

# CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT**  
**URBAN DESIGN & DEVELOPMENT DIVISION**  
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## OFFICIAL NOTIFICATION OF DECISION

October 14, 2016

AMERCO Real Estate Company  
2727 N. Central Ave.  
Phoenix, AZ 85004

**Project# 1002717**  
16EPC-40045 Site Development Plan for Building Permit

### **LEGAL DESCRIPTION:**

The above action for all or a portion of Lots 303-306, Town of Atrisco Grant, Unit 8, zoned SU-1 for O-1/PRD (Conditional Zoning: SU-1 for C-2 Permissive Uses, Excluding Residential Uses), located on Atrisco Dr. NW, between Coors Blvd. NW and I-40, containing approximately 5.4 acres. (H-11)

Staff Planner: Vicente Quevedo

PO Box 1293

Albuquerque  
On October 13, 2016 the Environmental Planning Commission (EPC) voted to APPROVE Project #1002717/16EPC-40045, a Site Development Plan for Building Permit, based on the following findings and subject to the following conditions:

### **FINDINGS:**

NM 87103

1. This is a request for a Site Development Plan for Building Permit 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 5.4 acres.  
www.cabq.gov
2. The applicant is proposing to construct an indoor storage facility for household goods and moving services to include indoor climate controlled storage, mini-storage and outdoor parking for rental trucks.
3. The proposed uses are permissive per the conditional zoning of SU-1 for Permissive C-2 Uses Excluding Residential Uses for the subject site (See 16EPC-40027 for details).
4. On July 14, 2016 the EPC conditionally approved a Sector Development Plan Map Amendment from SU-1 for O-1 / PRD to SU-1 for Permissive C-2 Uses Excluding Residential Uses (16EPC-40027).

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5. The EPC approved Official Notice of Decision dated July 15, 2016 states that the Sector Development Plan Map Amendment does not become effective until the following two conditions are met within six months: 1.) A site development plan is approved by the Development Review Board (DRB), 2.) A replat of the subject site is required at DRB.
6. On September 8, 2016 the EPC approved a Site Development Plan for Subdivision for the subject site (16EPC-40036). This request fulfilled Condition #1 of the EPC approved Official Notification of Decision for 16EPC-40027.
7. 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.
8. 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 conditional 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 Site Development Plan for Building Permit 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

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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.

- 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 conditional 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 is not required, and the threshold requiring an updated traffic study has not been 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 by locating all of the proposed household storage uses indoors. The proposed use will also be located within an existing commercially zoned area preventing any substantial noise/land use conflicts.

- F. 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 Site Development Plan for Building Permit will contribute to the subject site being developed with service uses in an existing commercially zoned area by an out of state business enterprise.

- G. 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 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 Site Development Plan for Building Permit indicates that the applicant is proposing a maximum building height of 40' and has demonstrated that the angle plane requirements of the Zoning Code that allows for additional building height above 26' can be met.

9. 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

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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 contribute to 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.

**10. 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 Site Development Plan for Building Permit 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 is not required, and the threshold requiring an updated traffic study has not been met. Additionally, the proposed commercial uses will be compatible with the existing commercial uses within the West Bluff Shopping Center to the north.

**11. The EPC has discretion over building height, and parking on the subject site.**

**12. The EPC does not have discretion over signage on the subject site as confirmed by the City of Albuquerque Zoning Enforcement Officer.**

**13. 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.**

**14. The Office of Neighborhood Coordination recommended this case for a facilitated meeting. A facilitated meeting was held on September 8, 2016. The meeting was well attended and meeting**

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participants expressed concern about the appearance of the single-story buildings and suggested that they be stuccoed or painted to match the 3-story building, building height for the 3-story building and possible traffic impacts.

15. There are known concerns regarding this request, as outlined in the facilitated meeting report, but no known opposition.

**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 include detailed drawings demonstrating that lighting for the subject site will conform to Section 14-16-3-9 (Area Lighting Regulations) of the Zoning Code must be included on Sheet SP1 or Sheets A2 or A3.
4. The applicant shall add a note to Sheet SP1 that all onsite lighting shall conform to the State of New Mexico Night Sky Protection Act (74-12-1 to 74-12-10 NMSA 1978).
5. The general notes section of the site plan Sheet SP1 (General Note 1) states that parking lot lighting shall be a maximum of 20' and comply with the Unser/McMahon Village Center North Site Plan for Subdivision.
  - a. The applicant shall remove the reference to the Unser/McMahon Village Center North Site Plan for Subdivision as noted on Sheet SP1 (General Note 1).
6. The applicant shall add a stucco finish to all proposed MCBI metal wall panels along each of the building elevations shown on Sheets A2 and A3, in order to better integrate the development with the surrounding development and address neighborhood resident comments as outlined in the facilitated meeting report (see attached).

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7. The applicant shall amend the free standing signage diagram on Sheet JP proposing a 40' tall free standing sign to meet the requirements of the C-2 zone Section 14-16-2-17(A)(10)(d)(1) which states that the height of a free-standing sign shall not exceed 26 feet, or seek a signage variance through the Zoning Hearing Examiner (ZHE) concurrent with submitting an application to DRB for final sign-off.
8. The applicant shall amend the free standing signage square footage diagram on Sheet JP proposing a 198 sf free standing signage area to meet the requirements of the Coors Corridor Plan (pgs. 112-113) which prohibit free standing signage square footage that exceeds 75 square feet, or seek a signage variance through the Zoning Hearing Examiner (ZHE) concurrent with submitting an application to DRB for final sign-off.
9. The applicant shall amend the building mounted signage diagrams on Sheet A2 to meet the requirements of the C-2 zone Section 14-16-2-17(A)(10)(d)(2) which states that building mounted signage height shall not exceed 30 feet, or seek a signage variance through the Zoning Hearing Examiner (ZHE) concurrent with submitting an application to DRB for final sign-off.
10. The applicant shall amend the notation section under each building façade diagram on Sheet A2 to correspond to the appropriate building mounted signage square footage listed under Section 14-16-2-17(A)(c)(2)(i – iii) as noted below:
  - a. Northern façade: Maximum allowed = 10%
  - b. Southern façade: Maximum allowed = 15%
  - c. Eastern façade: Maximum allowed = 10%
  - d. Western façade: Maximum allowed = 15%
11. City Engineer Conditions of Approval:
  - a. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
  - b. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

The following comments need to be addressed prior to DRB:

- a. The number of parking spaces required by the zoning code does not match the number of spaces provided. Please and clarify the total number of spaces required and provided.
- b. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing." Please call out detail and location of HC signs.
- c. The ADA access aisles shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space

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so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)

- d. Show the clear sight triangle and add the following note to the plan: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the clear sight triangle.

**12. Parks and Recreation – Planning and Design Conditions of Approval:**

- a. Need coordination with Parks and Recreation with regard to the grading and drainage plan for the site. Additional impervious surfaces combined with the steep slope at the southern edge of the property could result in additional erosion to the steep slope adjacent the property causing debris on the surface of the multi-use trail immediately below. This existing condition could worsen and cause risk to trail users as well as additional maintenance requirements for the Parks and Recreation Department. The Department requests that the grading and drainage plan include measures to reduce storm water runoff and erosion from the site along the southern end of the property.

**13. Hydrology Development Conditions of Approval:**

- a. Support Parks and Recreation Department comments and concerns regarding making the sediment situation any worse for the trail.

**The following comments need to be addressed prior to DRB:**

- b. The Building Permit set will need to define how the smaller first flush pond adjacent to Building B will spill over into the larger pond (to keep spillover away from the slope). The flow arrows give some indication, but the landscaping doesn't appear to yet reflect a defined swale to the larger pond. Consider eliminating the smaller pond and extending a swale/pond from the larger to keep the volume farther away from the slope.
- c. At DRB, clarify how the CBC is utilized, is it detached from the 54" line?

**14. Public Service Company of New Mexico Conditions of Approval:**

- a. An existing overhead distribution line is located on the northern boundary of the subject property. It is the applicant's obligation to abide by any conditions or terms of those easements.
- b. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:

Mike Moyer  
PNM Service Center  
4201 Edith Boulevard NE  
Albuquerque, NM 87107  
Phone: (505) 241-3697

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- c. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at [www.pnm.com](http://www.pnm.com) for specifications.

15. 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.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **October 28, 2016**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 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).

**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 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.

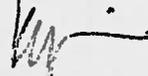
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Sincerely,



~~for~~ Suzanne Lubar  
Planning Director

**SL/VQ**

**cc: AMERCO Real Estate Company, 2727 N. Central Ave., Phoenix, AZ 85004**  
**Consensus Planning, 302 8<sup>th</sup> St, ABQ, NM 87102**  
**Ted Trujillo, Los Volcanes NA, 6601 Honeylocust Ave NW, ABQ, NM 87121**  
**Doug Cooper, Los Volcanes NA, 6800 Silkwood NW, ABQ, NM 87121**  
**Em Ward, S.R. Marmon NA, P.O. Box 7434, ABQ, NM 87194**  
**Michelle L. Luna, S.R. Marmon NA, 7008 Parlamar Rd NW, ABQ, NM 87120**  
**Vista Magnifica Assoc., Michael Wilmesherr, 1709 Calle Del Vista NW, Albuquerque,, NM 87105**  
**Vista Magnifica Assoc, Ruth Rivera, 1640 Corte Del Sol NW, Albuquerque, NM 87105**  
**West Bluff N.A. , Kimberlee Tolon McCandless, 3208 Vista Grande Dr. NW. ABQ, NM 87105**  
**West Bluff N.A., Patrisha Dyea, 5012 Bridges Ave. NW, Albuquerque, NM 87120**  
**West Mesa N.A., Louis Tafoya, 6411 Avalon Rd. NW, Albuquerque, NM 87105**  
**West Mesa N.A., Steven Budenski, 5732 La Anita Ave. NW, Albuquerque, NM 87105**  
**South West Alliance of Neighbors, Johnny Pena, 6525 Sunset Gardens SW, Albuquerque, NM 87121**  
**South West Alliance of Neighbors, Jerry Gallegos, 417 65<sup>th</sup> St. SW, Albuquerque, NM 87121**  
**Westside Coalition of N.A.'S, Harry Hendriksen, 10592 Rio Del Sole Ct. NW, Albuquerque, NM 87114**  
**Westside Coalition of N.A.'S, Rene Horvath, 5515 Palomino Dr. NW, Albuquerque, NM 87120**