

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
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OFFICIAL NOTIFICATION OF DECISION

May 12, 2017

Guardian Storage
Attn: Paul Hedges
7501 Holly Ave NE
ABQ, NM 87109

Project# 1004167
17EPC-40009 Site Development Plan for Building Permit

LEGAL DESCRIPTION:

The above action for all or a portion of Lot 1, Bosque Plaza, zoned C-1 (SC), located on Bosque Plaza Ln. NW, near La Orilla Rd. NW and Coors Blvd. NW, containing approximately 1.72 acre. (E-12)

Staff Planner: Michael Vos

PO Box 1293
On May 11, 2017 the Environmental Planning Commission (EPC) voted to APPROVE Project 1004167/17EPC-40009, a Site Development Plan for Building Permit, based on and subject to the following findings and conditions:

Albuquerque **FINDINGS:**

1. This is a request for a Site Development Plan for Building Permit for Lot 1, Bosque Plaza Subdivision located on Bosque Plaza Lane, east of Coors Boulevard and south of La Orilla Road and containing approximately 1.72 acres.
2. The applicant proposes to develop an approximately 73,800 square foot, 2-story indoor storage facility that includes a 900 square foot office and 1,500 square feet of retail space.
3. The subject site is zoned C-1 (SC), Neighborhood Commercial with a Shopping Center designation. The proposed retail and offices uses are permissive in the C-1 zone, and the indoor storage use is a Conditional Use.
4. The applicant received approval of the Conditional Use through the Zoning Hearing Examiner (ZHE) following a public hearing on February 21, 2017 (17ZHE-80018) with a date of decision of March 8, 2017.
5. The subject site must comply with the Bosque Plaza Site Development Plan for Subdivision (SPS) and design standards, as well as the Coors Corridor view preservation requirements. The proposed Site Development Plan for Building Permit meets the requirements set forth by the Bosque Plaza SPS design standards.

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6. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Coors Corridor Sector Development Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The subject site is in the area designated as Developing Urban by the Comprehensive Plan. 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, recreational concern.

Policy II.B.5.d is furthered because the proposed indoor storage facility has been designed in accordance with the Bosque Plaza Site Development Plan for Subdivision, paying special attention to views of the Sandia Mountains and architectural details that complement the other buildings in the Bosque Plaza Shopping Center.

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.

Policy II.B.5.e is furthered because the subject site is in an area that has seen an increased amount of development recently, and has access to a full range of urban services including water and sewer, electrical service, paved roads, and provision of emergency response services.

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.

Policy II.B.5.i is furthered because the subject site's location in a Shopping Center is set away from residential uses, and the development does not generally produce noise, light, pollution, or traffic conflicts and much of the activity on the subject site will be conducted within a fully enclosed building.

Policy II.B.5.l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.

Policy II.B.5.l is furthered because the design of the proposed indoor storage has been done in a territorial-style with a light brown exterior, white trim, and real brick coping as required by the Bosque Plaza Site Development Plan for Subdivision, which is unique for the use.

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

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Policy II.C.4.a is furthered because the storage use is a low impact use that will be conducted almost entirely indoors, which will limit any off-site noise impacts.

8. The subject site is part of the Taylor Ranch Community of the West Side Strategic Plan and generally furthers the West Side Strategic Plan because the request is adding commercial storage and retail development to an existing shopping center in that community.
9. The subject site is within the boundaries of the Coors Corridor Sector Development Plan. The following policy on view preservation applies:

Policy 1 – View Preservation: Unique views within and beyond the Coors Corridor area in Segments 3 and 4 east of Coors Boulevard should be protected and enhanced in accordance with additional design guidelines for this portion of the corridor.

The request furthers Policy 1 – View Preservation because it complies with the Coors Corridor Plan View Preservation requirements, specifically no more than one third of the building will penetrate the view plane from 4 feet above Coors Boulevard and not more than 50 percent of the view area will be obstructed by the proposed building based on calculations from the View Corridor Compliance Plan Sheet 7.

10. In order to obtain credit for on-street parking, an application must be filed with and approved by the City traffic engineer.
11. The Alban Hills and Taylor Ranch Neighborhood Associations, and the West Side Coalition of Neighborhoods were notified of the request, as well as property owners within 100 feet. A facilitated meeting was not held for this request, but the applicant has been meeting with various neighborhood representatives on their own. Written comments from the Taylor Ranch Neighborhood Association were submitted, and the applicant has had ongoing discussions and amended the plans in response to those comments.

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 Site Development Plan for Building Permit shall meet all requirements of the Solid Waste Department necessary for access and pick-up including clearance of the proposed porte cocheres and specifications of the dumpster enclosure.

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4. Applicant shall provide documentation for the use of parking along Bosque Plaza Lane, and shall submit an application to the City for use of the proposed on-street parking along La Orilla Road. Approval for the use of such spaces is necessary prior to final sign-off by the Development Review Board.
5. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
6. The building mounted signage on the west and south facades shall be revised to more closely resemble the rendering included in the recently approved amendment to the Site Development Plan for Subdivision. The signage for the Guardian Storage office and retail space shall be individual channel letters mounted on top of the shade portal, 16 inches in height, and Holly Green in color. The primary building mounted sign for Guardian Storage (west façade) shall be modified to be a single line with individual channel letters at 42 inches in height and Holly Green and White in color. The logo shall be limited to 4 feet 8 inches in height. All letters shall be internally illuminated LED modules. Total sign area must also comply with the requirements of the C-1 zone and the Site Plan for Subdivision.
7. Window film signage shall be prohibited, and a note shall be added to the Site Development Plan for Building Permit regarding this prohibition.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **MAY 26, 2017**. 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 applications.

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

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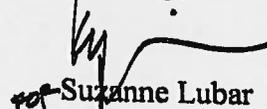
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extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider 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.

Sincerely,


Suzanne Lubar
Planning Director

SL/MV

cc: Guardian Storage, Paul Hedges, 7501 Holly Ave. NE, ABQ, NM 87113
Consensus Planning, Inc., 301 8th St. NW, ABQ, NM 87102
Jolene Wolfle, 7216 Carson Trl. NW, ABQ, NM 87120
Rene Horvath, 5515 Palomino Dr. NW, ABQ, NM 87120