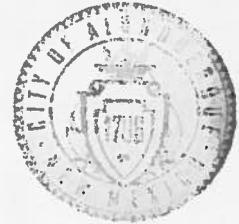


CITY OF ALBUQUERQUE



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

State Employees Credit Union
813 Saint Michaels Dr.
Santa Fe, NM 87505

Project# 1006604
16EPC-40029 Site Development Plan for Building Permit

LEGAL DESCRIPTION:

The above action for all or a portion of Lot G2A1, Montgomery Complex, zoned SU-1 for C-2 Uses, located on Montgomery NE, between I-25 and Carlisle NE, containing approximately 1.6 acres. (F-16)
Staff Planner: Maggie Gould

PO Box 1293 On September 8, 2016 the Environmental Planning Commission (EPC) voted APPROVE Project #1010903/16EPC-40030, a Zone Map Amendment (Zone Change), based on the following findings and subject to the following conditions of approval:

Albuquerque

FINDINGS:

NM 87103

1. This is a request for a Site Development Plan for Building Permit for Tract G2 a1 of the Montgomery Complex located on Montgomery Boulevard between Carlisle Boulevard and the North Diversion Channel and containing approximately 1.6 acres.
2. The request will allow the development of 5048 square foot credit union with drive thru lanes. The site is zoned SU-1 for C-2 uses, which allows both the permissive and conditional uses of the C-2 zones. The proposed banking and drive through uses are allowed under the existing zone.
3. The site is subject to the requirements of a previously approved Site Development Plan for Subdivision (02 EPC 01688)
4. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The Subject Site is within the boundaries of the Established Urban Area of the Comprehensive Plan. The following policies are applicable:

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A. Land Use

1. Policy II.B.5d: 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, or recreational concern.

Policy II.B5d is furthered because the proposed use will be similar to the existing uses, the proposed building will be of a similar height as adjacent the car wash and church and lower than the adjacent apartments; the Sandia Mountains are still visible over the existing buildings and so will be visible over the proposed building.

2. Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

Policy II.B5e is furthered because the subject site has access to a full range of urban services and facilities, such as roads, water and sewer lines, electricity and city services, The proposed development will be a similar use and of a similar intensity to the surrounding area, There are no single family neighborhoods immediately adjacent to the site.

3. Policy II.B5i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

Policy II.B5i is furthered because the proposed credit union building and use will provide employment opportunities close to existing single family and multi-family development, but will not route traffic through the neighborhoods. The proposed use is not a generator of noise. The Site Development Plan for Subdivision restricts light poles on the site to 16 feet in height within 70 feet of residential areas.

4. Policy II.B5j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
- In freestanding retailing and contiguous storefronts along streets in older neighborhoods.

Policy II.B5j is furthered because the subject site is located on a commercially zoned parcel and is within biking and walking distance of residential areas. There is both single family development and multifamily development near the site.

5. Policy II.B5o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

Policy II.B5o is furthered because the development is likely to have a revitalizing impact because the proposed building and use will add a new employment and services in an older neighborhood. The site is currently vacant.

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B. Economic Development

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

Policy II.D.6a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

The Goal and Policy II.D.6a: are furthered because the proposed credit union will add employment opportunities in proximity transit, bike routes a good road network. These conditions will allow broad access to the site. The proposed use adds diversity to the mix of economic development in the area.

2. Policy II.D.6b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.

Policy II.D.6b is furthered because the State Employees Credit Union is a New Mexico business, with branches in the Albuquerque and Santa Fe areas; the proposed development allows the expansion of this business.

6. The utility easement shown near the middle of the proposed building is no longer needed and may be vacated if PNM agrees to the vacation. The applicant will work with PNM on this process.
7. In 2007 the EPC approved a Site Development Plan for Building Permit for restaurant on the subject site (07 EPC 40029). This request supersedes the previous approval.
8. The District 7 Coalition of Neighborhoods was notified; there are no recognized Neighborhood or Homeowner's Associations associated with the site. A facilitated meeting was not recommended or requested. Staff has not received any public comment as of this writing.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

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3. The landscaping plan shall be updated to show the square footage of plant material for each bed. Additional plants shall be added if needed. Two additional plant species shall be added to the ground level plants to comply with §14-16-3-10(E), Landscaping Regulations. The landscape calculations, as required by Section 14-16-3-10 (Landscape Regulations) shall be added to the Landscape Plan.
4. The monument sign shown on sheet 5 shall be altered to meet the requirements of the Site Development Plan for Subdivision. A note shall be added to the Site Development Plan for Building Permit stating that signage is allowed on up to 6% of the façade.
5. The building stucco colors (Buckskin and La Morena) and the roof color (Teal Green) shall be added to the building elevation sheets.
6. The placement and height of light poles shall be clarified to ensure that poles within 70 feet of the residential area are no taller than 16 feet.
7. The utility easement shown near the middle of the proposed building should be vacated prior to or as part of the DRB submittal.
8. All conditions from the City Engineer and Solid Waste shall be addressed prior to DRB Submittal, including provision of motorcycle spaces if required. The cross access easement and the blanket cross lot drainage easement shall be recorded and copies provided prior to final sign off. Remove note #2 from the site plan notes.
9. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

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

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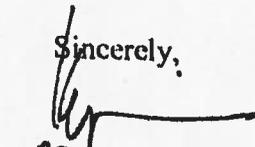
Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

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,


Suzanne Lubar
Planning Director

SL/MG

cc: State Employees Credit Union, 813 Saint Michaels Dr, Santa Fe, NM 87505
Rio Grande Engineering, PO. Box 93924, ABQ, NM 87199
Janice Arnold-Jones, Dist. 7 Coalition of NA's, 7713 Sierra Azul NE, ABQ, NM 87110
Lynne Martin, Dist. 7 Coalition of NA's, 1531 Espejo NE, ABQ, NM 87112