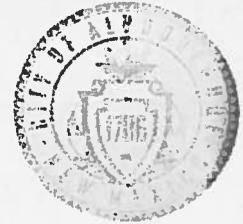


CITY OF ALBUQUERQUE



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/PRD (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 #1002717/16EPC-40035, a Site Development Plan for Subivision, based on the following findings and conditions:

FINDINGS:

NM 87103

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.
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.

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OFFICIAL NOTICE OF DECISION

Project #1002717

September 8, 2016

Page 2 of 7

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.

OFFICIAL NOTICE OF DECISION

Project #1002717

September 8, 2016

Page 3 of 7

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

OFFICIAL NOTICE OF DECISION

Project #1002717

September 8, 2016

Page 4 of 7

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.

OFFICIAL NOTICE OF DECISION

Project #1002717

September 8, 2016

Page 5 of 7

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 (14-14-1-3).

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 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.

OFFICIAL NOTICE OF DECISION

Project #1002717

September 8, 2016

Page 6 of 7

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 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

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

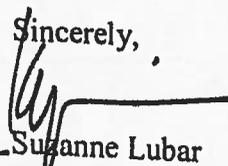
You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of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

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

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

Page 7 of 7

Consensus Planning, 302 8th St. NW, ABQ, NM 87102
Rod Mahoney, S.V. Coalition, 1838 Sadori Rd SW, ABQ, NM 87105
Marcia Fernandez, S.V. Coalition, 2401 Vista C.A., ABQ, NM 87165
Johnny Pena, SWAN, 6525 Sunset Gardens SW, ABQ, NM 87121
Jerry Gallegos, SWAN, 417 65th 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 McAndless, West Bluff NA, 3208 Vista Grande Dr NW, ABQ, NM 87120-1136
Patrisha 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