

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

March 8, 2018

Utility Trailer Sales, Inc
9200 Brighton Road
Henderson, CO 80640

Project# 1008585
18EPC-40004 Site Development Plan for Building Permit

LEGAL DESCRIPTION:

The above action for all or a portion of Tract 3, Avalon Subdivision, zoned SU-1 for IP Uses & C-2 Permissive Uses with Exceptions, located on the northeast corner of Daytona Rd. NW and 90th Street NW, south of I-40, containing approximately 5.6 acres. (J-9)

Staff Planner: Cheryl Somerfeldt

PO Box 1293

Albuquerque On March 8, 2018 the Environmental Planning Commission (EPC) voted to APPROVE Project 1008585/18EPC-40004, a Site Development Plan for Building Permit, based on the following Findings and Conditions:

NM 87103 FINDINGS:

1. This is a request for a Site Development Plan for Building Permit for Tract 3 (Plat of Tracts 1 through 12) Avalon Subdivision (Unit 5) located on the north side of Daytona Road NW east of 90th Street NW, addressed 8201 Daytona Road NW, and containing approximately 5.6 acres.
2. The subject site is zoned SU-1 for IP Uses & C-2 Permissive Uses with Exceptions. The proposed utility trailer commercial use is a permitted use in this zone.
3. The purpose of the request is to develop a 15,635 square foot building to accommodate utility trailer sales in the center of the subject site.
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.
5. The Albuquerque/Bernallilo County Comprehensive Plan, the West Side Strategic Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The subject site is located in an Area of Consistency as designated by the Comprehensive Plan. Areas of Consistency are intended to be the focus of urban-scale development that benefits job

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growth and housing opportunities to protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

Applicable policies include:

- **Policy 5.6.3 Areas of Consistency:** Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.
 - The request furthers Policy 5.6.3 because the request would result in development of commercial trailer sales in an industrially zoned area away from existing single-family neighborhoods. The request meets applicable Zoning Code regulations and is therefore appropriate in scale and density for the area and provides additional industrial services to the broader community.
- **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.
- 7. The subject site is within the Atrisco Park Community of the West Side Strategic Plan. The Atrisco Park Community is the triangular wedge of land located between I-40 and Central Avenue and west Coors Boulevard. Applicable policies include:
 - **Plan Objective 1:** Provide for a complete mix of land uses on the West Side, including opportunities for large-scale employment, in order to minimize the needs for cross-metro trips. Employment opportunities are encouraged on the West Side.
 - The request furthers Plan Objective 1 because the proposed facility will provide new jobs for the area, which may cut down on the number of cross metro trips from the West Side.
 - **Policy 3.33:** It is appropriate for new development, both residential and non-residential, to occur in this community. Redevelopment efforts associated with the existing 5-acre tracts shall be encouraged.
 - **Policy 3.85:** The City of Albuquerque shall emphasize the creation of base or export jobs and regionally-based jobs on the West Side. A smaller number (one or two) export industries shall be identified and targeted for location on the West Side.
 - The request will bring new development to the Atrisco Park area, and will allow the development of an employer that will serve the metro and West Side.
 - **Land Use Goal 1.a:** Traffic, parking, air pollution, and noise should be controlled to minimize negative impacts to surrounding neighborhoods.
 - The request complies with applicable plans and Zoning Code design regulations.

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8. The Southwest Alliance of Neighborhoods (SWAN Coalition) and the Westside Coalition of Neighborhood Association along with property owners within 100 feet were notified as required. A facilitated meeting was not requested nor held for this request. No public comments have been received in support or opposition.

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. ~~Conditions of Approval – “shall” statements~~
4. Pursuant to Zoning Code 14-16-3-18 (C) (3), outdoor seating, at a minimum of one seat per 25 linear feet (9 seats at a minimum of 24-inches wide) shall be provided near the entrance, and at least 25% of the seating area shall be shaded.
5. Pursuant to Zoning Code 14-16-3-18 (C) (1) (a), a 10-foot sidewalk shall be provided along the entire length of facades containing entrances.
6. Fencing shall be revised to the 3-D fencing as recommended by the applicant.
7. The back landscape areas shall be re-seeded with a xeric seed mix which will result in a grass and wildflower meadow until fully established.
8. Pursuant to Zoning Code 14-16-2-17 (A) (10) (d) (1), the height of the free-standing sign within 200 feet of the freeway shall not exceed 26-feet above the freeway at its closest point.
9. Conditions of Approval from other agencies:
 - **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:
 - Vicinity Map on Sheet C1 needs the Zone Atlas page listed.
 - Motorcycle parking needs to be dimensioned and note or detail for signage needs to be included. There is a reference to a detail on Sheet C6, but no detail exists.
 - On Sheet C6 adjust the signs on the HC Parking Detail to align with the parking spaces.

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- Sheet C1 under Site Data, the number shown for Parking required has a typo. It lists 30 spaces where there should be 3. All other calculations are correct.
- **HYDROLOGY DEVELOPMENT**
 - Approved Conceptual Grading and Drainage Plan for DRB action on Site Plan for Building Permit.
- **WATER UTILITY AUTHORITY**
 - A prior Availability Statement (Statement #170928) was issued January 31 2018 and included the subject site but was intended for sizing of public infrastructure.
Two conditions of approval exist for this building permit:
 - Condition 1: As a condition of approval of this building permit please execute an Availability Statement for the new development. Requests can be made at the link below: 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.
 - Condition 2: Project #655784 assessed pro rata to the property in the amount of \$14638.96 for water infrastructure installed. As a condition of approval of this building permit please pay the assessed pro rata.
- The following comments pertain to the proposed Utility Plan
 - The indicated fire line shows two hydrants. Please note that these hydrants are to be considered private and shall be painted safety orange.
 - The proposed fire line connection to the 20 PVC distribution main along the west border of the site is not a permissible connection. If this hydrant is a required hydrant consider an additional connection to Daytona Rd.
- **SOLID WASTE MANAGEMENT DEPARTMENT**
 - All new/proposed refuse enclosures must be built to COA minimum requirements. Angle refuse enclosure 10-15 degrees to the South for refuse truck access. Light pole located next to refuse enclosure must not create an overhang.
- **PUBLIC SERVICE COMPANY OF NEW MEXICO**
 - 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. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.

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- **NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)**
 - NMDOT is requesting additional information regarding the traffic impacts to the interchange associated with this development. Please contact Margaret Haynes or Nancy Perea to discuss.
10. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

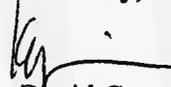
APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **MARCH 23, 2018**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered 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).

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,


David Campbell
Planning Director

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DC/CS

cc: Utility Trailer Sales, Inc, 9200 Brighton Road, Henderson, CO 80640

Tierra West LLC, 5571 Midway Park Pl. NE, ABQ, NM 87109

Southwest Alliance of Neighborhoods, Jerry Gallegos, 6013 Sunset Gardens SW, ABQ, NM 87121

Southwest Alliance of Neighborhoods, Johnny Pena, 6525 Sunset Gardens SW, ABQ, NM 87121

Westside Coalition of Neigh. Assoc., Harry Hendriksen, P.O. Box 6270, ABQ, NM 87197

Westside Coalition of Neigh. Assoc., Gerald Worrall, 1039 Pinatubo Pl. NW, ABQ, NM 87120