

CITY OF ALBUQUERQUE



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

OFFICIAL NOTIFICATION OF DECISION

May 13, 2016

Guardian Storage
Attn: Paul Hedges
9221 Eagle Ranch Rd NW
ABQ, NM 87114

Project# 1004167
16EPC-40011 Site Development Plan for Subdivision
Amendment

LEGAL DESCRIPTION:

The above action for all or a portion of Lots 1-4, 5A, 6A, 7A.8A, 9, 10A, 10B1, 10B2, Bosque Plaza Subdivision, zoned C-1 (SC), located on SE Corner of La Orilla and SW corner of Coors Blvd., containing approximately 11.5 acres. (E-12)

Staff Planner: Maggie Gould

PO Box 1293

On May 12, 2016 the Environmental Planning Commission (EPC) voted to DENY Project #1004167/16EPC-40011, a Site Development Plan for Subdivision Amendment, based on the following findings:

Albuquerque

FINDINGS:

New Mexico 87103 ¹ This request was deferred from the April 14, 2016 hearing pending the resolution of an appeal. The Board of Appeals voted to grant the appeal of the Zoning Hearing Examiner's approval of a conditional use for lot one to allow self-storage, thereby reversing the Zoning Hearing Examiner's decision from the February 2016 hearing.

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2. This is a request for an amendment to a site development plan for subdivision for located on Coors Boulevard between La Orilla road and Riverside Plaza Shopping Center containing approximately 11.5 acres.
3. Because of the proximity to the Bosque, a sensitive area as designated in the Coors Corridor plan and the WSSP, the EPC review of the future SDP of BP is appropriate.
4. The EPC review process allows for greater scrutiny, increased public input and greater potential innovation and design.

OFFICIAL NOTICE OF DECISION

Project #1004167

May 12, 2016

Page 2 of 3

5. The Site Development Plan for Subdivision was originally approved in 2006 (05-EPC-01237). All development on the site is subject to the design standards in the approved Site Development Plan for Subdivision.
6. The Taylor Ranch Neighborhood Association, Alban Hills Neighborhood Association, Rio Oeste H.O.A, Westside Coalition of Neighborhoods were notified of the request. A facilitated meeting occurred on March 15th, 2016. Attendees expressed general concern about or opposition to building height and mass, the indoor storage use and delegation of future approvals. Staff received several e-mails opposing the storage uses and possible larger buildings on the site. Staff also received
7. Property owners within 100 feet were notified of the request. Staff received a comment from a property owner within the shopping center opposing the delegation of future approval. Staff received two letters of support from property owners.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **MAY 27, 2016**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project

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Project #1004167

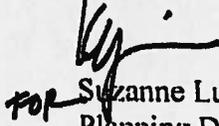
May 12, 2016

Page 3 of 3

proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

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

Sincerely,


for Suzanne Lubar
Planning Director

SL/MG

cc: Guardian Storage, Attn: Paul Hedges, 9221 Eagle Ranch Rd NW, ABQ, NM 87114
Consensus Planning, James Strozier, 302 8th St NW, ABQ, NM 87102
Jolene Wolfley, Taylor Ranch NA, 7216 Carson Trl NW, ABQ, NM 87120
Rene Horvath, Taylor Ranch NA, 5515 Palomino Dr NW, ABQ, NM 87120
Patsy Nelson, Alban Hills NA, 3301 La Rabla NW, ABQ, NM 87120
Lynne Scott, Alban Hills NA, 6419 Camino Del Arrebol NW, ABQ, NM 87120
Judy Ortiz-Aragon, Rio Oeste HOA, 4115 Palacio Real NW, ABQ, NM 87120
Sandra Tinlin, Rio Oeste HOA, 4105 Moncloa Ct NW, ABQ, NM 87120
Gerald C. Worrall, Westside Coalition of NA's, 1039 Pinatubo Pl NW, ABQ, NM 87120
Harry Hendriksen, Westside Coalition of NA's, 10592 Rio Del Sole Ct NW, ABQ, NM 87114-2701
Tim Flynn-O'Brien, 817 Gold Av. SW, ABQ, NM 87111
Terri Spiak, 7406 Santa Fe Trl NW, ABQ, NM 87120
Nita D. Day, LCDR II HOA, 6127 Deergrass Cir. NW, ABQ, NM 87120
Pat Gallagher, 24 Link NW, ABQ, NM 87120