

FINDINGS, Zone Map Amendment

Project # 1003993, Case # 18EPC- 40018

1. This is a request for a zone change from SU-1 for uses permissive and conditional in the O-1 zone to SU-1 for uses permissive and conditional in the O-1 zone and indoor and outdoor storage for Tract A-36-A Town of Atrisco Grant Northeast Unit, located Coors Blvd. NW between Atrisco Dr. NW and Sequoia Rd NW and containing approximately 4.4 acres.
2. The subject site and the site to the north were annexed into the City in 1986 and zoned SU-1 for uses permissive and conditional in the O-1 zone. The site to the north was rezoned in 2005 to add the indoor storage uses and again in 2007 to add outdoor storage to the allowed uses. The zoning on the site to the north of subject is the same that the subject site is requesting to allow the expansion of the existing facility.
3. The Albuquerque/Bernalillo County Comprehensive Plan, Westside 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. A Site Development Plan for Building Permit (18EPC-40020) is heard concurrently with this request.
5. The subject site is within an Area of Change in the Comprehensive Plan and is also designated as an Activity Center. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

Policy 5.1.1- Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

- b) Structure capital investment and land use regulations to direct growth to Centers, in particular those in need of public and private reinvestment.
- 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.
- h) Encourage all new development, especially in designated Centers and Corridors, to address transit connections, linkages, and opportunities within the proposed development.

The requests allow the expansion of an existing business, placing private investment in a designated center. The requests add additional employment and services on an infill site in a designated center. The site plan for building permit shows two buildings and a large vehicle storage area. The vehicle storage area could easily be filled in with another use if it is not needed in the future. The site has access to several transit routes along Coors Boulevard and the site plan shows pedestrian access from Coors Boulevard to the proposed buildings. The request furthers policy 5.1.1 b), c) and h).

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 subject site access to existing infrastructure and public facilities and will allow the development of vacant lot. The request furthers Goal 5.3.

POLICY 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The site has access to full range of existing urban infrastructure and public services including water, sewer and electric service. Fire Station 17 is across Coors Boulevard from the site and there is a police substation 2 miles to south. The request furthers Policy 5.3.1.

Goal 5.6.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. ***The requests allow new growth in an area of change. The request includes a site plan that ensures that future development will be compatible with the areas of consistency to the west. The requests further Goal 5.6.***

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.

- b) Encourage development that expands employment opportunities.
- e) Encourage job creation in business and industrial parks, near freight routes, and where adequate transitions and buffers can be provided to protect abutting residential uses.
- g) Encourage development where adequate infrastructure and community services exist.
- h) Encourage development in areas with a highly connected street grid and frequent transit service.

The proposed zoning will allow development that meets the need for services in the immediate area and surrounding community. The proposed development will add additional jobs at the expanded facility and in the proposed office building. The area has adequate transitions and buffers that protect the abutting residential uses to the north, west, and east. These buffers include Atrisco Drive and Coors Boulevard rights-of-way, the commercial retail, service, and office uses to the south and east. The proposed uses and development will occupy an infill property that is served by adequate infrastructure and existing community services. Furthermore, the area and site is within a highly connected street grid that provides access to the property from Coors Boulevard and Atrisco Drive, with cross-access from the property to the north. Frequent transportation service is provided by three different bus routes. The request furthers policy 5.6.2 b), e), g) and h)

POLICY 5.6.4 Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering; and limits on building height and massing.

- a) Provide appropriate transitions between uses of different intensity or density and between non-residential uses and single-family neighborhoods to protect the character and integrity of existing residential areas.

b) Minimize development's negative effects on individuals and neighborhoods with respect to noise, lighting, air pollution, and traffic.

The site plan shows a maximum building height of 28 feet 6 inches, comparable to the existing development and lower than the height of the multi family development to the west. A landscaping buffer along Atrisco Road will act as a visual buffer for the vehicle storage. There are no single family developments adjacent to the site; the nearest single family development is along Sequoia Road, west of Atrisco road. The request furthers policy 5.6.4 , a) and b).

POLICY 7.3.4/infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

a) For Activity and Village Centers, ensure that infill and redevelopment is compatible with the character of the surrounding context and similar in height, mass, and volume to adjacent development.

The proposed site plan shows extensive landscaping along Coors Boulevard that will improve the streetscape. The storage and office building's designs are similar to the buildings north and will be of a similar height and to the buildings to the south, with two story storage building matching the two story building to the south and the office building matching the height of the building along Coors Boulevard. The requests further policy 7.3.4 and a)

6. The subject is within the boundaries of the Ladera Community of the West Side Strategic Plan. The following policies and objectives are relevant to the request.

Plan Objectives 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 adds to the mix of uses on the west side and will offer an additional employment opportunity and services for the community that may reduce cross-metro trips. The requests further Plan Objective1.

Plan Objectives 8. Promote job opportunities and business growth in appropriate areas of the West Side.

The request will allow the expansion of an existing business on the west side and will provide a small number of new job opportunities. The request further Plan objective 8.

Plan Goal 10.The Plan should create a framework to build a community where its citizens can live, work, shop, play, and learn together while protecting the unique quality of life and natural and cultural resources for West Side residents.

The request adds additional uses that will serve the community in conjunction with a site plan that gives the surrounding community certainty regarding what will develop on the site. The requests further Plan Goal 10

Policy 3.25: Proposals for new development and rezonings in this area should be carefully analyzed to avoid negative impacts on the National Monument and other surrounding properties. Review of proposed projects should consider the design and site layout implications of any new development on surrounding properties.

The request does not impact the Petroglyph National Monument. The subject site is east of the monument area and will not impact the views or access to the monument. The request furthers policy 3.25.

7. The subject site is within the boundaries of section 2 of the Coors Corridor Plan. The following polices are relevant:

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 furthers issue 1 policy 6 because the Coors Boulevard frontage will be planted with appropriate vegetation. The site plan shows a large patio area and wide sidewalks fronting Coors Boulevard.

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 furthers Issue 3 policy 5 because it will allow development that is compatible with the roadway function, existing zoning, and recommended land use while meeting the design guidelines of the CCP.

Issue 4b Policy 3 New Development: There should be a landscaped street yard along the entire frontage of properties adjacent to Coors Boulevard. (p.90)

The request furthers Issue 4b Policy 3 because the front street yard along Coors Boulevard NW will be landscaped.

Issue 4b Policy 5 Off-Street Parking: Generally, off-street parking facilities should be located to the rear of sites. Street frontages should be devoted to building architecture and landscaping. (p.94)

The proposal partially furthers Issue 4b Policy 5 because the off-street parking is located at the front and sides of the site. The parking on side is consistent with the intent to have less parking along the street frontage.

Issue 4b Policy 7 Access: Separate pedestrian and vehicular access should be provided. Pedestrian access to structures shall not utilize driveways as walkways. Pedestrian connections between uses in commercial developments shall be emphasized. (p.96)

The proposal furthers Issue 4b Policy 7 because separate pedestrian and vehicular access is provided. The pedestrian access from Coors Boulevard NW crosses the

parking lot with specialty pavement and is therefore emphasized and does not utilize the driveway.

8. The applicant has justified the zone change request pursuant to *R-270-1980* as follows:
 - A. The proposed additional uses will be consistent with the health, safety, morals, and general welfare of the city. The additional uses will not generate excess traffic or noise. The zoning will match the existing zoning the north and allow the expansion of a use that has been compatible with surrounding development. The request is consistent with goals and policies in the applicable plans.
 - B. The proposed zoning will not destabilize the area. The proposed zoning matches the zoning to the north and the request allows the expansion of an existing business that has been compatible with the surrounding development.
 - C. See policy analysis in findings 4,5 and 6
 - D. The existing zoning is inappropriate because a different use category is more advantageous to the community, as articulated by the Comprehensive Plan and other applicable plans. The proposed zone will the expansion of an existing business that will serve the needs of the surrounding area by providing additional employment and services on the west side of the river where they are needed. The additional storage uses will serve the area by adding storage for household goods near multifamily development and by adding storage for Recreational Vehicles and boats. These vehicles are often difficult to store in residential neighborhoods or not allowed because of their size.
 - E. The requested zoning is accompanied by a Site Development Plan for Building Permit that will govern development on the site. This plan clearly demonstrates what will be developed on the site so that residents and property owners have certainty about future development.
 - F. The property has remained vacant under the existing O-1 zoning, so the additional uses will allow new development.
 - G. The proposed zone adds two uses to the existing zoning. The proposed office use is allowed under the existing zoning. The storage uses are controlled by a site plan that provides landscaping buffers and walls to screen the storage use. The design mitigates the impact of the outdoor storage on the surrounding area. Additionally, the proposed uses are low traffic generators and will not have a negative impact on the area. The proposed zoning will be the same as the site to the north, which has not been harmful to the surrounding area.
 - H. The applicant has justified this request as being more advantageous to the community as articulated in the applicable plans. Future development will be privately financed and will not create unprogrammed capital expenditures by the City.
 - I. The applicant has justified this request as being more advantageous to the community as articulated in the comprehensive plan. While economics may be a factor in the

request they are not the determining factor. The request furthers policies in the Comprehensive Plan, West Side Strategic Plan and Coors Corridor Plan.

- J. The applicant has justified this request as being more advantageous to the community as articulated in the applicable plans. The request furthers policies in the Comprehensive Plan, West Side Strategic Plan and Coors Corridor Plan. However, the location is appropriate for the use. The site has sufficient access to allow the use.
 - K. There is existing SU-1 zoning adjacent to the subject site. The proposed uses will be compatible with the existing development and will not create a land use conflict. The intent of the prohibition on spot zones is to maintain compatible land uses. The request will not create a spot zone.
 - L. There is existing SU-1 zoning adjacent to the subject site. The proposed uses will be compatible with the existing development and will not create a land use conflict. The intent of the prohibition on strip zones is to maintain compatible land uses. The request will not create a strip zone.
9. The Ladera Heights and Vista Grande Neighborhood Associations, the Villa de Paz Homeowners Association and the West Side Coalition of Neighborhoods were notified along with property owners within 100 feet of the site.
10. A facilitated meeting was not requested or recommended.
11. Staff has not received any public comment as of this writing.

RECOMMENDATION

APPROVAL of 18EPC-40018, a request for Zone Map Amendment from SU-1 for uses permissive and conditional in the O-1 zone to SU-1 for uses permissive and conditional in the O-1 zone and indoor and outdoor storage Tract A-36-A Town of Atrisco Grant Northeast Unit located Coors Blvd. NW between Atrisco Dr. NW and Sequoia Rd NW and containing approximately 4.4 acres. , based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL, Zone Map Amendment

Project # 1003993, Case # 18EPC- 40018

1. The 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 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.

FINDINGS, Site Development Plan for Building Permit

Project # 1003993, Case # 18EPC- 40020

2. This is a request for a Site Development Plan for Building Permit for Tract A-36-A Town of Atrisco Grant Northeast Unit , located Coors Blvd. NW between Atrisco Dr. NW and Sequoia Rd NW and containing approximately 4.4.
3. The request will allow the development of a 40,000 square foot indoor storage facility with associated RV storage and 9,000 square feet of office space. This request will facilitate the expansion of the existing storage facility to the north of the subject site.
4. A Zone Change from SU-1 for uses permissive and conditional in the O-1 zone to SU-1 for uses permissive and conditional in the O-1 zone and indoor and outdoor storage (18EPC-40018) is heard concurrently with the request.
5. The Albuquerque/Bernalillo County Comprehensive Plan, Westside 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.
6. The subject site is within an Area of Change in the Comprehensive Plan and is also designated as an Activity Center. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

Policy 5.1.1- Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

- b) Structure capital investment and land use regulations to direct growth to Centers, in particular those in need of public and private reinvestment.
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- h) Encourage all new development, especially in designated Centers and Corridors, to address transit connections, linkages, and opportunities within the proposed development.

The request allows the expansion of an existing business, placing private investment in a designated center. The requests add additional employment and services on an infill site in a designated center. The site plan for building permit shows two buildings and a large vehicle storage area. The vehicle storage area could easily be filled in with another use if it is not needed in the future. The site has access to several transit routes along Coors Boulevard and the site plan shows pedestrian access from Coors Boulevard to the proposed buildings. The request furthers policy 5.1.1 b), c)and h).

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 subject site access to existing infrastructure and public facilities and will allow the development of vacant lot. The request furthers Goal 5.3.

POLICY 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

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The request adds to the mix of uses on the west side and will offer an additional employment opportunity and services for the community that may reduce cross-metro trips. The requests further Plan Objective1.

Plan Objectives 8. Promote job opportunities and business growth in appropriate areas of the West Side.

The request will allow the expansion of an existing business on the west side and will provide a small number of new job opportunities. The request furthers Plan objective 8.

Plan Goal 10.The Plan should create a framework to build a community where its citizens can live, work, shop, play, and learn together while protecting the unique quality of life and natural and cultural resources for West Side residents.

The request adds additional uses that will serve the community in conjunction with a site plan that gives the surrounding community certainty regarding what will develop on the site. The requests further Plan Goal 10

Policy 3.25: Proposals for new development and rezonings in this area should be carefully analyzed to avoid negative impacts on the National Monument and other surrounding properties. Review of proposed projects should consider the design and site layout implications of any new development on surrounding properties.

The request does not impact the Petroglyph National Monument. The subject site is east of the monument area and will not impact the views or access to the monument. The request furthers policy 3.25.

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The request furthers Issue 3 policy 5 because it will allow developmnet that is compatible with the roadway function, existing zoning, and recommended land use while meeting the design guidelines of the CCP.

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Issue 4b Policy 7 Access: Separate pedestrian and vehicular access should be provided. Pedestrian access to structures shall not utilize driveways as walkways. Pedestrian connections between uses in commercial developments shall be emphasized. (p.96)

The proposal furthers Issue 4b Policy 7 because separate pedestrian and vehicular access is provided. The pedestrian access from Coors Boulevard NW crosses the parking lot with specialty pavement and is therefore emphasized and does not utilize the driveway.

9. The Ladera Heights and Vista Grande Neighborhood Associations, the Villa de Paz Homeowners Association and the West Side Coalition of Neighborhoods were notified along with property owners within 100 feet of the site.
10. A facilitated meeting was not requested or recommended.
11. Staff has not received any public comment as of this writing.

RECOMMENDATION

APPROVAL of 18EPC-40020, a request for Site Development Plan for Building Permit, for Town of Atrisco Grant Northeast Unit based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL, Site Development Plan for Building Permit

Project # 1003993, Case # 18EPC- 40020

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. Building mounted signage that complies with the applicable signage regulations in the O-1 zone may be approved administratively, allowed size is up to 7.5 of the façade area to which it is applied.
4. The applicant will address transportation comments prior to DRB final sign off.
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.