>	<u>AZU</u>	---	<u>\$ 55.00</u>
<input checked="" type="checkbox"/> All fees have been collected	---	<u>ADV</u>	---	<u>\$ 75.00</u>
<input type="checkbox"/> All case #s are assigned	---	<u>CME</u>	---	<u>\$ 50.00</u>
<input type="checkbox"/> AGIS copy has been sent	---	---	---	\$ ---
<input type="checkbox"/> Case history #s are listed	---	---	---	\$ ---
<input type="checkbox"/> Site is within 1000ft of a landfill	---	---	---	\$ ---
<input type="checkbox"/> F.H.D.P. density bonus	---	---	---	\$ ---
<input type="checkbox"/> F.H.D.P. fee rebate	---	---	---	\$ ---
	Hearing date <u>July 14, 2016</u>			Total <u>\$ 640.00</u>

Staff signature & Date [Signature] 6-2-16 Project # 1002717

FORM Z: ZONE CODE TEXT & MAP AMENDMENTS, PLAN APPROVALS & AMENDMENTS

ANNEXATION (EPC08)

- Application for zone map amendment including those submittal requirements (see below).
Annexation and establishment of zoning must be applied for simultaneously.
 - Petition for Annexation Form and necessary attachments
 - Zone Atlas map with the entire property(ies) clearly outlined and indicated
NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
 - Letter describing, explaining, and justifying the request
NOTE: Justifications must adhere to the policies contained in "Resolution 54-1990"
 - Letter of authorization from the property owner if application is submitted by an agent
 - Board of County Commissioners (BCC) Notice of Decision
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
 - Sign Posting Agreement form
 - Traffic Impact Study (TIS) form
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

- SDP PHASE I - DRB CONCEPTUAL PLAN REVIEW (DRBPH1)** (Unadvertised)
- SDP PHASE II - EPC FINAL REVIEW & APPROVAL (EPC14)** (Public Hearing)
- SDP PHASE II - DRB FINAL SIGN-OFF (DRBPH2)** (Unadvertised)

- Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
 - Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
 - Zone Atlas map with the entire plan area clearly outlined and indicated
 - Letter describing, explaining, and justifying the request
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for EPC public hearing only)
 - Traffic Impact Study (TIS) form (for EPC public hearing only)
 - Fee for EPC final approval only (see schedule)
 - List any original and/or related file numbers on the cover application
- Refer to the schedules for the dates, times and places of DRB and EPC hearings.* Your attendance is required.

AMENDMENT TO ZONE MAP - ESTABLISHMENT OF ZONING OR ZONE CHANGE (EPC05)

- Zone Atlas map with the entire property clearly outlined and indicated
 - Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980.
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
 - Sign Posting Agreement form
 - Traffic Impact Study (TIS) form
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

AMENDED TO SECTOR DEVELOPMENT MAP (EPC03)

AMENDMENT SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN (EPC04)

- Proposed Amendment referenced to the materials in the Plan being amended (text and/or map)
 - Plan to be amended with materials to be changed noted and marked
 - Zone Atlas map with the entire plan/amendment area clearly outlined
 - Letter of authorization from the property owner if application is submitted by an agent (map change only)
 - Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980 (Sector Plan map change only)
 - Letter briefly describing, explaining, and justifying the request
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for sector plans only)
 - Traffic Impact Study (TIS) form
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)

- Amendment referenced to the sections of the Zone Code/Subdivision Regulations being amended
 - Sections of the Zone Code/Subdivision Regulations to be amended with text to be changed noted and marked
 - Letter describing, explaining, and justifying the request
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

James K. Strozier, AICP
Applicant name (print)
[Signature] 6-2-2016
Applicant signature & Date



Revised: June 2011

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
16EPC - 40027

[Signature] 6-2-16
Staff signature & Date
Project # 1002717

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Consensus Planning DATE OF REQUEST: 5/31/16 ZONE ATLAS PAGE(S): H-11

CURRENT: ZONING SU-1 for O-1 and Warehousing and Wholesale LEGAL DESCRIPTION: LOT OR TRACT # 303-306 BLOCK # UNIT 8
PARCEL SIZE (AC/SQ. FT.) 5.4 ac SUBDIVISION NAME Town of Arteso Grant

REQUESTED CITY ACTION(S):
ANNEXATION [] SITE DEVELOPMENT PLAN:
ZONE CHANGE [X]: From CURRENT To SU-1 for O-1 and SUBDIVISION* [] AMENDMENT []
SECTOR, AREA, FAC, COMP PLAN [] Warehousing, Wholesale, and Storage BUILDING PERMIT [] ACCESS PERMIT []
AMENDMENT (Map/Text) [] BUILDING PURPOSES [] OTHER [X] ZMA
*includes platting actions

PROPOSED DEVELOPMENT: NO CONSTRUCTION/DEVELOPMENT [X] # OF UNITS: N/A
NEW CONSTRUCTION [] BUILDING SIZE: N/A (sq. ft.)
EXPANSION OF EXISTING DEVELOPMENT []

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE [Signature] DATE 5/31/16

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [X] BORDERLINE []

THRESHOLDS MET? YES [] NO [X] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [X]

Notes: ATIS was completed in 2007. A trip generation exhibit may be required at DRB.

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

[Signature] 5/31/16
TRAFFIC ENGINEER DATE

Required TIS must be completed prior to applying to the EPC and/or the DRB. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / / TRAFFIC ENGINEER _____ DATE _____
-FINALIZED / /

June 1, 2016

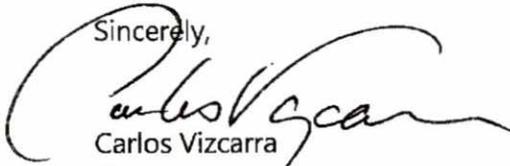
Ms. Karen Hudson, Chair
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

Chair Hudson,

I hereby authorize Consensus Planning to act as our agent for all matters related to the Zone Map Amendment application, processing, and representation before the EPC and DRB. This authorization shall include any future Site Development Plans through the City of Albuquerque approval process.

The property is legally described as Tract 303, 304, 305, and 306 of the Town of Atrisco Grant.

Sincerely,



Carlos Vizcarra
CarlosVizcarra@uhaul.com
AMERCO Real Estate Company
2727 N. Central Ave.
Phoenix AZ 85004



June 1, 2016

Ms. Karen Hudson, Chair
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

Chair Hudson,

As owners of the property legally described as Tract 303, 304, 305, and 306 of the Town of Atrisco Grant, I hereby authorize AMERCO Real Estate Company to act as applicant for all matters related to the Zone Map Amendment application and future Site Development Plans through the City of Albuquerque approval process.

Sincerely,

A handwritten signature in blue ink that reads 'Paul L. Silverman'. The signature is fluid and cursive, with the first name 'Paul' and last name 'Silverman' clearly legible.

Paul Silverman, Manager

West Bluff Center, LLC



June 30, 2016

Ms. Karen Hudson, Chair
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

Re: West Bluff Business Center Zone Map Amendment

Landscape Architecture
Urban Design
Planning Services

502 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Dear Chairman Hudson,

This is a request for a Zone Map Amendment for the property located at the northeast corner of Coors Boulevard and Interstate 40, south of the Wal-Mart Supercenter. The site is legally described as Tracts 303, 304, 305, and 306 of the Town of Atrisco Grant Subdivision. The site is approximately 5.4 acres and is currently zoned SU-1 for O-1 and PRD. The site is within the boundary of the West Bluff Neighborhood Association. The site is within the Coors Corridor Sector Development Plan and Westside Strategic Plan boundaries. The site lies adjacent to the I-40/Coors Boulevard Community Activity Center.

SITE AERIAL



SITE DESCRIPTION

The site is located in a highly developed area and is adjacent to two of the busiest thoroughfares in New Mexico. The 5.4-acre site is currently vacant and is highly underutilized. The site is not directly accessible from Coors Boulevard or Interstate 40, but is accessed from Ouray Road and through the Shopping Center (Corona Drive to Miami Drive to Atrisco Drive).

PRINCIPALS

James K. Strozic, AICP
Christopher J. Green, PL.A.
ASL.A., LEED AP
Jacqueline Fishman, AICP
Laure Eror, PL.A., ASL.A.

The site has gone through a number of approvals since 2006. In December 2006, the EPC voted to approve a sector plan map amendment from SU-1 for O-1 and PRD to SU-1 for O-1 and Warehousing and Wholesaling including sales and display rooms or building for wholesalers, distributors, warehouses, or manufactures (Project 1002717/06EPC-01585). In November 2007, the EPC voted



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to approve a Site Development Plan for Subdivision and Building Permit (Project 1002717/07EPC-40061). Neither of these requests were signed off by the Development Review Board, so both of these approvals have expired and are therefore null and void.

Surrounding Zoning and Land Use		
North	SU-1	Wal-Mart Supercenter
East	SU-1	Albuquerque Talent Development Academy, Christine Duncan Charter School
South	Interstate 25/R-1, R-T	Single-Family Residential
West	SU-1	Vacant and Coors/I-40 Interchange

ZONING



REQUEST

We would like to request a Zone Map Amendment from SU-1 for O-1 and PRD to SU-1 for C-2 Permissive Uses Excluding Residential Uses. The proposed zone change will allow for the development of an indoor and outdoor storage facility for household goods and moving services that will serve the storage demand and moving needs of residents on the west side. U-Haul is a national brand that has identified this site as an ideal location for storage and moving services. The facility will include indoor, climate controlled storage, outdoor mini storage, and outdoor parking for U-Haul vehicles. Indoor storage will be accessed through a secure door. The site can have direct access from Atrisco Drive and Miami Road.

Our goal is to get approval for the zone change before submitting for Site Plan approval. The applicant has indicated that they will go forward with the Site Plan for Building Permit once they receive approval for the zoning. They want to assure the zoning is in place before spending the time and resources to develop the Site Plan for Building Permit. Approval of the zoning with a condition for a future Site Plan is expressly permitted in the zoning code (See 14-16-2-22 (A) (1) of the City of Albuquerque Zoning Code).

U-Haul Moving and Storage offers a variety of services for moving and storage needs, including rental trucks, boxes, indoor and outdoor self-storage, and other



moving supplies. U-Haul would like to propose a 3-story building; the site design has not been finalized yet, but regulations within the Coors Corridor Plan will guide the site design. The facility will operate during the following hours: Mon-Thurs 7:00 AM to 7:00 PM, Fri 7:00 AM to 8:00 PM, Sat 7:00 AM to 7:00 PM, and Sun 9:00 AM to 5:00 PM.

JUSTIFICATION

- A. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.

Applicant's Response: *The proposed zone change is consistent with the health, safety, morals, and general welfare of the City. The request will allow for the development of a quality, indoor storage and moving facility that will provide for the needs of the surrounding community. U-Haul has found a need for storage and moving services not only in this part of the City, but throughout the Albuquerque metro. The subject property is site plan controlled, which will ensure the development's design is consistent with the health, safety, morals, and general welfare of the City, and furthers Policy d within the Developing and Established Urban Areas section of the City of Albuquerque Comprehensive Plan. The applicant wishes to submit a Site Plan for Building Permit after the zone change is approved. Proper site lighting will further promote safety throughout the facility. An on-site manager will monitor activity at the storage facility during business hours. U-Haul Moving and Storage facilities are typically open during normal business hours. Residents of the west side have expressed concern regarding the lack of services on the west side.*

The proposed development will provide needed services for residents who live west of the Rio Grande and further economic development efforts in this part of the City. The goal of the Economic Development section of the City's Comprehensive Plan strives to achieve a steady and diversified economy and this project furthers that goal by providing jobs and services on the west side.

- B. Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made.

Applicant's Response: *The proposed zone change does not negatively affect the stability of land use and zoning in the area. The zoning designation will remain SU-1 following this zone change. It will permit a use that generates far less traffic than a typical office and commercial use, which is consistent with many of the goals of the City's Comprehensive Plan and Westside Strategic Plan. The site has been vacant for several years under the current zoning, and this zone change will allow for infill development on the west side of the City. The site is surrounded on the north, east, and west sides by SU-1 zones. In addition, the City and*



surrounding neighborhoods have expressed concern over the current imbalance between jobs and housing on the west side. This request will eliminate housing as a permissive use on the subject property.

- C. A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments thereto, including privately developed area plans which have been adopted by the city.

Albuquerque/Bernalillo County Comprehensive Plan

5. Developing and Established Urban Areas

The Goal is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

Policy d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, and recreational concern.

Applicant's Response: *The proposed zone change will allow for a storage and moving services company that will provide for the needs of residents on the west side. Although located adjacent to both Coors Boulevard and Interstate 40, the site is directly accessed through the shopping center from Ouray Road. Although the site is not located adjacent to the neighborhood, the proposed development will act as a buffer between the heavily traveled Coors Boulevard and the West Bluff neighborhood by blocking vehicular noise. As a use, storage and moving services are not intensive. Most customers visit the storage units once to unload or load household goods and generally do not visit the storage unit otherwise. All other business associated with the moving services side of the company is conducted during business hours. The building design will be in keeping with the surrounding area, and will be significantly less intensive than the Wal-Mart and other retail uses in the area.*

Policy e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

Applicant's Response: *The site is an island of vacant land at the end of a vacant dead end street amongst very intense commercial and office development. The site can have access from Atrisco Drive and Miami Drive, which borders its eastern and northern edge. The site is not adjacent to any residential and will act as a buffer between them and Coors Boulevard. The proposed use is a low-impact use and will not create any adverse conditions for the community. The property will not have access through the West Bluff neighborhood.*



Policy i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

Applicant's Response: *As previously mentioned, the proposed use is a low-impact use that has low traffic and noise generation. Estimated trips generated from the site are 43 weekday trips and 55 weekend trips. The use is not adjacent to any neighborhoods, but will act as a buffer between Coors Boulevard and the nearby West Bluff neighborhood. The proposed U-Haul will operate during typical business hours and will not generate any traffic and noise after business hours. The site can be accessed via Atrisco Drive and Miami Drive and will not increase vehicular traffic through the West Bluff neighborhood. The development of this site will not create any adverse effects on the neighborhood, but will provide an important service for residents on the west side.*

Policy k: Land adjacent to arterial streets shall be planned to minimize effects of traffic; livability and safety of established neighborhoods shall be protected in transportation planning and operation.

Applicant's Response: *The proposed use will not have a noticeable effect on traffic in the area. The site can be accessed via Atrisco Drive and Miami Drive and will not directly affect the flow of traffic along Coors Boulevard (designated as a Regional Principal Arterial). Vehicles will not have the ability to access the site via the West Bluff neighborhood and therefore will protect the safety and livability of the established neighborhood. In addition, the City and surrounding neighborhoods have expressed concern over the current imbalance between jobs and housing on the west side. This request will eliminate housing as a permissive use on the subject property by rezoning it to a use that is more in line with the surrounding area.*

4. Noise

The Goal is to protect the public health and welfare and enhance the quality of life by reducing noise and by preventing new land use/noise conflicts.

Policy a: Noise considerations shall be integrated into the planning process so that future noise/land use conflicts are prevented.

Applicant's Response: *The proposed use produces an insignificant amount of noise. Neither the storage-related or moving activity will create noise conflicts. A majority of the storage-related activity will be conducted in a completed enclosed facility, and therefore eliminates much of the noise associated with traffic to and from the building. All other business associated with the moving services side of the company is conducted during business hours and will generally consist of vehicular traffic that will not produce noise conflicts with the neighborhood. The proposed building will act as a noise buffer between the heavily traveled Coors Boulevard and the existing neighborhood.*

8. Developed Landscape

The Goal is to maintain and improve the natural and the developed landscapes' quality.

Policy a: The natural and visual environment, particularly features unique to Albuquerque, shall be respected as a significant determinant in development decisions.

Applicant's Response: *The site is located within the boundaries of the Coors Corridor Plan, which outlines specific regulations related to the unique vistas from Coors Boulevard to the Sandia Mountains.*

6. Economic Development

The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

Policy b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.

Applicant's Response: *U-Haul Moving and Storage is a national brand that has identified the west side as an area of high demand for storage and moving services. U-Haul operates several Moving and Storage and Neighborhood Dealer establishments within the Albuquerque metro.*

8. Human Services

The Goal is to site human services facilities in locations that provide the greatest possible access to services, and to consider human rights and human service needs in development and redevelopment throughout the Plan area.

Policy c: Development's negative effects upon individuals and neighborhoods shall be minimized.

Applicant's Response: *The proposed zone change will allow for development that will positively affect individuals and neighborhoods. Development at the site will act as a noise buffer between Coors Boulevard and the West Bluff neighborhood, thus minimizing noise to the neighborhood. As previously mentioned, indoor storage and moving is a low-impact and low traffic generating use that will not increase noise or traffic to the nearby neighborhood. The west side is one of the fastest growing areas in Albuquerque and these residents (old and new) will need access to services that provide for their moving and storage needs.*

West Side Strategic Plan

B. 1. Neighborhoods and Clusters

Policy 1.3 – Strip commercial development shall not be approved on the West Side. Commercial development shall occur in concentrated clustered areas rather than new strip developments. Zone changes to commercial, industrial, or office uses for areas outside the centers are strongly discouraged, in order to reinforce the Neighborhood and Community Centers. Changes of commercial and office zoning outside the centers to residential use is encouraged except where area schools are at or over design capacity. In cases where schools are at or over design capacity, zone changes from non-residential to residential uses should be denied unless the applicant demonstrates that the proposed development will



create no net expense in enrollment for area schools. This policy is meant to impact the design and layout of commercial areas and their connections to adjacent development and to encourage clustering of commercial and office uses in activity centers. It is not intended to rezone allowed commercial uses.

Applicant's Response: *The proposed development is not considered strip commercial development. The site is located near the Coors Boulevard Community Activity Center and naturally acts as an extension of the Center. The project will balance out the jobs to housing distribution on the West Side and provide a need for west side residents. The development will increase the concentration of non-commercial uses in a de facto community center. The site is located directly to the south of a Wal-Mart Supercenter, and directly west of the Christine Duncan Charter School. The Wal-Mart is located within a large shopping center that also consists of The Home Depot, Staples, Chili's Grill and Bar, and a number of other services. The subject site is connected to this shopping center via Ouray and Miami Roads.*

Coors Corridor Plan

Issue 3

Policy 5: Intensity of development shall be compatible with the roadway function, existing zoning or recommended land use, environmental concerns, and design guidelines.

Applicant's Response: *The proposed zone change will allow for development that is compatible with the existing commercial development, roadway function, and design guidelines. The site is accessed by Atrisco Drive and will not directly affect traffic along Coors Boulevard. The proposed use is low impact, by nature, and will not have a significant effect on traffic. Development in the area is considered intense, with a large big box store directly to the north. The proposed U-Haul building will be compatible, but less intense, than existing development in the area.*

- D. The applicant must demonstrate that the existing zoning is inappropriate because:
 1. There was an error when the existing zone map pattern was created; or
 2. Changed neighborhood or community conditions justify the change; or
 3. A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.

Applicant's Response: *(3) A different use category is more advantageous to the community. The subject site is located in a developed part of the City, but has never been built on. The site has not been able to properly serve the residents on the west side because of the existing zoning. The surrounding area has been developed and is a commercial hub for the west side. Under the existing zoning, the site has remained vacant, while the surrounding area has rapidly developed. For this reason, a different use*

category is more advantageous to the community because it will allow for the development of a service that will properly serve the residents of the west side. Storage and moving services are a key need for residents of the west side due to strong recent residential development. The west side has grown at a faster rate than any other area in the City, and the demand for storage and moving services is higher than ever. Many storage facilities have opened up around the City to help serve this need, but more are still needed to meet the demand of residents.

Recent single-family residential developments such as Pulte's Andalucia, Montecito West, and Mirehaven subdivisions, and multi-family residential developments such as Andalucia Villas and Broadstone Cottonwood, prove that the west side is growing. People are moving to the west side and are in need of moving and storage services. A storage and moving service business coincides with residential development as often times residents will need their services to transport furniture and other household goods during a move. Trucks need to be rented to carry large household items, boxes need to be purchased for smaller items, and storage units are needed if there is lag time between moves. Those living in apartments will commonly use storage facilities to store their goods because many multi-family developments do not have a large enough garage or storage unit. Many garages at the newer multi-family communities are small and can only accommodate one vehicle, much less serve as a storage unit. The strong residential growth of the west side necessitates a moving and storage services business to accommodate current and future demand.

The Mid-Region Council of Governments forecasts population data for the four county metropolitan area through 2040. These forecasts show that the west side is projected to grow faster than other areas in the city due to available land for development and the market's desire for larger and more affordable houses.

Storage and moving are a low impact use that does not generate a significant amount of traffic or noise. The site is not directly accessed by Coors Boulevard and will not significantly add to the vehicular congestion found in the area. The building will also act as a noise buffer between the heavily traveled Coors Boulevard and the West Bluff neighborhood to the east. In addition, the City and surrounding neighborhoods have expressed concern over the current imbalance between jobs and housing on the west side. This request will eliminate housing as a permissive use on the subject property by rezoning it to a use that is more in line with the surrounding area.

- E. A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.

Applicant's Response: *This zone change request will not cause harm to the adjacent property, neighborhood, or community. The zone change will allow for a use that is consistent with the surrounding commercial and office development, and by nature is a low traffic generating use. Estimated trips generated from the site are 43 weekday trips and 55 weekend trips.*

The proposed development will provide for storage and moving services that will be consistent with the needs of the surrounding neighborhood. One incidental effect that storage can have on the adjacent community is to help "clean-up" neighborhoods. This use provides adjacent residences with the space to be able to park vehicles inside their garages, eliminate personal sheds, remove yard clutter, etc.

- F. A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:
1. Denied due to lack of capital funds; or
 2. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

Applicant's Response: *The proposed zone change will not incur any major and unprogrammed capital expenditures by the city.*

- G. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

Applicant's Response: *The cost of land or other economic considerations are not the primary factor for this request.*

- H. Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.

Applicant's Response: *The site's location adjacent to Coors Boulevard is not the justification for this zone change request. The site is located on Coors Boulevard, but does not have direct access from Coors Boulevard. The area's already established commercial center makes this vacant site ideal for development. The site is within the West Bluff Business Center, an area that is bustling with commercial and office uses.*

- I. A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:
1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

Applicant's Response: *The site is surrounded on the north, east, and west side by SU-1 zoning, therefore, this is not considered a spot zone.*

- J. A zone change request, which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." Strip commercial zoning will be approved only where:



PLANNING

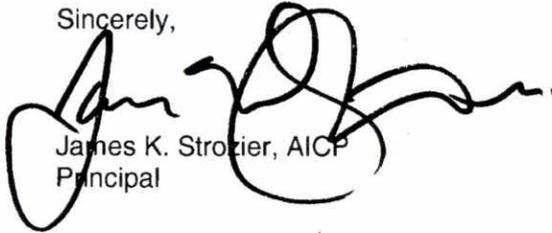
CONSENSUS

1. The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and
2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

Applicant's Response: *The proposed zone change is not considered "strip zoning" due to the size and location of the site. The development will increase the concentration of development in the area.*

Based on the evidence provided above, we would like to respectfully request approval of this zone map amendment. Please call me at (505) 764-9801 if you have any further questions.

Sincerely,



James K. Storzier, AICP
Principal

Dicome, Kym

From: Dicome, Kym
Sent: Friday, June 03, 2016 1:52 PM
To: Jim Strozier
Cc: Quevedo, Vicente M.
Subject: EPC 40027 Proejct #1002717 - Proposed UHaul

Importance: High

Jim;

After our phone conversation this morning I did review the NOD's for this case and found that while the one condition of the zone change, which were the site plans for subdivision and building permit, were approved by EPC (although never signed off by DRB), the other, the Replat, was not met. Per Section 14-16-4-1(C)(16)(a + b), any conditions of a zone change must be met within a year. This zone change was approved 12/2006 which is obviously over the year! Therefore the zone change is null and void as well as the site plans. Having said all of that, your current request is for a zone change to SU-1 for O-1 + does require a site plan for subdivision per 14-16-2-22(A)(1). That section does go on to say that the site plan does not have to be approved with the zone change and that it can occur "later" (which would fall within timeline of 14-16-4-1(C)(16)(a + b)). A site plan is still required with this request that meets the definition of a site development plan for subdivision. Vicente Quevedo is the staff planner on this case so contact him directly to discuss further. Thanks.

Kym E. Dicome

Current Planning Manager
Urban Design & Development Division
City of Albuquerque Planning Department
505-924-3814 direct
kdicome@cabq.gov

Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

NOTIFICATION &
NEIGHBORHOOD INFORMATION



DEVELOPER INQUIRY SHEET

To obtain NA/HOA Contact Information for Application Submittal to the Planning Department.

The Office of Neighborhood Coordination (ONC) located in Room 440 (4th floor) of the Plaza Del Sol Building, 600 Second Street NW is where you obtain neighborhood and homeowner association information for your planning submittal.

You can submit your *Developer Inquiry Sheet* in the following ways: 1) In person at the address listed above; 2) Fax it to (505) 924-3913; or 3) E-mail it with the zone map to BOTH: Stephani Winklepleck at swinklepleck@cabq.gov and Dalaina Carmona at dcarmona@cabq.gov.

ONC will need the following information BEFORE any neighborhood or homeowner association information is released you. If you have questions, please feel free to contact our office at (505) 924-3914.

Zone map and this Developer Inquiry Sheet MUST be provided with request

Please mark zone map to indicate where the property is located

Developer Inquiry is for the following (mark the one that applies):

- Cell Tower Submittal: Free-Standing Tower -OR- Concealed Tower
- EPC Submittal DRB Submittal LUCC Submittal Liquor Submittal
- AA Submittal City Project Submittal ZHE Submittal (need address/zone map # only)

Contact Name: CONSENSUS PLANNING - SAL PERDOMO

Company Name: _____

Address/Zip: 302 8th St NW

Phone: 505 764 9801 Fax: _____ E-mail: perdomo@consensusplanning.com

Legal Description Information

Describe the legal description of the subject site for this project below:

(i.e., Lot A, Block A, of the XYZ Subdivision)

TRACT 303-306

TOWN OF ATRISCO GRANT SUBDIVISION

Located On ATRISCO DE NW
street name (ex. - 123 Main St. NW) or other identifying landmark

Between COORS BLVD NW and
street name or other identifying landmark

INTERSTATE 25 40
street name or other identifying landmark

The site is located on the following zone atlas page (H-17).



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

May 31, 2016

Sal Perdomo
Consensus Planning
302 8th Street NW/87102
Phone: (505) 764-9801/Fax: 842-5495
E-mail: perdomo@consensusplanning.com

Dear Sal:

Thank you for your inquiry of **May 31, 2016** requesting the names of **ALL Neighborhood and/or Homeowner Associations and Coalitions** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project at **(EPC SUBMITTAL) – TRACT 303-306, TOWN OF ATRISCO GRANT SUBDIVISION, LOCATED ON ATRISCO DRIVE NW BETWEEN COORS BOULEVARD NW AND INTERSTATE 40** zone map **H-11**.

Our records indicate that the **Neighborhood and/or Homeowner Associations and Coalitions** affected by this submittal and the contact names are as follows:

SEE "ATTACHMENT A" FOR THE NAMES OF THE NA/HOA'S THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL – please attach this letter and "Attachment A" to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA's – siw.

Please note that according to §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing (**please attach: 1) Copy of this letter; 2) Copy of letters sent to NA/HOA's and 3) Copy of White Receipts showing proof that you sent certified mail.**) If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck
Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

PLEASE NOTE: The NA/HOA information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office.

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NA/HOA AND/OR COALITIONS FOR THIS PLANNING SUBMITTAL.

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected neighborhood and/or homeowner associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describes the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations/coalitions). A copy must be submitted with application packet -OR-**
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations/coalitions). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations/coalitions). A copy must be submitted with application packet.**

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: 05/31/16 Entered: 4 p.m. ONC Rep. Initials: siw

ATTACHMENT A

(EPC SUBMITTAL) - TRACT 303-306, TOWN OF ATRISCO GRANT SUBDIVISION, LOCATED ON ATRISCO DRIVE NW BETWEEN COORS BOULEVARD NW AND INTERSTATE 40 zone map H-11 for Sal Perdomo, Consensus Planning, Inc.

WEST BLUFF N.A. "R"

Kimberlee Tolon McCandless
3208 Vista Grande Dr. NW/87120-1136 839-7180 (h)
Patrisha Dyea
5012 Bridges Ave. NW/87120 717-1976 (h)

S.R. MARMON N.A. "R"

***Em Ward**
P.O. Box 7434/87194 225-0126 (h)
Michelle L. Luna
7008 Porlamar Rd. NW/87120 270-4433 (h)

LOS VOLCANES N.A. "R"

***Ted Trujillo**
6601 Honeylocust Ave. NW/87121 836-0336 (h)
Doug Cooper
6800 Silkwood NW/87121 417-1560 (c)

WEST MESA N.A. "R"

***Louis Tafoya**
6411 Avalon Rd. NW/87105 836-3189 (h)
Steven Budenski
5732 La Anita Ave. NW/87105 489-1218 (h)

VISTA MAGNIFICA ASSOC. "R"

***Michael Wilmesherr**
1709 Calle Del Vista NW/87105 839-9186 (h)
Ruth Rivera
1640 Corte Del Sol NW/87105 266-2599 (h)

SOUTH VALLEY COALITION OF NEIGHBORHOOD ASSOCIATIONS

***Rod Mahoney**, 1838 Sadora Rd. SW/87105 681-3600 (c)
Marcia Fernandez, 2401 Violet SW/87105 877-9727 (h) 235-6511 (c)

SOUTH WEST ALLIANCE OF NEIGHBORS (SWAN)

***Johnny Pena**, 6525 Sunset Gardens SW/87121 321-3551 (c) 836-3281 (h)
Jerry Gallegos, 417 65th St. SW/87121 261-0878 (c) 831-5406 (h)

WESTSIDE COALITION OF N.A.'S

Harry Hendriksen, 10592 Rio Del Sole Ct. NW/87114-2701 890-3481 (h)
Rene Horvath, 5515 Palomino Dr. NW/87120 898-2114 (h)

***President of NA/HOA/Coalition**



CONSENSUS

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102
(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

typical

Kimberlee Tolon McCandless
West Bluff N.A.
3208 Vista Grande Dr. NW
Albuquerque, NM 87120

Patrisha Dyea
West Bluff N.A.
5012 Bridges Ave. NW
Albuquerque, NM 87120

Dear Ms. McCandless,

The purpose of this letter is to inform you and the West Bluff Neighborhood Association that we have submitted a request to the Environmental Planning Commission (EPC) for a Zone Map Amendment. The request is for a 5.4 acre site at the northeast corner of the Coors Boulevard and Interstate 40 intersection. The site is directly behind the Wal-Mart and is legally described as Tracts 303 through 306 of the Town of Atrisco Grant Subdivision.

The request is to rezone the property from SU-1 for O-1 and PRD to SU-1 for O-1 and Warehousing, Wholesaling, and Storage to allow for the development of a U-Haul Moving and Storage facility. This request is similar to the zone map amendment approved in 2006, but has since expired.

The EPC hearing will be located in the basement of the Plaza del Sol Building at 600 North 2nd Street at 8:30am on July 14, 2016. We have included the Zone Atlas Page for your review. If you have any questions or would like to schedule a meeting, please contact me at (505) 764-9801.

Sincerely,

James K. Strozier, AICP
Principal at Consensus Planning

Attached: Zone Atlas Page H-11

PRINCIPALS

James K. Strozier, AICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP
Laurie Firor, PLA, ASLA

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Sent To **Rod Mahoney**
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CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: CONSENSUS PLANNING DATE OF REQUEST: 5/31/16 ZONE ATLAS PAGE(S): H-11

CURRENT:

LEGAL DESCRIPTION:

ZONING SU-1 for O-1 and WAREHOUSING AND WHOLESALING LOT OR TRACT # 303-306 BLOCK # UNIT 8
PARCEL SIZE (AC/SQ. FT.) 5.4 ac SUBDIVISION NAME TOWN OF ATRISO GRANT

REQUESTED CITY ACTION(S):

ANNEXATION [] SITE DEVELOPMENT PLAN:
ZONE CHANGE []: From CURRENT To SU-1 for O-1 and WAREHOUSING, WHOLESALING, AND STORAGE SUBDIVISION* [] AMENDMENT []
SECTOR, AREA, FAC, COMP PLAN [] BUILDING PERMIT [] ACCESS PERMIT []
AMENDMENT (Map/Text) [] BUILDING PURPOSES [] OTHER [] ZMA
*includes platting actions

PROPOSED DEVELOPMENT:

GENERAL DESCRIPTION OF ACTION:

NO CONSTRUCTION/DEVELOPMENT [] # OF UNITS: N/A
NEW CONSTRUCTION [] BUILDING SIZE: N/A (sq. ft.)
EXPANSION OF EXISTING DEVELOPMENT []

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE Srd Pedraza DATE 5/31/16
(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [] BORDERLINE []

THRESHOLDS MET? YES [] NO [] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []

Notes:
ATIS was completed in 2007. A trip generation exhibit may be required at DRB.

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

Rogelio Murillo
TRAFFIC ENGINEER

5/31/16
DATE

Required TIS **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / / TRAFFIC ENGINEER _____ DATE _____
-FINALIZED / /

FACILITATED MEETING REPORT AMENDMENTS

Project 1002717 16EPC-40027

Date Submitted: 7 July 2016
Original Submission: 1 July 2016
Submitted By: Philip Crump
Facilitator: Philip Crump
Co-facilitator: David Gold
Meeting Date and Time: 28 June 2016 6-7:45 pm

1. Parties—

Neighborhood Associations/Interested Parties:

Add:

j. S R Marmon NA (SRMNA)

4. Zoning

Change:

a. Requested zoning:

i. Change the zoning to SU-1 with C-2 PRD permissive uses, with an exception.

To:

a. Requested zoning:

i. Change the zoning to SU-1 for C-2 Permissive Uses Excluding Residential Uses.

Change:

d. Rationale for application and zone change:

i. Neighborhood associations and the city have spent time following Resolution 270-1980. Part D is most important. Under the part about what community condition changes are required to change zoning. You need a compelling case that storage and moving services are needed. I've never heard of anyone saying we need U-Haul on Coors and Central.

To:

d. Rationale for application and zone change:

i. Neighborhood associations and the city have spent enormous amounts of time and money in legal fees following Resolution 270-1980. Part D is most important. Under the part about what community condition changes are required to change zoning. You need a compelling case that storage and moving services are needed. I've never heard of anyone saying we need U-Haul on Coors and I-40.

Change:

d. *iii. Westside residences do not see this as a key issue.*

To:

d. *iii. A neighbor said that Westside residents do not see this storage facility as a key need.*

Add to:

d. v. 1 That's why we have these meetings. If we get additional comments we will address them.

The following:

a. [One participant complained that they get these changes at the last minute in a facilitated meeting process sandwiched between a major holiday weekend and a pending EPC hearing. It leaves very little time to seriously consider and then weigh in with a position statement.]

5. Traffic and Access

a. Traffic

Add to:

i.1. *Why two curb cuts on Atrisco?*

a. To allow access. It's a big property.

The following:

b. *The real traffic issue is not the 2 curb cuts on Atrisco. It is the bottleneck on the shared access near the Superstore.]*

Change:

vi. *It is disingenuous to say 45 and 55 on weekend. Might be big trucks, or RVs and cars.*

To:

vi. *It is disingenuous to say 45 and 55 on weekends. Might be big trucks or RVs and cars [which have greater traffic impact than just cars].*

7. Visual Impact

Change:

c. *Are lights planned on southern rim? People keep stealing lights.*

To:

c. *Are lights planned on southern rim [i.e., over the Gail Ryba Trail]? People keep stealing lights.
[i. The question was not answered.]*

CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM
PROJECT #1002717 MEETING REPORT

Project #: 1002717 16EPC40027
Property Description/Address: Atrisco Drive between Northbound Coors NW off-ramp and I-40
Date Submitted: July 1, 2016
Submitted By: Philip Crump
Meeting Date/Time: June 28, 2016, 6:00-8:00 PM
Meeting Location: West Mesa Community Center
Facilitator: Philip Crump
Co-facilitator: David Gold

1. Parties:

- a. Applicant—AMERCO Real Estate Company
- b. Agent—Consensus Planning

Neighborhood Associations/Interested Parties:

- c. West Bluff NA (WBNA)
- d. Vista Grande NA (VGNA)
- e. Oxbow Village NA (OVNA)
- f. Grande Heights NA (GHNA)
- g. Vista Magnifica NA (VMNA)
- h. West Side Coalition of NA (WSCONA)
- i. Las Lomas NA (LLNA)

2. Meeting Summary:

- a. The meeting was attended by representatives from a number of neighborhood associations in the area. Discussion centered on the uses proposed in the application, as well as the traffic and visual impacts on the adjacent areas.
- b. A large portion of the meeting concerned the request for zone change and the process required for such a change. There was concern about the timing of changes in the application; neighbors were concerned that they have little time to respond to the changes.
- c. There was an overall question of whether the proposed uses actually meet community needs—whether the West Side citizens call for additional storage.
- d. Several requests for information could not be answered during the meeting. The agent agreed to respond to questions, listed in Action Items near the end of this report.

Meeting Specifics (Specific questions and comments from citizens are in *Italics*)

3. Overview of Project:

- a. Location:
 - i. NE corner of the intersection of I-40 to the south and northbound Coors Blvd off-ramp to the west. Miami Ct is on the north edge, facing the rear storage area of Walmart. The east boundary is Atrisco, across from Christine Duncan's Heritage Academy.
- b. Transportation facilities on all sides:
 - i. There is talk of Atrisco going over I-40. Currently it is a pedestrian bridge. The bicycle trail coming up from the Gail Ryba Bridge wraps around the south and west sides. There is a trail on the east side of Atrisco which turns into a trail on the sidewalk area at Miami.
- c. Geography:
 - i. The property sits on a bluff above I-40. The Coors off-ramp rises to near grade on the west side. The property itself is level.
- d. Access:

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- i. Access to the property is from Atrisco. There are two driveway cutouts—one near the south end of the property and one near the center.
- e. Schedule:
 - i. July is EPC. Site plan for building a couple of months later. Could take till November for approval so we will start building in early spring.

4. Zoning

- a. Prior/current zoning:
 - i. Currently zoned SU-1 with O-1 with PRD. A zone map amendment was approved in 2006 for warehouse uses but the zoning expired.
 - ii. The zoning was attached to the site development plan, which required certain things. The conditions were never met, so the zoning never took place. It went through EPC process with contingencies that were never done. It expired. We're starting anew.
- b. Requested zoning:
 - i. Change the zoning to SU-1 with C-2 PRD permissive uses, with an exception. C-2 allows residential in commercial zones; we want to exclude residential going forward.
 - ii. *What is PRD?*
 - 1. Planned residential development.
 - iii. *Is it different for warehousing and storage?*
 - 1. We've modified our request to C-2.
 - iv. C-2 permissive uses:
 - 1. Retail, office, restaurants. C-2 is community scale commercial. C-1 is neighborhood commercial. C-2 is storage and uses that aren't allowed in C1.
 - 2. We will maintain SU-1, special use, which allows customized zoning. It requires a site plan for building in the future.
 - 3. SU-1 addresses use, setbacks, floor to area ratio, vehicular circulation. To build something they need site plan for building. Similar process. Includes architectural elevations, grading, site plan and landscape plan.
 - 4. *How can you remove a permissive use?*
 - a. Under SU-1 we can exclude uses. We did that because of that.
 - v. *What's with manufacturing in your request?*
 - 1. It's a carryover of the old request. It is not in this request.
 - 2. #13 of C-2 is retail of goods and services. That's how we fit in. That's why we changed from O-1.
 - a. The city uses different terms to describe storage. Each zoning category is different. We didn't see a storage of household use. The City said this is how you're allowed. In C-2 they don't say storage of household goods.
- c. Zone change notification:
 - i. Citizens were concerned that the notification was for O-1, not C-2; there was no notice of the change.
 - ii. *Why was the change from O-1 to C-2?*
 - 1. The use is what we proposed. In order to do indoor climate control storage, the preferred category is C-2. Concern was expressed about high density residential, so we modified our request to exclude residential
 - 2. We met with city preliminarily. They said zoning was correct. Then the City said to change to C-2. The project hasn't changed and use has not changed. We felt it was a better zone category for all the uses.
 - a. U-Haul will have a number of things on the property. Renting trucks, selling moving supplies, indoor climate controlled storage. Other self-storage.
 - 3. *Why not allow C-1?*

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- a. It wouldn't allow our uses.
- 4. *I'm concerned about the three story building. Why do it?*
 - a. O-1 and C-2 and PRD allow three story buildings. Height limit is set by the "angle plane". They would allow taller than three story building. The zone change did not change the height. O-1 and C-2 have same height. Three stories is around mid 30's. Less than a Walmart.
- d. Rationale for application and zone change
 - i. *Neighborhood associations and the city have spent time following Resolution 270-1980. Part D is most important. Under the part about what community condition changes are required to change zoning. You need a compelling case that storage and moving services are needed. I've never heard of anyone saying we need U-Haul on Coors and Central.*
 - 1. A number of climate controlled storage facilities are being built on Westside within a 6 month period. Business owners have identified a market and they are confident.
 - ii. *I hope the EPC upholds the highest standards and holds the applicant to the highest standards for their justification of arguments. Many projects "just about" conform to the Coors Corridor Plan but don't conform completely. Neighborhoods are not against everything. Sometimes there are compelling issues. This property is important.*
 - iii. *Westside residences do not see this as a key issue.*
 - 1. There are a lot of facilities in area. All of the facilities are outdoor. Ours will be indoor. There are new houses being built all the time that will need storage.
 - iv. *I don't see a compelling justification for zone change. I didn't see it in application.*
 - 1. We have updated justifications due to zoning change. We will send them to you.
 - v. *This is the first time I knew about changes in zoning and justification. I spoke to Vicente this afternoon.*
 - 1. That's why we have these meetings. If we get additional comments we will address them.
- e. Zone change process:
 - i. Two-step process to finalize the change
 - a. First, submit a site plan for subdivision, which does not have architectural detail, to be approved by the EPC
 - i. Addresses criteria set out in zoning code or DPM. It's a lot of expense to do engineering if you don't know if use is allowed. (The last project spent a lot of money for site plan for building, but it never materialized.)
 - b. Second, if approved, submit a site plan for building permit, which goes through the same approval process
 - c. *What about the zoning entitlement?* Any entitlement is subject to a site plan.
 - d. *Once you get that entitlement, you can do any permissive use. We have uncertainty about what goes in there. On a nearby 27 acre shopping center, the EPC relegated authority to the DRB, which cut off public process.*
 - e. The EPC has authority to delegate to DRB. We are not asking for that. We have done that in the past. Sometimes we got it, sometimes we didn't.
 - ii. *Can uses be expanded in future?*
 - 1. You would need to come through with a site plan. Our justification letter was specific to the site. This site plan for subdivision shows uses. As long as it's

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- just paper, a property owner could amend this. When they build something it's locked in.
2. To make change in use requires going through public process. Even if it is permitted use.
- iii. *Is the property under contract?*
1. Yes, U-Haul has the property under contract. If a site plan for subdivision is approved, they will do site plan for building.
- f. Uses:
- i. A U-Haul facility. Truck rental. A store for moving supplies. Indoor climate controlled storage building. Typical single story self-storage. Parking on site. A staging area for vehicles. A 3 story building for climate controlled storage.
 - ii. This site plan for subdivision shows uses. As long as it's just paper, a property owner could amend this. When they build something it's locked in.
 - iii. *There was a U-Haul south of I-40 and Coors that closed down. What make them think it will be successful?*
 1. I don't know who they were or if they had the same mix of uses. Our client has done these types of facilities. In the old days a U-Haul was a standard store and truck rental. This business model is different because they have the climate controlled storage and other uses. The site is 5 acres in size. Not what I remember as a U-Haul. They probably used an older business model.
 - iv. The client thinks they can make money. Climate controlled storage is pretty state of the art.
 1. There is an office on ground floor of three story building. If you have stuff you don't want out in heat or cold, you will rent one.

5. Traffic and access

a. Traffic

- i. Two access points into the property from Atrisco (east side)
 1. *Why two curb cuts on Atrisco?*
 - a. To allow access. It's a big property.
- ii. *The street is already jam-packed. Will there be trucks all day?*
 1. The use there is specific because we are on dead-end street. There are two nearby schools. This use is low traffic: 45 weekday trips, 55 weekend trips.
- iii. *Why put it there without a lot of traffic? How will they make money?*
 1. They make enough on each trip. It's not a McDonalds. It doesn't require many people, each day. That is extremely low, especially compared with the Walmart next door. This area is zoned for development. This use is ultra-low on the traffic generation scale.
- iv. *Why would you not do a traffic study to see the impact on the bottleneck by the store?*
 1. Our client says they have a use that doesn't generate much traffic. The threshold for a traffic study is 100 trips/peak hour. We are 45/day. 55 weekend. It is so far below that they [City] don't care. They only care about peak hours.
- v. *The City looks at parcels myopically. Who is accounting for totality of impact?*
 1. We have to take that into consideration for the community.
- vi. *It is disingenuous to say 45 and 55 on weekend. Might be big trucks, or RVs and cars. Right next to this is the back side of Walmart.*
 1. There are already trucks, but it's not all trucks. People drive up, get a truck. Could be Mayflower, a van, or a smaller vehicle. Runs the gamut. Pretty low traffic generator.
 2. People don't come and go often. People don't go each day.
- vii. *Typically it's not trucks going in. With Walmart we were told they would only go in at night. It was a lie.*

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1. If someone is moving a Mayflower van might come in. U-Haul doesn't usually have vans.
 - b. Access
 - i. *What is the risk to the bike trail?*
 1. The Gail Ryba trail comes up west side of property. We have no access on that side. We will add landscaping and they have landscaping.
 - ii. On the east side is the Atrisco pedestrian bridge. People use Atrisco. That trail is on other side of street. We will add new sidewalks.
- 6. Operation of facility**
- a. Hours of operation
 - i. This is not 24 hours. M-Th 7A-7P, Fri 7A-8P, Sat 7A-7P, Sun 9A-5P.
 - b. *Storage usually 24/7?*
 - i. We will verify the hours of operation and storage access.
 - c. The central parking area will be taken up by rental trucks.
 - i. *How many trucks would they have?*
 1. I don't know, but we can ask. They make money with trucks going out. Not a huge sea of trucks.
 2. This is the staging area.
 - d. *Will this include car storage on the property?*
 1. No. No cars stored outdoors on the property.
 - e. *What can people use them [storage units] for other than storage?*
 - i. It's monitored. They have strict rules.
 - f. *Is there an on-site manager? A guard?*
 - i. During business hours. Not after.
- 7. Visual impact**
- a. *For the neighborhood on east side, they would see the three story building.*
 - i. You would see a portion above school, in background of the neighborhood.
 - ii. *I live east of project property. I will go look at it.*
 - b. *As you travel eastbound on I-40 approaching Coors what do you see?*
 - i. You have buttresses on interchange as you approach. You would see office and storage.
 - c. *Are lights planned on southern rim? People keep stealing lights.*
 - d. *This is a gateway to the city. When you start putting up signs, you mess up an entry point.*
 - i. Some parts of the site are more visible than others.
 - ii. We have not talked about signage at all. If you have questions, I can ask client.
 - e. *Can LED signs be restricted on site plan?*
 - i. There is nothing above standard zoning restriction. The neighborhood association could ask that restrictions be put on site plan. Would be dealt with in the site plan for building permits.
- 8. Other issues**
- a. Drainage
 - i. *There is already a problem with mudslides on Ryba trail. Will there be contouring that would make it worse?*
 1. The impact from this property today, if there is any, will be corrected. We will do a new drainage and grading plan. We will do "first flush" based on a [the agent didn't supply a number] year storm. It must be captured for water quality. Especially for parking lots and roof tops. Takes rooftop drainage and is captured on-site. It percolates back into the ground. If this property has a problem now, it should be solved with drainage plan. I think most of the damage is in right of way, rather than property.
 - ii. *I live on the bluff. I can tell you this property had a gulley that you could put a car in. My neighbor and I worked to get it filled with gravel.*

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1. The City's hydrology department will check it. There are financial guarantees. It is inspected by city inspectors. The design engineer must also sign off on it. Several checks and balances. Vacant land doesn't have a lot of protection on it.
- b. Taxes
 - i. *What would be the real estate taxes?*
 1. I don't know. More than today. There is GRT on construction. Taxes on sales. More property tax than today.
- c. Appearance
 - i. *Architecture would be of interest. It's storage, but make it beautiful.*
 1. In the past we've tried for office building aesthetics rather than a storage building look. I understand the concern.
- d. Graffiti
 - i. *Is graffiti an issue?*
 1. Not what I've heard but we can ask them. We did one at the west side of Wyoming and Holly. Was not an issue.
 - ii. *There is an empty lot on the north side. They have had issues. The lot on the north side has lots of homeless, and kids.*
 1. Any vacant piece of property attracts problems.

Next Steps:

Action Items:

The agent is willing to answer additional questions from neighbors.

Questions to be answered right away--

Is this a locally owned franchisee?

How many trucks will be on site?

Will there be access after hours?

The agent will also send out—

An up to date Justification letter,

C-2 zoning text and

The site plan.

Application Hearing Details:

1. Hearing scheduled for **14 July 2016**
2. Hearing Time:
 - a. The Commission will begin hearing applications at 8:30 a.m.
 - b. The actual time this application will be heard by the Commission will depend on the applicant's position on the Commission's schedule
 - c. The agenda is posted on www.cabq.gov/planning on the Friday immediately prior to the EPC Hearing
3. Hearing Process:
 - a. Comments from facilitated meetings will go into a report which goes to the City Planner.
 - b. City Planner includes facilitator report in recommendations.
 - c. The Commission will make a decision and parties have 15 days to appeal the decision.
4. Resident Participation at Hearing:
 - a. Written comments must be received by 9:00 AM 7 July 2016, to be included as an addendum to the file. Comments may be sent to:

Vicente M. Quevedo, MCRP
Urban Design and Development Planner

CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM
PROJECT #1002717 MEETING REPORT

City of Albuquerque, Planning Department
t (505) 924-3357
f (505) 924-3339
vquevedo@cabq.gov OR

Peter D. Nicholls, EPC Chair
% Planning Department
600 2nd St, NW, Third Floor
Albuquerque, NM 87102

Names & Affiliations of Attendees:

Jim Strozier	Consensus Planning
Sal Pedromo	Consensus Planning
Dick Kirschner	Grande Heights NA
Joe Valles	GHNA, West Side Coalition
David Skowran	Las Lomas NA
Nick Harrison	Oxbow Village HOA
Amilia Notah	S R Marmon NA
E Ward	SRMNA
Berent Groth	Vista Grande NA
Mike Wilmesherr	Vista Magnifica NA
Kimberlee McCandless	West Bluff NA
Pat Dyea	West Bluff NA
René Horvath	West Side Coalition
John L..?	

Quevedo, Vicente M.

From: JOEVALLES@aol.com
Sent: Friday, June 10, 2016 11:03 AM
To: Quevedo, Vicente M.
Subject: Re: EPC Project 1002717 - Zone Map Amendment Request

Greetings Mr. Quevedo (Vicente),

Thank you for the application information received today, June 10, 2016. As you well know Resolution 270-1980 applies as the governing policy in all re-zoning applications.

Pursuant to R-270-1980, the Applicant (and not the City) must prove that the current zoning is inappropriate:

B. Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should not be made.

Then the applicant *must justify* why the new zoning would be *more advantageous to the residents, neighborhood and community.*

D. The applicant must demonstrate that the existing zoning is inappropriate because (1) there was an error when the existing zone map pattern was created or (2) changed neighborhood or community conditions justify the change, or (3) a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City Master Plan, even though (1) or (2) above do not apply.]

Please note that numerous neighborhood associations were notified of this application. However, left off the list were Grande Heights and Vista Grande NAs. These two NAs are either directly or indirectly affected by development within the West Bluff Center area. Circa: 1999-2000, the City essentially '*on the fly*' created a Major Regional Activity Center to accommodate the West Bluff Center where no such designation existed. The actual designated activity center was located on the Westside of Coors Blvd.—for sound reason. Having absorbed the burdens imposed by this regional scale center, these road and river-locked neighborhoods have never been the same. We deserve to have standing on this matter.

Respectfully, Dr. Joe L. Valles
President, Grande Heights NA

In a message dated 6/10/2016 9:02:38 A.M. Mountain Daylight Time, vquevedo@cabq.gov writes:

Patricia,

Good morning. As a follow up to our conversation yesterday and per your request I am attaching an electronic copy of the EPC application packet for Project 1002717. The first two attachments include the full application packet. The third attachment includes the final application cover sheet with the assigned case number.

As we discussed yesterday, the case has been recommended for facilitation by the Office of Neighborhood Coordination and an assigned facilitator should be making contact soon to schedule a meeting. Please contact Stephani Winklepleck at (505) 924-3914 for further information about the facilitated meeting process.

Regarding the zoning designation listed on the application (SU-1 for O-1 and Warehousing, Wholesaling, and Storage), the applicant will be requesting an updated zoning designation that more accurately matches the storage facility and uses as outlined in the project narrative. Please review the attached information and let me know if you have any additional questions. Thank you.

Respectfully,

Vicente M. Quevedo, MCRP

Urban Design and Development Planner

City of Albuquerque, Planning Department

t (505) 924-3357

f (505) 924-3339

vquevedo@cabq.gov

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SITE PLAN REDUCTIONS

ADDITIONAL STAFF INFORMATION

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Meeting Date: Thursday, July 14, 2016

1002717

Zone Atlas Page: H-11-Z

Notification Radius: Neighborhood Associations
100ft plus r.o.w

Cross Reference and Location: Atrisco Drive NW between
Coors and I40

Applicant: Amerco Real Estate Co.
2727 N Central Avenue
Phoenix, AZ 85004

Agent: Consensus Planning
302 8th Street
Albuquerque, NM 87102

Special Instructions:

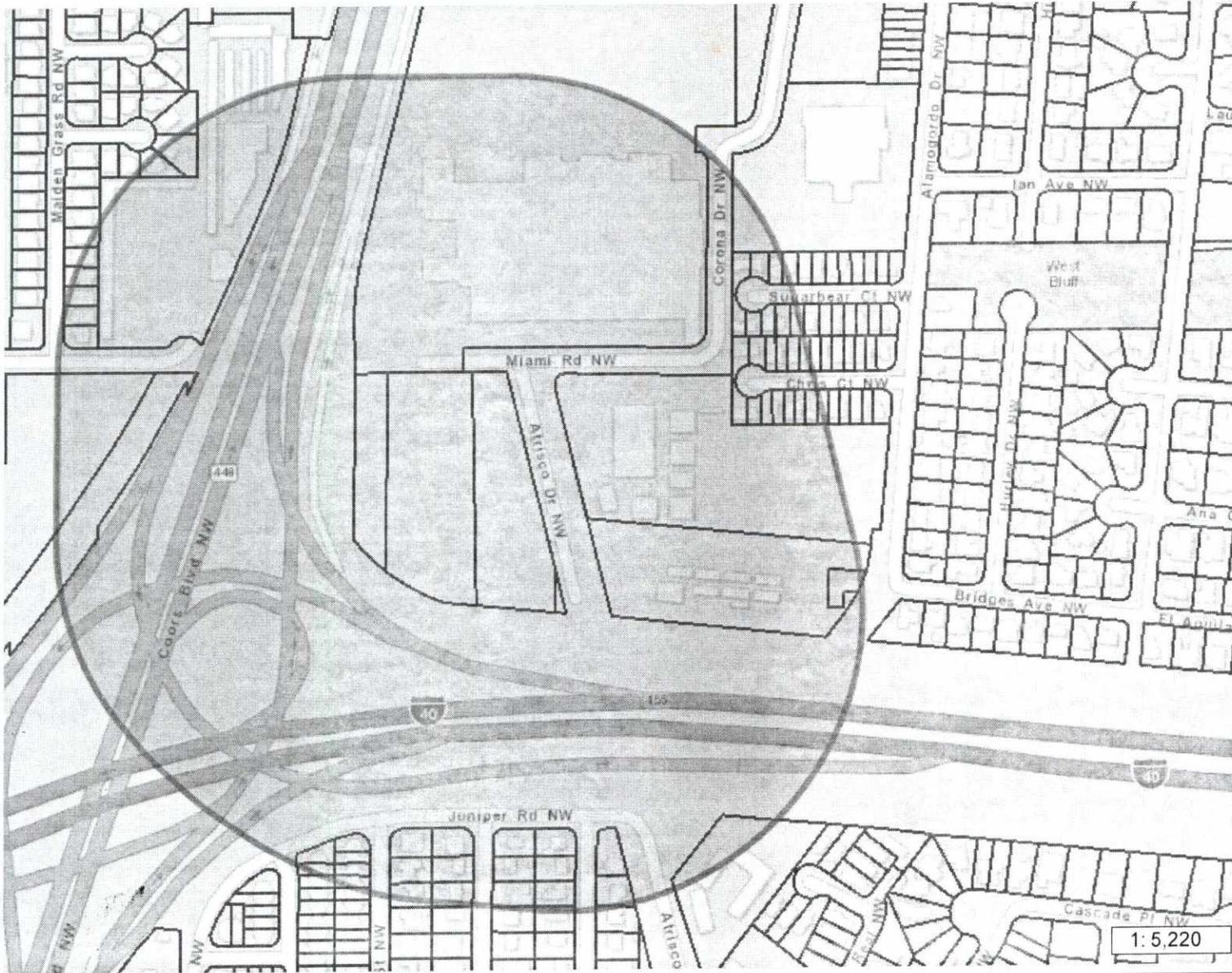
**Notice must be mailed from the
City 15 days prior to the meeting.**

Date Mailed: 6/21/16

Signature: *bcj*



1002717



Legend

- Bernalillo County Parcels
- Municipal Limits**
- Corrales
- Edgewood
- Los Ranchos
- Rio Rancho
- Tijeras
- UNINCORPORATED
- World Street Map

Notes

Distance: 717

1:5,220

This map is a user generated static output from www.cabq.gov/gis and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES

Owner	NAME	Owner Address	Owner Address 2
ABRAM ANDREA		1735 55TH ST NW	ALBUQUERQUE NM 87105
AGUIRRE VIOLA O & GALLEGOS LORRAINE		1725 53RD ST NW	ALBUQUERQUE NM 87105-1026
AMAFCA		2600 PROSPECT AVE NE	ALBUQUERQUE NM 87107-1836
ANGULO CARLOS F		5700 FORESTAL CT NW	ALBUQUERQUE NM 87120
ANGULO JESSICA DEANNA		5704 FORESTAL CT NW	ALBUQUERQUE NM 87120
ARAGON DARLENE		4909 LAURENE CT NW	ALBUQUERQUE NM 87120
ARIAS BRISIA I		2312 MAIDEN GRASS RD NW	ALBUQUERQUE NM 87120
AUSTIN DEBORAH		6919 MOHAWK ST	SAN DIEGO CA 92115
BACA ODILLA L		1724 53RD ST NW	ALBUQUERQUE NM 87105-1027
BAKER GERALDINE F		5224 CHRIS CT NW	ALBUQUERQUE NM 87120
BANDA ZEFERINO JR & BRENDA E		1632 E ROBINSON WAY	CHANDLER AZ 85225
BAUR-MATHEWS JARNO & ANDREA		922 MIMOSA AVE	ALAMOGORDO NM 88310
BITSUI JOANNE		5244 CHRIS CT NW	ALBUQUERQUE NM 87120
BORUNDA GILBERTO & ELIZABETH		1720 53RD ST NW	ALBUQUERQUE NM 87105
CASA DEL REY MINISTRIES		2500 CORONA DR NW	ALBUQUERQUE NM 87120
CLARK ROSS M & BILLIE CLARK		1744 DEL CIELO DR NW	ALBUQUERQUE NM 87105
CONTINOLA GREG		1736 DEL CIELO DR NW	ALBUQUERQUE NM 87105
DAUMUELLER ANDREA N		2304 MAIDEN GRASS RD NW	ALBUQUERQUE NM 87120
DAUTEL RUDOLPH J & LINDA		1724 54TH ST NW	ALBUQUERQUE NM 87105
DEME JONATHAN		1743 55TH ST NW	ALBUQUERQUE NM 87105-1049
ESCALANTE ROSALBA		2530 LAKEVIEW RD SW	ALBUQUERQUE NM 87105
FRAZIER KEELY D		1739 55TH ST NW	ALBUQUERQUE NM 87105
GALBRETH WILLIAM E TRUSTEE GALBRETH RVT		4830 JUAN TABO BLVD NE SUITE H	ALBUQUERQUE NM 87111
GARCIA JERRY M & OR FERGUSON CAROLYN JANE		1741 55TH ST NW	ALBUQUERQUE NM 87105-1049
GRAY SHARON K		2316 MAIDEN GRASS RD NW	ALBUQUERQUE NM 87120
GRIJALVA JOSEPH A & REBECCA J		5248 CHRIS CT NW	ALBUQUERQUE NM 87120
GUTIERREZ MARC J & JULIE C		5223 CHRIS CT NW	ALBUQUERQUE NM 87120
GUTIERREZ ROBERT G		5243 CHRIS CT NW	ALBUQUERQUE NM 87120
GUTIERREZ ROSALIE & LARRY GUTIERREZ LARRY JR		1729 54TH ST NW	ALBUQUERQUE NM 87105-1030
HUNTON LEROY B & MELANIE N		813 S EVERGREEN AVE	CLEARWATER FL 33756
KELLNER ROBERT CHARLES III		5244 SUGARBEAR CT NW	ALBUQUERQUE NM 87120
KIRN CHRISTOPHER A		5235 CHRIS CT NW	ALBUQUERQUE NM 87120
KUYKENDALL MAX		10017 HENDRIX CT NW	ALBUQUERQUE NM 87111
LOTUS PROPERTIES LLC		2012 BARBOA CT SW	ALBUQUERQUE NM 87105
LUCERO FLORENCIO G & LILLIAN B		1728 55TH ST NW	ALBUQUERQUE NM 87105
MANCHA CHRIS		2308 MAIDEN GRASS RD NW	ALBUQUERQUE NM 87120
MARTINEZ CARLOS L		123 47TH ST NW	ALBUQUERQUE NM 87105-1605
MARTINEZ GRACE & OSCAR A		1728 54TH ST NW	ALBUQUERQUE NM 87105-1031
MCCINTOUH JIMMIE & ELIZABETH C A		1717 53RD ST NW	ALBUQUERQUE NM 87105-1026
MCCLOSKEY KELCIE A		5231 CHRIS CT NW	ALBUQUERQUE NM 87120
NGUYEN THU-NGUYET		5708 FORESTAL CT NW	ALBUQUERQUE NM 87120
PADILLA ALEX W & BEVERLY J		5160 LOMAS DE ATRISCO RD NW	ALBUQUERQUE NM 87105-1569
PADILLA KEVIN L		1737 55TH ST NW	ALBUQUERQUE NM 87105
PARADA NICK & MARGARET		6150 ASWAN CT	LAS CRUCES NM 88005
ROEPKE KIMBERLY S		5231 SUGAR BEAR CT NW	ALBUQUERQUE NM 87123
SANDOVAL ISAAC		7217 OTTAWA NE	ALBUQUERQUE NM 87110
SANDOVAL JOLIN M		1720 55TH ST NW	ALBUQUERQUE NM 87105-1048
SAYLOR FAMILY TRUST LLC		5565 EAKES RD NW	ALBUQUERQUE NM 87107
SAYLOR RICHARD B & SUSAN J		5565 EAKES RD NW	ALBUQUERQUE NM 87107
SCHILLING JUSTIN		5232 SUGAR BEAR CT NW	ALBUQUERQUE NM 87120
SCOGGIN JACQUELINE M		7847 VIA VISTA MESA NW	ALBUQUERQUE NM 87114-5910
SELIGMAN JAMES & CARRILLO-SELIGMAN ANN		1525 32ND CIR SE	RIO RANCHO NM 87124
SHETTLESWORTH ALAN C & LINDSAY F		4615 CAYETANA PL NW	ALBUQUERQUE NM 87120-4670
SIDE DOORS LLC		800 SARATOGA NE	RIO RANCHO NM 87144

SIERRA DOROTHY
SOLIS JAVIER
SOTO MATILDE E
T & C MANAGEMENT LLC
THOMSON ANDREW H
TRIBBLE VANESSA L & TRIBBLE MEGAN K
TRUJILLO LUCY & TRUJILLO CARLENE
VASQUEZ ROBERT R & FREDIA
VASQUEZ ROBERT R ETUX
VASQUEZ VALERIE C
WAL-MART STORES EAST INC
WELLS FARGO BANK
WEST BLUFF CENTER LLC
Kimberlee Tolon McCandless
Patrishia Dyea
Em Ward, President
Michelle L. Luna
Ted Trujillo, President
Doug Cooper
Louis Tafoya, President
Steven Budenski
Michael Wilmesherr, President
Ruth Rivera
Rod Mahoney, President
Marcia Fernandez
Johnny Pena, President
Jerry Gallegos
Harry Hendriksen
Rene Horvath
Consensus Planning
Amerco Real Estate Co.
EPC Case #1002717

1725 54TH ST NW
1721 53RD ST NW
1716 53RD ST NW
1701 MOON ST NE SUITE 400
2320 MAIDEN GRASS RD NW
5247 CHRIS CT NW
2324 MAIDEN GRASS RD NW
1716 54TH ST NW
1720 54TH ST NW
1721 54TH ST NW
WAL-MART PROP TX DEPT MS 055: PO BOX 8050
3476 STATEVIEW BLVD
6211 SAN MATEO BLVD NE SUITE 130
3208 Vista Grande Dr NW
5012 Bridges Ave NW
PO BOX 7434
7008 Porlamar Rd. NW
6601 Honeylocust Avenue NW
6800 Silkwood NW
6411 Avalon Rd NW
5732 La Anita Ave. NW
1709 Calle Del Vista NW
1640 Corte Del Sol NW
1838 Sadora Rd SW
2401 Violet SW
6525 Sunset Gardens SW
417 65th Street SW
10592 Rio Del Sole Ct. NW
5515 Palomino Drive NW
302 8th Street
2727 N. Central Avenue

West Bluff NA
West Bluff NA
S.R. Marmon NA
S.R. Marmon NA
Los Volcanes NA
Los Volcanes NA
West Mesa NA
West Mesa NA
Vista Magnifica Association
Vista Magnifica Association
South Valley Coalition of Neighbors
South Valley Coalition of Neighbors
South West Alliance of Neighbors
South West Alliance of Neighbors
Westside Coalition of N.A.'S
Westside Coalition of N.A.'S

ALBUQUERQUE NM 87105-1030
ALBUQUERQUE NM 87105
ALBUQUERQUE NM 87105
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