

# 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

April 12, 2018

3X1, LLC  
11215 Central Ave NE  
ABQ, NM 87123

**Project# 1011553**  
18EPC-40008 Site Development Plan for Subdivision  
18EPC-40009 Site Development Plan for Building Permit

### LEGAL DESCRIPTION:

The above actions for all or a portion of Tract B2A1, Plat for Tract B-2-A-1, Town of Atrisco Grant, Northeast Unit, zoned SU-1 for C-1 Uses and Auto Sales, located on the east side of Coors Blvd. NW north of Sequoia Rd. NW, containing approximately 2 acres. (G-11)  
(Staff Planner: Cheryl Somerfeldt)

PO Box 1293

Albuquerque, NM On April 12, 2018 the Environmental Planning Commission (EPC) voted to APPROVE Project 1011553/18EPC-40008, a Site Development Plan for Subdivision, and 18EPC-40009, a Site Development Plan for Building Permit, based on the following Findings and Conditions:

NM 87103

### FINDINGS:

***Project # 1011553, Case # 18EPC- 40008, Site Development Plan for Subdivision***

- www.cabq.gov
1. This is a request for a Site Development Plan for Subdivision for all or a portion of Tract B2A1 of Tract B-2-A-1, Town of Atrisco Grant, Northeast Unit, zoned SU-1 for C-1 Uses and Auto Sales located on the east side of Coors Boulevard NW between Sequoia Road NW and Tucson Road NW, addressed 3500 Coors Boulevard NW and containing approximately 2 acres.
  2. This request is associated with the accompanying Site Development Plan for Building Permit.
  3. The purpose of the request is to re-develop the subject property into two lots with the northern lot containing a restaurant and the southern lot containing a commercial retail building. These proposed uses are permissive under the existing zoning.
  4. The existing zoning was established in 1996 in order to permit the existing used car dealership.
  5. This Site Development Plan for Subdivision shows the proposed lot lines, which will split the subject lot into two separate parcels. Provided the EPC adopts the Conditions of Approval as proposed, the Site Development Plan for Subdivision will meet the necessary requirements such as ingress and egress, internal circulation, maximum building height (26-feet), and setbacks without building footprints and parking lot lines.

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6. The subject site falls within an Area of Change designated by the Comprehensive Plan, within the Ladera Community of the West Side Strategic Plan, and within the Coors Corridor Plan boundaries; and is subject to those plan's policies and design standards.
7. The City of Albuquerque Zoning Code, Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, and the Coors Corridor Plan are incorporated herein by reference and made part of the record for all purposes.
8. 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.
9. 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. Policy 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The subject site is located adjacent to Coors Blvd., which is identified as a Major Transit Corridor. Growth along a Major Transit Corridor will help to shape the built environment into a sustainable development pattern.

The request furthers Policy 5.1.1 because the request is located along a Major Transit Corridor, Coors Boulevard NW, which will help to shape the built environment into a sustainable development pattern by concentrating development, goods, and services, in a localized area for efficient access and travel.

- c) Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

The request furthers Policy 5.1.1 c because it will redevelop an infill site into a use with increased employment density and compact development which will discourage the need for development at the urban edge and shows the accommodation of growth over time.

- B. Policy 5.1.2 Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The request furthers Policy 5.1.2 because the request would result in the development of a restaurant and retail stores in a Major Transit Corridor while providing additional local services. The request will meet applicable design regulations including those in the Zoning Code and the Coors Corridor Plan; and therefore be appropriate in scale and density for the area.

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- C. **Goal 5.3 Efficient Development Patterns:** Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The request **further**s Goal 5.3 because the subject site is in an area that has seen an increased amount of development, and has access to a full range of urban services including water and sewer, electrical service, paved roads, and provision of emergency response services. The subject site is in the middle of established existing vehicular, transit, bicycle, and pedestrian infrastructure, which will make it accessible to local and outside residents.

- D. **Policy 5.3.1 Infill Development:** Support additional growth in areas with existing infrastructure and public facilities.

The request **further**s Policy 5.3.1 because it is located in an area with existing infrastructure and public facilities such as transportation, utilities, etc.

- E. **Policy 5.4.2 West Side Jobs:** Foster employment opportunities on the West Side.

The request **further**s Policy 5.4.2 because it is on the West Side and will foster additional employment opportunities.

- F. **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 **further**s Policy 5.6.2 because the growth resulting from the request would be adjacent to a Major Transit Corridor, where change is generally encouraged. Major Transit Corridors are intended to be transit and pedestrian-oriented near transit stops, while auto-oriented along much of the corridor. The proposed use would also be accessible to pedestrians from Coors Boulevard NW.

10. The subject site is located in the Ladera community of the West Side Strategic Plan (Rank 2 Area Plan). Applicable policies include:

- A. **Policy 4.6.g:** Create commercial developments that are or will be accessible by transit. Locate buildings adjacent to street frontages and place parking areas to the rear or sides of properties and/or on adjacent streets. Locate landscaping, walls, or fences so they do not create barriers for pedestrians. Parking shall not take precedence over pedestrian circulation.

The request **further**s Policy 4.6.g because the site is accessible by transit and the landscape and walls do not create barriers for pedestrians. The buildings are close to the street, and have a pedestrian sidewalk leading from the Coors Boulevard sidewalk, which has a transit stop, to the front entrances.

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11. The subject site lies within the boundaries of the Coors Corridor Sector Development Plan (CCSDP), a Rank 3 Sector Plan, adopted in 1984 and amended in 1989, 1995 and 2003.

Applicable policies and regulations include:

- A. **Issue 1 Traffic Movement/ Access and Roadway Design, Policy 6 Streetscape: Streetscape** improvements for the public right-of-way of Coors Boulevard shall be required. These improvements include the planting of roadway edges and medians; preservation of existing vegetation; and selection of street furniture compatible with the built and natural environment. (p36)

The request complies because Coors Boulevard's roadway edge will be planted with street trees and drought tolerant shrubs.

- B. **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.(p79)

The request complies because it will increase the density to be more compatible with the roadway function, existing zoning, and recommended land use while meeting the majority of design guidelines.

- C. **Issue 4 Policy 3, New Development:** New development in the Coors Corridor should be designed to be compatible with the natural landscape and the built environment in accordance with the design regulations and guidelines. (p86)

The request complies because it meets the Design Standards of the Coors Corridor Plan which were created to encourage new development to be compatible with the natural landscape and built environment in the corridor.

12. The Ladera Heights Neighborhood Association, Vista Grande Neighborhood Association, and Westside Coalition were contacted along with property owners within 100-feet of the subject site. A facilitated meeting was not requested nor held, and staff has not received any comments in support or opposition to the proposed project.

**CONDITIONS OF APPROVAL**

***Project # 1011553, Case # 18EPC- 40008, 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. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

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3. **The building footprints and parking island lines shall be removed from the Site Development Plan for Subdivision**
4. **The subdivision of the site shall comply with the purpose, intent, and regulations of the Subdivision Ordinance (14-14-1-3)."**
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.**
6. **Conditions of Approval from other agencies:**
  - A. **Transportation Development**
    - **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. **Water Utility Authority**
    - **The proposed subdivision will land-lock the south most lot from sanitary sewer.**
    - **As a condition of approval of the subdivision the north most lot shall grant an easement for private sanitary sewer access to the alley east.**
  - C. **New Mexico Department of Transportation (NMDOT)**
    - **The applicant shall coordinate with the NMDOT and the City of Albuquerque Transportation Department to confirm requirements for access.**

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**FINDINGS**

***Project # 1011553, Case # 18EPC- 40009, Site Development Plan for Building Permit***

1. This is a request for a Site Development Plan for Building Permit for all or a portion of Tract B2A1 of Tract B-2-A-1, Town of Atrisco Grant, Northeast Unit, zoned SU-1 for C-1 Uses and Auto Sales located on the east side of Coors Boulevard NW between Sequoia Road NW and Tucson Road NW, addressed 3500 Coors Boulevard NW and containing approximately 2 acres.
2. This request is associated with the accompanying Site Development Plan for Subdivision.
3. The purpose of the request is to re-develop the lot into two lots with the northern lot containing a 7,950 square foot restaurant and the southern lot containing a 9,490 square foot retail building with 6 separate spaces along with the associated site improvements to meet the Design Standards of the Coors Corridor Plan and other applicable regulations.
4. The existing zoning was established in 1996 in order to permit the existing used car dealership. A restaurant and commercial retail are permissive uses under the current zoning.
5. The subject site falls within an Area of Change designated by the Comprehensive Plan, within the Ladera Community of the West Side Strategic Plan, and within the Coors Corridor Plan boundaries; and is subject to those plan's policies and design standards.
6. The City of Albuquerque Zoning Code, Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, and the Coors Corridor Plan are incorporated herein by reference and made part of the record for all purposes.
7. 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.
8. 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. **Policy 5.1.1 Desired Growth:** Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The subject site is located adjacent to Coors Blvd., which is identified as a Major Transit Corridor. Growth along a Major Transit Corridor will help to shape the built environment into a sustainable development pattern.

The request furthers Policy 5.1.1 because the request is located along a Major Transit Corridor, Coors Boulevard NW, which will help to shape the built environment into a sustainable development pattern by concentrating development, goods, and services, in a localized area for efficient access and travel.

- c) Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

The request furthers Policy 5.1.1c because it will redevelop an infill site into a use

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with increased employment density and compact development which will discourage the need for development at the urban edge and shows the accommodation of growth over time.

- B. Policy 5.1.2 Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.**

The request furthers Policy 5.1.2 because the request would result in the development of a restaurant and retail stores in a Major Transit Corridor while providing additional local services. The request will meet applicable design regulations including those in the Zoning Code and the Coors Corridor Plan; and therefore be appropriate in scale and density for the area.

- C. Goal 5.3 Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.**

The request furthers Goal 5.3 because the subject site is in an area that has seen an increased amount of development, and has access to a full range of urban services including water and sewer, electrical service, paved roads, and provision of emergency response services. The subject site is in the middle of established existing vehicular, transit, bicycle, and pedestrian infrastructure, which will make it accessible to local and outside residents.

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create barriers for pedestrians. Parking shall not take precedence over pedestrian circulation.

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- A. Issue 1 Traffic Movement/ Access and Roadway Design, Policy 6 Streetscape: Streetscape improvements for the public right-of-way of Coors Boulevard shall be required. These improvements include the planting of roadway edges and medians; preservation of existing vegetation; and selection of street furniture compatible with the built and natural environment. (p36)

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The request complies because it will increase the density to be more compatible with the roadway function, existing zoning, and recommended land use while meeting the majority of design guidelines.

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11. The Ladera Heights Neighborhood Association, Vista Grande Neighborhood Association, and Westside Coalition were contacted along with property owners within 100-feet of the subject site. A facilitated meeting was not requested nor held, and staff has not received any comments in support or opposition to the proposed project.

**CONDITIONS OF APPROVAL**

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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

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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. 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.
4. Conditions of Approval from other agencies:

**A. Transportation Development**

- 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)
- Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

The following items need to be addressed prior to DRB:

- On the parking aisle details note the minimum size of lettering on the "NO PARKING" designation.

**B. Water Utility Authority**

- The proposed utility plan shows meters within the property line. Please note that all meter services up to and including the meter box shall be located within the public right-of-way.
- The proposed hydrant located interior to the site is to be considered private and painted safety orange.
- The proposed metered service for the north most structure shows a bend prior to and after the meter. Please note that as part of the installation of a new service there shall be no bends from the distribution main in the right-of-way to the meter located at the property line.
- The proposed fire lines for both proposed lots will require both public and private valves.
- As a condition of approval of this building permit, obtain an Availability Statement for the new development. Requests can be made at the link below:
  - [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx)
  - Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.

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**C. Solid Waste Management**

- #1011553 (#23) bollards noted on Pg. BP1 (site plan), must not hinder ability to completely open enclosure gates for safe refuse truck access. All new/proposed refuse enclosures built to COA minimum requirements must include ½" expansion joint between slab/apron, 4" sanitary drain for any food/kitchen services, etc.

**D. Transit Department**

- ABQ RIDE affirmatively notes that the site plan shows that both the existing stop and its shelter are to be retained as-is. We also note that while a relatively direct sidewalk system can take customers from the stop to the storefronts, there is no glazing whatsoever on the west side of either building, deadening the streetscape and foregoing an opportunity to have "eyes on the street".

**E. Public Service Company of New Mexico (PNM)**

- An existing electric overhead distribution line is located along the east side of the alley on the east side of the subject property. It is the applicant's obligation to abide by any conditions or terms of these easements. It is necessary for the developer to contact the PNM New Service Delivery Department to coordinate electric service regarding this project. Contact: Andrew Gurule, PNM Service Center, 4201 Edith Boulevard NE, Albuquerque, NM 87107, Phone: (505) 241-0589
- 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.

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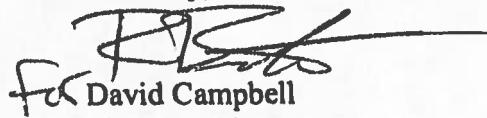
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**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **APRIL 27, 2018**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day 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).

Sincerely,

  
David Campbell  
Planning Director

DC/CS

cc: 3x1, LLC, 11215 Central Ave. NE, ABQ, NM 87123  
Modulus Architects, Inc., 100 Sun Ave. NE, Suite 305, ABQ, NM 87109  
Ladera Heights NA, Marie Ludi, 6216 St. Josephs Ave. NW, ABQ, NM 87120  
Ladera Heights NA, Allan Ludi, 6216 St. Josephs Ave. NW, ABQ, NM 87120  
Vista Grande NA, Richard Schaefer, 3579 Sequoia Pl NW, ABQ, NM 87120  
Vista Grande NA, Berent Groth, 3546 Sequoia Pl. NW, ABQ, NM 87120  
Westside Coalition of Neigh., Gerald Worrall, 1039 Pinatubo Pl. NW, ABQ, NM 87120  
Westside Coalition of Neigh., Harry Hendriksen, P.O. Box 6270, ABQ NM 87197