



Environmental Planning Commission

Agenda Number: 05
Project Number: 1002717
Case #: 16EPC- 40036
September 8, 2016

Staff Report

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

Staff Recommendation
APPROVAL of Case # 16EPC-40036 based on the Findings beginning on Page # 10, and subject to the Conditions of Approval beginning on Page # 14.

Staff Planner
Vicente M. Quevedo, Planner

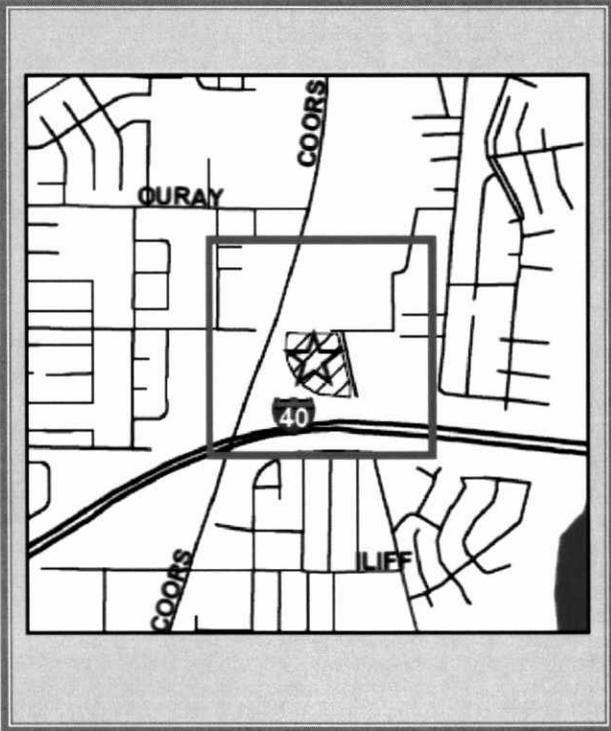
Summary of Analysis

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

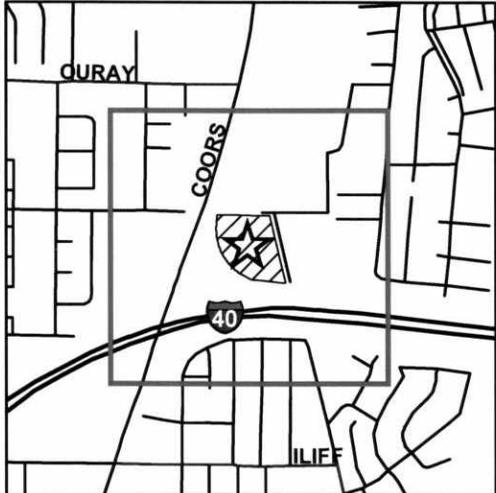
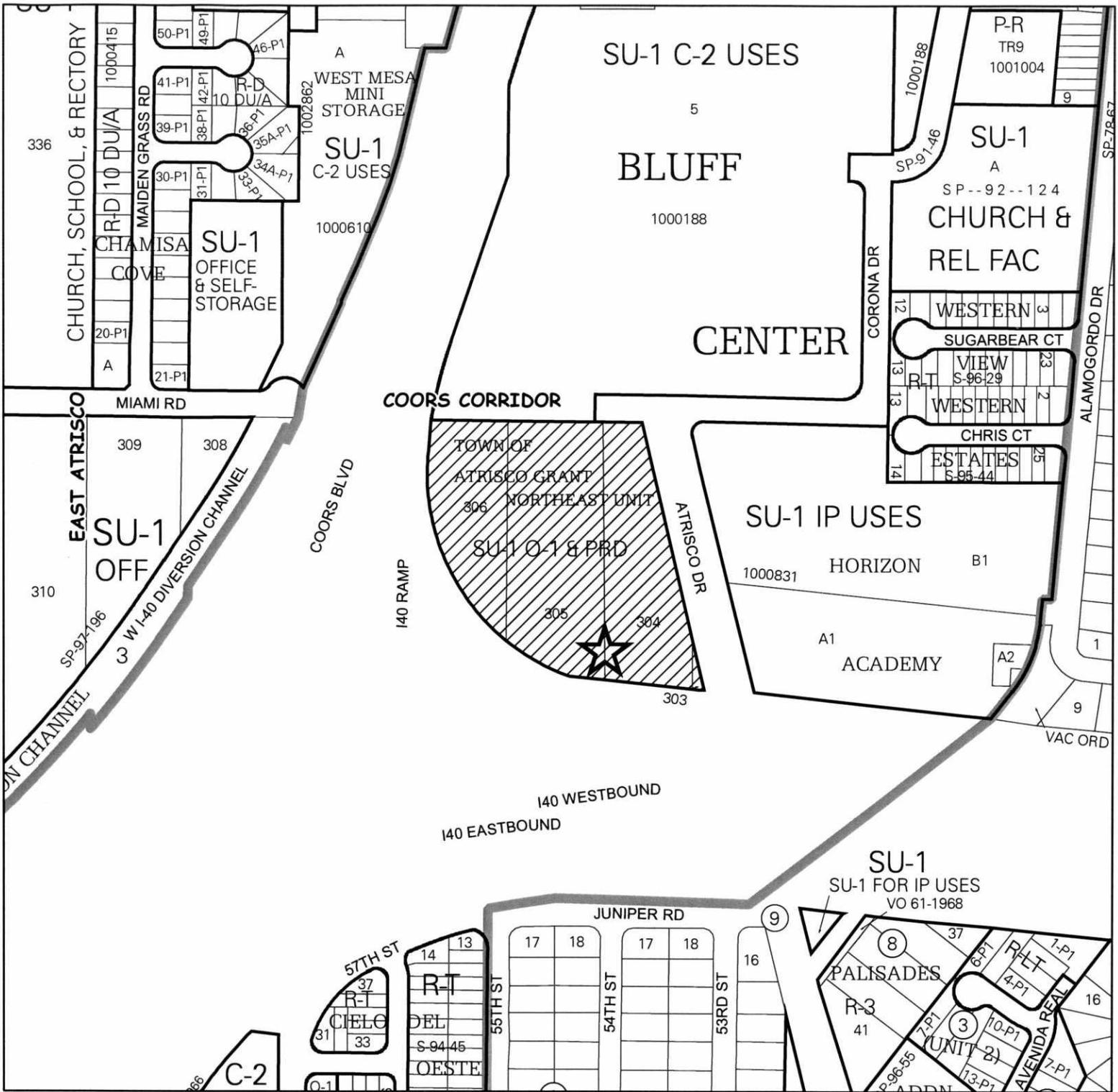
The SDPS and Grading and Drainage Plan submitted by the applicant fulfills the requirements of the Zoning Code and the Conditions of Approval of the EPC approved Sector Development Plan Map Amendment (16EPC-40027).

This case was recommended for facilitation. However, the applicant and neighborhood association representatives have agreed to hold a facilitated meeting once a site development plan for building permit request for the subject site has been submitted to the EPC.

Staff is recommending approval subject to the findings and conditions as outlined in the staff report. There is no known opposition to this request.



City Departments and other interested agencies reviewed this application from 08/01/2016 to 08/12/2016. Agency comments used in the preparation of this report begin on Page # 16.



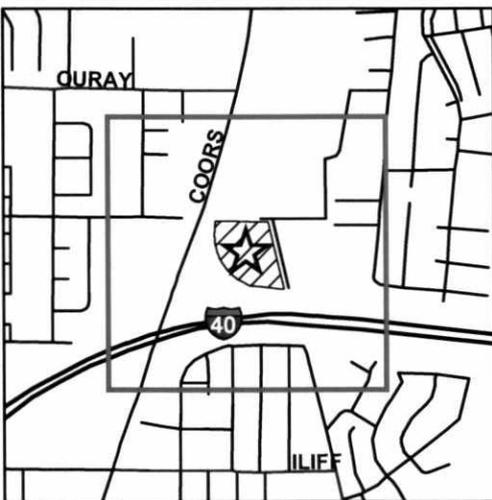
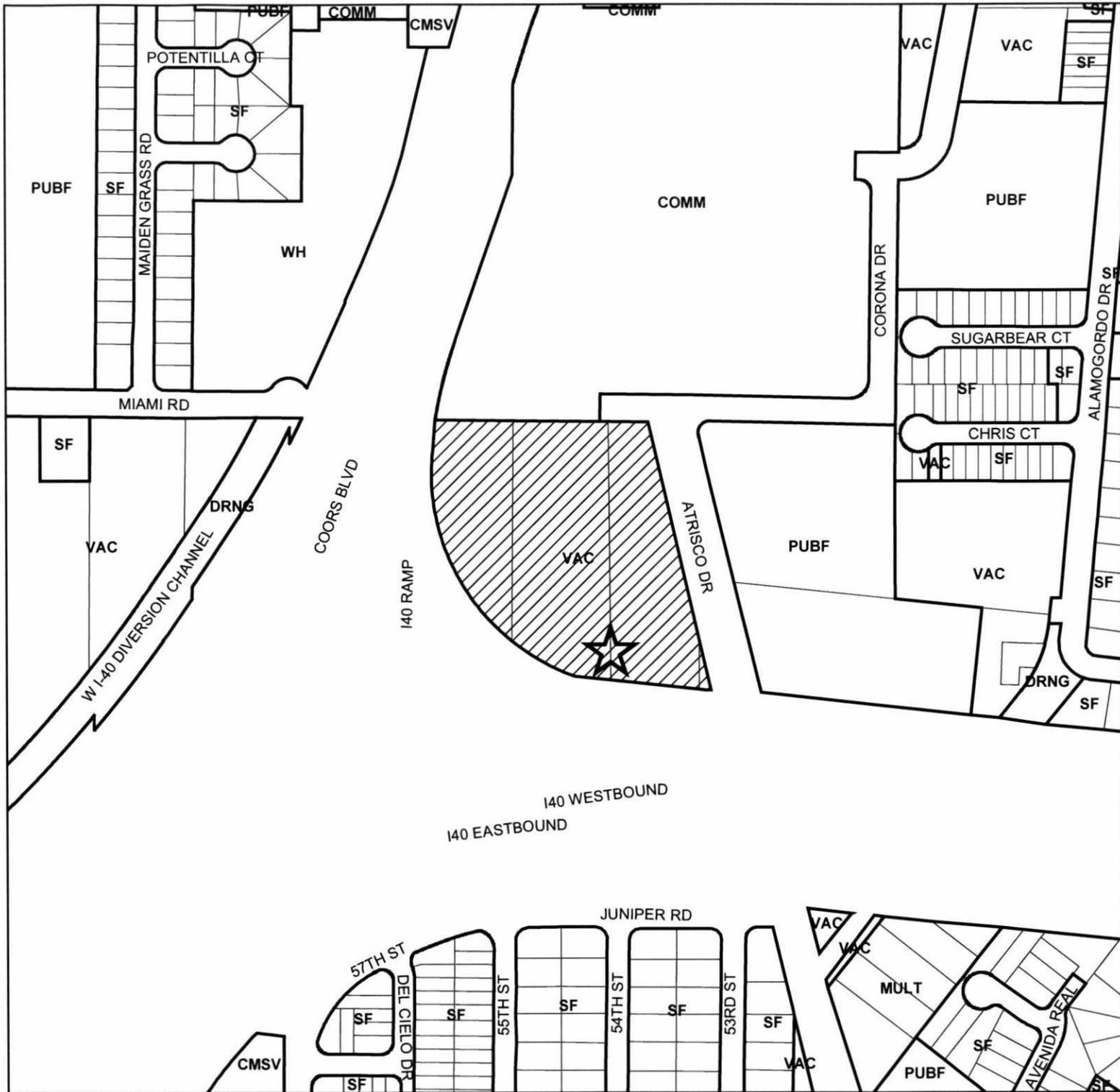
ZONING MAP

Note: Grey shading indicates County.



1 inch = 300 feet

Project Number:
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09/8/2016
Zone Map Page: H-11
Additional Case Numbers:
16EPC-40035



LAND USE MAP

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

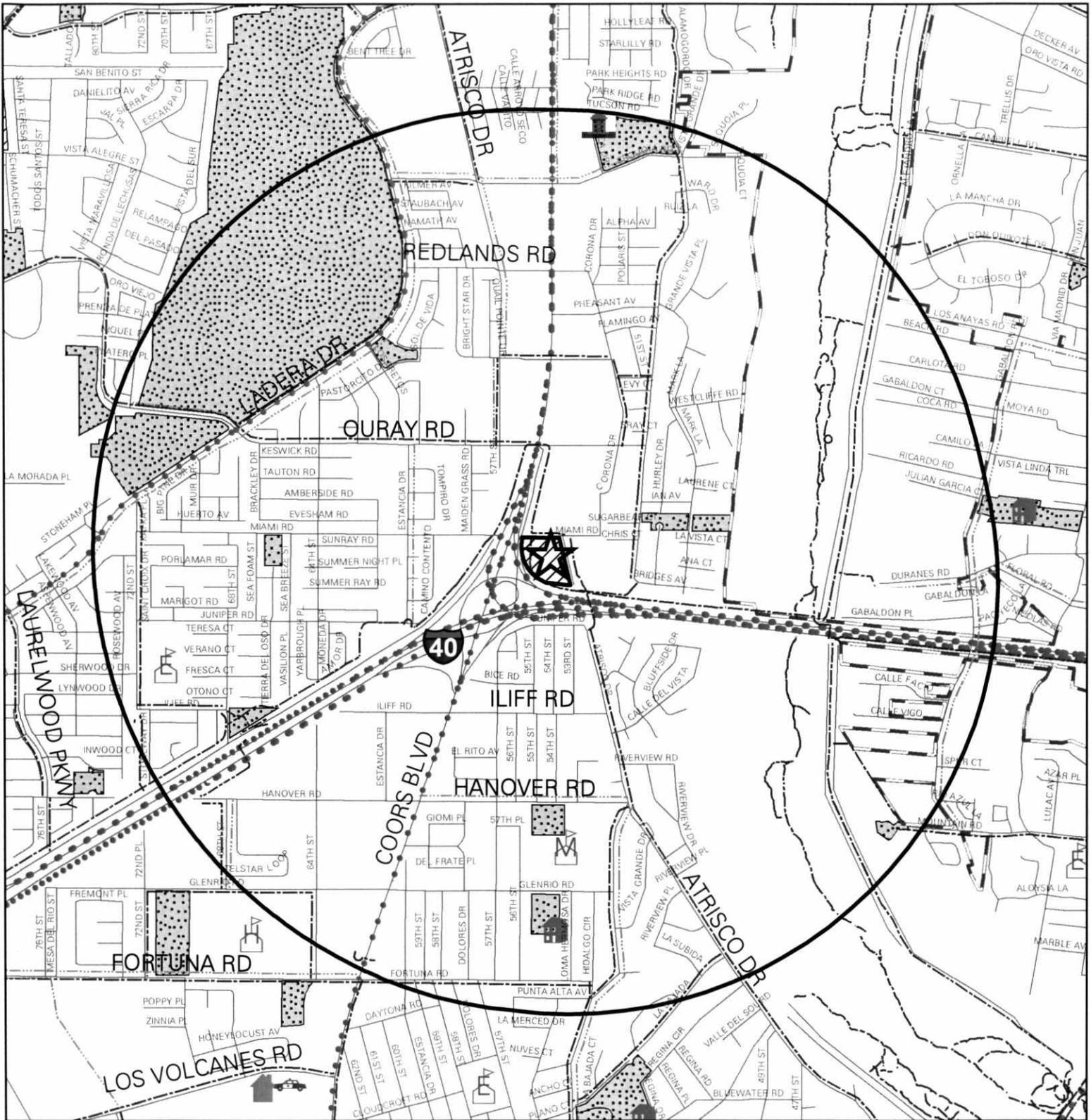


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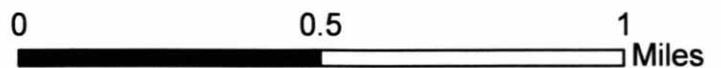


Public Facilities Map with One-Mile Buffer

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

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	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
North	SU-1 for C-2 Uses	Same	Commercial Retail (West Bluff Shopping Center)
South	I-40, R-T, R-1	Same	I-40, Residential Uses
East	SU-1 for IP Uses, R-T	Same	Public / Institutional, Residential Uses
West	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 Subdivision (SDPS) 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. 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).

The EPC approved Official Notice of Decision dated July 15, 2016 (see attached) 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. This request serves to meet Condition #1 of the EPC approved Official Notification of Decision. Lastly, the applicant inadvertently listed the conditional zoning designation as SU-1 for R-3 Permissive Uses Excluding Residential Uses. Planning Staff has ensured that the correct designation was included on the legal advertisement for the case as well as the findings and conditions section of the staff report.

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.

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.

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 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) and route 94 (Unser Express) run along I-40 and 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 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. This request serves to meet Condition #1 of the EPC approved Official Notification of Decision.

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 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.

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 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.*

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.

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.

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 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.

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 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.

SITE DEVELOPMENT PLAN FOR SUBDIVISION

Request

This is a request for a Site Development Plan for Subdivision (SDPS) 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 applicant has submitted a site development plan that includes all of the elements of a Site Development Plan for Subdivision Purposes per Section 14-16-1-5, ***SITE DEVELOPMENT PLAN*** (1)(a) of the Zoning Code. These elements include: the site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements, and for each lot: maximum building height, minimum building setback, and maximum floor area ratio.

As such, staff has reviewed the attached site development plan for conformance with applicable City regulatory requirements as well as goals and policies of the Comprehensive Plan and other applicable planning documents.

Site Plan Layout / Configuration

The subject site is currently vacant and 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 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.

Three main access points are proposed from the north and east. The applicant is proposing a maximum building height of 40' and has demonstrated that the angle plain requirements of the C-2 zone can be met. The maximum floor area ratio for the subject site is .60 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.

Access and Circulation

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. No access to either Coors Blvd. or Interstate 40 is proposed for the subject site. 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.

Grading & Drainage Plan

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.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

Agencies reviewed this request from August 1, 2016 to August 12, 2016. The most significant agency comments were received from the City Engineer, Water Utility Authority, Parks and Recreation and the Department of Municipal Department. Following discussions with each agency, and receiving revised sets of agency comments, Planning Staff has determined that the majority of the comments were intended for a submittal at the site development plan for building permit level.

In response to comments from the City Engineer, the applicant has aligned one of the proposed access points to an existing curb cut on the east side of Atrisco Dr. In response to the comments

from the Department of Municipal Development, the applicant has submitted trip generation data demonstrating that the threshold requiring a new Traffic Impact Study will not be met (100 new peak hour trips (am or pm) entering or exiting the subject site). The trip generation data has been included in the EPC distribution packet. The applicant has indicated that a site development plan for building permit request will be submitted for EPC review soon.

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.

Due to the fact that this request will fulfill one of the EPC conditions of approval for the Sector Development Plan Map Amendment for new entitlements on the subject site, 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.

V. CONCLUSION

This is a request for a Site Development Plan for Subdivision (SDPS) 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. On July 14, 2016 the EPC conditionally approved a Sector Development Plan Map Amendment (SDPMA) from SU-1 for O-1 / PRD to SU-1 for Permissive C-2 Uses Excluding Residential Uses (16EPC-40027).

The EPC approved Official Notice of Decision dated July 15, 2016 (see attached) states that the SDPMA 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. This request serves to meet Condition #1 of the EPC approved Official Notification of Decision.

The SDPS submitted by the applicant fulfills the requirements of the Zoning Code which includes the site, proposed use, pedestrian and vehicular ingress and egress, maximum building height, minimum building setback and maximum floor area ratio. Additionally, the applicant has submitted a conceptual grading and drainage plan and is not requesting Development Review Board (DRB) delegation of the site development plan for building permit.

Staff is recommending approval of the requested site development plan for subdivision with conditions in order to fulfill Condition #1 of the EPC approved Official Notification of Decision for 16EPC-40027.

FINDINGS - 16EPC-40036 - September 8, 2016 – Site Development Plan for Subdivision

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. 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.
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.

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

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.

14. There is no known opposition to this request.

RECOMMENDATION - 16EPC-40036 – September 8, 2016

APPROVAL of 16EPC-40036, a request for a Site Development Plan for Subdivision, 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-40036 – September 8, 2016 – SITE DEVELOPMENT
PLAN FOR SUBDIVISION**

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.
-



Vicente M. Quevedo
Planner

Notice of Decision cc list:

Kimberlee Tolon McCandless, 3208 Vista Grande Dr. NW, Albuquerque, NM 87120
Patrishia 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 65th 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

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Reviewed, no adverse comments.

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

Proof provided in packet that Agent/Applicant did contact ONC for their Inquiry Letter on 7/20/16 – sem

Proof provided in packet that Agent/Applicant did send out certified mail to the NA's on 7/28/16 - dlc

8/12/16 – Recommended for Facilitation – dlc

Long Range Planning

Reviewed, no adverse comments.

Metropolitan Redevelopment Agency

No comments received.

CITY ENGINEER

Transportation Development

Project # 1002717- Town of Atrisco Grant, Unit 8 - 16EPC-40036 Site Development Plan for Subdivision

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. There are two curb cuts located across Atrisco Drive. Align one of your access points to an existing curb cut.
3. 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.

Hydrology Development

1002712 – Coors and Miami lot consolidation - SPS

- No specific adverse comments, but if the Owner plans to mass grade to remove vegetation and flatten out the site to sell, an ESC Grading Plan and ESC Grading Permit are required, a de-silting pond might be required as well. Contact Curtis Cherne 924-3420.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

No comments received.

Traffic Engineering Division

DMD has some concern about the potential magnitude of traffic being generated by a site with relatively limited access alternatives. A trip generation analysis should be considered at the building permit stage in order to determine if baseline peak-hour trip thresholds for the site will be exceeded upon full build-out.

WATER UTILITY AUTHORITY

Utility Services

ABCWUA Comment:

1. 16EPC-40036 Site Development Plan for Subdivision
 - a. An availability statement is required prior to approval. The submittal shall include an approved Fire 1 Plan from the City fire marshal's office.
 - i. An availability request form can be filled out by following the link:
http://www.abcwua.org/Availability_Statements.aspx

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-40036 Site Development Plan for Subdivision

The site is located adjacent to major facilities on the multiuse trail network. The approach to the Gail Ryba Bridge over the Rio Grande and the Atrisco Bridge over I-40 are located near the southern end of the site. Trail users wishing to access the Gail Ryba Bridge from the Atrisco Bridge must completely circle the site. These trails and bridges are important pieces of the trail network and the proposed site plan should address the needs of trail users. Additionally, two specific issues related to the site and the trail should be considered by the site plan. The first issue is the steep slope on the southern boundary of the property. The slope is currently under stabilized and erosion from the slope on to the trail creates an ongoing maintenance burden for the City of Albuquerque. We request the site plan include slope stabilization measures to reduce storm water runoff and erosion from the site. The site plan should also include measures to insure the safety of bicycle and pedestrian traffic on the trail from motor vehicle movements in and out of the site.

Open Space Division

No comments received.

City Forester

No comments received.

POLICE DEPARTMENT/Planning

No comments received.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Reviewed, no adverse comments.

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

Town of Atrisco Grant, Lots 303, 304, 305, 306, Unit 8, is located on Atrisco Drive NW, between Coors Blvd. and I-40. The owner of the above property requests approval of a Site Development Plan for Subdivision from SU-1 for C-2 Permissive uses excluding residential use. The proposed zone change will allow for the development of an outdoor storage facility for household goods and moving services. This will have no adverse impacts to the APS district, as long as Residential use is excluded.

MID-REGION COUNCIL OF GOVERNMENTS

Reviewed, no adverse comments.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

No comments received.

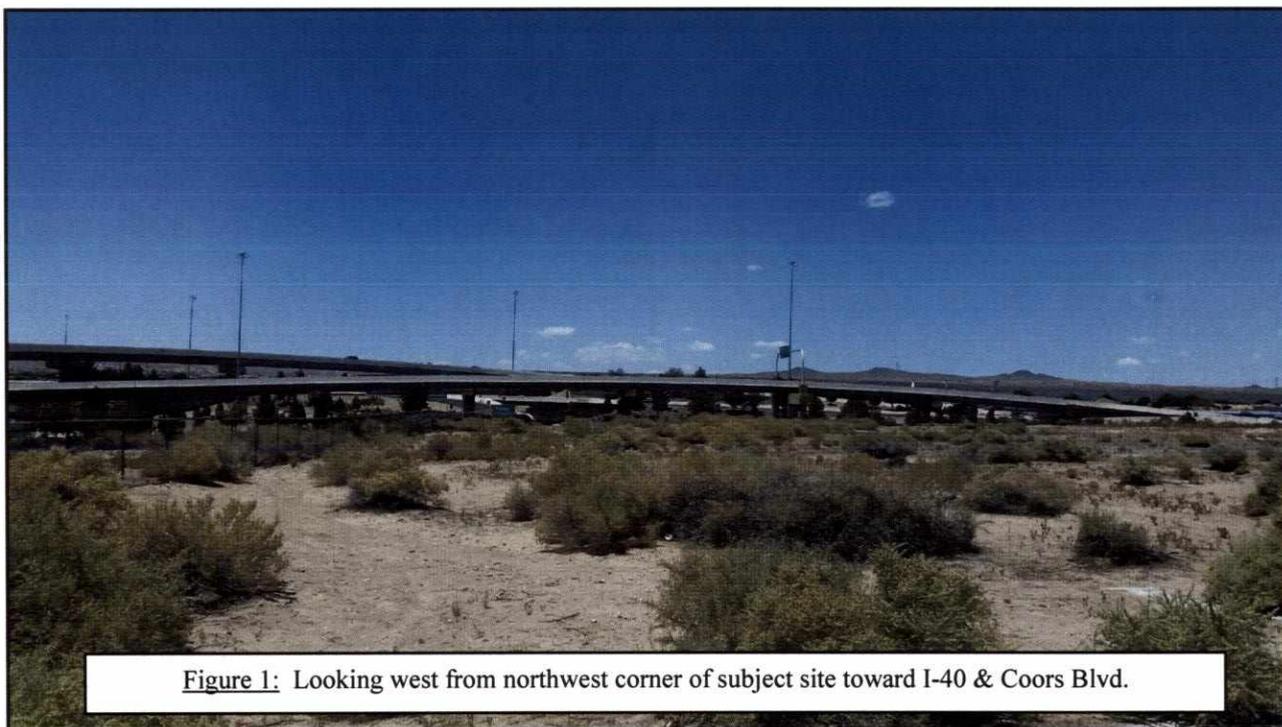
PUBLIC SERVICE COMPANY OF NEW MEXICO

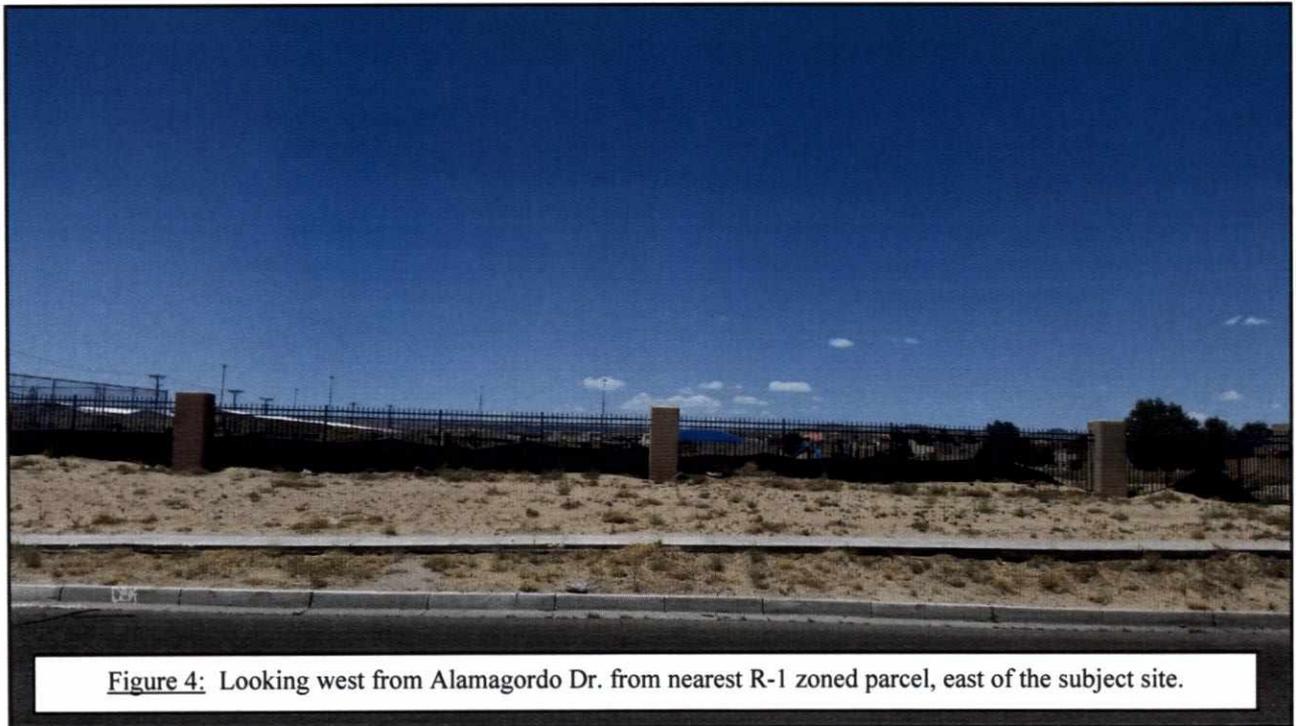
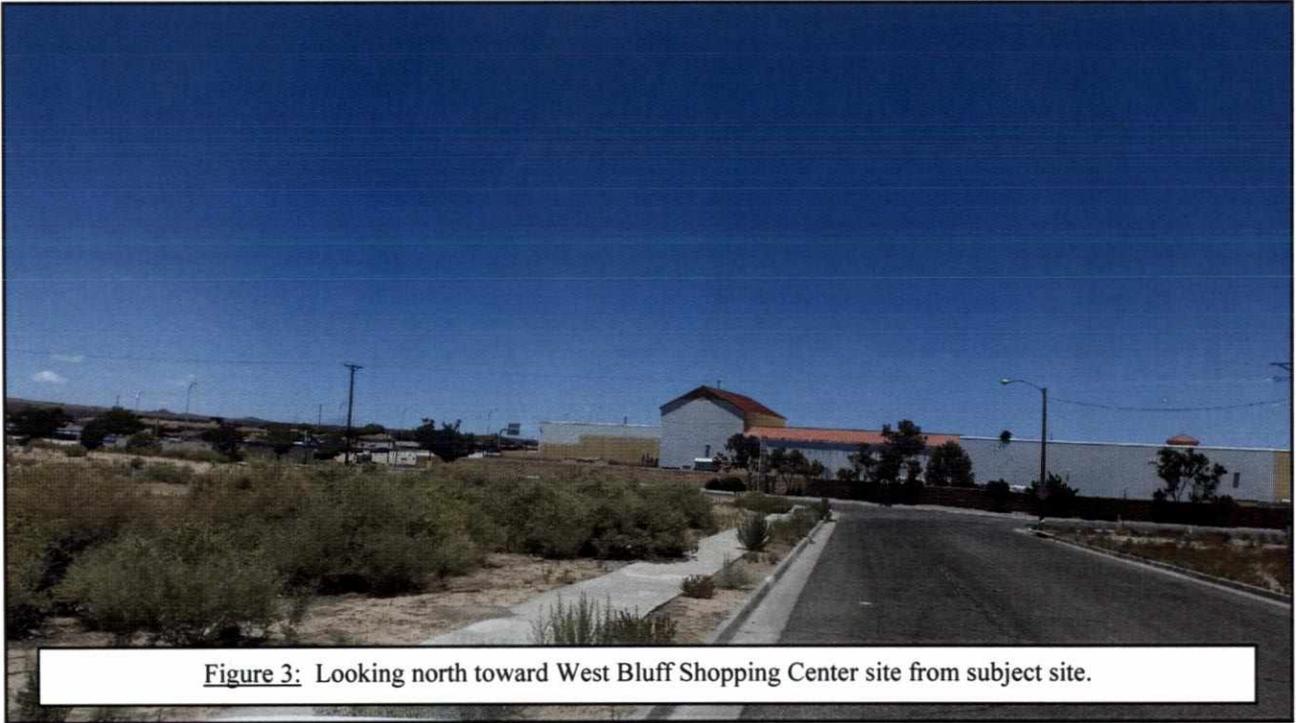
Conditions for Approval for Project #1002717 Site Development Plan for Subdivision (U-Haul Facility at NE corner of I-40 and Coors Blvd NW) 16EPC-40036

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 for specifications.





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

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 #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.
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).

www.cabq.gov

OFFICIAL NOTICE OF DECISION

Project #1002717

July 14, 2016

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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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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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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.

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

OFFICIAL NOTICE OF DECISION

Project #1002717

July 14, 2016

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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 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.

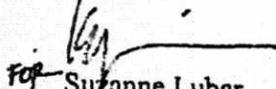
OFFICIAL NOTICE OF DECISION

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Sincerely,


for Suzanne Lubar
Planning Director

SLMG

cc: AMERCO Real Estate Co. 2727 N. Central Ave, Phoenix, AZ 85004
Consensus Planning, 302 8th 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 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
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 65th 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).

APPLICATION INFORMATION



Supplemental Form (SF)

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

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 2nd 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 8th St NW FAX: _____
 CITY: ABQ AMERLO STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com
 APPLICANT: GELTMORE, LLC PHONE: 505 294 8625
 ADDRESS: 6211 SAN MATEO Blvd NE Ste. 130 FAX: _____
 CITY: ABQ STATE NM ZIP 87104 E-MAIL: paul@geltmore.com
 Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: APPROVAL OF SITE PLAN FOR SUBDIVISION

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 Artesco Grant
 Existing Zoning: SU-1 for 62 Permissive Proposed zoning: — MRGCD Map No _____
 Zone Atlas page(s): uses excluding res. uses H-11 UPC Code: 101105922524031704, 101105923923631702, 101105925623031705, 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: Artesco Drive NW
 Between: Cours Blvd and I-40
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE [Signature] DATE 7-28-2016
 (Print Name) James R. Strozier, HICP Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>110EPC - 40035</u>	<u>SPS</u>	—	<u>\$ 385.00</u>
<input checked="" type="checkbox"/> All fees have been collected	—	<u>ADU</u>	—	<u>\$ 70.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	—	<u>LMF</u>	—	<u>\$ 30.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	—	—	—	\$
<input checked="" 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>September 8, 2016</u>			Total <u>\$ 510.00</u>

[Signature] 7-28-16 Project # 1002717
 Staff signature & Date

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.


 Applicant name (print)

 Applicant signature / date 7/28/16



Form revised November 2010

<input checked="" type="checkbox"/> Checklists complete	Application case numbers	
<input checked="" type="checkbox"/> Fees collected	16 EPC -	40035
<input checked="" type="checkbox"/> Case #s assigned	-	-
<input checked="" type="checkbox"/> Related #s listed	-	-

Project #: 1002712
 Planner signature / date 7-28-16

SITE DEVELOPMENT PLAN FOR SUBDIVISION CHECKLIST

This checklist is used by the Planning Department to verify the completeness of site development plans submitted for review by the Environmental Planning Commission (EPC) and Development Review Board (DRB). Because development proposals vary in type and scale, there may be submittal requirements that are not specified here and Planning Staff may require additional information. Nonetheless, it is the applicant's responsibility to provide a complete submittal.

Site development plans should generally be composed of the following plan sheets. **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36", or as pre-approved by Planning Staff

SHEET # 1 – SITE PLAN (Required)

- 1. Scale: at least 1" = 100'
- 2. Bar Scale
- 3. North Arrow
- 4. Vicinity Map
- 5. Signature Block (for DRB site dev. plans only)
- 6. The Site (property lines)
- 7. Current/Existing Zoning
- 8. Proposed Use(s) and List of Applicable Plans
- 9. Pedestrian Ingress and Egress (Access)
- 10. Vehicular Ingress and Egress (Access)
- 11. Any Internal Circulation Requirements
- 12. Existing easements with recording information
- 13. For each lot:
 - a. Maximum Building Height
 - b. Minimum Building Setback
 - c. Maximum Total Dwelling Units and / or
 - d. Maximum Floor Area Ratio (F.A.R.) for Nonresidential Uses

SHEET # 2 – CONCEPTUAL GRADING AND DRAINAGE PLAN

- A. Conceptual Grading and Drainage Plan is required for the following:
- Commercial Development: The applicant shall consult with the City Engineer or his/her designee to determine what documentation is necessary to provide the EPC and/or DRB with an understanding of site topography and how it relates to adjacent property.
 - Residential Development, Volcano Heights Sector Development Plan, or other sector development plans that do not require a site development plan for building permit submittal: Show existing and proposed contours, Finished Floor Elevation, retaining wall heights, approximate street slopes, ponding and flood zone status.
- B. For sites 5 acres or greater or for sites where drainage infrastructure is required, a Drainage Report is required to be submitted, but does not have to be approved at time of submittal.

SHEET # 3 – DESIGN STANDARDS (*OPTIONAL – beneficial if seeking delegation of EPC approval authority for future site development plans for building permit*)

ACCOMPANYING MATERIAL

- A. Fee payment
- B. Complete application
- C. Written Summary of Request including a narrative describing compliance with applicable plans and/or zoning requirements per §14-16-3-11(B) of the Comprehensive Zoning Code.
- D. 8-1/2" x 11" reductions
- E. **Electronic Copy (pdf) of Site Development Plan**

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Consensus Planning DATE OF REQUEST: 7/20/16 ZONE ATLAS PAGE(S): H-11

CURRENT:

LEGAL DESCRIPTION:

ZONING SU-1 for ^{C-2} ~~RE-3~~ Permissives Ex. RESIGNATION USES LOT OR TRACT # 303-306 BLOCK # UNIT 8
PARCEL SIZE (AC/SQ. FT.) 5.4 acres SUBDIVISION NAME Town of ATRIXO 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: N/A (sq. ft.)
EXPANSION OF EXISTING DEVELOPMENT []

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

APPLICANT OR REPRESENTATIVE Self Perdomo on behalf of Jim Switzer DATE 7-20-16
(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2nd 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:

TIS MAY BE REQUIRED AT SITE PLAN FOR BUILDING PERMIT.

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.**

Tony Lopez
TRAFFIC ENGINEER

7-20-16
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 / /



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

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

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



July 28, 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 Subdivision

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

Dear Chairman Hudson,

This is a request for approval of a Site Plan for Subdivision 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 14th, 2016 from SU-1 for O-1 and PRD to SU-1 for C-2 Permissive Uses excluding Residential Uses. The zone map amendment will become effective when a Site Plan for Subdivision and consolidation plat is approved by the DRB. The site is within the boundary of the West Bluff Neighborhood Association. The site is also within the Coors Corridor Sector Development Plan and Westside Strategic Plan boundaries. The site is adjacent to the I-40/Coors Boulevard Community Activity Center.

SITE AERIAL



SITE DESCRIPTION

The site is located in a highly developed area and is adjacent to two of the busiest thoroughfares in New Mexico. The 5.4-acre site is currently vacant and underutilized. 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).

PRINCIPALS

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

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 have expired and are therefore null and void. On July 14th, 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. This request for approval of a Site Plan for Subdivision will serve to meet this condition of the Zone Map Amendment (See Project #1002717 - Finding #5 of the Official Notice of Decision).

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



REQUEST

This Site Plan for Subdivision is the most expedient way to ensure that the zoning is in place. The potential user (U-Haul) is planning on processing an EPC application with the Site Development Plan for Building Permit.



The request for approval of a Site Plan for Subdivision will allow for the development of an indoor storage facility for household goods and moving services that will serve the storage demand and moving needs of residents on the west side. U-Haul is a national brand that has identified this site as an ideal location for storage and moving services. The facility will include indoor, climate controlled storage, indoor mini storage, and outdoor parking for U-Haul vehicles. Indoor, climate controlled storage will be accessed through a secure door. This Site Plan for Subdivision proposes two access points from Atrisco Drive and one from Miami Road.

U-Haul Moving and Storage offers a variety of services for moving and storage needs, including rental trucks, boxes, indoor climate controlled storage, indoor self-storage, and other moving supplies. U-Haul proposes a 3-story building; the site and building design has not been finalized yet. 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 subject property is site plan controlled, which will ensure the development's design will be consistent with the health, safety, morals, and general welfare of the City, and further Policy d within the Developing and Established Urban Areas section of the City of Albuquerque Comprehensive Plan. 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.

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 West Bluff neighborhood to the east.

One incidental effect that storage can have on the adjacent 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 Subdivision 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 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. Most customers visit the storage units once to unload or load household goods and generally do not visit the storage unit otherwise. All other business associated with the moving services side of the company is conducted during 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.*

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 vacant dead end street amongst very intense commercial and office development. The site can have access from Atrisco Drive and Miami Drive, which borders its eastern and northern edge. The site is not adjacent to any residential uses and 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 have 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 can be accessed via Atrisco Drive and Miami Drive and will not increase vehicular traffic 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. The site can be accessed via Atrisco Drive and Miami Drive and will not directly affect the flow of traffic along Coors Boulevard (designated as a Regional Principal Arterial). Vehicles will not have the ability to access the site via*



the West Bluff neighborhood and therefore will protect the safety and livability of the established neighborhood.

4. 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 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 business hours and will generally consist of vehicular traffic that will not produce noise conflicts with the neighborhood. 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 40' 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 will be required to show how the proposed building will fall under the angle plan requirements. Additionally, the site is located within the boundaries of the Coors Corridor Plan, which outlines general regulations related to the unique vistas from Coors Boulevard to the Sandia Mountains.*

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.*

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 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 big box store directly to the north. The proposed U-Haul building will be compatible, but less intense, than existing development in the area.*

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

Sincerely,

Jim Strozier on behalf of James Strozier

James K. Strozier, AICP
Principal

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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

July 20, 2016

Sal Perdomo
Consensus Planning
302 8th Street NW
Phone: 505-764-9801
Email: perdomo@consensusplanning.com

Dear Sal:

Thank you for your inquiry of **July 20, 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 303-306 TOWN OF ATRISCO GRANT SUBDIVISION LOCATED ON ATRISCO DR NW BETWEEN COORS BLVD 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 attached to this letter.

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 saramancini@cabq.gov.

Sincerely,
Sara Mancini
Sara Mancini
Council Neighborhood Services Manager for the
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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.

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 Dalaina at 924-3902 Sara at 768-3105 or via an e-mail message at onc@cabq.gov or saramancini@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: **07/20/16** Time Entered: **2:20 p.m.** Rep. Initials: **sem**

SOUTH VALLEY COALITION OF NEIGHBORHOOD ASSOCIATIONS

***Rod Mahoney**, 1838 Sadora Rd. SW/87105 681-3600 (c)
Marcia Fernandez, 2401 Violet SW/87105 877-9727 (h) 235-6511 (c)

SOUTH WEST ALLIANCE OF NEIGHBORS (SWAN)

***Johnny Pena**, 6525 Sunset Gardens SW/87121 321-3551 (c) 836-3281 (h)
e-mail: johnnyepena@comcast.net
Jerry Gallegos, 417 65th 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)

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

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

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)

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)

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)

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)

typical



July 28th, 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

302 Eighth St. NW
Albuquerque, NM 87102

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

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 Subdivision. 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.

On July 14th, the Environmental Planning Commission 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.

This request is for a Site Development Plan for Subdivision. This request will specify zoning, proposed uses, pedestrian and vehicular ingress and egress for the property, maximum building height and floor area ratio, minimum building setback, and lighting. U-Haul is proposing to build an indoor storage and moving services facility on this site and will be submitting a Site Plan for Building Permit to the EPC in the upcoming months.

The EPC hearing for the Site Plan for Subdivision will be located in the basement of the Plaza del Sol Building at 600 North 2nd Street at 8:30am on September 8th, 2016. We have included Zone Atlas Page H-11 and the Site Plan for Subdivision for your review. 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

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

PRINCIPALS

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

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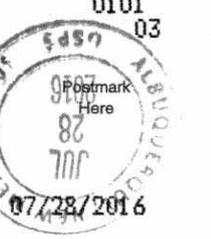
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City, State, ZIP+4: **ABQ NM 87121**

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Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$7.15

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Sent To: **PATRICIA DYER**
Street, Apt. No., or PO Box No.: **5012 BRIDGES Ave NW**
City, State, ZIP+4: **ABQ NM 87120**

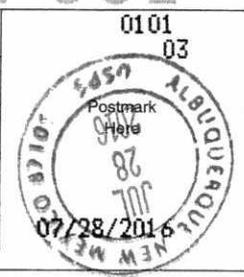
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7011 2000 0002 1726 0517

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Postage	\$3.30
Certified Fee	\$2.70
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$7.15



Sent To **TEG TORJAO**
 Street, Apt. No., or PO Box No. **6601 Honeylocust Ave NW**
 City, State, ZIP+4 **ABQ NM 87121**

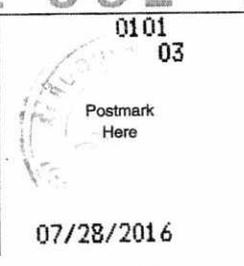
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Certified Fee	\$2.70
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$7.15



Sent To **LOUIS TAVIRA**
 Street, Apt. No., or PO Box No. **6411 Avalon Rd NW**
 City, State, ZIP+4 **ABQ NM 87105**

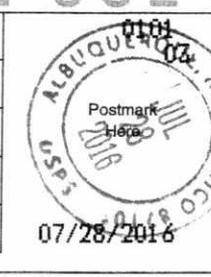
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Postage	\$3.30
Certified Fee	\$2.70
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$7.15



Sent To **MICHELE LUNA**
 Street, Apt. No., or PO Box No. **7008 Porlamare Rd NW**
 City, State, ZIP+4 **ALBUQUERQUE NM 87120**

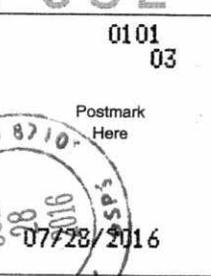
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Postage	\$3.30
Certified Fee	\$2.70
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$7.15



Sent To **DOUG COOPER**
 Street, Apt. No., or PO Box No. **6800 Silkwood NW**
 City, State, ZIP+4 **ABQ NM 87121**

PS Form 3800, August 2006 See Reverse for Instructions



1002717 - 200 feet



Legend

- Bernalillo County Parcels
- Zone Grid
- Municipal Limits**
- Corrales
- Edgewood
- Los Ranchos
- Rio Rancho
- Tijeras
- UNINCORPORATED
- World Street Map

1:7,669

Notes

0.2 0 0.08 0.2 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
8/1/2016 © City of Albuquerque

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THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES

Rod Mahoney
S.V. Coalition of Neigh. Assoc.
1838 Sadora Rd SW
ABQ, NM 87105

Marcia Fernandez
S.V. Coalition of Neigh. Assoc.
2401 Violet SW
ABQ, NM 87105

Johnny Pena
SWAN
6525 Sunset Gardens SW
ABQ, NM 87121

Jerry Gallegos
SWAN
417 65th St SW
ABQ, NM 87121

Harry Hendriksen
Westside Coalition of NA's
10592 Rio Del Sole Ct NW
ABQ, NM 87120

Rene Horvath
Westside Coalition of NA's
5515 Palomino Dr NW
ABQ, NM 87120

Kimberlee Tolon McCandless
West Bluff NA
3208 Vista Grande Dr NW
ABQ, NM 87120-1136

Patrisha Dyea
West Bluff NA
5012 Bridges Av. NW
ABQ, NM 87120

Em Ward
S.R. Marmon NA
P.O. Box 7434
ABQ, NM 87120

Michelle L. Luna
S.R. Marmon NA
7008 Porlamar Rd NW
ABQ, NM 87120

Ted Trujillo
Los Volcanes NA
6601 Honeylocust Av. 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



WEST BLUFF CENTER LLC
6211 SAN MATEO BLVD NE SUITE 130
ALBUQUERQUE NM 87109

WAL-MART STORES EAST INC % WAL-
MART PROP TX DEPT MS 0555
PO BOX 8050
BENTONVILLE AR 72716

SAYLOR RICHARD B & SUSAN J
5565 EAKES RD NW
ALBUQUERQUE NM 87107

Quevedo, Vicente M.

From: Philip Crump <phcrumpsf@gmail.com>
Sent: Monday, August 22, 2016 2:48 PM
To: aboard10@juno.com; berentgroth@mac.com; douglascooper@hotmail.com; em@srmna.org; hlhen@comcast.net; info@srmna.org; jgallegos@ydinm.org; joevalles@aol.com; johnnyepena@comcast.net; ljtafoya@msn.com; mbfernandez1@gmail.com; michelle@srmna.org; mokirschner@msn.com; mwilmesherr@comcast.net; nedcarla@live.com; redruth2020@yahoo.com; rmahoney01@comcast.net; Schaefer@unm.edu; stevenbudenski@q.com; Jim Strozier; salvatorperdomo@gmail.com
Cc: *David Gold; Hummell, Tyson; Quevedo, Vicente M.; Triplett, Shannon; Carmona, Dalaina L.
Subject: Project 1002717 Site Plan for Building Permit--8 Sept
Importance: High

Dear All:

Thanks again to commentary from a couple of active participants, the meeting on the application for Site Plan for Building Permit is now set for **Thursday September 8th, from 6-7:50**, as the Westside Coalition meets on the 7th. Location to be determined.

(The current application for Site Plan for Subdivision will be heard earlier on the 8th.)

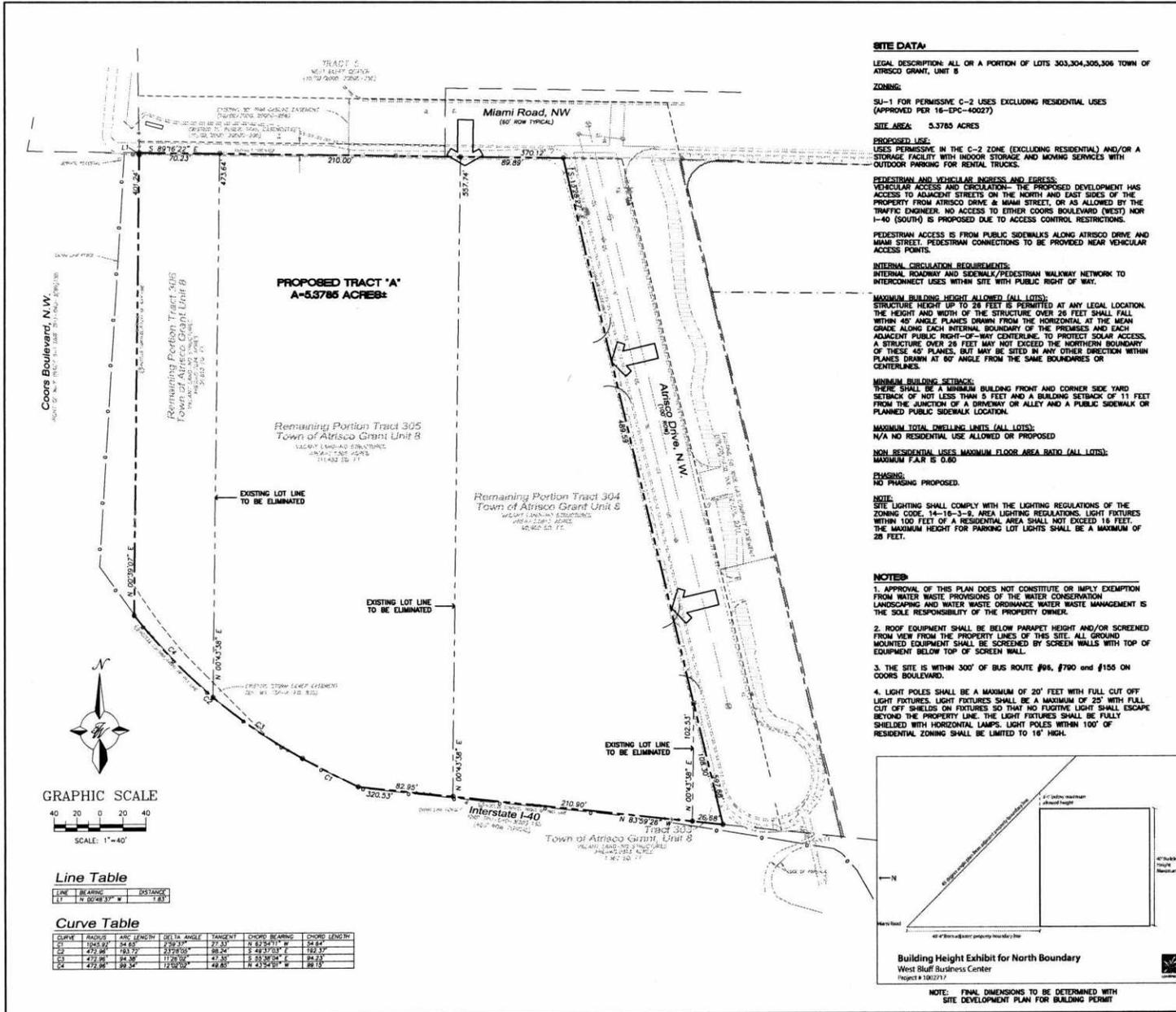
PLEASE LET ME KNOW HOW MANY FROM YOUR GROUP MIGHT ATTEND.

Thank you very much.

With respect,
Philip Crump

1301-B Luisa Street
Santa Fe, NM 87505
505-989-8558
Philip@pcmediate.com

SITE PLAN REDUCTIONS



SITE DATA:

LEGAL DESCRIPTION: ALL OR A PORTION OF LOTS 303,304,305,306 TOWN OF ATRISCO GRANT, UNIT 8

ZONING:

SU-1 FOR PERMISSIVE C-2 USES EXCLUDING RESIDENTIAL USES (APPROVED PER 16-EPG-40027)

SITE AREA: 5.3785 ACRES

PROPOSED USE:

USES PERMISSIVE IN THE C-2 ZONE (EXCLUDING RESIDENTIAL AND/OR A STORAGE FACILITY WITH INDOOR STORAGE AND MOVING SERVICES WITH OUTDOOR PARKING FOR RENTAL TRUCKS.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:

VEHICULAR ACCESS AND CIRCULATION: THE PROPOSED DEVELOPMENT HAS ACCESS TO ADJACENT STREETS ON THE NORTH AND EAST SIDES OF THE PROPERTY FROM ATRISCO DRIVE & MIAMI STREET, OR AS ALLOWED BY THE TRAFFIC ENGINEER. NO ACCESS TO EITHER COORS BOULEVARD (WEST) NOR I-40 (SOUTH) IS PROPOSED DUE TO ACCESS CONTROL RESTRICTIONS.

PEDESTRIAN ACCESS IS FROM PUBLIC SIDEWALKS ALONG ATRISCO DRIVE AND MIAMI STREET. PEDESTRIAN CONNECTIONS TO BE PROVIDED NEAR VEHICULAR ACCESS POINTS.

INTERNAL CIRCULATION REQUIREMENTS:

INTERNAL ROADWAY AND SIDEWALK/PEDESTRIAN WALKWAY NETWORK TO INTERCONNECT USES WITHIN SITE WITH PUBLIC RIGHT OF WAY.

MAXIMUM BUILDING HEIGHT ALLOWED (ALL LOTS):

STRUCTURE HEIGHT UP TO 28 FEET IS PERMITTED AT ANY LEGAL LOCATION. THE HEIGHT AND WIDTH OF THE STRUCTURE OVER 20 FEET SHALL FALL WITHIN 45° ANGLE PLANES DRAWN FROM THE HORIZONTAL AT THE MEAN GRADE ALONG EACH INTERNAL BOUNDARY OF THE PROGRESS AND EACH ADJACENT PUBLIC RIGHT-OF-WAY CENTERLINE, TO PROTECT SOLAR ACCESS. A STRUCTURE OVER 28 FEET MAY NOT EXCEED THE NORTHERN BOUNDARY OF THESE 45° PLANES, BUT MAY BE SITED IN ANY OTHER DIRECTION WITHIN PLANES DRAWN AT 60° ANGLE FROM THE SAME BOUNDARIES OR CENTERLINES.

MINIMUM BUILDING SETBACK:

THERE SHALL BE A MINIMUM BUILDING FRONT AND CORNER SIDE YARD SETBACK OF NOT LESS THAN 5 FEET AND A BUILDING SETBACK OF 11 FEET FROM THE JUNCTION OF A DRIVEWAY OR ALLEY AND A PUBLIC SIDEWALK OR PLANNED PUBLIC SIDEWALK LOCATION.

MAXIMUM TOTAL DWELLING UNITS (ALL LOTS):

N/A NO RESIDENTIAL USE ALLOWED OR PROPOSED

NON-RESIDENTIAL USES MAXIMUM FLOOR AREA RATIO (ALL LOTS):

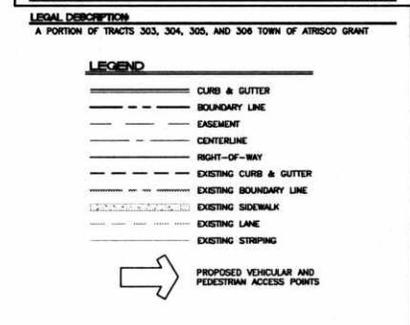
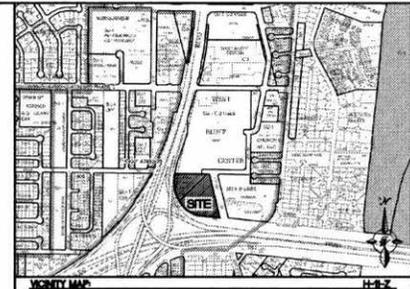
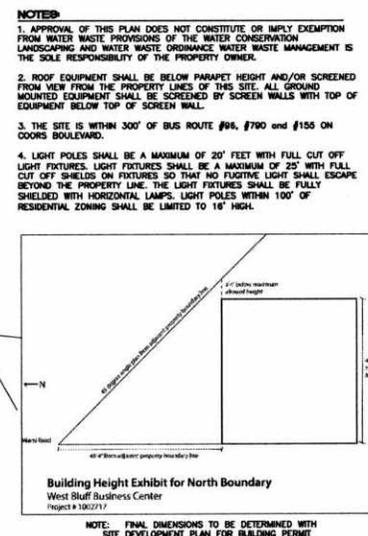
MAXIMUM F.A.R. IS 0.60

PARKING:

NO PARKING PROPOSED.

NOTE:

SITE LIGHTING SHALL COMPLY WITH THE LIGHTING REGULATIONS OF THE ZONING CODE, 14-16-3-A. AREA LIGHTING REGULATIONS. LIGHT FIXTURES WITHIN 100 FEET OF A RESIDENTIAL AREA SHALL NOT EXCEED 16 FEET. THE MAXIMUM HEIGHT FOR PARKING LOT LIGHTS SHALL BE A MAXIMUM OF 28 FEET.



PROJECT NUMBER: _____

APPLICATION NUMBER: _____

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC), dated _____, and the Findings and Conditions in the Official Resolution of Decision are satisfied.

Is an infrastructure lot required? () Yes () No. If Yes, then a set of approved DRB plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date
* Environmental Health, if necessary	

INDEX TO DRAWINGS

C1. SITE PLAN FOR SUBDIVISION
C2. CONCEPTUAL GRADING AND DRAINAGE PLAN

ENGINEER'S SEAL	WEST BLUFF BUSINESS CENTER	DRAWN BY
	SITE PLAN FOR SUBDIVISION	DATE
		2016024-SPE
		SHEET #
		C1
		JOB #
		2016024

TERESA WEST, LLC
3571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505) 858-3100
www.terawestllc.com

RONALD R. BOHANNAN
P.E. #7868

