

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
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OFFICIAL NOTIFICATION OF DECISION

September 13, 2018

Ben E Keith Co
603 E. 7th St
Fort Worth, TX 76012

Project# 2018-001361 (1000845 & 1006833)
SI-2018-00080 – Major Amendment to the Atrisco Business Park
Master Development Plan

LEGAL DESCRIPTION:

The above action for all or a portion of the Atrisco Business Park Master Development Plan area including Lot 1A, Bulk of Plat of Lot 1-A, Unser Towne Crossing, zoned NR-BP, located at Unser Boulevard NW, to the south of I-40, west of Coors Boulevard NW, to the north of Central Avenue NW, containing approximately 700 acres. (J-10)
Staff Planner: Cheryl Somerfeldt

PO Box 1293

Albuquerque

On September 13, 2018 the Environmental Planning Commission (EPC) voted to APPROVE Project 2018-001361, SI-2018-00080, a Major Amendment to the Atrisco Business Park Master Development Plan, based on the following Findings:

NM 87103

FINDINGS:

1. This is a request for a Major Amendment to the Master Development Plan for the Atrisco Business Park within the Atrisco Business Park Master Development Plan area including Lot 1A, Bulk Plat of Lot 1-A, Unser Towne Crossing. The Atrisco Business Park Master Development Plan area is bounded on the north by I-40 and Fortuna Rd NW, on the east by Coors Blvd NW, on the south by commercial properties, and accessed by Unser Blvd NW, running north-south through the western portion of the area, containing approximately 700 acres.
2. The purpose of the request is to alter the design standards for landscape, lighting, signage, architecture, and utilities for sites consisting over 40 acres within the Atrisco Business Park Master Development Plan boundaries.
3. The Atrisco Business Park Master Development Plan was approved by the EPC in October of 1992, amended in 1997, and 2012, and since then several sites within the plan area have been developed. Of the remaining sites, only the example 50.5 acre site is over 40 acres, and will therefore be subject to the amended standards.

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4. The entire Atrisco Business Park Master Development Plan area is zoned NR-BP (Non-residential Business Park Zone District), which permits light manufacturing, the proposed use for the example 50.5 acre site.
5. The purpose of the NR-BP zone is to accommodate a wide range of non-residential uses in campus-like settings to buffer potential impacts from surrounding uses and adjacent areas. Allowable uses include a wide variety of office, commercial, research, light industrial, office, distribution, showroom, processing, and institutional uses.
6. The NR-BP zone district requires a Master Development Plan (MDP) that furthers and implements applicable goals and policies of the ABC Comp Plan, and complies with all applicable requirements of the Development Process Manual (DPM). The Master Development Plan may specify development standards that apply to all the lots and structures on the site in order to implement a coordinated and cohesive design.
7. The Albuquerque/Bernalillo County Comprehensive Plan, and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
8. Per IDO Section 14-19-2-5(B)(3)(c)2, the site-specific standards shall not conflict with or reduce other standards in this IDO. Per IDO section 14-16-2-5(B)(3)(d), where the MDP is silent, other IDO standards apply. As such, staff has reviewed the attached Master Development Plan amendment for conformance with applicable goals and policies in the Comprehensive Plan, the IDO, and all other applicable City planning documents.
9. Per IDO Section 14-16-6-6(F)(3), Review and Decision Criteria, an application for a Master Development Plan shall be approved if it meets all of the following criteria:
 - a) The Master Development Plan is consistent with the ABC Comp Plan, as amended (as analyzed below).
 - b) The Master Development Plan complies with all applicable provisions of the IDO, in particular those of the NR-BP zone district; the DPM; and other adopted City regulations.
 - c) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.
 - d) The Master Development Plan mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.
10. The subject site is located in an Area of Change as designated by the Comprehensive Plan. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities. Applicable policies include:
 - a) The request furthers Policy 4.1.2, Identity and Design, because it protects the cohesiveness of residential neighborhoods by keeping larger industrial facilities outside of residential areas and within business park areas. A cohesive identity and design within the industrial warehousing area is still standardized with the proposed amendments. In this way, appropriate scales are ensured for both the residential and industrial communities and the character and building design reflect the appropriate identity.

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- b) The request furthers Policy 5.2.1 h) because it encourages infill development with complementary uses that are compatible in form and scale to the existing immediately surrounding development in the Atrisco Business Park Master Development Plan area.**
- c) The request furthers Policy 5.3, Efficient Development Patterns, because it promotes development patterns that maximize the utility of existing infrastructure and public facilities and efficient use of land to support the public good. The Atrisco Business Park MDP area is located near I-40 where residential uses are less desirable; and between two Major Regional Arterials, Coors Boulevard NW and Unser Boulevard NW, which provides excellent access for large industrial and freight-hauling trucks. This promotes the efficient use of this existing roadways and the associated infrastructure. The plan area also has a mix of existing vehicular, transit, bicycle, and pedestrian infrastructure, which will make it accessible to users and employees.**
- d) The request furthers Policy 5.4 West Side Jobs because it fosters employment opportunities on the West Side. The Atrisco Business Park area is located on the West Side of the City of Albuquerque, and the proposed amendment intends to permit a larger range of architectural materials and signage to promote larger industrial and warehousing facilities. With this update, it will be more cost effective for a large industrial warehousing business to be established within the subject plan area, which will in turn create more employment opportunities.**
- e) The request furthers Policy 5.6.2, Areas of Change, because the subject area is located primarily in an Area of Change where change is encouraged. The request will promote the development of a large industrial warehousing business which will then create change in the area.**
- f) The request furthers Policy 7.1, Streetscapes and Development, Form because the request will continue to create a range of environments and experiences for residents and visitors in the Atrisco Business Park MDP area by permitting design standards that allow for a large industrial/warehousing facility.**
- g) The request furthers Policy 7.3.2, Community Character, because it will permit design strategies that will embrace and continue the business park character of the Atrisco Business Park MDP area. The amendments will also contribute to the safety of the area by encouraging the location of a very large facility near highways and existing access routes with generous right-of-way for the large turning radii of semi-trucks in the center of a business park rather than near residential development.**
- h) The request furthers Policy 7.3.4, Infill, because it promotes development on a large vacant parcel in an established business park area with access to existing infrastructure; and the Atrisco Business Park MDP Design Standards are intended to enhance the built environment.**
- i) The request furthers Policy 7.5, Site Design, because the request will permit large facilities to incorporate local climate conditions into the site design through pleasing outdoor spaces and appropriate landscaping.**

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- j) The request furthers Policy 8.1, Resilient Economy, because it the proposed amendments will encourage economic development efforts that improve quality of life for new and existing residents toward a more robust and diverse economy by revising the design standards for Atrisco Business Park MDP to accommodate a large (over 40 acres) industrial warehousing facility.
- 11. The applicant notified the West Mesa Neighborhood Association, the Los Volcanes Neighborhood Association, the Avalon Neighborhood Association, the South West Alliance of Neighborhoods (SWAN Coalition), and the Westside Coalition of Neighborhood Associations via certified mail.
- 12. The applicant also notified property owners within the Atrisco Business Park MDP boundaries, within 330-feet outside of the boundaries, and within 1200-feet of the I-40 right-of-way.
- 13. Neither a neighborhood nor facilitated meeting was requested or occurred and staff has not received any comments in support or opposition to the request.

CONDITIONS OF APPROVAL

- 1. The proposed Atrisco Business Park Master Development Plan amended page will be numbered and integrated into the Atrisco Business Park Master Development Plan in coordination with planning staff.
- 2. The applicant shall contact the staff planner to ensure that all conditions of approval are met and then submit an electronic version of the amended Atrisco Business Park Master Plan to planning staff.
- 3. The amendment regarding street trees that states "twenty seven and one half linear feet (27.5 LF)" shall add "which includes a 10% deviation from the IDO requirement as approved by the EPC."
- 4. Street Tree spacing shall be revised to be no more than an 80-foot gap between street tree groupings.
- 5. Per IDO Section 14-16-6-6(F)(3)(b), Review and Decision Criteria, the Master Development Plan amendments must "comply with all applicable provisions of the IDO, in particular those of the NR-BP zone district; the DPM; and other adopted City regulations." Therefore the following landscape regulations must be followed unless a Variance is acquired.
 - a) The IDO Section 14-16-5-6(F)(2)(a), requires 10% of the parking lot area for lots less than 50 spaces and 15% for lots more than 50 spaces to be landscaped.
 - b) The IDO Section 5-6(F)(1)(g), states that the landscape area may be reduced by up to 25% if the surface of the parking area is a permeable material.
 - c) The IDO Section (14-16-5-6 (F)) requires parking lots facing a street to be screened by either a masonry wall or a 3-4 foot landscape buffer with a continuous line of evergreen shrubbery.

This note shall be removed: "Areas internal to a complex that are not easily visible from adjacent City roadways shall be exempt from the above requirements for parking lot trees."

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APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **SEPTEMBER 28, 2018**. 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 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).

Sincerely,



David S. Campbell
Planning Director

DSC/CS

cc: Ben E Keith Co., 601 E. 7th St., Fort Work, TX 76102
Tierra West, LLC, Attn: Ron Bohannon, 5571 Midway Park Pl. NE, ABQ, NM 87109
Samantha Pina, Avalon NA, 423 Elohim Dr. NW, ABQ, NM 87121
Lucy Anchondo, Avalon NA, 601 Stern Dr. NW, ABQ, NM 87121
Jerry Gallegos, SWAN Coalition, 5921 Central Ave. NW, ABQ, NM 87105
Johnny Pena, SWAN Coalition, 6525 Sunset Gardens SW, ABQ, NM 87121
Doug Cooper, Los Volcanes NA, 6800 Silkwood Ave. NW, ABQ, NM 87121
Ted Trujillo, Los Volcanes NA, 6601 Honeylocust Ave NW, ABQ, NM 87121
Steven Budenski, West Mesa NA, 5732 La Anita Ave. NW, ABQ, NM 87105
Frank Gonzales, West Mesa NA, 9024 Santa Catalina Ave NW, ABQ, NM 87121
Rene Horvath, Westside Coalition of NA, 5515 Palomino Dr NW, ABQ, NM 87120
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