



**Environmental  
Planning  
Commission**

*Agenda Number: 07  
Project Number: 1002717  
Case #: 16EPC- 40045  
October 13, 2016*

**Staff Report**

<b>Agent</b>	Consensus Planning, LLC
<b>Applicant</b>	AMERCO Real Estate Company
<b>Request</b>	<b>Site Development Plan for Building Permit</b>
<b>Legal Description</b>	Lots 303, 304, 305, 306, Town of Atrisco Grant, Unit 8
<b>Location</b>	On Atrisco Dr. NW, between Coors Blvd. and Interstate 40
<b>Size</b>	Approximately 5.4 acres
<b>Existing Zoning</b>	SU-1 for O-1 / PRD (Conditional Zoning: SU-1 for Permissive C-2 Uses Excluding Residential Uses)
<b>Proposed Zoning</b>	No Change

**Staff Recommendation**  
*APPROVAL of Case # 16EPC-40045 based on the Findings beginning on Page #13, and subject to the Conditions of Approval beginning on Page #17.*

**Staff Planner**  
*Vicente M. Quevedo, Planner*

**Summary of Analysis**

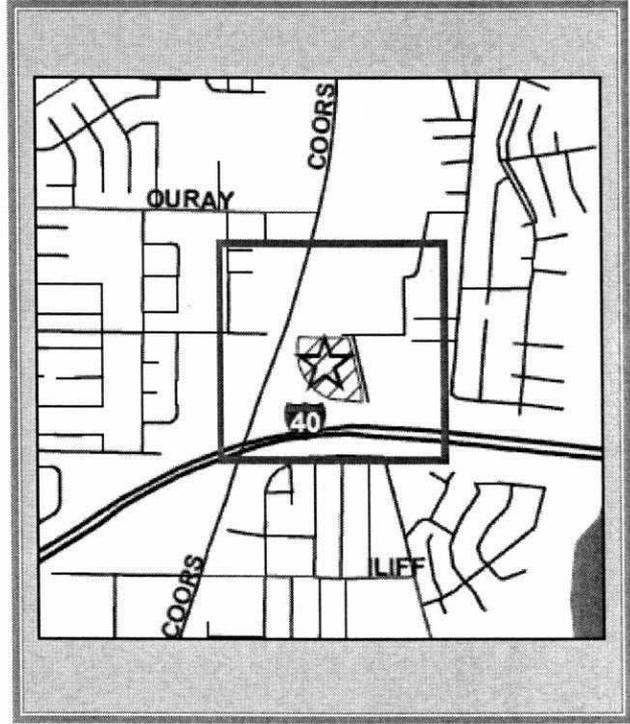
This is a request for a Site Development Plan for Building Permit for an approximately 5.4 acre site located on Atrisco Dr. between Coors Blvd. and Interstate 40.

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.

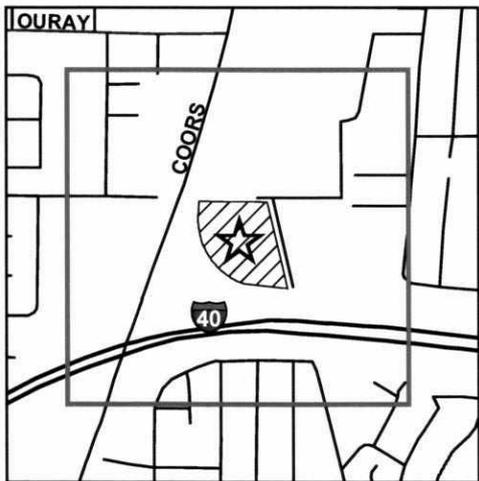
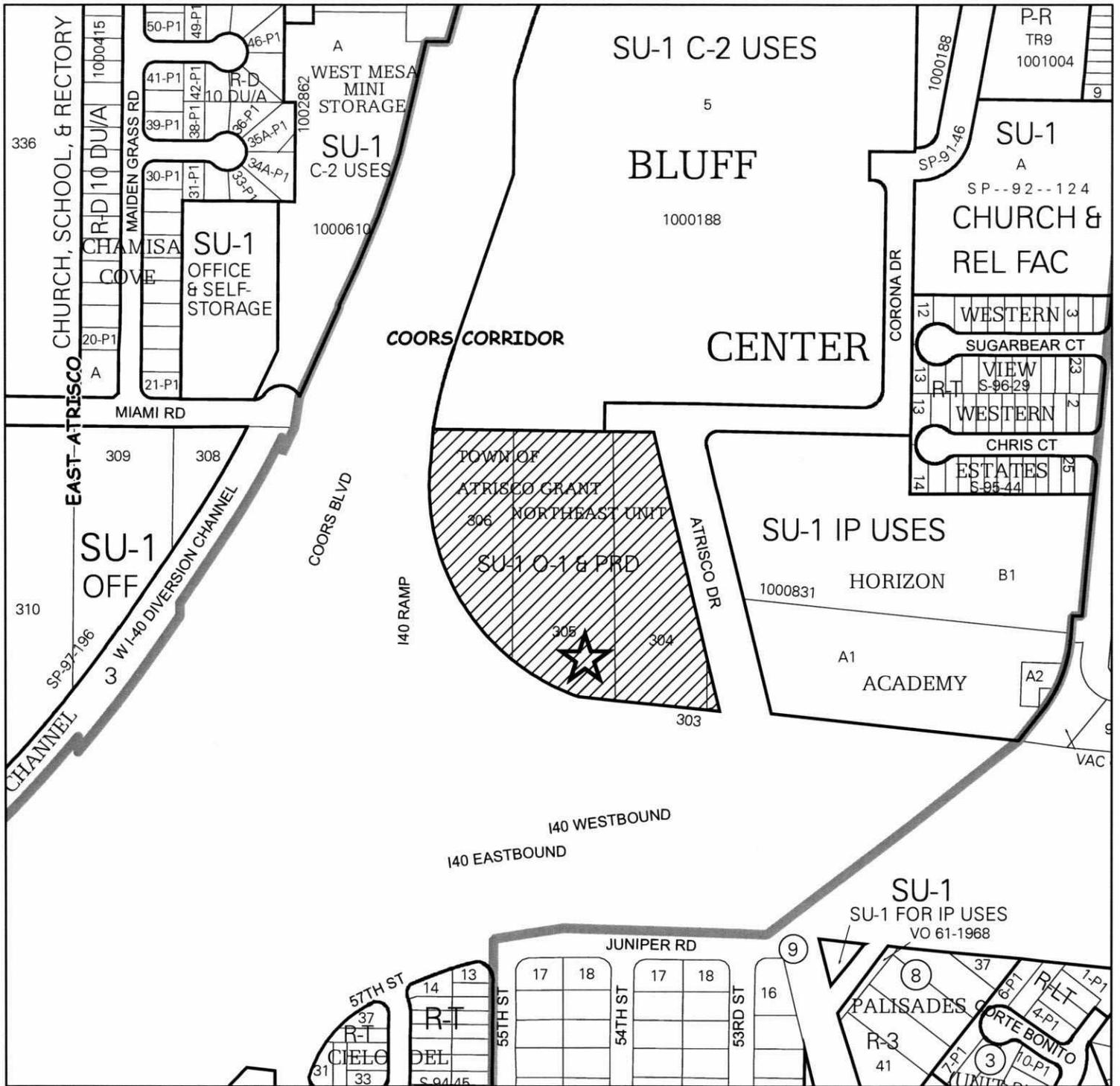
The proposed Site Development Plan for Building Permit meets most of the minimum requirements of the Zoning Code and other applicable plans. Areas of deficiency have been addressed through Conditions of Approval.

Staff is therefore, recommending approval of the requested Site Development Plan for Building Permit subject to findings and conditions.

There are noted neighborhood concerns related to the request but no known opposition.



City Departments and other interested agencies reviewed this application from 09/06/2016 to 09/21/2016. Agency comments used in the preparation of this report begin on Page #22.



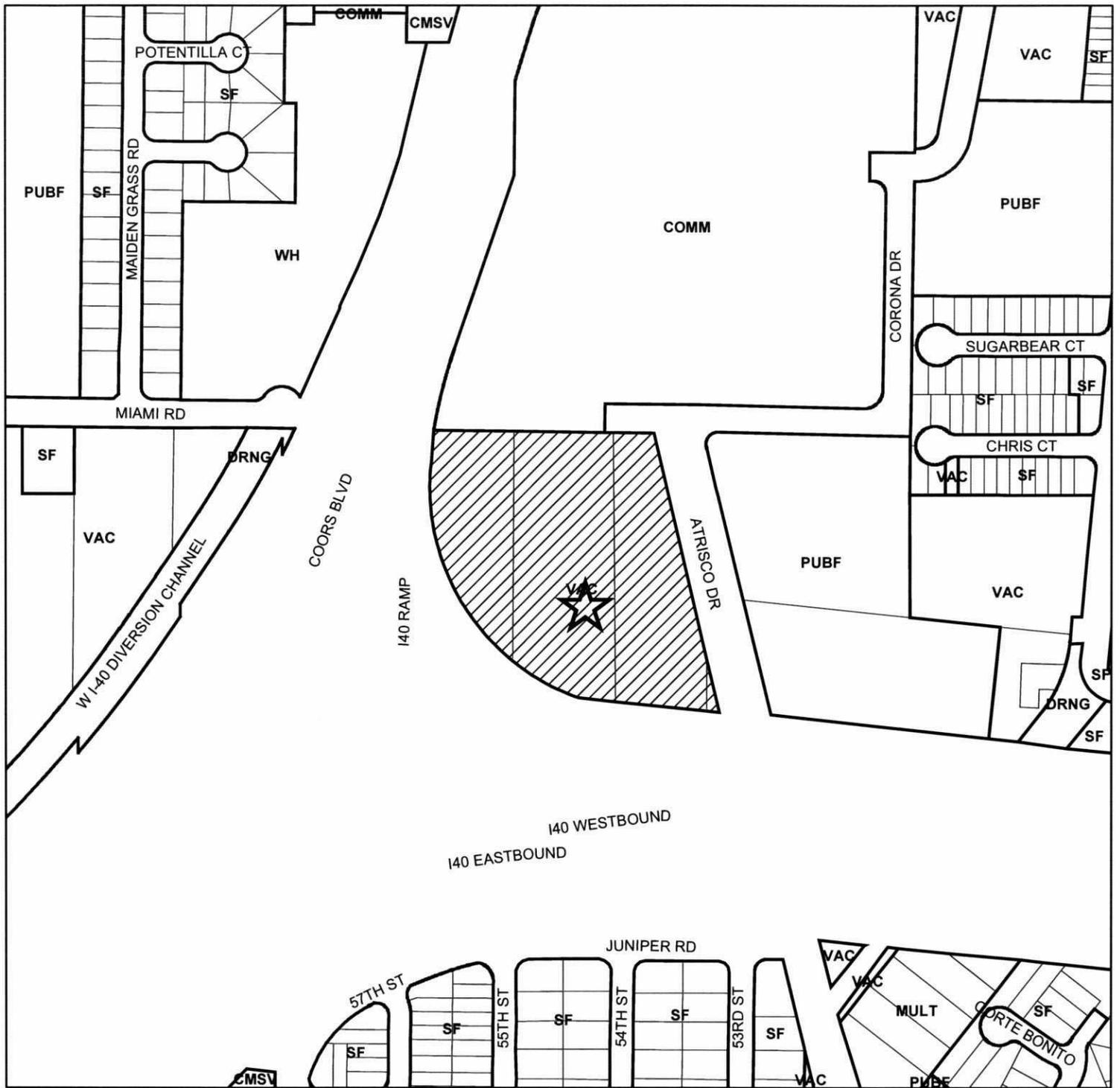
### ZONING

Note: Grey shading indicates County.

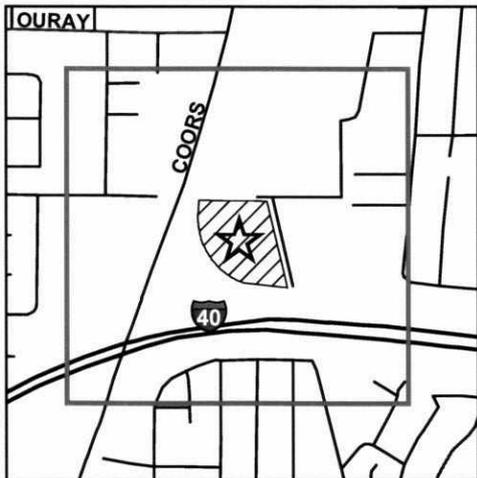


1 inch = 286 feet

Project Number:  
1002717  
Hearing Date:  
10/13/2016  
Zone Map Page: H-11  
Additional Case Numbers:  
16EPC-40045



I40 WESTBOUND  
I40 EASTBOUND



## LANDUSE

Note: Grey shading indicates County.

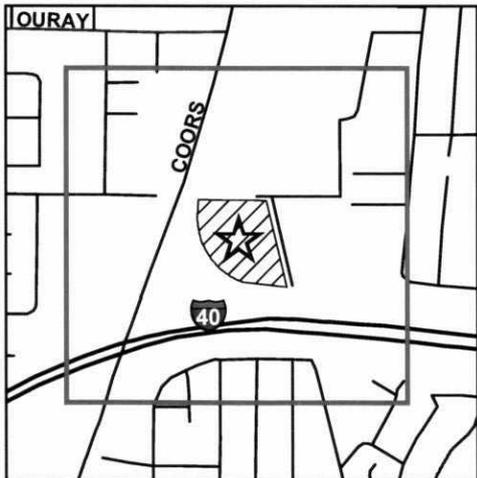
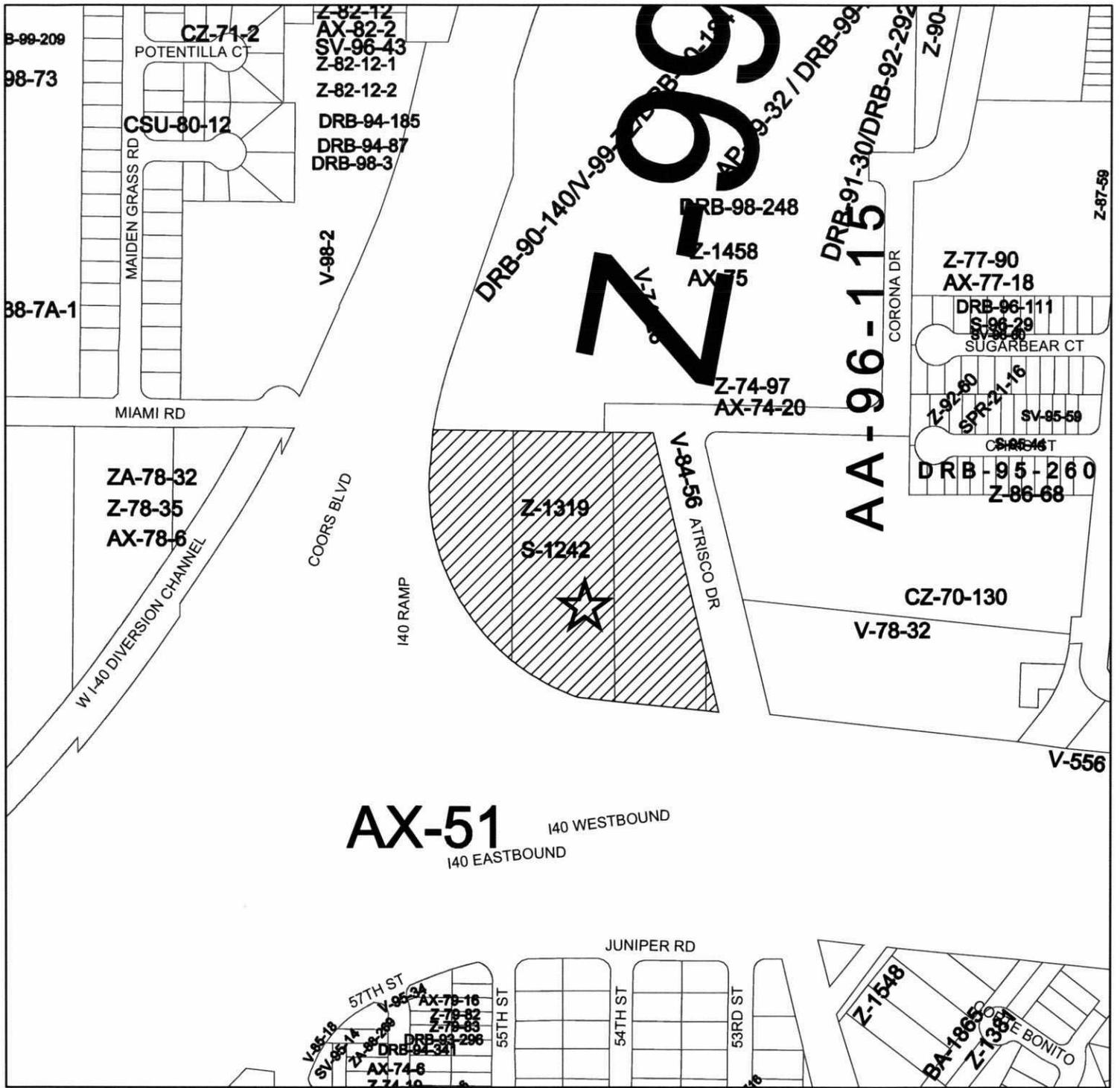
### KEY to Land Use Abbreviations

- 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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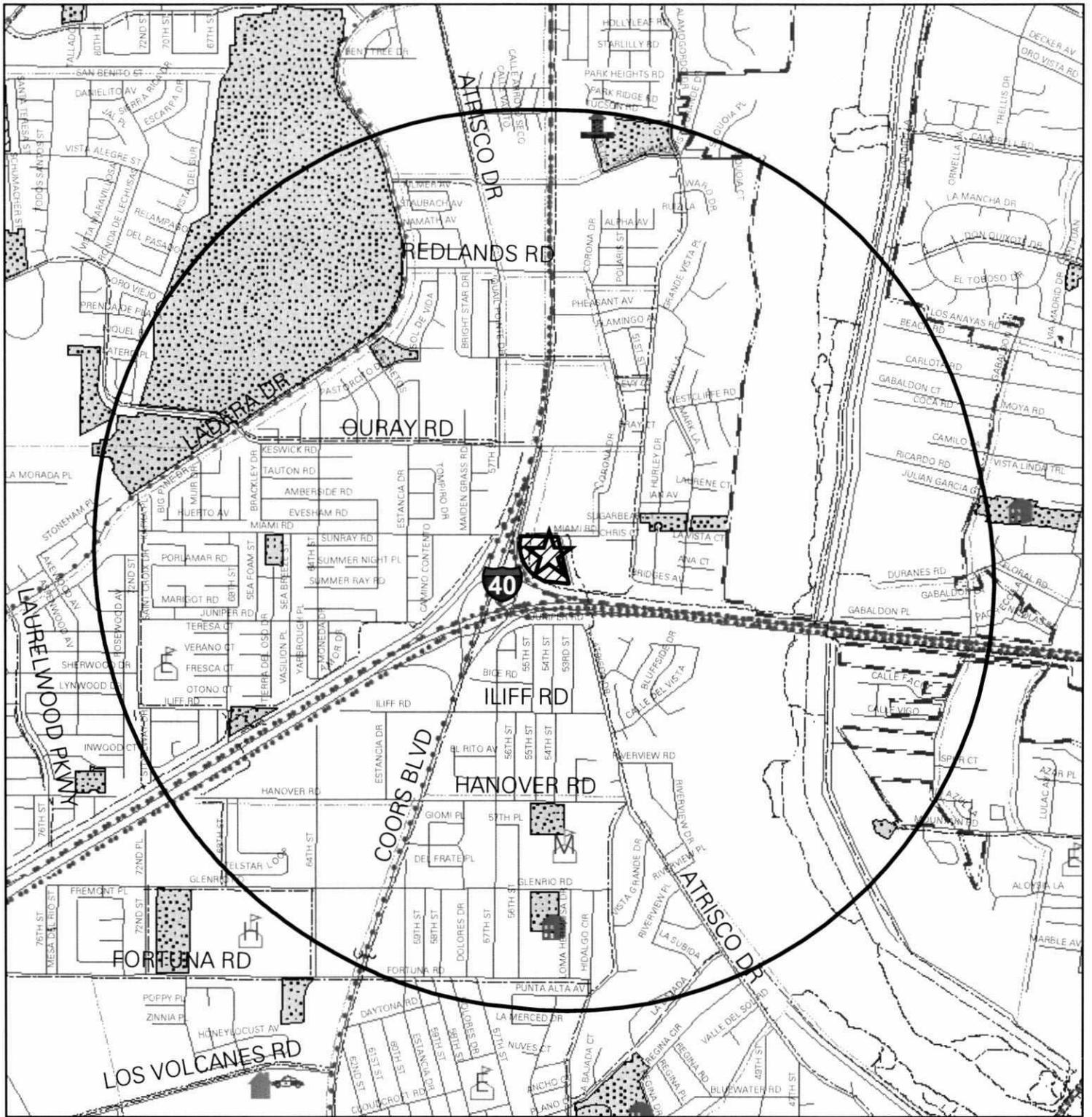
## HISTORY

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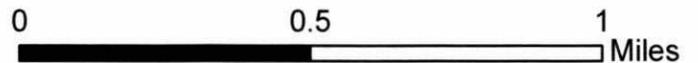


## Public Facilities Map with One-Mile Buffer



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

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

**II. INTRODUCTION**

**Proposal**

This is a request for a Site Development Plan for Building Permit for an approximately 5.4 acre site located on Atrisco Dr. between Coors Blvd. and Interstate 40. 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. The EPC has heard two prior requests for the subject site. 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). On September 8, 2016 the EPC approved a Site Development Plan for Subdivision for the subject site (16EPC-40035).

**EPC Role**

The EPC has the authority to hear and consider all Site Development Plans associated with an SU-1 site within the City of Albuquerque [Ref: § 14-16-2-22(A)(1)]. The EPC is the final decision-making body unless the EPC decision is appealed. 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.

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### ***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.

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 C-2 Permissive Uses Excluding Residential Uses. This request serves to meet one of the conditions contained within the EPC approved Official Notification of Decision dated July 15, 2016.

On September 8, 2016 the EPC approved a Site Development Plan for Subdivision for the subject site (16EPC-40035) in order to fulfill one of the conditions of approval of the requested Sector Development Plan Map Amendment.

### ***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 Dr. 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), route 155 (Coors Blvd. Line) and route 94 (Unser Express) run along I-40 and/or 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 EPC approved conditional zoning for the subject is SU-1 for C-2 Permissive Uses Excluding Residential Uses which is site plan controlled. The proposed indoor 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 from neighborhood association representatives on the Westside of Albuquerque 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.

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).

The EPC approved Official Notice of Decision dated July 15, 2016 (see attached) states that the Sector Development Plan Map Amendment previously requested by the applicant 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. The applicant has secured EPC approval of a Site Development Plan for Subdivision (16EPC-40036) that will soon be submitted to the DRB for final sign-off. EPC approval of the requested Site Development Plan for Building Permit will allow the applicant to secure DRB approval and begin applying for building permits 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 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.***

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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.*

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.*

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 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.*

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

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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.*

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 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.*

#### **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 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.*

### ***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 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.*

### ***SITE DEVELOPMENT PLAN FOR SUBDIVISION***

On September 8, 2016 the EPC approved a Site Development Plan for Subdivision for the subject site (16EPC-40036). The applicant was not required to submit design guidelines associated with the Site Development Plan for Subdivision because the applicant did not request delegation to the Development Review Board for future Site Development Plans for Building Permit. The applicant did submit a site plan sheet along with a grading and drainage plan as required by City policies and procedures.

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## ***SITE DEVELOPMENT PLAN FOR BUILDING PERMIT***

### ***Request***

This is a request for a Site Development Plan for Building Permit for an approximately 5.4 acre vacant site located at the intersection of Coors Blvd. and Interstate 40. Indoor storage facilities for household goods and outdoor storage of vehicles are proposed for the subject site. The site is located in a commercially zoned area. The West Bluff Shopping Center is to the north which includes a Wal-Mart Super Center, The Home Depot and several smaller retailers. 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. The lot currently contains four separate lots that are proposed to be consolidated into a single lot.

Section 14-16-3-11 of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." As such, staff has reviewed the attached site development plan for conformance with applicable goals and policies in the Comprehensive Plan and other applicable Plans.

### ***Site Plan Layout / Configuration***

The applicant is proposing a maximum building height of 37' 2" which is lower than the maximum C-2 zone allowed building height of 40' (per the angle plane requirements of the C-2 zone 14-16-2-17). The maximum proposed floor area ratio for the subject site is .50 (117,347 sf) which places a limitation on the total amount of building square footage for the site, and is calculated by dividing the heated gross floor area by the total area of the premises. The applicant has cited the C-2 zone setback dimensions that refers back to the O-1 zone and requires a 5' minimum front and corner side yard setback and minimum 11' setback from a driveway and public sidewalk. The applicant has proposed a 35' 1" front yard setback, a 22' 7" corner side lot setback, and a 38' setback from Miami Rd. at the north end of the site which is more restrictive than the setbacks required by the Zoning Code. The applicant has placed a note on the site development plan that an indoor refuse container will be located at the southwest corner of the 3 story indoor storage building, and will be manually wheeled out for Solid Waste Service. Solid Waste has indicated to Planning Staff that this is sufficient based on the intensity of uses proposed for the subject site.

### ***Vehicular Access, Circulation and Parking***

The site development plan indicates that the subject site has access to adjacent streets on the north and east sides of the property from Atrisco Dr. and Miami St. Two points of ingress / egress are proposed from Atrisco Dr. NW. No access to either Coors Blvd. or Interstate 40 is proposed for the subject site.

The applicant is proposing 112,847 sf of indoor storage use and 3,860 sf of net leasable retail use. Section 14-16-3-1(A)(27) of the Zoning Code requires that parking for retail and service uses be parked at a rate of 1 space per 200 sf of leasable space. Therefore, the applicant would be required to provide 20 parking spaces for the retail uses. Section 14-16-3-1(A)(31) of the Zoning Code requirements for warehouse uses at a rate of 1 space per 2,000 sf of net leasable space however, the applicant has only provided the gross square footage for the indoor storage

space area which would equate to a total of 57 parking spaces for the subject site. This brings the total minimum required off-street parking spaces for the subject site to 79 spaces. Additionally, the applicant is required to provide 3 motorcycle spaces, 4 handicap accessible spaces and 2 bicycle spaces.

The applicant has stated that they will provide a total of 55 off-street parking spaces, 3 motorcycle spaces, 4 handicap accessible spaces and 2 bicycle spaces. This means that the proposed off-street parking is deficient by 24 spaces, however the EPC does have full discretion over parking and can approve less off-street parking spaces than are required by the Zoning Code on an SU-1 zoned site.

***Pedestrian and Bicycle Access and Circulation, Transit Access***

Pedestrian access is from existing public sidewalks along Atrisco Dr. and Miami St. Pedestrian connections are proposed to be provided near the vehicular access points on the subject site. All internal circulation for the subject site is proposed to interconnect the proposed uses for the subject site with existing public right-of-way.

***Walls/Fences***

No walls or fences are proposed for the subject site at this time, although the issue of graffiti was raised at the facilitated meeting that was held on September 8, 2016.

***Lighting and Security***

The applicant will provide lighting, security cameras and onsite security / management on the subject site. The applicant is proposing a total of ten 25' tall free-standing light poles along Atrisco Dr., Miami Rd. and along the Ouray / Coors frontage for the site. Additional wall mounted light fixtures are proposed on each building facade. However, the applicant has not submitted a formal lighting plan to indicate the exact height of each wall mounted fixture as well as detailed drawings demonstrating that lighting for the subject site will conform to Section 14-16-3-9 (Area Lighting Regulations) of the Zoning Code. The applicant must also add a note 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). 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. While the site is site plan controlled and the applicant can propose a maximum parking lot light height of 20', the reference to the Unser/McMahon Village Center North Site Plan for Subdivision will need to be removed as those requirements cannot apply to this site.

***Landscaping***

The landscaping plan contains low to medium water usage tree and plant species; all species are appropriate for the area and a plant legend is provided. All required notations regarding maintenance responsibilities, water conservation and irrigation system to be used are included on the landscape plan. Per Section 6-6-2-5 (Street Tree Policies) of the Code of Ordinances the applicant is not required to provide a street trees because Miami Rd. and Atrisco Dr. are local streets. The applicant is required to provide 6 parking lot trees (1 tree per 10 spaces) and has

stated that 9 trees will be provided which are shown on the landscaping plan as required by the Zoning Code.

The total required landscape net lot area coverage for the site is 26,441 sf and the applicant is proposing 45,783 sf which exceeds the minimum requirement. In addition, 75% of the net lot area must include live plant coverage which equates to a total requirement of 3,967 sf. The applicant is proposing 34,844 sf which exceed the minimum requirement.

### ***Grading, Drainage, Utility Plans***

The subject site generally drains from northeast to southwest into the Interstate 40 off-ramp. An existing storm drain is located within Atrisco Dr. and a concrete culvert located along the westerly property line. Following the replatting action, the subject site will continue to drain into the existing storm drain until future development is proposed (at the Site Plan for Building Permit level), at which time a new 54" storm drain connection is anticipated and all first flush requirements can be met.

### ***Architecture***

The architecture of all of the proposed indoor storage buildings can be characterized as modern style architecture. Exterior building materials proposed for the 3-story indoor storage facility include finishes such as unpainted natural concrete panels, MBCI metal wall panels, storefront glass, and standing seam metal roof material with a galvalume finish. Proposed exterior colors include ultra-white, brownstone, light stone, almond, Uhaul green, burnished slate, buckskin, and eggshell black. While the proposed materials and colors do provide a variation throughout the development, staff recommends that the applicant add a stucco finish to the proposed MCBI metal wall panels along each of the elevations in order to better integrate the development with the surrounding West Bluff Shopping Center development north of the subject site.

### ***Signage***

The applicant is proposing one free standing 40' tall pylon sign along the western edge of the subject site. The total proposed signage area square footage is 198 sf. The applicant is also proposing a series of building mounted signage along the northern, southern, eastern and western building facades of the proposed three story indoor storage building. The proposed percentage of building mounted signage to building façade ranges from 2% to a maximum of 5%.

One free standing sign is allowed on the subject site per the C-2 zone per Section 14-16-2-17(A)(10)(b)(1). The applicant is only proposing one free standing sign. Free standing signage height on the subject site is regulated per 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. The applicant is proposing a 40' tall free standing sign which exceeds the maximum signage height allowed by the Zoning Code by 14'. Free standing signage square footage is regulated by the requirements of the Coors Corridor Plan (pgs. 112-113) which states that all free standing signs within the plan area greater than 75 sf are prohibited. The applicant is proposing a 198 sf sign which exceeds the maximum signage square footage of the Coors Corridor Plan by 123 sf.

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Building mounted signage is allowed on the subject site per the C-2 zone Section 14-16-2-17(A)(10)(c)(2)(a),(b) which states that building mounted signage on-premises is allowed up to 30% of the area of the façade if the sign area is wholly visible from an abutting arterial street or freeway. However, on-premises building mounted signage square footage percentage shall not exceed one half of the percentage of the façade listed where there is an on-site free standing sign. The applicant is proposing the following building mounted signage percentages per façade:

Northern façade:	Maximum allowed = 10%	Maximum proposed = 1%
Southern façade:	Maximum allowed = 15%	Maximum proposed = 3%
Eastern façade:	Maximum allowed = 10%	Maximum proposed = 2%
Western façade:	Maximum allowed = 15%	Maximum proposed = 5%

Additionally, building mounted signage height cannot exceed 30' per the C-2 zone Section 14-16-2-17(A)(10)(d)(2). The applicant is proposing building mounted signage height that exceeds 30' in height on all building facades which exceeds the maximum allowed building height of 30'. Conditions of approval addressing all signage requirements of the Zoning Code and Coors Corridor Plan have been included in the staff report.

The EPC does not have discretion over signage on the subject site (as confirmed through discussions with the Zoning Enforcement Officer). The applicant may apply for signage variances through the Zoning Hearing Examiner's (ZHE) Office if the applicant wishes to propose alternate signage for the subject site. This has also been noted in the conditions of approval.

#### ***IV. AGENCY & NEIGHBORHOOD CONCERNS***

##### ***Reviewing Agencies***

Agencies reviewed this request from September 6, 2016 to September 21, 2016. The most significant agency comments were received from the Code Enforcement Division and Solid Waste Department. The Solid Waste Department stated that the applicant needs to show a refuse container on the site plan that meets the City's requirements. The applicant responded by including this information on Sheet SP-1 of the site development plan set along with a notation regarding trash service collection. The Code Enforcement Division cited issues regarding signage which have been analyzed by staff and conditions of approval have been included as part of this staff report.

##### ***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. A facilitated meeting was held on September 8, 2016. The meeting was well attended and meeting

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.

#### **V. CONCLUSION**

This is a request for a Site Development Plan for Building Permit for an approximately 5.4 acre site located on Atrisco Dr. between Coors Blvd. and Interstate 40. 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. The EPC has heard two prior requests for the subject site. 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). On September 8, 2016 the EPC approved a Site Development Plan for Subdivision for the subject site (16EPC-40036).

Staff is recommending approval of the requested Site Development Plan for Building Permit subject to findings and conditions in order to respond to agency comments, the requirements of the Zoning Code and Coors Corridor Plan, and neighborhood input as outlined in the facilitated meeting report.

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***FINDINGS - 16EPC-40045 - October 13, 2016 – Site Development Plan for Building Permit***

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.
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 SU-1 for Permissive C-2 Uses Excluding Residential Uses for the subject site.
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).
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.

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*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 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 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*

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*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 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.

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**RECOMMENDATION - 16EPC-40045 – October 13, 2016**

**APPROVAL of 16EPC-40045, a request for a Site Development Plan for Building Permit, 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-40045 – September 8, 2016 – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

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 the exact height of each wall mounted fixture as well as 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.
6. 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).
7. 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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8. 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) prior to submitting an application to DRB for final sign-off.
  
  9. 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) prior to submitting an application to DRB for final sign-off.
  
  10. 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.
  
  11. 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%
  
  12. 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. List radii for all curves shown; for passenger vehicles, the minimum end island radius for passenger vehicles is 15 ft. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.
    - c. The handicap accessible spaces must be a minimum of 8.5 ft. in width.

- d. The handicap accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
- e. 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.
- f. 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 so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
- g. Per the zoning code, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please provide details and dimensions.
- h. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please provide details and dimensions.
- i. ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible.
- j. Identify where refuse service will be located on site. Service vehicle and/or refuse vehicle maneuvering must be contained on-site.
- k. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles.
- l. 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.
- m. Add a note stating "All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter." A build note must be provided referring to the appropriate City Standard drawing.

13. 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.

14. 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?

15. 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

- 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.

16. 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.
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***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 65<sup>th</sup> 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

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## ***CITY OF ALBUQUERQUE AGENCY COMMENTS***

### ***PLANNING DEPARTMENT***

#### **Zoning Enforcement**

1. Free standing sign must meet regulations in Coors Corridor pg. 113 (not to exceed 75 sq. ft.)
2. Show location of free standing sign on Sheet SP1
3. Free standing sign must meet C-2 regulations for height see 14-16-2-17(A)(d)(1)
4. Need to provide full sign details for all proposed wall signs with calculations of façade area being taken
5. Need to provide detail on façade to show overall height of wall signs, cannot exceed 30ft high per 14-16-2-7(A)(d)(2)
6. Need to clarify net/gross area and provide calculations on all required parking, need to include all buildings on site 14-16-3-1(A)(24) & 14-16-3-1(A)(21)+(27). Square footage of buildings B, C, D are not shown as part of calculations. Must round up per 14-16-3-1(E)(5)
7. Clarify on site plan with dimensioned area of parking/storage for rental items

#### **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

Facilitated meeting held on 9/8/16

#### **Long Range Planning**

Reviewed, no adverse comments.

#### **Metropolitan Redevelopment Agency**

No comments received.

### ***CITY ENGINEER***

#### **Transportation Development**

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

#### **Transportation Development Conditions:**

1. 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).
2. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

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The following comments need to be addressed prior to DRB:

- n. 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.
- o. List radii for all curves shown; for passenger vehicles, the minimum end island radius for passenger vehicles is 15 ft. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.
- p. The handicap accessible spaces must be a minimum of 8.5 ft. in width.
- q. The handicap accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
- r. 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.
- s. 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 so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
- t. Per the zoning code, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please provide details and dimensions.
- u. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please provide details and dimensions.
- v. ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible.
- w. Identify where refuse service will be located on site. Service vehicle and/or refuse vehicle maneuvering must be contained on-site.
- x. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles.
- y. 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.
- z. Add a note stating "All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter." A build note must be provided referring to the appropriate City Standard drawing.

### Hydrology Development

- 1. 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:

2. 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.
3. At DRB, clarify how the CBC is utilized, is it detached from the 54" line?

**DEPARTMENT of MUNICIPAL DEVELOPMENT**  
**Transportation Planning**

Reviewed, no adverse comments.

**Traffic Engineering Operations**

No comments received.

**WATER UTILITY AUTHORITY**

**Utility Services**

**ABCWUA Comment:**

1. 16EPC-40045 Site development – building permit
  - a. Once service is desired, request an availability statement at the link below. Request shall include fire marshal requirements
    - i. [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx)
  - b. All onsite water, sanitary sewer and fire lines shall be deemed private.
  - c. The private fire hydrants, indicated in the Utility Plan, shall be painted safety orange.

**ENVIRONMENTAL HEALTH DEPARTMENT**

No comments received.

**PARKS AND RECREATION**

**Planning and Design**

**Project#1002717 – all or a portion of Lots 303-306, Town of Atrisco Grant, Unit 8**

**16EPC-40045 Site Development Plan for Building Permit**

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.

**Open Space Division**

No comments received.

**City Forester**

No comments received.

***POLICE DEPARTMENT/Planning***

No comments received.

***SOLID WASTE MANAGEMENT DEPARTMENT***

**Refuse Division**

Need site plan with new/proposed refuse enclosures/area clearly indicated, to verify refuse truck access. Any new/proposed refuse enclosures must be built to COA minimum spec. requirements.

***FIRE DEPARTMENT/Planning***

No comments received.

***TRANSIT DEPARTMENT***

No comments received.

## ***COMMENTS FROM OTHER AGENCIES***

***BERNALILLO COUNTY***

No comments received.

***NM Department of Transportation***

- There shall be no direct access to I-40, NM 45, or any ramps
- Please be aware that no business advertisement is allowed within NMDOT owned right-of-way.

***ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY***

Reviewed, no adverse comments.

***ALBUQUERQUE PUBLIC SCHOOLS***

Reviewed, no adverse comments.

***MID-REGION COUNCIL OF GOVERNMENTS***

Reviewed, no adverse comments.

***MIDDLE RIO GRANDE CONSERVANCY DISTRICT***

No comments received.

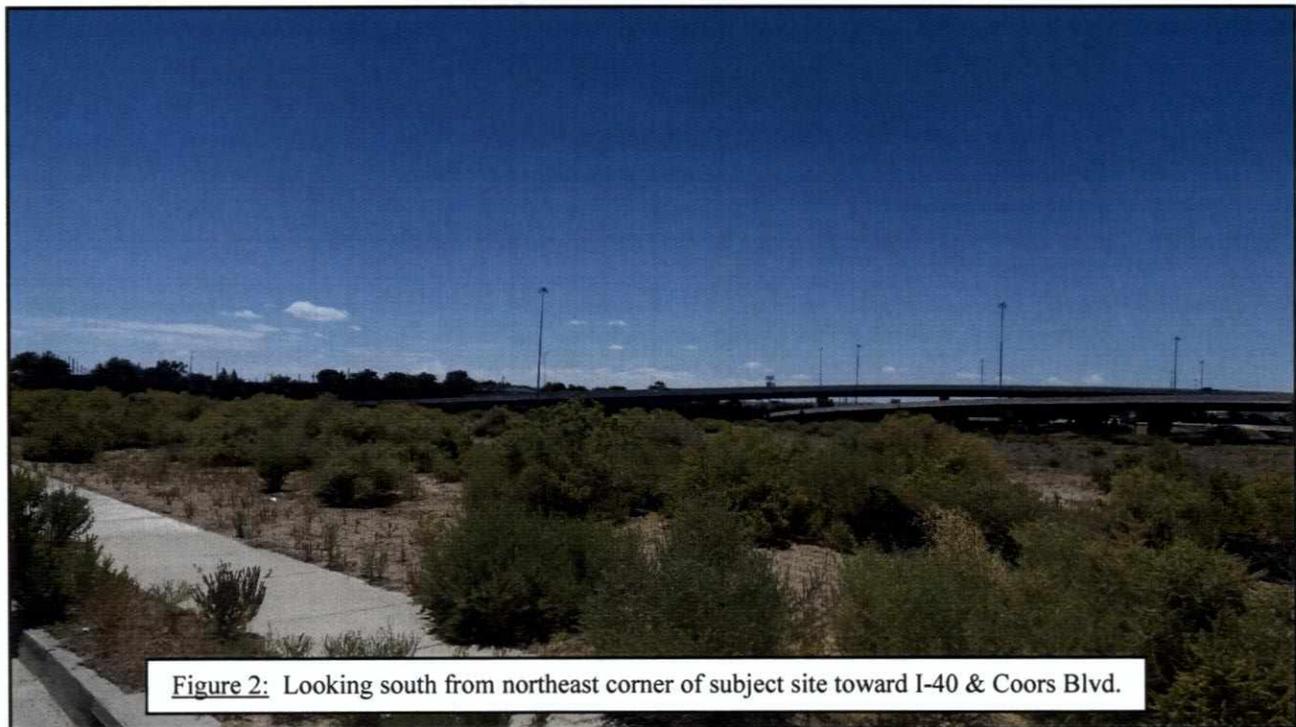
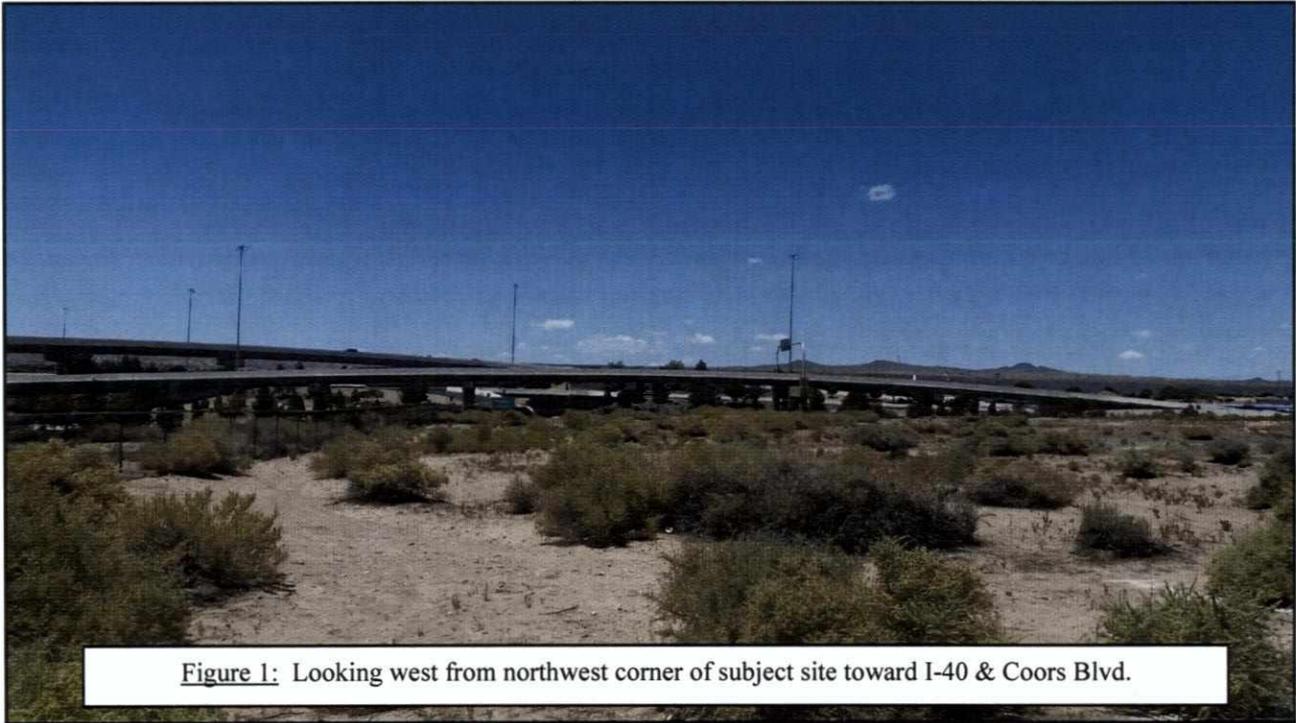
***PUBLIC SERVICE COMPANY OF NEW MEXICO***

**Project #1002717 Site Development Plan for Subdivision (U-Haul Facility at NE corner of I-40 and Coors Blvd NW) 16EPC-40045**

1. 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.
2. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:

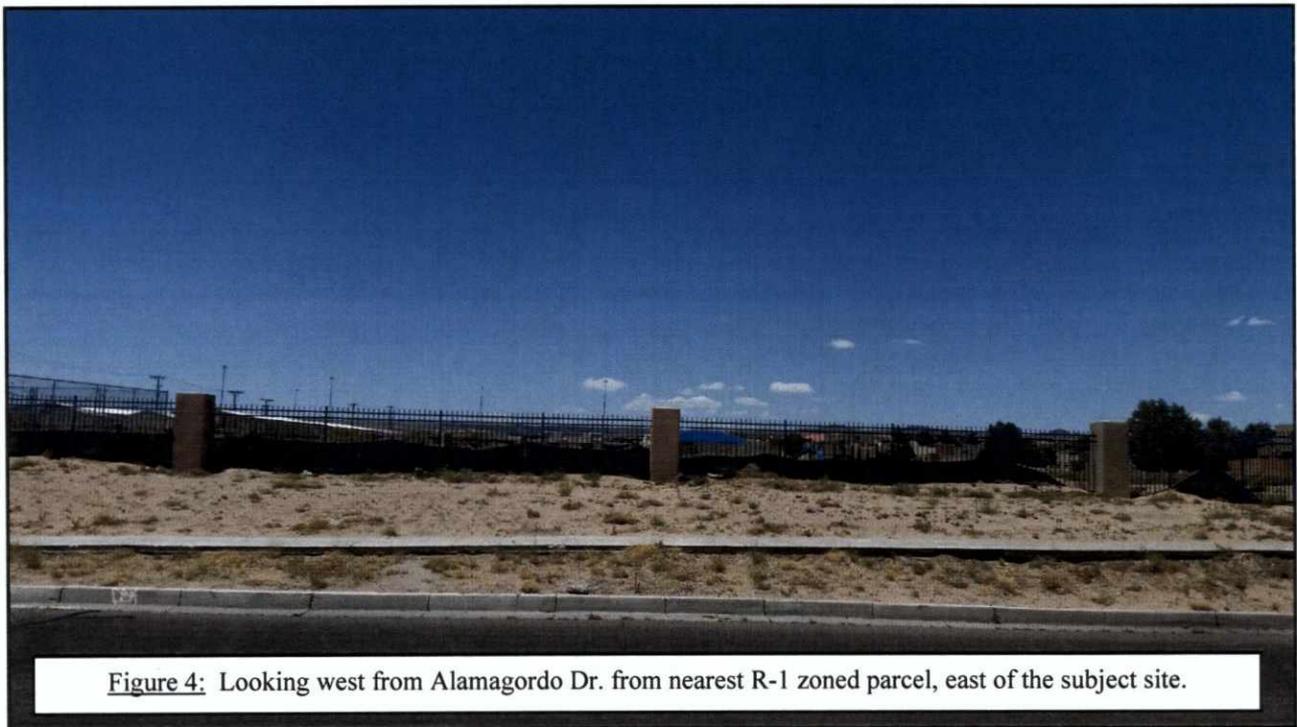
Mike Moyer  
PNM Service Center  
4201 Edith Boulevard NE  
Albuquerque, NM 87107  
Phone: (505) 241-3697

3. 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.





**Figure 3:** Looking north toward West Bluff Shopping Center site from subject site.



**Figure 4:** Looking west from Alamagordo Dr. from nearest R-1 zoned parcel, east of the subject site.

## HISTORY

# 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

September 9, 2016

Getmore, LLC  
6211 San Mateo Blvd NE, #130  
ABQ, NM 87109

**Project# 1002717**  
16EPC-40035 Site Development Plan for Subdivision

### **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/TRD (Conditional Zoning: SU-1 for C-2 Permissive Uses, Excluding Residential Uses), located on Atrisco Drive NW, between Coors Blvd, and I-40, containing approximately 5.4 acres. (H-11) Staff Planner: Vicente Quevedo

PO Box 1293

On September 8, 2016 the Environmental Planning Commission (EPC) voted APPROVE Project Albuquerque #1002717/16EPC-40035, a Site Development Plan for Subivision, based on the following findings and conditions:

### NM 87103 **FINDINGS:**

1. This is a request for a Site Development Plan for Subdivision 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. 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).
3. 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.
4. This request serves to meet Condition #1 of the EPC approved Official Notification of Decision for 16EPC-40027.

OFFICIAL NOTICE OF DECISION

Project #1002717

September 8, 2016

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5. 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.
6. The Site Development Plan for Subdivision plan set submitted by the applicant fulfills the minimum requirements of the Zoning Code and conforms to the Planning Department's Site Development Plan for Subdivision Checklist requirements.
7. The applicant is not requesting delegation of future Site Development Plans for Building Permit to the Development Review Board (DRB).
8. 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.
9. 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 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.

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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.

- 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 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 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 Subdivision 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 Subdivision 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.

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

A. B.1. Neighborhoods and Clusters

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Project #1002717  
September 8, 2016  
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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 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.

11. 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 Subdivision 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 conditional commercial uses will be compatible with the existing commercial uses within the West Bluff Shopping Center to the north.

12. 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.

13. The Office of Neighborhood Coordination recommended this case for a facilitated meeting. However, following communication with the applicant and recognized neighborhood association representatives, it was agreed that a facilitated meeting will be held after the applicant submits a complete site development plan for building permit request.

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14. There is no known opposition to this request.

**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. The subdivision of the site shall comply with the purpose, intent, and regulations of the Subdivision Ordinance (14-1+1-3).
3. **Transportation Development Conditions:**
  - 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).
  - All sidewalks along streets should be placed at the property line. Right-of-way dedication will be required at DRB to ensure the sidewalk is in the right-of-way.
4. **Public Service Company of New Mexico Conditions:**
  - 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.
  - 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
  - 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.
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.

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**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **SEPTEMBER 23, 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.

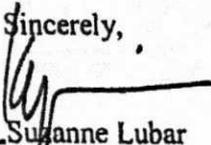
You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of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

**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 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/VQ

cc: Geltmore, LLC, 6211 San Mateo Blvd NE, Ste 130, ABQ, NM 87109

**OFFICIAL NOTICE OF DECISION**

**Project #1002717**

**September 8, 2016**

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Consensus Planning, 302 8<sup>th</sup> St. NW, ABQ, NM 87102  
Rod Mahoney, S.V. Coalition, 1838 Sadorn Rd SW, ABQ, NM 87105  
Marcia Fernandez, S.V. Coalition, 2401 Vidler Ave, ABQ, NM 87105  
Johnny Pena, SWAN, 6525 Sunset Gardens SW, ABQ, NM 87121  
Jerry Gallegos, SWAN, 417 65<sup>th</sup> St. SW, ABQ, NM 87121  
Harry Hendriksen, Westside Coalition, 10592 Rio Del Sole Ct NW, ABQ, NM 87114-2701  
Rene Horvath, Westside Coalition, 5515 Palomino Dr. NW, ABQ, NM 87120  
Kimberlee Tolon McCandless, West Bluff NA, 3208 Vista Grande Dr NW, ABQ, NM 87120-1136  
Patrishia Dyea, West Bluff NA, 5012 Bridges Ave NW, ABQ, NM 87120  
E. Ward, S.R. Marmon NA, P.O. Box 7434, ABQ, NM 87120  
Michele Luna, S.R. Marmon, 7008 Parlamar Rd NW, ABQ, NM 87120  
Ted Trujillo, Los Volcanes NA, 6601 Honeylocust Ave NW, ABQ, NM 87121  
Doug Cooper, Los Volcanes NA, 6800 Silkwood NW, ABQ, NM 87121  
Louis Tafoya, West Mesa NA, 6411 Avalon Rd NW, ABQ, NM 87105  
Steven Budenski, West Mesa, NA, 5732 La Anita Ave NW, ABQ, NM 87105  
Michael Wilmesherr, Vista Magnifica Assoc. 1709 Calle Del Vista NW, ABQ, NM 87105  
Ruth Rivera, Vista Magnifica Assoc. 1640 Corte Del Sol NW, ABQ, NM 87105

# 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

July 15, 2016

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

Project# 1002717  
16EPC-40027 Sector Development Plan Map Amendment  
(Zone Change)

### LEGAL DESCRIPTION:

The above action for all or a portion of Lots 303, 304, 305, 306, Town of Atrisco Grant, Unit 8, zoned SU-1 for O-1/PRD to SU-1 for Permissive C-2 Uses Excluding Residential Uses, located on Atrisco Drive NW, Between Coors Blvd. and I-40, containing approximately 6 acres. (H-11)  
Staff Planner: Vicente Quevedo

PO Box 1293

On July 14, 2016 the Environmental Planning Commission (EPC) voted APPROVE Project Albuquerque #1002717/16EPC-40027, a Sector Development Plan Map Amendment (Zone Change), based on the following findings and conditions:

### FINDINGS:

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.  
www.cabq.gov
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 a storage facility for household goods that includes climate controlled and non-climate controlled indoor storage and moving services that includes outdoor parking for rental trucks.
3. The proposed indoor 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).

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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.

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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

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July 14, 2016

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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.

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Project #1002717

July 14, 2016

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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.

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Project #1002717

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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 14 – 19 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 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 are not limited to items such as a clinic, institutions, offices, public utility structures, radio or television studio, outdoor circus or

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- 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 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 is 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.

**CONDITIONS:**

- 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

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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.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **JULY 29, 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).

**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 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.

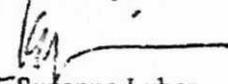
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Sincerely,

  
For Suzanne Lubar  
Planning Director

SL/MG

cc: AMERCO Real Estate Co. 2727 N. Central Ave, Phoenix, AZ 85004  
Consensus Planning, 302 8<sup>th</sup> St NW, ABQ, NM 87102  
Kimberlee Tolon McCandless, West Bluff NA, 3208 Vista Grande Dr. NW, ABQ, NM 87120-1136  
Patrisha Dyea, West Bluff N.A., 5012 Bridges Ave. NW, ABQ, NM 87120  
Em Ward, S.R. Marmon NA, P.O. Box 7434, ABQ, NM 87194  
Michelle L. Luna, S.R. Marmon NA, 7008 Porlamar Rd NW, ABQ, NM 87120  
Ted Trujillo, Los Volcanes NA, 6601 Honeylocust Ave. NW, ABQ, NM 87121  
Doug Cooper, Los Volcanes NA, 6800 Silkwood NW, ABQ, NM 87121  
Louis Taloya, West Mesa NA, 6411 Avalon Rd NW, ABQ, NM 87105  
Steven Budenski, West Mesa NA, 5732 La Anita Ave. NW, ABQ, NM 87105  
Michael Wilmesherr, Vista Magnifica Assoc., 1709 Calle Del Vista NW, ABQ, NM 87105  
Ruth Rivera, Vista Magnifica Assoc., 1640 Corte Del Sol NW, ABQ, NM 87105  
Rod Mahone, S. V. Coalition of Neighborhood Assoc. 1838 Sadora Rd SW, ABQ, NM 87105  
Marcia Fernandez, S. V. Coalition of Neighborhood Assoc. 2401 Violet SW, ABQ, NM 87105  
Johnny Pena, SWAN, 6525 Sunset Gardens SW, ABQ, NM 87121  
Jerry Gallegos, SWAN, 417 65<sup>th</sup> St. SW, ABQ, NM 87121  
Harry Hendriksen, Westside Coalition of NA's, 10592 Rio Del Sole Ct NW, ABQ, NM 87114-2701  
Rene Horvath, Westside Coalition of NA's, 5515 Palomino Dr. NW, ABQ, NM 87120  
Dr. Joe Valles, 5020 Grande Vista Court NW, ABQ, NM 87120

## ZONING

Refer to Section 14-16-2-22 of the Comprehensive Zoning Code for specifics regarding the SU-1 (Special Use Zone), Refer to Section 14-16-2-17 for specifics regarding the C-2.

**APPLICATION INFORMATION**



Supplemental Form (SF)

<b>SUBDIVISION</b>	<b>S</b>	<b>Z</b>	<b>ZONING &amp; PLANNING</b>
<input type="checkbox"/> Major subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor subdivision action			
<input type="checkbox"/> Vacation	<b>V</b>		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>		<input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
<input type="checkbox"/> for Subdivision			
<input checked="" type="checkbox"/> for Building Permit			
<input type="checkbox"/> Administrative Amendment (AA)			
<input type="checkbox"/> Administrative Approval (DRT, URT, etc.)			
<input type="checkbox"/> IP Master Development Plan	<b>D</b>		<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<b>L A</b>		<b>APPEAL / PROTEST of...</b>
<b>STORM DRAINAGE (Form D)</b>			<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

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 2<sup>nd</sup> 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: 505-764-9801  
 ADDRESS: 302 8<sup>th</sup> 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@uhaul.com  
 Proprietary interest in site: CONTRACT RULLER List all owners: GELTMORE LLC

DESCRIPTION OF REQUEST: SITE PLAN FOR BUILDING PERMIT

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 ATRISLO GRANT  
 Existing Zoning: SU-1 for C-2 excl. Residential (conditionally) Proposed zoning: - MRGCD Map No -  
 Zone Atlas page(s): H-11 <sup>uses</sup> UPC Code: 101105922524031701, 101105923923031702, 101105925823031703, 101105927120931704

**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: ATRISLO DRIVE NW  
 Between: COORS BOULEVARD and INTERSTATE 40  
 Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

**SIGNATURE**

[Signature] DATE 9/1/2016  
 (Print Name) James A. Strozic, AICP Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>110 EPC - 40045</u>	<u>SBP</u>		<u>\$ 385.00</u>
<input type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$ 50.00</u>
<input type="checkbox"/> All case #s are assigned		<u>ADV</u>		<u>\$ 75.00</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>Oct. 13, 2016</u>			Total <u>\$ 510.00</u>

[Signature] 9-1-16 Staff signature & Date

Project # 1002717

**FORM P(1): SITE DEVELOPMENT PLAN REVIEW – E.P.C. PUBLIC HEARING**

**SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"**

- IP MASTER DEVELOPMENT PLAN (EPC11)**
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
  - Scaled Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies**.  
For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
  - Site plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Completed Site Plan for Subdivision and/or Building Permit Checklist
  - Sign Posting Agreement
  - Traffic Impact Study (TIS) form with required signature
  - 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.**

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15) Maximum Size: 24" x 36"**

**SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17)**

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies**.
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted.  
(Folded to fit into an 8.5" by 14" pocket.) **20 copies**
- Site Plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Subdivision and/or Building Permit Checklist
- Traffic Impact Study (TIS) form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

**NOTE:** For wireless telecom facilities, requests for waivers of requirements, the following materials are required in addition to those listed above for application submittal:

- Collocation evidence as described in Zoning Code §14-16-3-17(A)(6)
  - Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(A)(13)(d)(2)
  - Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)
  - Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(A)(13)(d)(3)
  - Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower §14-16-3-17(A)(17)
  - Registered engineer or architect's stamp on the Site Development Plans
  - Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

**AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01) Maximum Size: 24" x 36"**

**AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **20 copies**
  - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **20 copies**
  - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **20 copies**
  - Site plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
  - Traffic Impact Study (TIS) form with required signature
  - 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]  
Applicant signature / date



Form revised November 2010

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
16 - EPC 40045

[Signature] 9-1-16  
Planner signature / date  
Project #: 1002717

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Consensus Planning DATE OF REQUEST: 8/12/16 ZONE ATLAS PAGE(S): H-77

CURRENT: LEGAL DESCRIPTION:  
ZONING SU-1 for C-2 Permissive Uses Exc. RESIDENTIAL LOT OR TRACT # 303-306 BLOCK # UN118  
PARCEL SIZE (AC/SQ. FT.) 5.4 acres SUBDIVISION NAME TOWN OF ATRILLO GRANT

REQUESTED CITY ACTION(S):  
ANNEXATION [ ] SITE DEVELOPMENT PLAN:  
ZONE CHANGE [ ]: From \_\_\_\_\_ To \_\_\_\_\_ SUBDIVISION\* [ ] AMENDMENT [ ]  
SECTOR, AREA, FAC, COMP PLAN [ ] BUILDING PERMIT  ACCESS PERMIT [ ]  
AMENDMENT (Map/Text) [ ] BUILDING PURPOSES [ ] OTHER [ ]  
\*includes platting actions

PROPOSED DEVELOPMENT: GENERAL DESCRIPTION OF ACTION:  
NO CONSTRUCTION/DEVELOPMENT [ ] # OF UNITS: N/A  
NEW CONSTRUCTION  BUILDING SIZE: 117,347 (sq. ft.)  
EXPANSION OF EXISTING DEVELOPMENT [ ]  
Mini WAREHOUSE 87,066 \* SEE ATTACHED DOCUMENTS (AMERLO)  
SPECIALTY RETAIL 3,860  
RENTAL EQUIPMENT 965  
(INVENTORY ROOM REMAINING SQ. FT.)

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

APPLICANT OR REPRESENTATIVE Sal Perdomo DATE 8/12/16

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

Planning Department, Development & Building Services Division, Transportation Development Section -  
2<sup>ND</sup> Floor West, 600 2<sup>ND</sup> 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:

Warehouse and retail w/ square footage listed above,

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]  
TRAFFIC ENGINEER

08-18-2016  
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

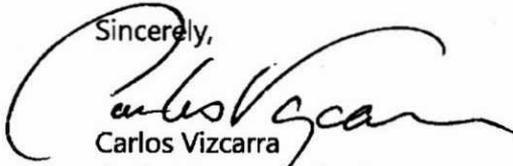
Ms. Karen Hudson, Chair  
Environmental Planning Commission  
City of Albuquerque  
600 Second Street NW  
Albuquerque, New Mexico 87102

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](mailto: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

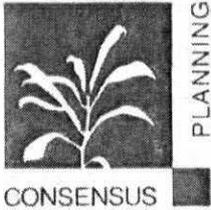
Chair Hudson,

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 black ink that reads 'Paul L. Silverman'. The signature is written in a cursive style with a long, sweeping underline.

Paul Silverman, Manager  
West Bluff Center, LLC



September 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 Site Plan for Building Permit**

Landscape Architecture  
Urban Design  
Planning Services

302 Eighth St. NW  
Albuquerque, NM 87102

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

Dear Chairman Hudson,

This is a request for approval of a Site Plan for Building Permit 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 was conditionally approved for a Zone Map Amendment on July 14<sup>th</sup>, 2016 from SU-1 for O-1 and PRD to SU-1 for C-2 Permissive Uses excluding Residential Uses.

A Site Plan for Subdivision was submitted on July 28<sup>th</sup>, 2016 and heard by the Environmental Planning Commission on September 8<sup>th</sup>, 2016. The site is within the West Bluff Neighborhood Association boundary as well as the Coors Corridor Sector Development Plan and Westside Strategic Plan boundaries. The site is adjacent to the I-40/Coors Boulevard Community Activity Center and is designated as an Established Urban Area of the Comprehensive Plan.

**SITE AERIAL**



**SITE DESCRIPTION**

The site is located in a highly developed area, adjacent to two of the busiest thoroughfares in New Mexico. The 5.4-acre site is currently vacant. 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). The site is relatively flat and features a 6' wide sidewalk along the eastern edge with an asphalt trail on the west side of Atrisco that connects to the

**PRINCIPALS**

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



CONSENSUS

PLANNING

Interstate 40 pedestrian overpass, and an asphalt path along the north boundary that connects to the I-40 Bike Trail/Gail Ryba Memorial Bridge on the northwest side of the site. This multi-use trail runs along the west and south side of the site and connects down to the river trail. The site is adjacent to the Wal-Mart Supercenter and two Charter schools to the east.

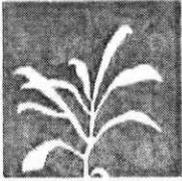
Surrounding Zoning and Land Use		
North	SU-1 for C-2 Uses	Wal-Mart Supercenter
East	SU-1 for IP Uses	Albuquerque Talent Development Academy, Christine Duncan Charter School
South	Interstate 25/R-1, R-T	Coors/I-40 Interchange, Single-Family Residential
West	SU-1 for Office Uses	Vacant and Coors/I-40 Interchange

**ZONING**



**SITE HISTORY**

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 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 these approvals expired and are therefore null and void. On July 14<sup>th</sup>, 2016, the EPC conditionally approved a zone map amendment from SU-1 for O-1 and PRD to SU-1 for C-2 Permissive Uses excluding Residential Uses. The zone map amendment becomes effective when a Site Development Plan for Subdivision and plat is approved by the EPC and signed-off by the DRB. A Site Plan for Subdivision was submitted to the EPC and heard on



CONSENSUS

PLANNING

September 8, 2016. The request for approval of Site Plan for Subdivision served to meet the condition of the Zone Map Amendment (See attached Project #1002717 - Finding #5 of the Official Notice of Decision).

#### **SITE PLAN FOR BUILDING PERMIT**

The site is 5.4 acres in size and is the proposed home to a new U-Haul Moving and Storage facility. The proposed facility will contain four stand-alone buildings and one free-standing sign. Building A will be located at the north end of the site and will face south. It will be 3-stories tall (37' 2" at its highest point) with a footprint of 35,501 square feet. Building A will include climate-controlled self-storage, and retail. A City refuse container will be located inside Building A and will be moved to the outside on pick-up days. The refuse container will be on casters and will be located more than 80' away from the nearest public right-of-way.

Building B will be located at the south end of the site and will face north. It will be one-story (12' 4" at its highest point) and will include indoor storage units that are accessible from either the interior or exterior of the building.

Buildings C and D will be one-story (11' 2" and 11' respectively) and located just north of Building B. These buildings will include storage units with drive up access accessible from the outside.

U-Haul would like to propose one free-standing sign which will include the U-Haul logo and a readerboard and will be located on the west side of the site. The sign will be completely contained within the property and will not overhang into the public right-of-way.

The site will have two access points off of Atrisco Drive to the east. The southernmost entrance will align with the access point across the street. Landscaping and water harvesting ponds will be located around the perimeter of the site. Landscaping will feature trees, shrubs, and groundcover that require low to medium water usage consistent with New Mexico's arid climate. Ponding will be located at the northeast and southeast corners of the site to collect and retain water runoff and irrigate nearby landscaping. There will be a private storm drain system to collect the storm water that connects to a public storm drain along Atrisco Drive. This will prevent water from traveling off-site preventing any erosion to the south of the site, adjacent to the I-40 Bike Trail.

Customer parking and U-Haul vehicle staging will be located throughout the site. The site will contain 55 parking spaces for customers that will be located in front of Building A, and along the southwest and eastern perimeter of the site. An additional 19 spaces will be used for staging U-Haul vehicles along the western edge of the site. An additional staging area (indicated on Site Plan) will be located in the center of the site and will be used for vehicle pickup and drop off for customers. There will be no permanent parking in this area.

#### **REQUEST**

The request for approval of a Site Plan for Building Permit will allow for the development of a 3-story U-Haul Moving and Storage facility and 3 separate storage structures that will serve the moving and storage needs of residents on the



west side. U-Haul is a national brand that has identified this site as an ideal location for their moving and storage services based on the west side's strong residential growth. The facility will include indoor climate controlled self-storage, self-storage with drive up access, retail, and U-Haul truck and trailer rental. Indoor climate controlled self-storage will be accessed through a secure door with a unique security code and/or access card. There will be no outdoor storage:

The proposed U-Haul Moving and Storage facility will offer a variety of services for moving and storage needs, including U-Haul truck and trailer rental, a retail area which will sell a variety of moving supplies including boxes, and both regular and indoor climate controlled self-storage. 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.

### **POLICY ANALYSIS**

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. The proposed development will not have any residential uses and will further the jobs to housing balance on the west side.

By nature of its use, storage and moving services is 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 schools and West Bluff neighborhood to the east.

One incidental effect that a storage facility can have on the surrounding 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.

### **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 Site Plan for Building Permit 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*



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*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. All business associated with the moving services side of the company is conducted during normal 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. The development will not affect access to and from the I-40 Bike Trail/Gail Ryba Bridge or to the pedestrian overpass over Interstate 40.*

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 dead end street amongst intensive commercial and institutional development, which includes two charter schools, Wal-Mart Supercenter, The Home Depot, and several other neighborhood commercial uses. The site will have access from Atrisco Drive, which is along the eastern edge. The site is not directly adjacent to any residential uses. The West Bluff neighborhood is located to the east of the property and the proposed building 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 rely on access through the West Bluff neighborhood.*

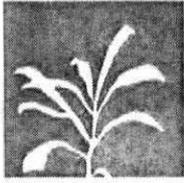
Policy i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

***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 will be accessed via Atrisco Drive and will not rely on access 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. Estimated trips generated from the site are 43 weekday trips and 55 weekend trips. The site will be accessed via Atrisco Drive, and coupled with the low amount of trips generated from the site will not directly affect the flow of traffic along Coors Boulevard (designated as a Regional Principal Arterial). Vehicles will not rely on access via the West Bluff neighborhood and therefore will protect the safety and livability of the established neighborhood.*

#### 4. Noise



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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 normal business hours. The neighborhood is not located close enough to the site to be affected by the minimal amount of noise generated. 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 building is planned to be 37' 2" and will fall within the angle plane requirements of the zoning code (C-2 zone) that allow for additional height over 26'. As part of the Site Plan for Building Permit, an illustrative height exhibit is provided to show how the proposed building will fall under the angle plane requirements. Additionally, the site is located within the boundaries of the Coors Corridor Plan, which outlines general design regulations for the corridor.*

#### 6. Economic Development

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

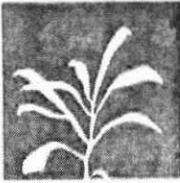
Policy b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.

**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. Along with the demand for services, there will be economic benefit from additional employees and gross receipts tax. The proposed development will not have any residential uses and will improve the jobs to housing balance on the west side.*

### 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



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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 and Albuquerque Talent Development Academy. 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 request 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 retail facility directly to the north. The proposed U-Haul building will be compatible, but less intense, than existing development in the area. Trips generated to and from the site are minimal and will not have a noticeable effect on traffic in the area.*

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

Sincerely,

*Sal Perdomo on behalf of Jim Strozier*

James K. Strozier, AICP  
Principal



City of Albuquerque  
P.O. Box 1293 Albuquerque, New Mexico 87103

## Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

### Interoffice Memorandum

October 29, 2007

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**Subject: Albuquerque Archaeological Ordinance—Compliance Documentation**

**Project Number(s): EPC #1002712**

**Case Number(s):**

**Agent: Tierra west LLC / Metric Corp.**

**Applicant: KB Homes New Mexico**

**Legal Description: Tracts 3-3-306, Town of Atrisco Grant Northeast Unit**

**Acreage: 5.8 acres**

**Zone Atlas Page: H-11**

**CERTIFICATE OF NO EFFECT: Yes  No**

**CERTIFICATE OF APPROVAL: Yes  No**

**SUPPORTING DOCUMENTATION:**

**An Intensive Cultural Resource Inventory of 2.35 Hectares (5.8 Acres) at the Intersection of Coors Blvd and Interstate 40, Albuquerque, Bernalillo County, New Mexico by Douglas H.M. Boggess (Lone Mountain Archaeological Services, Inc. October 2007)**

**SITE VISIT: n/a**

**RECOMMENDATION(S):**

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 72 Section 4B(1)--no significant sites in project area and 4B(2)—extensive previous land disturbance).***

**SUBMITTED:**

Matthew Schmader, PhD  
Superintendent, Open Space Division  
Acting City Archaeologist

# AMERCO<sup>®</sup>

## REAL ESTATE COMPANY

### CONSTRUCTION DEPARTMENT

AMERCO REAL ESTATE COMPANY • 2727 NORTH CENTRAL AVENUE • PHOENIX, ARIZONA 85004  
 PHONE: 602.263.6502 • FAX: 602.277.1026

**RE:** Traffic Impact Analysis for U-Haul Center of Albuquerque  
 NEC of Coors Blvd & I-40 Albuquerque, NM 87120

The following is a traffic impact analysis for the proposed U-Haul Moving & Storage facility located on the Northeast corner of Coors Blvd & I-40, Albuquerque, NM.

#### Project Description:

The proposed project consists of a three story climate controlled building (35,501 SF) with three smaller one story storage buildings and surrounding parking spaces and drives. A small area on the first floor of the climate controlled building will be utilized as a U-Haul Showroom and Equipment Rental area totaling 3,860 Net square feet. The remaining area of this building will be used for climate controlled self-storage. The principal uses for this 5.4 acre U-Haul facility will consist of "Retail & Equipment Rental" and "Self-Storage."

#### Analysis:

The following matrices identify potential traffic counts using the Institute of Transportation Engineers (ITE) *Trip Generation Manuals*. Below are the results comparing Average Daily Traffic (ADT) and Trip Generations (Peak Hours) for our proposed U-Haul Moving and Storage facility.

#### Average Daily Traffic (ADT) matrix for:

U-Haul Moving and Storage facility

Land Use Code	Land Use Type	Weekday Trip Generation / 1,000 SF	Proposed Square Footage	Daily Trips
151	Mini-warehouse	2.5 / 1,000 SF	87,066 Net SF (3 story building + 3 single story buildings)	218
814	Specialty Retail	40.67 / 1,000 SF	3,860 Net SF	157
*	Rental Equipment	25% of Retail GFA	965	39
			Total	414

\* Rental equipment use to increase proportionally

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#### Trip Generation (Peak Hours) matrix for:

#### U-Haul Moving and Storage facility

Land Use Code	Land Use Type	Trips Per unit (1,000 SF)	Proposed Square Footage	Peak Hour Trips
151	Mini-warehouse	.26 / 1,000 SF	87,066 Net SF (3 story building + 3 single story buildings)	23
826	Specialty Retail	2.71 / 1,000 SF	3,860 Net SF	10
*	Equipment Rental	25% of Retail GFA & Business Increase	965	3
			Total	36

\* Rental equipment use to increase proportionally

Traffic counts are based on Average daily trips/Peak hours and units defined by ITE which may not accurately represent U-Haul specific business. U-Haul as a business does not have traditional peak hours as it is a niche market which can be utilized at any time convenient for our customers. These counts reflect numbers that are traditionally higher than the numbers we have seen in our own business analysis which is based on our daily transactions, income, and traffic tube counts for U-Haul Moving and Storage facilities across the nation.

If a different permitted C-2 use was developed on this site the following is reflective of the potential traffic counts that could impact the surrounding community.

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## Traffic Studies and Commercial Uses

**Our truck rental and self-storage uses generate less traffic than most other commercial uses.**

USE COMPARISON					
Use	Square Feet	Traffic	Volume	Typical Hours	Days
		Weekday	Weekend		
Fast Food Restaurant	3,000 sq ft	3,161 trips	3,430 trips	18 hours - 24 hours	7
Gas Station w/ Convenience Store	2,200 sq ft	1,200 trips	2,200 trips	18 hours - 24 hours	7
Hotel	50,000 sq ft	905 trips	901 trips	24 hours	7
Casual Dining	5,000 sq ft	1,075 trips	1,258 trips	11 am - 11 pm 12 hours	7
U-Haul Center	80,000 sq ft	31 trips	53 trips	7 am - 7 pm 12 hours	7

In conclusion, the proposed project will not have any substantially adverse impacts on vehicle traffic generation; therefore, providing adequate provisions for vehicular loading/unloading and pedestrian safety.

NOTIFICATION &  
NEIGHBORHOOD INFORMATION



## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

**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.

August 9, 2016

Sal Perdomo  
Consensus Planning  
302 8<sup>th</sup> Street NW/87102  
Phone: 505-764-9801 Fax:  
E-mail: perdomo@consensusplanning.com

Dear Sal:

Thank you for your inquiry of **August 8, 2016** requesting the names of **ALL Neighborhood and/or Homeowner Associations** 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 TO 306, TOWN OF ATRISCO GRANT SUBDIVISION LOCATED ON ATRISCO DRIVE NW BETWEEN COORS BOULEVARD NW AND INTERSTATE 25 zone map H-11.**

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

**LOS VOLCANES N.A. (LVC) "R"**

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

**S.R. MARMON N.A. (SRM) "R"**

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

**VISTA MAGNIFICA ASSOC. (VMA) "R"**

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

**WEST BLUFF N.A. (WBF) "R"**

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

**WEST MESA N.A. (WTM) "R"**

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

**SOUTH WEST ALLIANCE OF NEIGHBORS (SWAN)**

\***Johnny Pena**, 6525 Sunset Gardens SW/87121 321-3551 (c) 836-3281 (h)  
Jerry Gallegos, 417 65<sup>th</sup> 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)

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 w/stamp from USPS showing date.**) If you have any questions about the information provided please contact me at (505) 924-3914 or via an e-mail message at [dlcarmona@cabq.gov](mailto:dlcarmona@cabq.gov).

Sincerely,

*Dalaina L. Carmona*

*Dalaina L. Carmona*

Senior Administrative Assistant

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

**LETTERS MUST BE SENT TO  
BOTH CONTACTS OF EACH  
NA/HOA 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). 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). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). 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](mailto:swinklepleck@cabq.gov).

Thank you for your cooperation on this matter.

\*\*\*\*\*  
(below this line for ONC use only)

Date of Inquiry: **08/9/16** Time Entered: **9:40 p.m.** Rep. Initials: **DLC**

7015 1520 0000 3409 2986

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Extra Services & Fees (check box, add fee as appropriate)	\$2.70
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
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Total Postage and Fees	\$7.57

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Sent To Harry Hendriksen  
 Street and Apt. No., or PO Box No. 10592 Rio Del Sole Ct NW  
 City, State, ZIP+4® ABQ NM 87114

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
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Total Postage and Fees	\$7.57

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 Street and Apt. No., or PO Box No. 5732 La Anita Ave NW  
 City, State, ZIP+4® ABQ NM 87105

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
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Total Postage and Fees	\$7.57

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**ALBUQUERQUE, NM 87121**

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$1.57
Total Postage and Fees	\$7.57

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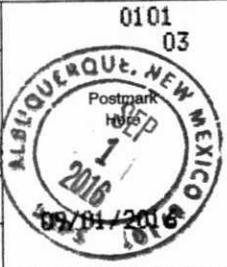
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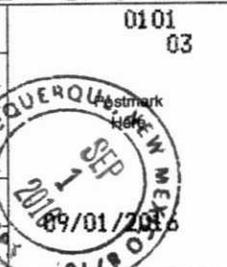
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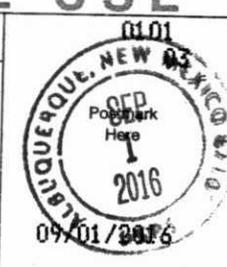
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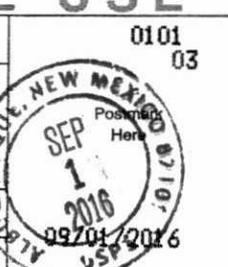
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*typical*



September 1<sup>st</sup>, 2016

Rod Mahoney  
South Valley Coalition of N.A.'s  
1838 Sadora Rd. SW  
Albuquerque, NM 87105

Marcia Fernandez  
South Valley Coalition of N.A.'s  
2401 Violet SW  
Albuquerque, NM 87105

Dear Mr. Mahoney:

Landscape Architecture  
Urban Design  
Planning Services

The purpose of this letter is to inform you and the South Valley Coalition of Neighborhood Associations that we have submitted a request to the Environmental Planning Commission (EPC) for a Site Plan for Building Permit. The request is for the West Bluff Business Center, a 5.4-acre site located at the northeast corner of Coors Boulevard and Interstate 40.

302 Eighth St. NW  
Albuquerque, NM 87102

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

The site has recent history. On July 14<sup>th</sup>, the Environmental Planning Commission (EPC) conditionally approved a zone map amendment from SU-1 for O-1 and PRD to SU-1 for C-2 Permissive Uses excluding Residential Uses. On July 28<sup>th</sup>, a Site Plan for Subdivision application was submitted to the EPC and will be heard on September 8<sup>th</sup>.

This request is for a Site Development Plan for Building Permit. The Site Plan for Building Permit includes a Site Plan, Landscape Plan, Grading and Drainage Plan, Utility Plan, and Elevations, which are attached to this letter. This Site Plan for Building Permit will allow for the development of a new U-Haul moving services and indoor storage facility that will serve the needs of west side residents.

The EPC hearing for the Site Plan for Building Permit will be located in the basement of the Plaza del Sol Building at 600 North 2<sup>nd</sup> Street at 8:30am on October 13<sup>th</sup>, 2016. We have included Zone Atlas Page H-11 and the Site Plan for Building Permit for your review. The City of Albuquerque has scheduled a facilitated meeting with the interested neighborhood associations for September 8<sup>th</sup>, 2016 at 6pm. The location is to be determined. 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

PRINCIPALS

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

Attachments: Site Plan for Building Permit (11x17)  
Zone Atlas Page (H-11)

# **FACILITATED MEETING REPORT AMENDMENT**

## **Project 1002717 16EPC-40045**

**Date Submitted:** 12 September 2016  
**Original Submission:** 10 September 2016  
**Submitted By:** Philip Crump  
**Facilitator:** Philip Crump  
**Co-facilitator:** Jessie Lawrence  
**Meeting Date and Time:** 8 September 2016 6-7:45 pm

### **ADD**

#### **Meeting Specifics**

##### **1. Overview of request**

a) v) Landscaping will be on all sides of the property, with the highest concentration on the north side of the property within the angle plane setback behind the 3 story building.

# CITY OF ALBUQUERQUE

## LAND USE FACILITATION PROGRAM

### PROJECT 1002717 MEETING REPORT

**Project #:** 1002717  
**Property Description/Address:** All or a portion of Tracts 303, 304, 305, and 306 of the Town of Atrisco Grant Subdivision, located at the northeast corner of Coors Blvd. and I-40, containing approximately 5.4 acres.

**Date Submitted:** September 10, 2016  
**Submitted By:** Philip Crump

**Meeting Date/Time:** September 8, 2016  
6:00 PM

**Meeting Location:** West Mesa Community Center  
**Facilitator:** Philip Crump  
**Co-facilitator:** Jessie Lawrence

**Parties (individual names and affiliations are listed at the end of the report):**

- **Applicant:**
  - o AMERCO Real Estate Company
- **Agent:**
  - o Consensus Planning
- **Affected Neighborhood Associations:**
  - o West Bluff NA (WBNA)
  - o Vista Grande NA (VGNA)
  - o Oxbow Village NA (OVNA)
  - o Grande Heights NA (GHNA)
  - o Vista Magnifica NA (VMNA)
  - o West Side Coalition of NA (WSCONA)
  - o Las Lomas NA (LLNA)
  - o S R Marmon NA (SRMNA)

**Background/Meeting Summary:**

Applicant requests approval of a site development plan for building permit for all or a portion of Tracts 303, 304, 305, and 306 of the Town of Atrisco Grant Subdivision, located at the northeast corner of Coors Blvd. and I-40, containing approximately 5.4 acres. Applicant plans to develop an indoor storage facility for household goods and retail services for moving needs. This was the second facilitated meeting about this project.

Meeting participants discussed the design of the site, including building design, landscaping, and access. Neighbors had some remaining concerns and skepticism about the building height and traffic in the area. Information about the planned signage was not available at the meeting, and Agent stated that they would provide this information in follow-up.

**Outcome:**

- *Areas of Agreement*

# CITY OF ALBUQUERQUE

## LAND USE FACILITATION PROGRAM

### PROJECT 1002717 MEETING REPORT

- None specifically noted at the meeting; however, some concerns expressed at the first facilitated meeting have since been addressed, including drainage on the property.
- *Unresolved Issues & Concerns*
  - A meeting participant expressed a concern about the appearance of the single-story buildings and suggested that they should be stuccoed and painted to match the three-story building.
  - Information about signage was not available at the meeting. Agent stated that they would provide this information to meeting participants after the meeting.
  - At the end of the meeting, some meeting participants still had concerns about the height of the three-story building and the possible traffic impact of the project.

#### Meeting Specifics:

- 1) Overview of Request
  - a) Jim Strozier, representing the agent for the application, Consensus Planning, summarized the EPC review and approval process to date and presented the site plan, landscape plan, building elevations, grading and drainage plan, and utility plan that were submitted to the EPC as part of the site development plan for building permit.
    - i) In response to concerns about drainage, the grading and drainage plan directs water on the property to the southwest corner, where it connects to a large existing storm drain.
    - ii) The southern entrance off Atrisco Drive has been changed to align with the existing driveway on the eastern side of the street.
      - (1) The northern entrance off Atrisco Drive will be the main entrance point, and is offset from other driveways.
    - iii) The building on the north side of the site will be a three-story, climate-controlled storage unit and a retail area selling moving materials and U-Haul services.
      - (1) Entries to the storage facility and the retail facility will both be on the south side of the building, facing into the site.
      - (2) Each facility will have distinct parking.
      - (3) The building will be 37'2" tall.
        - (a) In comparison, the neighboring Walmart is approximately 34' tall plus taller tower elements.
        - (b) Height is restricted by the angle planes; the relevant angle plane here is 45 degrees from the northern property line.
    - iv) Building elevation drawings reflect the majority of activity happening on the south side, with accents on all four corners giving the building more of an office feel.
    - v) Landscaping will be on all sides of the property, with the highest concentration on the north side of the property within the angle plane setback.
    - vi) The three buildings on the south side of the site would be more typical storage buildings, consisting of one story with primarily outdoor access and without climate control.
      - (1) There will be some internal storage in the largest building on the south side.
- 2) Drainage and Stabilization Questions and Comments
  - a) A meeting participant asked if the applicant was required to stabilize the slope.
    - i) Agent stated that they would ensure that any runoff would go to the storm drain on the southwest corner of the property and would not contribute to any problems on the slope.

# CITY OF ALBUQUERQUE

## LAND USE FACILITATION PROGRAM

### PROJECT 1002717 MEETING REPORT

- ii) The slope itself is a DOT right-of-way.
  - b) A meeting participant asked if the property would use water harvesting.
    - i) Agent stated that under their EPA MS4 permit, there would be ponding areas in the southwest corner and southeast corner, capturing water and separating pollutants and trash before the water enters the storm drain; this is designed to improve water quality and also allows water harvesting.
  - c) A meeting participant asked if the drainage and ponding would be made of concrete.
    - i) Agent said that it would be designed within the landscaping.
  - d) A meeting participant asked who would be responsible for cleaning the drainage areas.
    - i) Jenn Roldan, representing the applicant, stated that the property supervisors and managers would be responsible.
  - e) A meeting participant asked about the slope on the property.
    - i) Agent stated that the property is relatively flat, with the steep slope beginning south of the property line.
- 3) Building and Design Questions and Comments
- a) A meeting participant asked if the one-story storage buildings could match the three-story building, with matching stucco.
    - i) Agent stated that they would be concrete units with garage doors facing the interior of the site.
    - ii) Agent stated it may be possible to paint the walls in a matching color scheme.
    - iii) A participant suggested stucco on anything facing the street, blending with the existing colors.
  - b) A meeting participant expressed the concern that neighbors worked hard in meetings to get nice landscaping in this area, and it would be gone.
    - i) Agent stated that the property would have landscaping with a combination of ornamental trees and shrubs, and it would all be irrigated and maintained by U-Haul.
  - c) A meeting participant asked if there would be a wall around the site.
    - i) Applicant stated that they are not proposing a wall at this time.
      - (1) A participant suggested that ungated facilities are unusual and this might be reconsidered in the future, and suggested a low wall with a wrought-iron railing meeting city codes.
  - d) A meeting participant asked where U-Haul trucks would be located on the site.
    - i) Applicant said that storage/display trucks would be parked on the west side of the property, and the middle of the property would be a staging area for staff to prep trucks for customers.
  - e) A meeting participant asked what the signage would look like.
    - i) Applicant stated that they would have a simple pylon sign on the west side of the property.
    - ii) Agent stated that he believed that the height limit in the code is 26'.
    - iii) Agent confirmed that it would not be an LED sign.
    - iv) A participant noted that the sign regulations in the Coors Corridor Plan limit signs to 75 square feet.
    - v) Agent stated that he would follow up and provide the sign plans to meeting participants.
  - f) A meeting participant asked if the whole property would be paved.
    - i) Applicant confirmed that all driving areas would be paved.
  - g) A meeting participant asked what the lighting would be like.

# CITY OF ALBUQUERQUE

## LAND USE FACILITATION PROGRAM

### PROJECT 1002717 MEETING REPORT

- i) Applicant stated that lights would be on at night for security reasons, but all will be shielded downward and kept from spilling onto adjacent properties.
- 4) Other Questions and Concerns
- a) A meeting participant asked if someone would be living on site.
    - i) Applicant said no one would live on site, but there would be regular security patrol and 24-hour surveillance.
    - ii) A participant asked if the security would be an employee or contractor.
      - (1) Applicant said everyone working there would be a U-Haul employee.
  - b) A meeting participant asked if U-Haul employees would be coming from Arizona.
    - i) Applicant said that New Mexico staff would be hired.
  - c) A meeting participant asked about garbage disposal at the site.
    - i) Applicant stated that customers would need to pay a fee to use the disposal areas within the climate-controlled building, and otherwise they would need to take trash away.
    - ii) Anyone who is not a renter will not have access to dumpsters.
  - d) A meeting participant asked if the applicant has had to deal with graffiti issues at other locations.
    - i) Applicant stated that if there are graffiti issues, they are handled quickly by the management on site.
  - e) A meeting participant asked about U-Haul's price points.
    - i) Applicant stated that they would determine prices based on the local economy and what's fair for the community.
      - (1) Meeting participants discussed whether there is a need for more self-storage in this area.
  - f) Agent explained a difference in information between ITE trip generation numbers and estimates provided by U-Haul, and provided both numbers.
    - i) ITE provides an estimate of 414 for this type of business.
    - ii) Based on sales and traffic counts at U-Haul centers nationwide, U-Haul estimates traffic at about 40 on weekdays and 50 on weekends.
    - iii) Agent stated that the ITE trip generation numbers, though bigger than the U-Haul numbers, are low enough that a traffic study is not required.
  - g) A meeting participant stated that the street to the east of Walmart has been full of delivery trucks, and expressed a concern about traffic jams.

#### **EPC Application Hearing Details:**

1. The Environmental Planning Commission (EPC) is an appointed, 9-member, volunteer citizen board with authority on many land use and planning issues. The EPC was formed in 1972 per City of Albuquerque Ordinance #294-1972. Members:
  - Karen Hudson, Chair, Council District 8
  - Derek Bohannon, Vice Chair, Council District 5
  - Dan Serrano, Council District 1
  - Moises Gonzalez, Council District 2
  - Victor Beserra, Council District 3
  - Peter Nicholls, Council District 4
  - Maia Mullen, Council District 6
  - James Peck, Council District 7

# CITY OF ALBUQUERQUE

## LAND USE FACILITATION PROGRAM

### PROJECT 1002717 MEETING REPORT

- Bill McCoy III, Council District 9
- 2. Hearing Time:
  - i. The hearing is scheduled for October 13, 2016.
  - ii. The Commission will begin hearing applications at 8:30 a.m.
  - iii. The actual time this application will be heard by the Commission will depend on the applicant's position on the Commission's schedule.
  - iv. The agenda is posted on <http://www.cabq.gov/planning/boards-and-commissions/environmental-planning-commission> on the Friday immediately prior to the EPC Hearing.
- 3. Hearing Process:
  - i. Comments from facilitated meetings will go into a report which goes to the City Planner.
  - ii. City Planner includes facilitator report in recommendations.
  - iii. The Commission will make a decision and parties have 15 days to appeal the decision.
- 4. Resident Participation at Hearing:
  - a. Comments may be sent to:

Vicente Quevedo, Staff Planner  
600 2<sup>nd</sup> Street NW, Third Floor  
Albuquerque, NM 87102  
[vquevedo@cabq.gov](mailto:vquevedo@cabq.gov)  
(505) 924-3357

OR

Karen Hudson, Chair, EPC  
Derek Bohannon, Vice Chair, EPC  
c/o Planning Department  
600 2<sup>nd</sup> St, NW, Third Floor  
Albuquerque, NM 87102

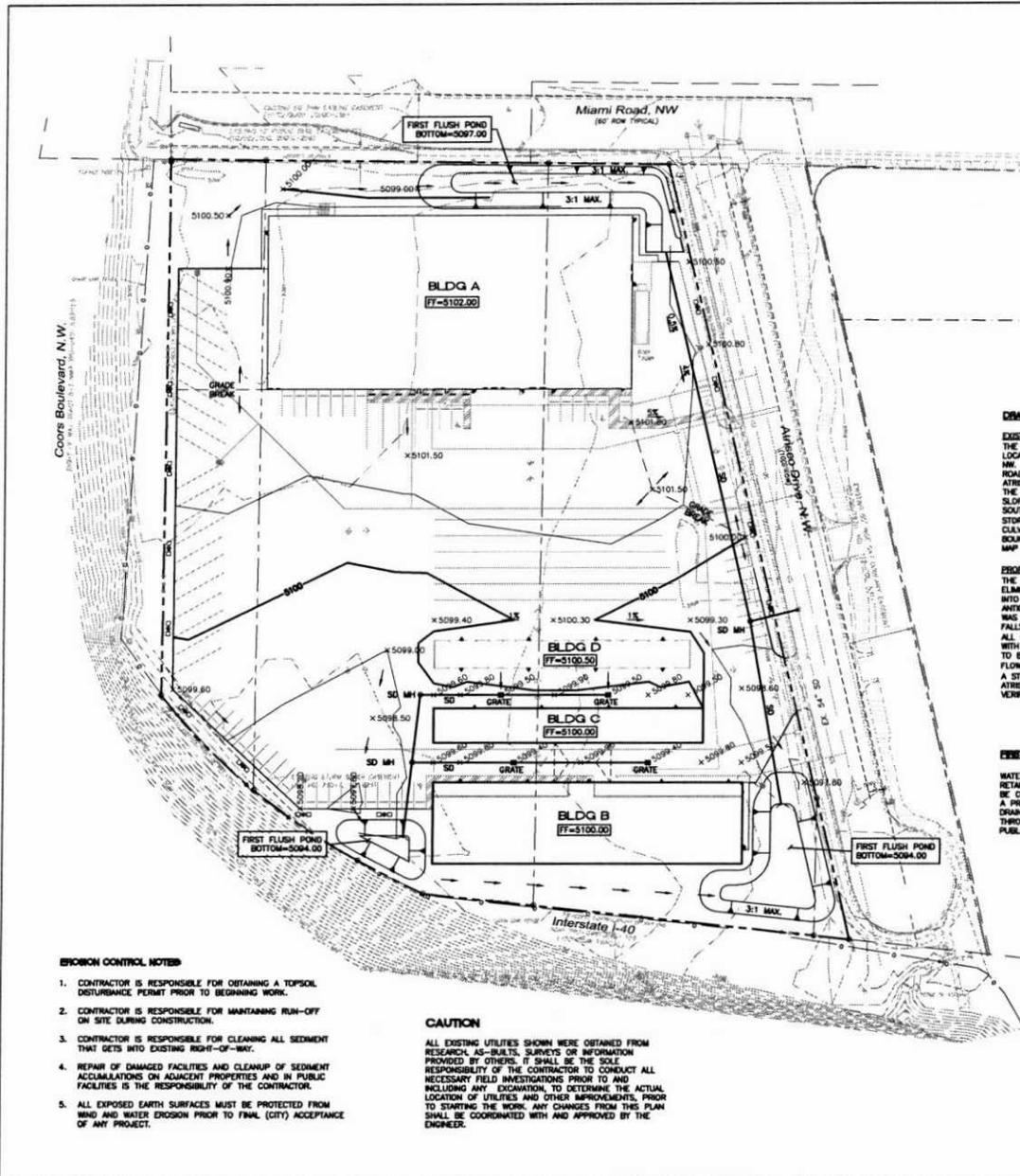
#### **Names & Affiliations of Attendees:**

Pat Dyea	West Bluff NA
Dick Kirschner	Grande Heights NA
Jenn Roldan	U-Haul
René Horvath	West Side Coalition
Sal Perdomo	Consensus Planning
E Ward	S R Marmon NA
Jim Strozier	Consensus Planning

SITE PLAN REDUCTIONS







**LEGEND**

---	CURB & GUTTER
---	BOUNDARY LINE
---	EASEMENT
---	CENTERLINE
---	RIGHT-OF-WAY
---	BUILDING
---	SIDEWALK
---	SCREEN WALL
---	RETAINING WALL
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	SPOT ELEVATION
---	FLOW ARROW
---	EXISTING CURB & GUTTER
---	EXISTING BOUNDARY LINE
---	EXISTING CONTOUR MAJOR
---	EXISTING CONTOUR MINOR
---	EXISTING SPOT ELEVATION

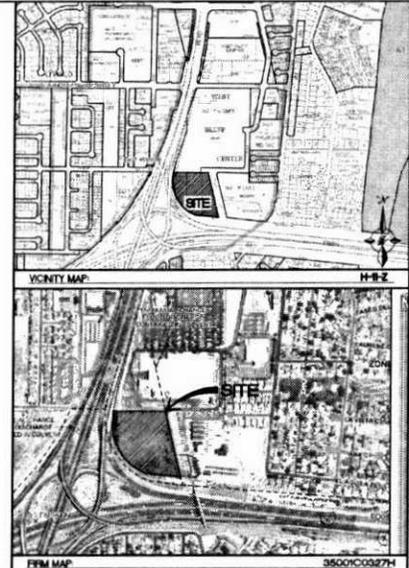
**DRAINAGE NARRATIVE**

**EXISTING CONDITIONS:**  
 THE 5.18-ACRE SITE IS COMPRISED OF THREE UNDEVELOPED PARCELS LOCATED AT THE SOUTHWEST CORNER OF MIAMI STREET AND ATRISCO DRIVE, NW. THE SITE IS BOUND ON THE NORTH BY THE MIAMI STREET PUBLIC ROADWAY IMPROVEMENTS AND AN EXISTING RETAIL FACILITY, ON THE EAST BY ATRISCO DRIVE, ON THE SOUTH BY INTERSTATE 40, AND ON THE WEST BY THE OFF-RAMP FROM I-40 TO COORS BOULEVARD. SITE TERRAIN IS GENTLY SLOPING AND GENERALLY DRAINS BY SHEET FLOW FROM NORTHEAST TO SOUTHWEST ONTO THE I-40 OFF-RAMP. THERE IS AN EXISTING 34-INCH STORM DRAIN WITHIN ATRISCO DRIVE AND A 14"x14" CONCRETE BOX CULVERT WITH THE PUBLIC RIGHT-OF-WAY ALONG THE WESTERLY PROPERTY BOUNDARY. THE SITE LIES OUTSIDE DESIGNATED FLOOD ZONES PER FIRM MAP 36001C0327H.

**PROPOSED CONDITIONS:**  
 THE SITE DEVELOPMENT PLAN FOR SUBMISSION REQUEST SEEKS TO ELIMINATE THE EXISTING LOT LINES TO CONSOLIDATE THE THREE PARCELS INTO A SINGLE PARCEL. NO GRADING OR DRAINAGE FACILITIES ARE ANTICIPATED OR PROPOSED FOR THIS ACTION. THIS SITE IN ITS ENTIRETY WAS PREVIOUSLY ANALYZED BY THE DRAINAGE REPORT FOR S&D 218 AND FALLS WITHIN DRAINAGE BASIN #11-3 WHICH IS DESIGNATED TO DISCHARGE ALL DEVELOPED FLOWS FROM THE SITE TO THE EXISTING 14" x 14" C&G WITH A STORM DRAIN CONNECTION. RETENTION PONDS ARE NOT ANTICIPATED TO BE REQUIRED SINCE THE DOWNSTREAM CAPACITY ANTICIPATES DEVELOPED FLOWS AT A RATE OF 4.18 CFS/ACRE. A STORM DRAIN CONNECTION TO THE EXISTING 34-INCH STORM DRAIN IN ATRISCO DRIVE IS PROPOSED. ADDITIONAL ANALYSIS WILL BE PROVIDED TO VERIFY SUFFICIENT PIPE FLOW CAPACITY IN THAT SYSTEM.

**FIRST FLUSH MANAGEMENT**

WATER QUALITY MEASURES WILL CONSIST OF RETENTION PONDS SIZED TO RETAIN THE FIRST FLUSH VOLUME FROM THE DEVELOPED AREAS. FLOWS WILL BE CONVEYED TO THE PONDS PRIMARILY BY SURFACE DRAINAGE AS WELL AS A PRIVATE STORM DRAIN SYSTEM BETWEEN BUILDINGS "B", "C", AND "D". DRAINAGE VOLUMES IN EXCESS OF THE FIRST FLUSH WILL BE DISCHARGED THROUGH A PROPOSED STORM DRAIN SYSTEM AND INTO THE EXISTING PUBLIC STORM DRAIN WITHIN ATRISCO DRIVE.



- NOTICE TO CONTRACTORS**
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
  2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1995.
  3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 755-1234, FOR LOCATION OF EXISTING UTILITIES.
  4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS, SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
  5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
  6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
  7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE
INSPECTOR		

ROUGH GRADING APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

- EROSION CONTROL NOTES**
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
  2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
  3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
  4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
  5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

**CAUTION**

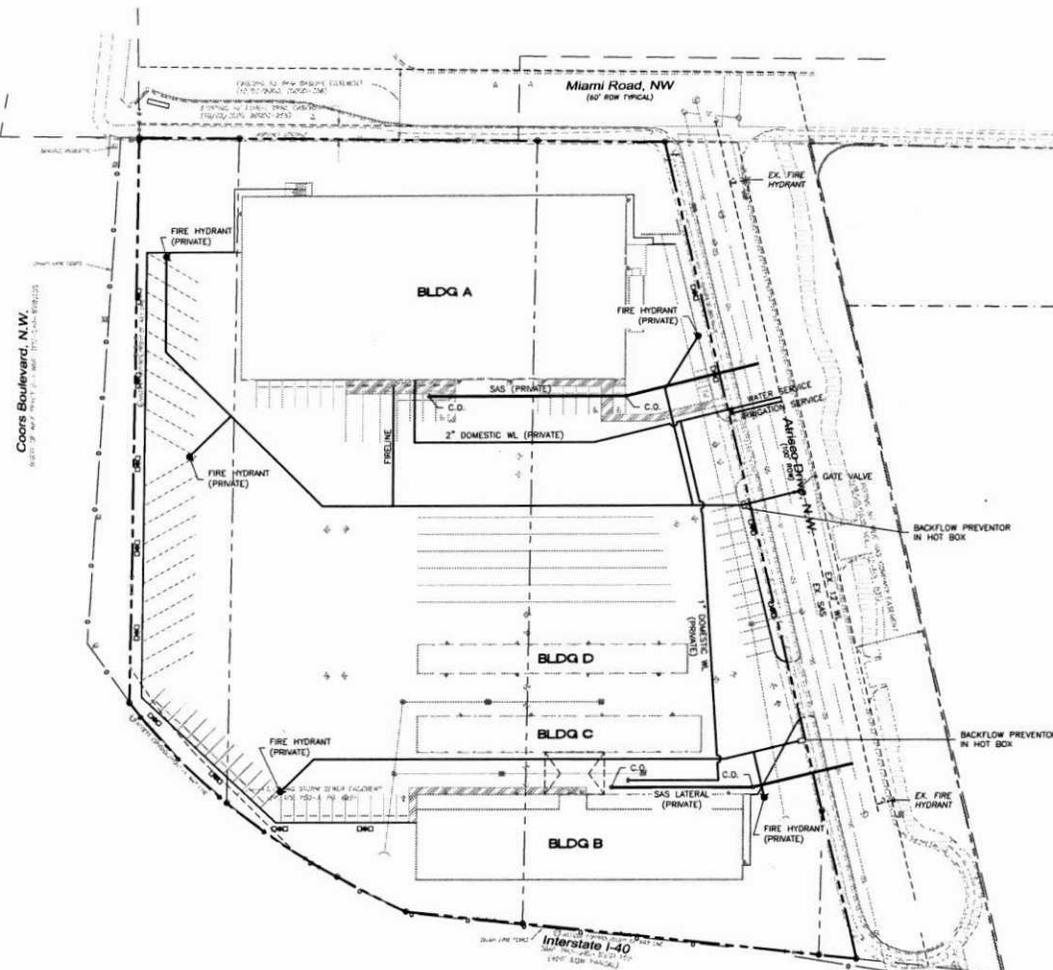
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



ENGINEER'S SEAL	<b>WEST BLUFF BUSINESS CENTER</b>	DRAWN BY DY
	<b>CONCEPTUAL GRADING AND DRAINAGE PLAN</b>	DATE 8/31/18
		2018061-09E
		SHEET # <b>C2</b>
		JOB # 2016051

THORNTON ENGINEERING, INC.  
 5571 MEDWAY PARK PLACE NE  
 ALBUQUERQUE, NM 87109  
 (505) 858-3100  
 www.thorntone.com

RONALD R. BHANUJAN  
 P.E. #1068



**LEGEND**

---	CURB & GUTTER
---	BOUNDARY LINE
---	EASEMENT
---	CENTERLINE
---	RIGHT-OF-WAY
---	BUILDING
---	SIDEWALK
---	SCREEN WALL
---	RETAINING WALL
---	EXISTING CURB & GUTTER
---	EXISTING BOUNDARY LINE
---	18" SD
---	STORM SEWER LINE
---	8" SWS
---	SANITARY SEWER LINE
---	4" WL
---	WATERLINE
○	SINGLE CLEAN OUT
○	DOUBLE CLEAN OUT
○	EXISTING SD MANHOLE
○	EXISTING SALET
○	EXISTING SAS MANHOLE
○	EXISTING FIRE HYDRANT
○	EXISTING WATER VALVE
○	EXISTING WATER METER
○	EXISTING POWER POLE
○	EXISTING GAS VALVE
---	EXISTING OVERHEAD UTILITIES
---	EXISTING UNDERGROUND UTILITIES
---	EXISTING GAS
---	EXISTING SANITARY SEWER LINE
---	EXISTING WATER LINE
---	EXISTING STORM SEWER LINE

- NOTICE TO CONTRACTORS**
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
  2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
  3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990 (OR DIAL 811 LOCALLY), FOR LOCATION OF EXISTING UTILITIES.
  4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
  5. BACK FILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
  6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
  7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

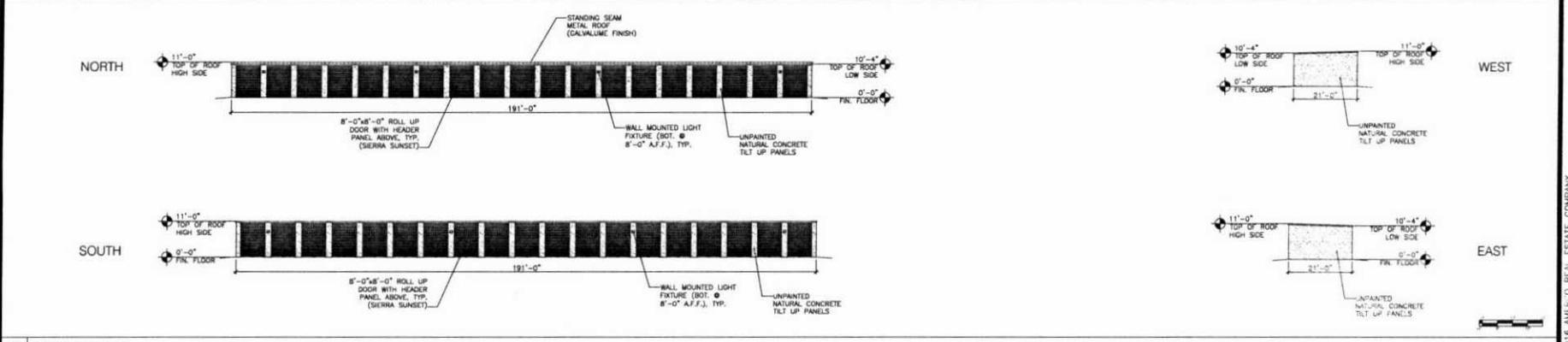
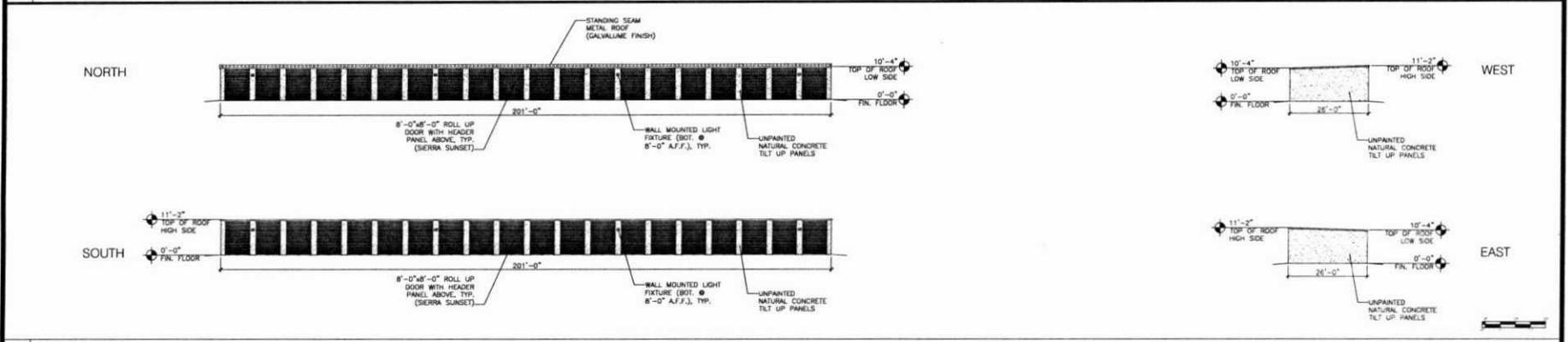
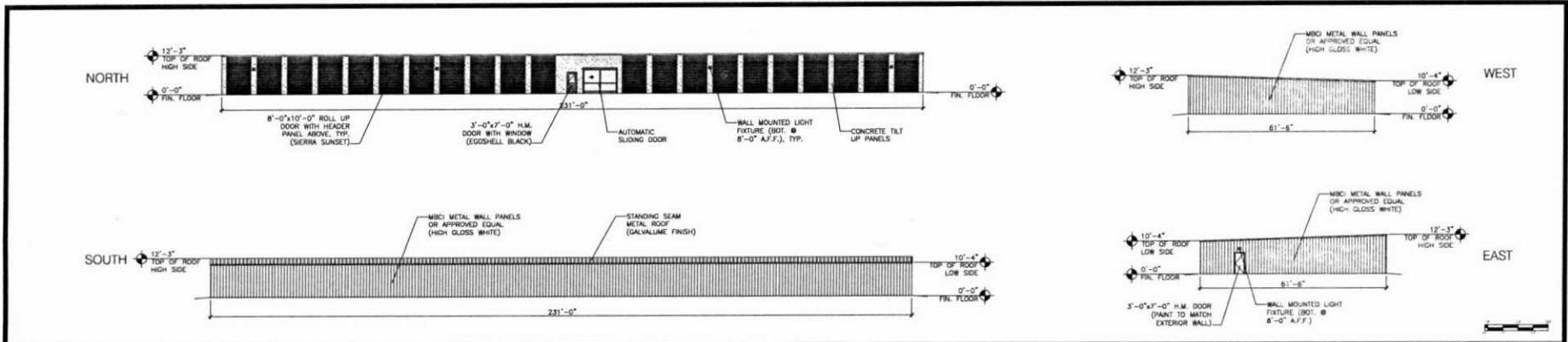
- GENERAL NOTES**
1. 4" MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS NOTED.
  2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATION.
  3. ALL STUBS AND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
  4. CLEAN OUTS TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
  5. CLEAN OUTS & MANHOLE TIE POINTS ARE TAKEN USING THE NW PROPERTY CORNER X=10,000, Y=10,000 SEE TABLE 2.
  6. SEE ARCHITECTURAL PLANS FOR LIGHTING CONDUITS AND TELEPHONE LINES.
  7. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.

**CAUTION**  
 ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



ENGINEER'S SEAL	<b>WEST BLUFF BUSINESS CENTER</b>	DRAWN BY DY
	<b>MASTER UTILITY PLAN</b>	DATE 8/31/16
		2016061-MGE
		SHEET # <b>C3</b>
RONALD R. BOHANNAN P.E. #7868	WEST WASTE LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.westwaste.com	JOB # 2016061





GENERAL NOTES:

REVISIONS:

NO.	1	2	3	4	5	6	7	8	9	10
DATE										
BY										
DESCRIPTION										

PROFESSIONAL SEAL:

ARCHITECT LOGO:

**AMERCO REAL ESTATE COMPANY**

CONSTRUCTION DEPARTMENT  
2377 NORTH CENTRAL AVENUE  
PARKER, NEVADA 89004  
P: (602) 263-6502

SITE ADDRESS:  
Potential Acquisition  
NEC of Coors Blvd & I-40  
Albuquerque, NM 87120

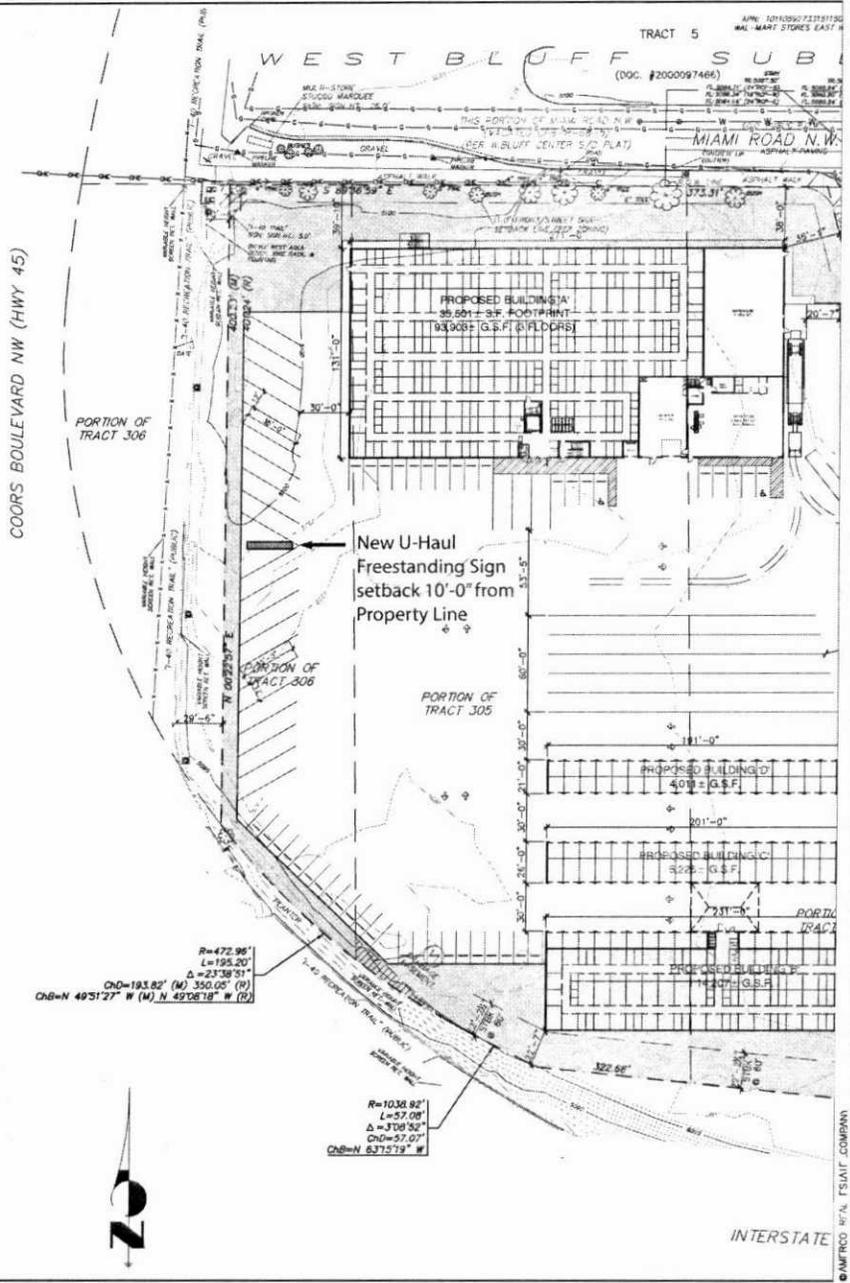
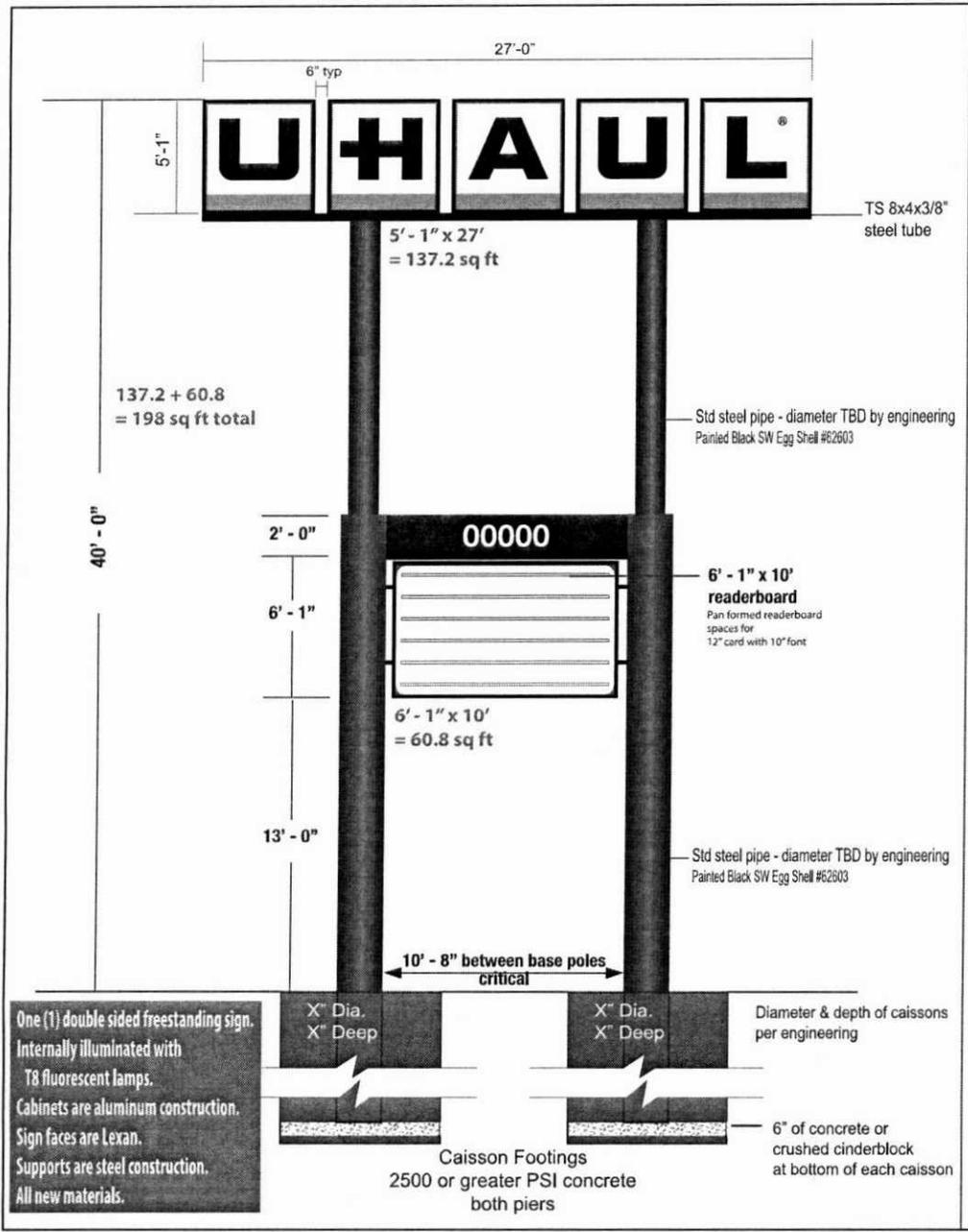
SHEET CONTENTS:  
Proposed  
Locations  
Buildings B, C, D

**889095**

DRAWN: [ ]  
CHECKED: [ ]  
DATE: 08/17/16

**A3**

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GENERAL NOTES:

PROFESSIONAL SEAL

ARCHITECT LOGO

AMERCO  
REAL ESTATE COMPANY  
CONSTRUCTION & RENOVATION  
2727 NORTH CENTRAL AVENUE  
PHOENIX, ARIZONA 85016  
P. (602) 254-9962  
F. (602) 271-1058

REVISIONS:

NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
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U-HAUL  
NEC of Coors Blvd & I-40  
Albuquerque, NM

889095

DRAWN: JP

CHKD BY:

DATE: 8-23-16