

# CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT**  
**URBAN DESIGN & DEVELOPMENT DIVISION**  
600 2nd Street NW, 3rd Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3860 Fax (505) 924-3339

## OFFICIAL NOTIFICATION OF DECISION

September 15, 2017

Poston Invest., Collective, LLC  
8400 Menaul Blvd. NE #A-007  
ABQ, NM 87123

**Project# 1001989**  
17EPC-40035 Site Development Plan for Subdivision

### LEGAL DESCRIPTION:

The above action for all or a portion of Tract C-2-A-1-A, Campbell Lands zoned SU-1 for C-1 Uses with Full Service Liquor for On-premise Consumption Only and Auto and Light Truck Sales, located on Coors Blvd. NW, between Fortuna Rd. NW and Glenrio Rd. NW, containing approximately 3.82 acres. (J-11)  
Staff Planner: Michael Vos

PO Box 1293

On September 14, 2017 the Environmental Planning Commission (EPC) voted to APPROVE Project 1001989/17EPC-40035, a Site Development Plan for Subdivision, based on the following findings and subject to the following conditions of approval:

Albuquerque

### FINDINGS:

- NM 87103
- www.cabq.gov
1. This is a request for a Site Development Plan for Subdivision with design standards for Tract C-2-A-1-A, Campbell Lands, an approximately 3.8 acre site located at 730 Coors Boulevard NW between Fortuna Road NW and Glenrio Road NW (the "subject site").
  2. In 2010, the EPC approved a zone change and accompanying site development plans for subdivision and building permit to allow for the existing use as a car sales lot. The zone change was from SU-1 for Fraternal Club and C-1 Uses with Full Service Liquor On-Premise Consumption Only to the present SU-1 for C-1 Uses with Full Service Liquor On-Premise Consumption Only and Automobile Sales and Light Truck Sales. There is no change requested to the existing zoning.
  3. The 2017 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.
  4. Section 14-16-3-11 of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." The attached site development plan has been evaluated for conformance with applicable goals and policies in the Comprehensive Plan, and other applicable Plans.

# CITY OF ALBUQUERQUE

OFFICIAL NOTICE OF DECISION

Project #1001989

September 14, 2017

Page 2 of 4



5. The subject site is located in the area designated Area of Change by the Comprehensive Plan. Applicable policies include:

**Policy 5.1.10 Major Transit Corridors:** Foster corridors that prioritize high-frequency transit service with pedestrian-oriented development.

The request furthers Policy 5.1.10 by providing for a vision of redevelopment of the subject site with restaurant and retail uses that will be a more pedestrian-oriented use than the existing auto sales lot, especially with the proposed design guidelines for connectivity to the public sidewalks that surround the site.

**Goal 5.6 City Development Areas:** Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

**Policy 5.6.2 Areas of Change:** Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The request furthers Policy 5.6.2 by providing the means toward redevelopment of the subject site, which is located in an Area of Change where there is adequate existing infrastructure, in a manner that encourages employment and minimizes potential negative impacts on the surrounding residential uses.

**Policy 7.1.2 Development Form:** Prioritize elements of development form for each Center and Corridor.

b) Follow the Development Form Matrix Table 7-4 for development within 660 feet of Premium Transit Corridors and elsewhere along Corridors outside of Centers.

**Goal 7.2 Pedestrian-Accessible Design:** Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts.

The subject site is outside of a Center in a suburban context but along a Major Transit Corridor, so the site development plan for subdivision and the proposed design standards help maximize connectivity of the subject site with improved pedestrian-accessible design, thus furthering Policy 7.1.2 and Goal 7.2.

6. The request furthers Plan Goal 10 and Plan Objectives 1 and 8 of the West Side Strategic Plan by providing an avenue for the successful redevelopment of the subject site with restaurant and retail uses that will provide increased employment, business growth, and services for local residents in existing commercially zoned areas along Coors Blvd.
7. The request generally furthers the Coors Corridor Plan by providing for future development that will allow for mixed commercial service, retail, and restaurant uses that are compatible with and support the surrounding neighborhood residential without having an adverse impact on the adjacent transportation system. The proposed design guidelines also reinforce and further the guidelines provided within the Coors Corridor Plan for future development.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

**OFFICIAL NOTICE OF DECISION**

**Project #1001989**

**September 14, 2017**

**Page 3 of 4**

8. The proposed Site Development Plan for Subdivision includes design standards for any future development, and the applicant has requested delegation of future Site Development Plans for Building Permit to the Development Review Board.
9. The Los Volcanes and West Mesa Neighborhood Associations were notified of the request, as well as property owners within 100 feet. No adverse comments have been received and there is no known opposition to the request.

**CONDITIONS OF APPROVAL:**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Transportation Development Conditions:
  - a) Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
  - b) Infrastructure and/or ROW dedications may be required at DRB.
  - c) All work within the public ROW must be constructed under a COA Work Order.
  - d) Pedestrian access should be provided for City ROW to the northern lot.
  - e) All easements including cross access easements should be shown on site plan.
  - f) TIS must be approved by NMDOT and City of Albuquerque prior to DRB approval.
4. Public Service Company of New Mexico Condition: It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
5. The subdivision of the site shall comply with the purpose, intent, and regulations of the Subdivision Ordinance (14-14-1-3).
6. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

**OFFICIAL NOTICE OF DECISION**

Project #1001989

September 14, 2017

Page 4 of 4

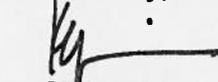
**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **SEPTEMBER 29, 2017**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

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

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

**SITE DEVELOPMENT PLANS:** Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

Sincerely,



Suzanne Lubar

Planning Director

SL/MV

cc: Poston Investment Collective, LLC, 8400 Menaul Blvd. NE A-007, ABQ, NM 87123  
Consensus Planning, Inc. 302 Eight St NW, ABQ, NM 87102  
Los Volcanes Neighborhood Assoc., Doug Cooper, 6800 Silkwood NW, ABQ, NM 87121  
Los Volcanes Neighborhood Assoc., Ted Trujillo, 6601 Honeylocust Ave NW, ABQ, NM 87121  
West Mesa Neighborhood Assoc., Frank Gonzales, 9024 Santa Catalina AV., NW, ABQ, NM 87102  
West Mesa Neighborhood Assoc., Steven Budenski, 5732 La Anita Ave NW, ABQ, NM 87105