



**Environmental
Planning
Commission**

**Agenda Number: 02
Project Number: 1003993
Case Number: 18EPC-40018, 20
Hearing Date: May10, 2018**

Staff Report

Agent	Consensus Planning
Applicant	Thukur Enterprises, LLC
Request	Zone Map Amendment Site Development Plan for Building Permit
Legal Description	Tract A-36-A,
Location	Coors Blvd. between Atrisco Dr. and Sequoia Rd NW
Size	4.04 acres
Existing Zoning	SU-1 for uses permissive and conditional in the O-1 zone
Proposed Zoning	SU-1 for uses permissive and conditional in the O-1 zone and indoor and outdoor storage

Staff Recommendation

**APPROVAL of Project # 1003993
Case # 18EPC-40018, 20
based on the Findings and subject to the
Conditions of Approval included within this
report**

**Staff Planner
Maggie Gould**

Summary of Analysis

The 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 to allow 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.

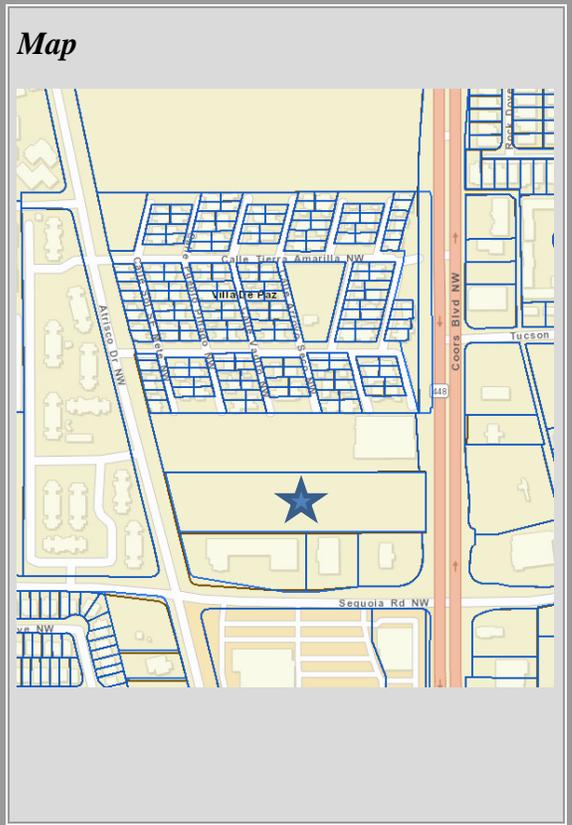
The applicant justified the request as being more advantageous because it will add more employment and services on the West Side of the City and further Comprehensive Plan policies regarding Areas of Change and Infill.

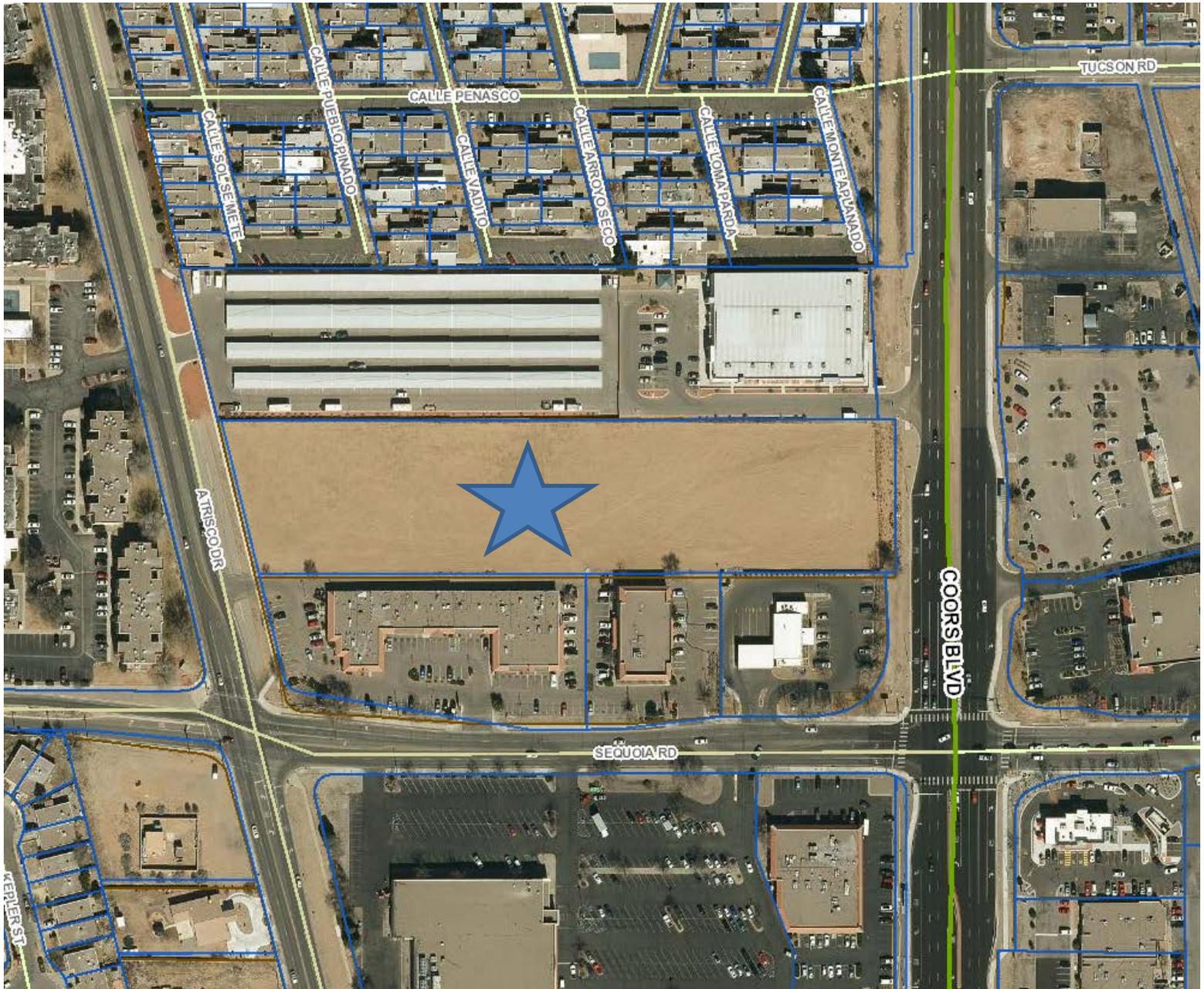
The Ladera Heights and Vista Grande Neighborhood Associations, the Villa de Paz Homeowners Association and the West Side Coalition of Neighborhoods were notified.

A facilitated meeting was not requested or recommended.

Staff has not received any public comment as of this writing.

Staff recommends approval with conditions.



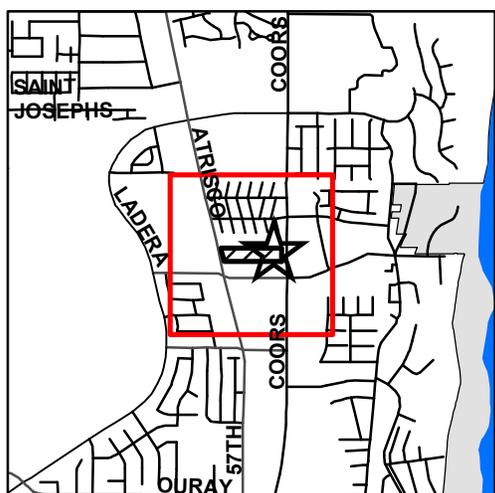
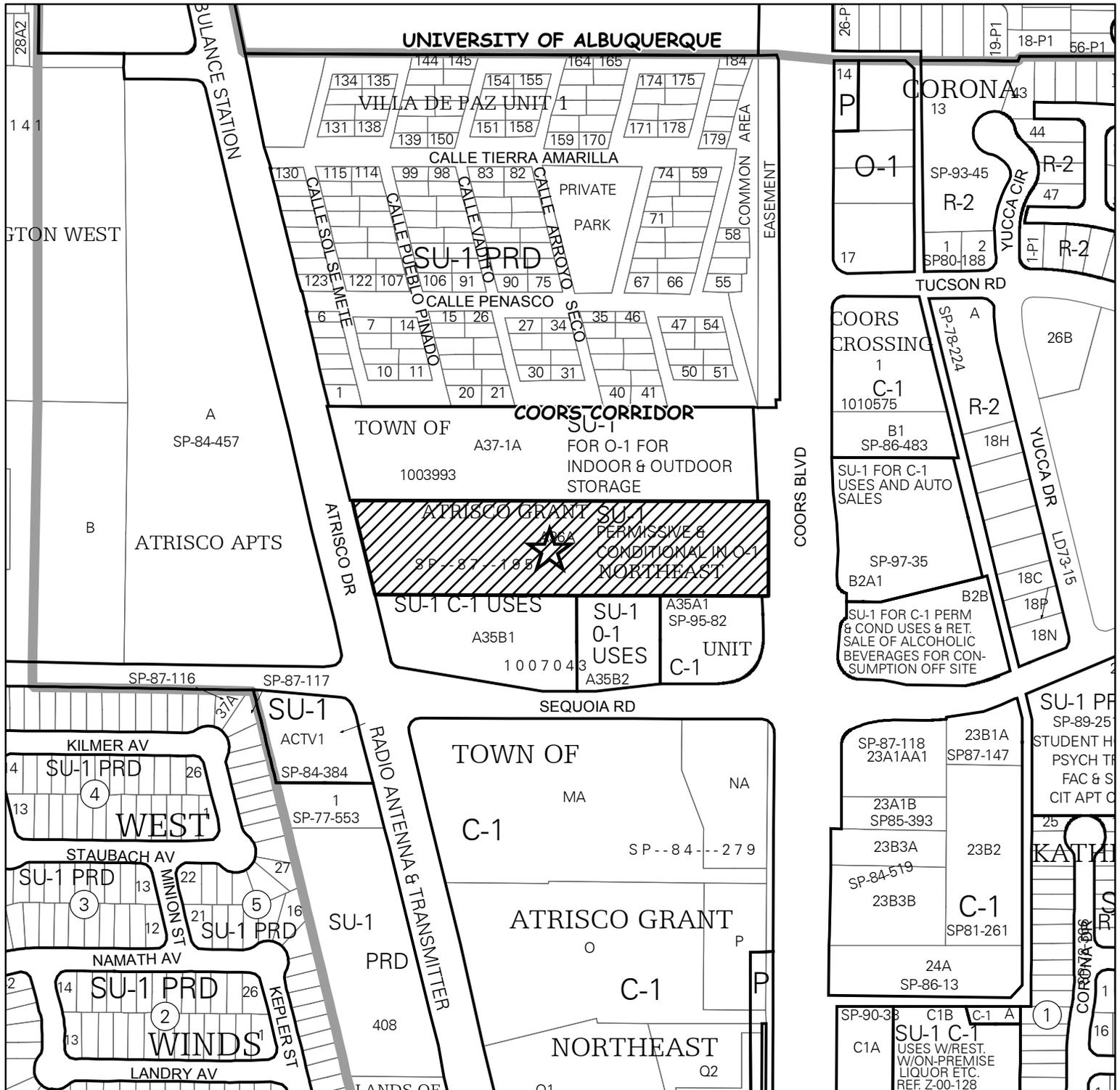


(aerial photo 2016 AGIS)

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ZONING MAP

Note: Gray shading indicates County.

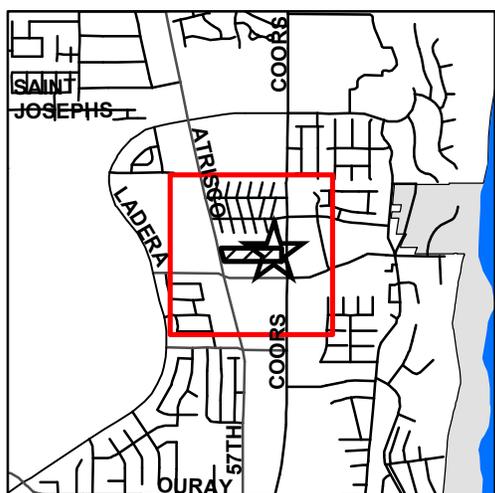
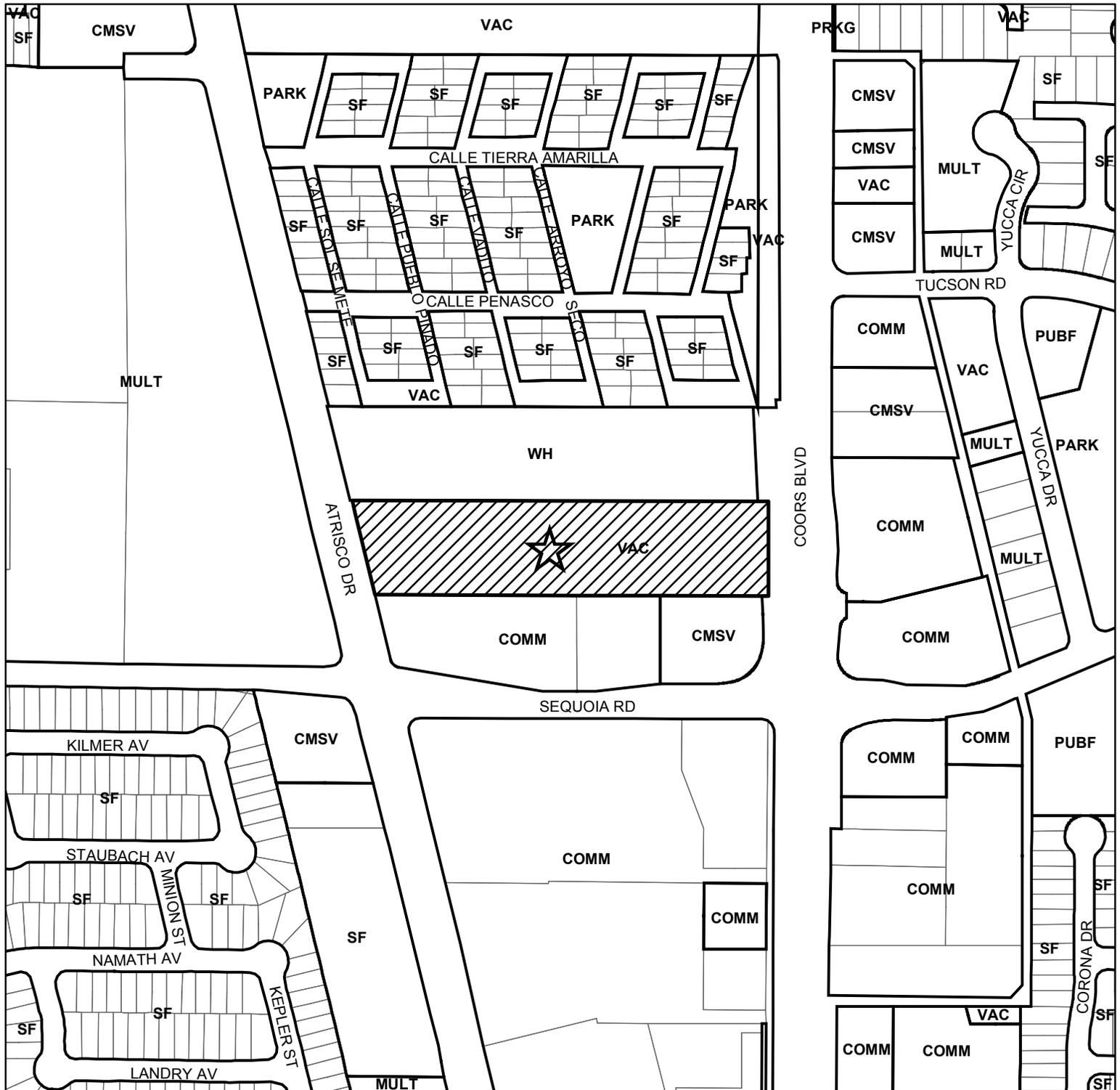


1 inch = 300 feet

Project Number:
1003993

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5/10/2018

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18EPC-40018 18EPC-40020



LAND USE MAP

Note: Gray shading indicates County.

KEY to Land Use Abbreviations

- AGRI Agriculture
- COMM Commercial - Retail
- CMSV Commercial - Service
- DRNG Drainage
- MFG Manufacturing
- MULT Multi-Family or Group Home
- PARK Park, Recreation, or Open Space
- PRKG Parking
- PUBF Public Facility
- SF Single Family
- TRAN Transportation Facility
- VAC Vacant Land or Abandoned Buildings
- WH Warehousing & Storage

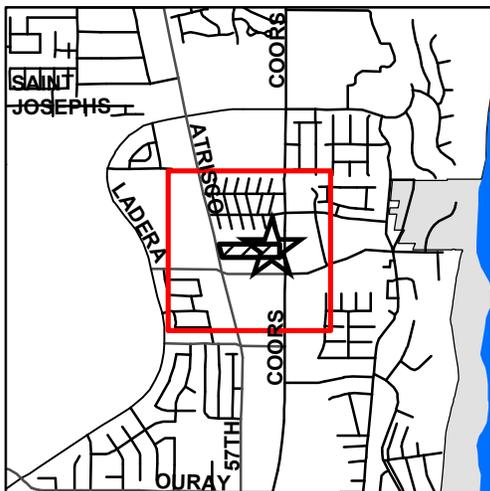


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HISTORY MAP

Note: Gray shading indicates County.

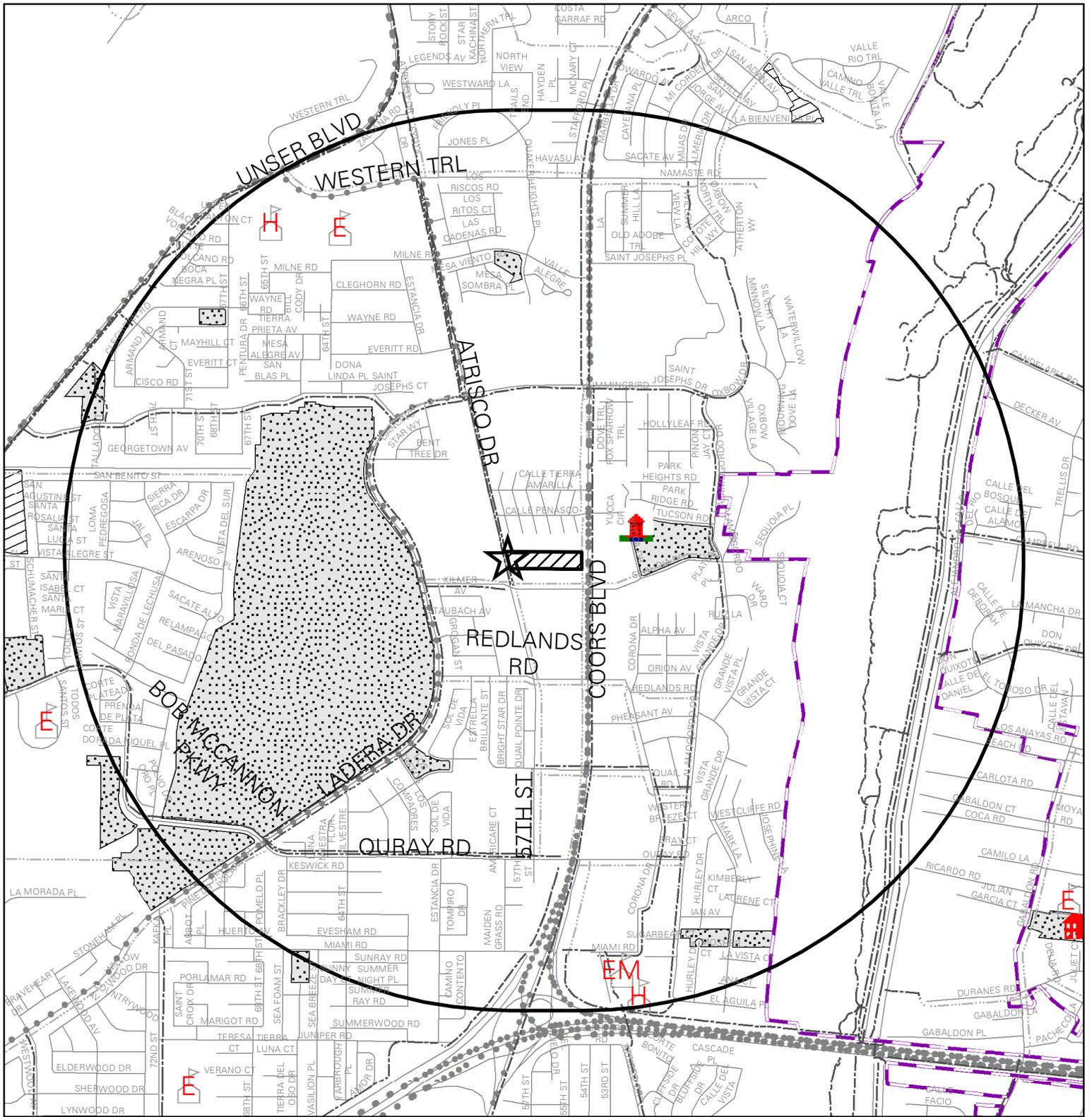


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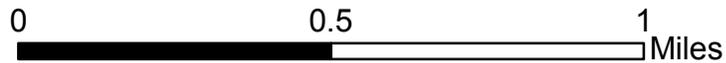


Public Facilities Map with One-Mile Buffer



- | | | | |
|----------------------|-------------------------|--------------------------|-----------------------------|
| Community Center | Fire | Public Schools | Landfill Buffer (1000-feet) |
| Multi-Service Center | Police | Proposed Bike Facilities | Landfill designated by EHD |
| Senior Center | Sheriff | ABQ Bike Facilities | Developed County Park |
| Library | Solid Waste | ABQ Ride Routes | Undeveloped County Park |
| Museum | Albuquerque City Limits | | Developed City Park |
| | | | Undeveloped City Park |

Project Number: 1003993



INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	SU-1 for O-1 Permissive and Conditional Uses	Area of Change, WSSP, Coors Corridor Plan	Vacant
<i>North</i>	SU-1 for O-1 Permissive and Conditional Uses and indoor and outdoor storage	Area of Change, WSSP, Coors Corridor Plan	Commercial
<i>South</i>	SU-1 for C-1 uses, SU-1 for O-1 uses, C-1	Area of Change, WSSP, Coors Corridor Plan	Commercial
<i>East</i>	SU-1 for C-1 uses and Auto Sales	Area of Change, WSSP, Coors Corridor Plan	Commercial
<i>West</i>	R-3	Area of Consistency, WSSP, Coors Corridor Plan	Multifamily housing

Proposal

The applicant proposes 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 to 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.

EPC Role

The Environmental Planning Commission (EPC) has the authority to hear and consider all Zone Map Amendment cases, including those associated with an SU-1 site within the City of Albuquerque pursuant to Zoning Code Sections 14-16-4-1 Amendment Procedure and 14-16-2-22 SU-1 Special Use Zone. The EPC is the final decision-making body unless the EPC decision is appealed. If appealed, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to the City Council, which would make the final administrative decision pursuant to Zoning Code Section 14-16-4-4 Appeal. This is a quasi-judicial matter.

History/Background

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.

Context

The area is developed with a mixture of commercial and residential uses. The site to the north contains the existing self-storage, RV storage and office/commercial development, there is an apartment complex to the west, across Atrisco Road, to the east, across Coors Boulevard is an auto sales lot and a Walgreens.

Transportation System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

The LRRS designates Coors Boulevard as a Principal Arterial.

The LRRS designates Atrisco Drive and Sequoia Road as Collector streets.

Comprehensive Plan Corridor Designation

Coors Boulevard is designated as a major transit corridor.

Trails/Bikeways

Coors Boulevard contains an NM Department of Transportation bike lane. . Atrisco Road contains a bike lane maintained by the City of Albuquerque.

Transit

Refer to Transit Agency comments

Public Facilities/Community Services

Please refer to the Public Facilities Map in the packet for a complete listing of public facilities and community services located within one mile of the subject site.

ANALYSIS of APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The current zone allows the permissive and conditional use in the O-1 zone. These include office and service uses, housing, restaurant and church. Describe proposed zoning.

The proposed zoning will allow of the uses in the existing zone with the addition of indoor and outdoor storage.

The EPC has discretion over height and parking in the SU-1 zone. The indoor and outdoor storage uses would not be allowed on the site without the change in zoning.

Albuquerque / Bernalillo County Comprehensive Plan

Policy Citations are in Regular Text; Staff Analysis is in ***Bold Italics***

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

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 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.

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 size 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)

Westside Strategic Plan (Rank 2)

The West Side Strategic Plan (WSSP) was first adopted in 1997 and recently amended in 2011 to help promote development of Neighborhood and Community Activity Centers. The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhoods. The subject site is within the Ladera neighborhood.

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 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.

Coors Corridor Sector Development Plan (Rank 3)

The subject site lies within the boundaries of the Coors Corridor Sector Development Plan (CCSDP), a Rank III plan adopted in 1984 and amended in 1989, 1995 and 2003. The CCSDP contains overarching policies and specific design regulations for development in the Coors Corridor area, which extends northward from Central Avenue to NM 528 (Corrales Road). The CCSDP divides the Coors Corridor into four segments; the subject site is located in Segment 2. Segment 2 not a View Preservation Area (p103) since only Segments 3 and 4 are considered for view preservation, therefore, view diagrams were not required for this project. The following CCSDP policies and regulations apply:

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. There is a direct pedestrian connection to the office building from Coors Blvd. via

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.

Resolution 270-1980

Policies for Zone Map Change Applications

This Resolution outlines policies and requirements for deciding zone map change applications pursuant to the Comprehensive City Zoning Code. There are several tests that must be met and the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: there was an error when the existing zone map pattern was created; or changed neighborhood or community conditions justify the change; or a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan.

Analysis of Applicant's Justification

Note: Policy is in regular text; Applicant's justification is in *italics*; staff's analysis is in ***bold italics***

- a) A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.

This request is consistent with the health, safety, morals, and general welfare of the City. The proposed zone change will allow the addition of indoor and outdoor storage as a permissive use for the subject property, as allowed on the lot adjacent and north of the property. As an extension of the zoning and uses on the lot to the north, the proposed zoning will not be disruptive to the surrounding community. The proposed zone change will allow for indoor and outdoor storage, as well as an associated office building. The proposed zoning will allow the site to accommodate a two-story building for storage and retail uses, as well as outdoor storage. The proposed office

use is currently permissive. The addition of indoor and outdoor storage would allow additional uses that generate less vehicular traffic and trips than those currently allowed under the O-1 zone.

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) Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made.

The property is currently zoned SU-1 for Permissive and Conditional O-1 Uses limiting this property to O-1, a use that is in decline and will ensure that the property remains vacant. The applicant is proposing to change this zoning to encourage a more productive use of the property by adding Indoor and Outdoor storage uses. This will allow the applicant to develop indoor storage building, outdoor RV storage, and an associated office building on the site. This will be an extension of the existing uses on the property to the north, which is owned and operated by the applicant. As stated in the description above, the proposed use is compatible with the existing uses and zoning in the surrounding area, which will result in zoning and land use stability.

The subject site is located within the Coors and I-40 Center, as designated by the Comprehensive Plan. The applicant's proposed use will serve the surrounding and overall community by capturing regional growth in Centers and Corridors. This will further Comprehensive Plan provisions for directing growth to Centers in need of private reinvestment and allow infill in an appropriate area.

Further, the addition of the Indoor and Outdoor Storage would maintain an appropriate scale of development, mirroring that of the property to the north and keeping with the intensity of the existing uses to the south, which provides development stability in the area.

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) A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments thereto, including privately developed area plans which have been adopted by the city.

Refer to policy analysis beginning on page 3

- d) The applicant must demonstrate that the existing zoning is inappropriate because:
- (1) There was an error when the existing zone map pattern was created; or
 - (2) Changed neighborhood or community conditions justify the change; or
 - (3) A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.

Staff's Response (refer to policy analysis for specific policies)

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 be 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.

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.

The property has remained vacant under the existing O-1 zoning, so the additional uses will allow new development.

- e) A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.

The existing SU-1 for Permissive and Conditional O-1 Uses zoning already allows the proposed office use and building that will service the proposed indoor and outdoor storage uses, as indicated on the Site Plan for Building Permit. The addition of indoor and outdoor storage uses on the site. The addition of these uses would allow an existing adjacent business to expand its operations onto this property. This provides an appropriate expansion of current land uses and business functions and the adjacency of the subject property underscores the appropriateness of this zone change

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.

- f) A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:
- (1) Denied due to lack of capital funds; or
 - (2) Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

The proposed zone change will not require major and unprogrammed capital expenditures by the City. This is an infill property and adequate infrastructure, including roadways, water, sewer, and storm water facilities already exist to serve the project. Any required extension of these services will be the responsibility of the developer.

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.

- g) The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

The cost of land or other economic considerations are not the determining factor for this zone change request. The applicant of this request currently owns the property to the north. A logical expansion of an existing use and business is better facilitated on an adjacent lot, if it is available.

The requested zone change will allow indoor and outdoor storage uses to develop, thereby providing needed service options for the surrounding and overall community beyond what is currently provided in the immediate area.

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.

- h) Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.

The current zoning request is to allow for future indoor and outdoor storage uses. Future development permissible by the existing zoning and the addition of two specific uses will further multiple goals and policies of the Comprehensive Plan and will serve as an excellent, low impact neighbor to the surrounding uses. The proposed zone change will allow the uses that generate less traffic, both internally and

externally, than what is currently allowed by the existing zoning. If the property were to develop with 0-1 permissive and conditional uses, such as institution, office, church, school, etc., they would create considerably more traffic than the proposed indoor and outdoor storage use. While the property is along Coors Boulevard, a limited principal arterial, this is not the main reason for justifying for the addition of indoor and outdoor storage. However, it does provide some rationale for why the site is suitable for the proposed indoor storage, outdoor storage, and associated uses. Access and connectivity are important considerations for service uses. Primary access to the proposed use and development is from Atrisco Drive and Coors Boulevard.

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.

- i) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a “spot zone.” Such a change of zone may be approved only when:
- (1) The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
 - (2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

Applicant’s Justification The proposed zone map amendment is structured to mirror the adjacent zoning to the north; therefore, this is not a spot zone.

The zone change will clearly facilitate the realization of the Comprehensive Plan policies relative to complementary uses, infill development, and development in City Centers. The proposed change also facilitates the realization of Comprehensive Plan policies that call for creating relationships between existing uses and compatible services. Please see section C. of this letter for specific policies and applicant response to the criteria associated with strip zoning.

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.

- j) A zone change request, which would give a zone different from surrounding zoning to a strip of land along a street is generally called “strip zoning.” Strip commercial zoning will be approved only where:
- (1) The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and
 - (2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

The zone change request to SU-1 for Permissive and Conditional O-1 uses and Indoor and Outdoor Storage is not a strip zone. The proposed zone change will allow the extension of zoning and uses that are currently located on the property to the north of the subject lot. In addition, the property is long and narrow and has relatively limited street frontage along Coors and Atrisco; The frontage along Coors Boulevard is approximately 200 feet long and the depth of the property is 850 feet long.

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.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Request

The applicant proposes a 9,000 square foot office building, 40,000 square foot two story self storage building and 31 covered spaces for RV and boat storage.

Section 14-16-3-11(B) of the Zoning Code states, “...Site Development Plans are expected to meet the requirements of adopted city policies and procedures.” As such, staff has reviewed the attached site development plan for conformance with applicable goals and policies in the Comprehensive Plan, the Comprehensive Zoning Code and all other applicable City planning documents.

Site Plan Layout / Configuration

The applicant proposes an office building at 22 feet height, setback approximately 100 feet from Coors Boulevard. The entrance will face Coors Boulevard and will be clearly visible from the street. The proposed storage building will be 28 feet six inches in height with a main entrance facing west.

The O-1 zone requires a minimum setback of 5 feet; the Coors Corridor plan requires a minimum setback of 15 feet (CCP policy 2 pg 88).

The refuse enclosure will be located on the north side of the development, away from the office space and the proposed patio. The refuse enclosure will be accessed via a 22 foot wide dedicated drive aisle off of the 35 foot wide access drive from Coors Boulevard.

Parking will be located in the front of and to the north side of the office and storage buildings.

Public Outdoor Space

No public outdoor space is required; an approximately 500 square foot patio with two benches is provided along the southeast façade of the office building.

Vehicular Access, Circulation and Parking

The site takes access from Coors Boulevard via 35 foot drive aisle and from Atrisco Road via a 40 foot drive aisle. The applicant proposes shared access to the parcels to the north and south.

Four accessible spaces are provided on site, three in front of the office building and one in front of the storage building (14-16-3-1(B)).

3 required motorcycle spaces are provided, two in front of the office building and one in front of the storage building (14-16-3-1(C)).

The self-storage building would require 19 spaces based on 14-16-3-1(A)(31), warehouse parking 1 space for each 2000 square feet of net leasable space.

The Office building would require 1 space for each 200 feet of leasable space (14-16-3-1(A)(21)). The applicant proposes 71 spaces. The EPC has discretion over parking in the SU-1 zone and can approve parking above or below the code requirements.

Pedestrian and Bicycle Access and Circulation, Transit Access

The site plan shows a six foot wide sidewalk from Coors Boulevard to the patio area in front of the office building and an 8 foot wide walkway along the front of the building.

These connections provide access to the transit stops along Coors.

There is a six foot wide sidewalk along Atrisco Road.

Walls/Fences

The applicant proposes a six foot tall CMU wall around the proposed RV storage area and gates on the north and south sides of the storage building. There is an existing metal

panel fence along the first 230 feet of the south boundary of the site and a wire mesh fence along the remainder of the south boundary.

Lighting and Security

The site plan shows 13 standard parking lots lights along the perimeter of the portion of the site containing the office and storage buildings. Lights will be 20 feet in height except that lights are limited to 16 feet in height within 100 feet of residential development.

Landscaping

The landscaping palette shows a mix of low and medium water use plants, predominately low water use, that are generally successfully in the area. The plan meets the requirements of 14-16-3-10, Landscaping Regulations and has the required mix of species, landscape cover and parking lot trees.

The landscaping plan shows the required 15 foot landscaped buffer along Coors Boulevard and landscaping coverage of at least 50% (CCP policy 3 page 90).

The landscape area along Atrisco Road will be below the grade of the surrounding site and will accommodate storm water runoff.

Grading, Drainage, Utility Plans

The site is relatively flat and slopes slightly from west to east. Storm water will be accommodated in the existing infrastructure along Coors Boulevard and Atrisco Road and in ponding areas along Atrisco road and between the storage building and the RV storage on the southern side of the site.

Architecture

None of the applicable plans specify an architectural style. The proposed buildings will have a gray stucco finish. The office building along Coors Boulevard will have dark gray metal accents and large store front windows. This building is well articulated on the south and east facades that are visible to the public. The north façade faces the existing storage and office buildings.

The proposed storage building will have 3 foot wide projection on the east and west corners of the south facing façade along with decorative windows and the Global Storage logo. 14-16-3-18(D)(3) requires facades over 100 feet to have changes color, texture, plane or material. This means the requirements of this section

The RV storage area will be covered by 16 foot tall cobalt blue metal carport structure.

Signage

The applicant proposes one monument sign along the Coors Boulevard frontage. The proposed sign will be 9 feet in height and 8 feet 2 inches in width. The meets the requirements of the Coors Corridor plan, signs are allowed up to 75 square feet in size (CCP pg113).

AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies/Pre-Hearing Discussion

The applicant will address transportation comments prior to DRB final sign-off. The comments from ABCWUA can be addressed at DRB.

Neighborhood/Public

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.

A facilitated meeting was not requested or recommended.

Staff has not received any public comment as of this writing.

IDO

The IDO converts this site and the site to the north to MX-T, Mixed Use Transition zone. This zone allows a mixture of low intensity commercial uses and single family, townhouse and multifamily uses. The storage uses would become legally non-conforming and could continue indefinitely unless they cease for a period of 24 consecutive months. The use stays with the land, even if the land is sold. Following the effective date of the IDO, the applicant can work with the Planning Department to amend the zoning on both parcels so that the use and zoning are more aligned, or the applicant can continue to operate as a legally non-conforming use. Having both parcels have the same zoning allows them to be treated as a premise. The site plan will remain in effect unless the applicant returns to the EPC to amend or remove it.

CONCLUSION

The applicant proposes 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 to 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.

The request is consistent with intent to have more employment and services on the West Side of the City and with the Comprehensive Plan policies regarding Areas of Change and Infill. The added uses are low traffic generators and will not add significantly to the traffic in the area.

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.

- b) 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 further 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 further 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 further 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.

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 further 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.
- 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 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.

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.

- c) 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 request furthers policy 7.3.4 and a)

- 7. 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 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.

8. 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 developmnet 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.

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. Conditions of Approval - “shall” statements
 4. Conditions of Approval from other agencies...
 5. 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.
 6. The applicant will address transportation comments prior to DRB final sign off.
 7. 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.
-
-

Maggie Gould 
Planner

Notice of Decision cc list:

Will be added after hearing

AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Long Range Planning

Case 1003993 / 18EPC-40018 - 40020

Address: 3421 Coors Blvd. NW

Existing Zoning: SU-1 Uses Permissive & Conditional in O-1

IDO Zoning: MX-T

Request: Zone Map Amendment to SU-1 for Uses Permissive and Conditional in O-1 and Indoor and Outdoor Storage and Site Development Plan for Building Permit

Zone Request Comments:

The applicant is seeking zoning that will allow an indoor storage facility, outdoor RV storage, and office uses. Given the existing SU-1 conversion rules (<https://abc-zone.com/node/696>), this site will still be converted to MX-T because of the reference to the O-1 zone.

Under the IDO, indoor storage would be considered “self-storage,” which is first allowed in MX-L as a conditional use. Outdoor RV storage would be considered “outdoor vehicle storage,” which is first allowed as a conditional use in the NR-C zone.

Therefore, if the zone map amendment request is approved, the indoor storage and outdoor storage uses will become nonconforming under the IDO on May 17, 2018, when it becomes effective, which means the uses are allowed to continue but will be lost if discontinued for 24 continuous months.

In order to keep these uses permissive under the IDO, the zone map amendment request would need to be for the zone where the most intense of these uses, outdoor vehicle storage, is first allowed, which would be NR-C. Since this use is allowed conditionally in NR-C, the outdoor vehicle storage would be considered an approved conditional use under the IDO, which would not be subject to the nonconformity rules.

If the zone map amendment request goes forward as requested, the site plan will remain in effect after the IDO, and the applicant will be entitled to the uses and standards specified in the Site Plan, subject to existing expiration period of 7 years.

Site Plan for Building Permit Comments:

It is unclear how those parking the RVs will safely walk back to the parking area or indoor storage facility. An internal walkway should be provided.

It is unclear whether the paving surrounding the RV storage will be have traffic traveling in both directions. It should be marked clearly marked as one-way or two-way.

Metropolitan Redevelopment Agency

CITY ENGINEER

Transportation Development

Hydrology Development

NMDOT

Project Number: 1003993

Case Description: Site Development Plan for Building Permit

Location: 3421 Coors Blvd NW, ABQ, NM 87120

Type of Development (Residential/Commercial): Commercial (Global Storage)

Possible Impacted NMDOT roadway(s): NM 45 (Coors Blvd)

Department Comments:

The driveway that accesses NM 45 (Coors Blvd) at MP 15.7 is currently NOT permitted. The property owner must contact Margaret Haynes at 288-2086 to coordinate Global Storage expansion, and the submittal of an access permit application for approval. In addition to the permit submission the NMDOT is calling for sidewalk to be established along property frontage for north and south parcels. Although not required the NMDOT is asking that the developer establish sidewalk along property frontage of adjacent southern parcel to the curb return of Sequoia Rd northwest quadrant. Also the NM 45 (Coors Blvd) southbound right deceleration lane shall be reevaluated and lengthened. New deceleration length shall be coordinated with and approved by the NMDOT.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Traffic Engineering Operations

18EPC-40018 Zone Map Amendment (Zone Change)

No objection to the request.

18EPC-40020 Site Development Plan for Building Permit

Transportation Development Conditions:

1. 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)
2. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

WATER UTILITY AUTHORITY

Utility Services

1. 18EPC-40018 Zone Map Amendment (Zone Change)
 - Identification: UPC – 101106019520231002
 - a. No objection to the proposed zone map amendment.
2. 18EPC-40020 Site Development Plan for Building Permit

- a. The indicated lot owes pro rata in the amount of \$8321.47 for water infrastructure built with project 7909.81. The pro rata amount will need to be paid for in full prior to sale of service.
- b. The Utility Plan provided with this EPC submittal indicates several items requiring attention:
 - i. The west most structure appears to be obtaining fire protection from a private fire line belonging to an adjacent lot. This type of connection is prohibited. If this structure requires a fire line the connection shall take place in Coors Blvd. and will be definitively determined in the availability statement (information on which can be found under 2.c).
 - ii. The proposed hydrant onsite is to be considered private and painted safety orange.
 - iii. The Proposed Utility Plan indicates eight (8) metered services for the site. When the request for availability is made please provide meter sizing calculations.
- c. 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:
 - i. http://www.abcwua.org/Availability_Statements.aspx
 - ii. Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

(Zone Change) No Comment

(Site Plan/Bldg. Permit) All new/proposed refuse enclosures (#14) must be built to COA minimum requirements. Including a 4" sanitary drain for any food/kitchen services.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

Transit Corridor Coors Boulevard is a Major Transit Corridor
Transit Route Served by Fixed Routes 155 and 790, and Commuter Route 96
Current Service/stops Nearest stop pair consists of far-side stops on either side of Sequoia Road.

Comments No comments

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

ALBUQUERQUE PUBLIC SCHOOLS

This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

MRCOG's 2040 Long Range Bikeway System Map calls for a bicycle lane on the portion of Coors Boulevard fronting the subject property.

The property is adjacent to Coors Boulevard which is classified as a Regional Principal Arterial. Coors Boulevard is an NMDOT road, please refer to NMDOT for further comment.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

1. 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.
2. 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
3. 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.



Looking south from the center of the subject site



Looking east from the center of the subject site



Looking south from the center of the subject site

Looking west from the center of the site



HISTORY

ZONING

Please refer to the Comprehensive Zoning Code for specific zone descriptions.

APPLICATION INFORMATION



Supplemental Form (SF)

<p>SUBDIVISION</p> <p><input type="checkbox"/> Major subdivision action</p> <p><input type="checkbox"/> Minor subdivision action</p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN</p> <p><input checked="" type="checkbox"/> for Subdivision</p> <p><input checked="" type="checkbox"/> for Building Permit</p> <p><input type="checkbox"/> Administrative Amendment (AA)</p> <p><input type="checkbox"/> Administrative Approval (DRT, URT, etc.)</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p> <p>STORM DRAINAGE (Form D)</p> <p><input type="checkbox"/> Storm Drainage Cost Allocation Plan</p>	<p>S Z</p> <p>V</p> <p>P</p> <p>D</p> <p>L A</p>	<p>ZONING & PLANNING</p> <p><input type="checkbox"/> Annexation</p> <p><input checked="" type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)</p> <p><input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar</p> <p><input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations</p> <p><input type="checkbox"/> Street Name Change (Local & Collector)</p> <p>APPEAL / PROTEST of...</p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other</p>
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PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102.
Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Consensus Planning, Inc. PHONE: 505-764-9801
 ADDRESS: 302 Eighth Street NW FAX: 505-842-5495
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: fishman@consensusplanning.com
 APPLICANT: Thakur Enterprises, LLC. PHONE: _____
 ADDRESS: 1501 University Boulevard NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: sujay.thakur@gmail.com
 Proprietary interest in site: Contract Purchaser List all owners: Michael Mortaji and Parasto Baghae-Pour

DESCRIPTION OF REQUEST: Zone Map Amendment and Site Plan for Building Permit

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Tract A-36-A Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Town of Atrisco Grand Northeast Unit
 Existing Zoning: SU-1 for uses permissive and conditional in C-1 Proposed zoning: MRGCD Map No
 Zone Atlas page(s): G-11-Z UPC Code: 101108019522531003

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): Project # 1003993

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 4.04
 LOCATION OF PROPERTY BY STREETS: On or Near: Coors Boulevard NW
 Between: Atrisco Drive NW and Sequoia Road NW
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 12/19/17

SIGNATURE Jacqueline Fishman DATE 3/29/18
 (Print Name) Jacqueline Fishman, AICP Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>18EPC - 40018</u>	<u>AZM</u>	_____	\$ <u>460.00</u>
<input type="checkbox"/> All fees have been collected	<u>18EPC - 40020</u>	<u>SBP</u>	_____	\$ <u>395.00</u>
<input type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	\$ <u>50.00</u>
<input type="checkbox"/> AGIS copy has been sent	_____	<u>ADU</u>	_____	\$ <u>75.00</u>
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>May 10, 2018</u>			Total \$ <u>970.00</u>

3-29-18 Staff signature & Date Project # 1003993

FORM Z: ZONE CODE TEXT & MAP AMENDMENTS, PLAN APPROVALS & AMENDMENTS

ANNEXATION (EPC08)

- Application for zone map amendment including those submittal requirements (see below).
Annexation and establishment of zoning must be applied for simultaneously.
 - Petition for Annexation Form and necessary attachments
 - Zone Atlas map with the entire property(ies) clearly outlined and indicated
NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
 - Letter describing, explaining, and justifying the request
NOTE: Justifications must adhere to the policies contained in "Resolution 54-1990"
 - Letter of authorization from the property owner if application is submitted by an agent
 - Board of County Commissioners (BCC) Notice of Decision
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
 - Sign Posting Agreement form
 - Traffic Impact Study (TIS) form
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

SDP PHASE I – DRB CONCEPTUAL PLAN REVIEW (DRBPH1) (Unadvertised)

SDP PHASE II - EPC FINAL REVIEW & APPROVAL (EPC14) (Public Hearing)

SDP PHASE II - DRB FINAL SIGN-OFF (DRBPH2) (Unadvertised)

- Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
 - Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
 - Zone Atlas map with the entire plan area clearly outlined and indicated
 - Letter describing, explaining, and justifying the request
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for EPC public hearing only)
 - Traffic Impact Study (TIS) form (for EPC public hearing only)
 - Fee for EPC final approval only (see schedule)
 - List any original and/or related file numbers on the cover application
- Refer to the schedules for the dates, times and places of DRB and EPC hearings.* Your attendance is required.

AMENDMENT TO ZONE MAP - ESTABLISHMENT OF ZONING OR ZONE CHANGE (EPC05)

- Zone Atlas map with the entire property clearly outlined and indicated
 - Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980.
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
 - Sign Posting Agreement form
 - Traffic Impact Study (TIS) form
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

AMENDED TO SECTOR DEVELOPMENT MAP (EPC03)

AMENDMENT SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN (EPC04)

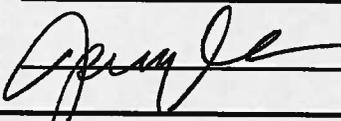
- Proposed Amendment referenced to the materials in the Plan being amended (text and/or map)
 - Plan to be amended with materials to be changed noted and marked
 - Zone Atlas map with the entire plan/amendment area clearly outlined
 - Letter of authorization from the property owner if application is submitted by an agent (map change only)
 - Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980 (Sector Plan map change only)
 - Letter briefly describing, explaining, and justifying the request
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for sector plans only)
 - Traffic Impact Study (TIS) form
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)

- Amendment referenced to the sections of the Zone Code/Subdivision Regulations being amended
 - Sections of the Zone Code/Subdivision Regulations to be amended with text to be changed noted and marked
 - Letter describing, explaining, and justifying the request
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

JACQUELINE FISHMAN
Applicant name (print)

 3/29/18
Applicant signature & Date



Revised: June 2011

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
18 EPC - 40018
15 EPC - 40020

 3-29-18
Staff signature & Date

Project # 1003993

FORM P(1): SITE DEVELOPMENT PLAN REVIEW – EPC PUBLIC HEARING

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"**
- IP MASTER DEVELOPMENT PLAN (EPC11)**

- 5 acres or more and zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Scaled Site Development Plan and related drawings (folded to fit into an 8.5" by 14" pocket) 15 copies.
For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
- Site Development Plans and related drawings reduced to 8.5" x 11" (1 copy)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Neighborhood Coordination inquiry response, notification letter, certified mail receipts
- Completed Site Development Plan for Subdivision and/or Building Permit Checklist
- Sign Posting Agreement
- Traffic Impact Study (TIS) form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15) Maximum Size: 24" x 36"**
- SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17) Maximum Size: 11" x 17"**

- 5 acres or more and zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Scaled Site Development Plan and related drawings (folded to fit into an 8.5" by 14" pocket) 15 copies.
- Site Development Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) 15 copies
- Site Development Plans and related drawings reduced to 8.5" x 11" (1 copy)
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Neighborhood Coordination inquiry response, notification letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Subdivision and/or Building Permit Checklist
- Traffic Impact Study (TIS) form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

NOTE: For waiver requests of a wireless regulation requirement, the following materials are required in addition to those listed above:

- Collocation evidence as described in Zoning Code §14-16-3-17(C)(2)
- Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(D)(1)(d)(ii)
- Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)
- Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(D)(1)(d)(iii)
- Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower §14-16-3-17(D)(1)(d)(v).
- Registered engineer or architect's stamp on the Site Development Plans. Refer to §14-16-3-17(D)(1)(d)(iv)
- Office of Neighborhood Coordination inquiry response based on ¼ mile radius, notification letter, certified mail receipts
- Map showing 100 foot buffer (excluding ROW) around the site, list of property owners, certified mail receipts

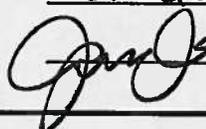
EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01) Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**

- Proposed amended Site Development Plan (folded to fit into an 8.5" by 14" pocket) 15 copies
- DRB signed Site Development Plan being amended (folded to fit into an 8.5" by 14" pocket) 15 copies
- DRB signed Site Development Plan for Subdivision, if applicable (required when amending SDP for Building Permit) 15 copies
- Site plans and related drawings reduced to 8.5" x 11" (1 copy)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Neighborhood Coordination inquiry response, notification letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Development Plan for Building Permit Checklist (not required for SPS amendment)
- Traffic Impact Study (TIS) form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

JACQUELINE FISHMAN
 Applicant name (print)

 Applicant signature / date
 3/29/18



Form revised August 2017

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
 18-EPC-


 Planner signature / date
 3-29-18
 Project #: 1003993

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Thakur Enterprises, LLC. DATE OF REQUEST: 2/12/18 ZONE ATLAS PAGE(S): G-11-Z

CURRENT:

ZONING SU-1 for uses permissive and conditional in O-1
 PARCEL SIZE (AC/SQ. FT.) 4.04 acres

LEGAL DESCRIPTION:

LOT OR TRACT # Tract A-38-A BLOCK # _____
 SUBDIVISION NAME Town of Atrisco Grant Northeast Unit

REQUESTED CITY ACTION(S):

ANNEXATION [] SU-1 for uses permissive and conditional in O-1
 ZONE CHANGE [✓]: From _____ To _____
 SECTOR, AREA, FAC, COMP PLAN SU-1 for uses permissive and conditional in O-1 and Interior and Outdoor Storage
 AMENDMENT (Map/Text) []

SITE DEVELOPMENT PLAN:

SUBDIVISION* [] AMENDMENT []
 BUILDING PERMIT [✓] ACCESS PERMIT []
 BUILDING PURPOSES [] OTHER []

*includes platting actions

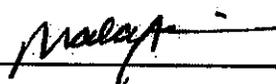
PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT []
 NEW CONSTRUCTION [✓]
 EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 2
 BUILDING SIZE: Indoor Storage - 40,000 s.f. (8q. ft.)
Office Building - 9,000 s.f.

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE 

DATE 3-28-18

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
 2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [✓] BORDERLINE []

THRESHOLDS MET? YES [] NO [✓] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []
 Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.


 TRAFFIC ENGINEER

3/28/18
 DATE

Required TIS **must be completed prior to applying to the EPC and/or the DRB**. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / /
 -FINALIZED / /

TRAFFIC ENGINEER _____

DATE _____

3421 Coors Boulevard NW
Albuquerque, NM 87120

March 26, 2018

Ms. Derak Bohannan, Chair.
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

Dear Mr. Bohannan,

I hereby authorize Consensus Planning, Inc. to act as agent for all matters related to zone map amendment and site planning actions through the City of Albuquerque related to the entitlement and development of Tract A-36-A, Town of Atrisco Grant Northeast Unit. Michael Mortaji and Parasto Baghae-Pour are the owners of the property and Thakur Enterprises is the contract purchaser.

Sincerely,

Michael Mortaji



Parasto Baghae-Pour



3421 Coors Boulevard NW
Albuquerque, NM 87120

March 26, 2018

Ms. Derek Bohannon, Chair.
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

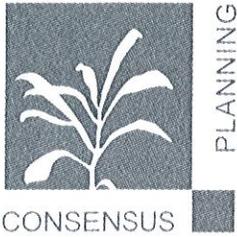
Dear Mr. Bohannon,

I hereby authorize Consensus Planning, Inc. to act as agent for all matters related to zone map amendment and site planning actions through the City of Albuquerque related to the entitlement and development of Tract A-36-A, Town of Atrisco Grant Northeast Unit. Michael Mortaji and Parasto Baghae-Pour are the owners of the property and Thakur Enterprises is the contract purchaser.

Sincerely,



Sujay Thakur
Thakur Enterprises



April 30, 2018

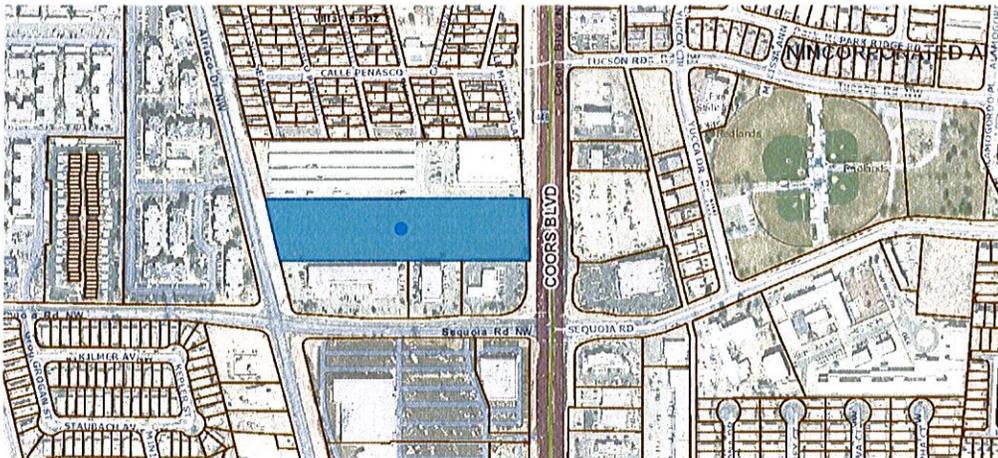
Mr. Derek Bohannon, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

Re: Zone Map Amendment and Site Plan for Building Permit – Coors Boulevard and Atrisco Drive NW

Dear Mr. Chairman:

The purpose of this letter is to provide justification for a request for a Zone Map Amendment and Site Plan for Building Permit for a 4.04 acre property located at 3421 Coors Boulevard NW, on behalf of Thakur Enterprises. The property is legally described as Tract A-36-A, Town of Atrisco Grant. The current zoning is SU-1 for Uses Permissive and Conditional in O-1. The applicant’s request is to change the zoning to SU-1 for Uses Permissive and Conditional in O-1 and Indoor and Outdoor Storage. The proposed zoning will match that of the property directly adjacent to and north of the subject site, also owned by Thakur Enterprises.

The Zone Map Amendment will facilitate the use of the property for an indoor storage facility, RV storage, and a multi-tenant office. The applicant seeks to entitle this property as an extension of the existing use to the north for Global Storage. To the south of this property along Sequoia Road NW are existing commercial uses. The addition of indoor and outdoor storage uses will fit appropriately with the surrounding area.



Subject Property

BACKGROUND / PREVIOUS APPROVALS

Establishment of Existing SU-1/O-1 Zoning: The present zoning was established for the subject property and the property directly north following a 1986 annexation and establishment of zoning. This action amended the Coors Corridor Plan that originally recommended SU-1/PRD for the site upon annexation.

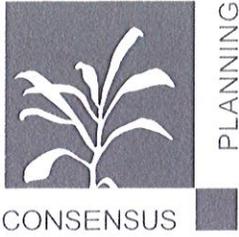
Establishment of SU-1 for O-1 and Indoor Storage for Tract A-37-1: In June of 2005, a zone change request for the property directly north and adjacent to the

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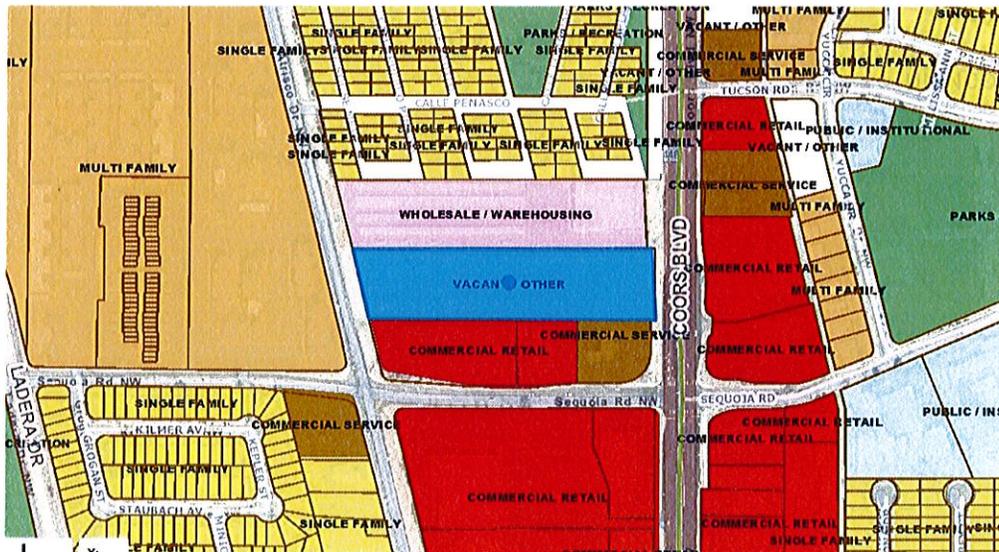
subject property was approved. The request was to change the zoning from SU-1 for O-1 to SU-1 for O-1 and Indoor Storage. (Project #10003993; 05EPC-00369).

Establishment of SU-1 for O-1 and Indoor and Outdoor Storage for Tract A-37-1:
 On March 16, 2007, a subsequent zone change request for the property directly north and adjacent to the subject property was approved. The request was to change the zoning from SU-1 for O-1 and Indoor Storage to SU-1 for O-1 and Indoor and **Outdoor** Storage. (Project #1003993; 07EPC-00113).

In their analysis of the proposed zone changes for Tract A-37-1, City Planning Staff determined that the proposed land use "is similar in nature to a low-level office use" (Staff Report; Project #1003993; 05EPC-00369), "the proposed use will not create a high volume of traffic or noise", and "will not have adverse effects on the surrounding neighborhoods" (Notice of Decision; Project #1003993; 07-EPC-0113).

EXISTING CONDITIONS

The subject property and the surrounding SU-1, C-1, and O-1 properties have been identified as an Area of Change by the 2017 Albuquerque Bernalillo County Comprehensive Plan. The property is located north of Sequoia Road, south of Calle Penasco, east of Atrisco Drive NW, and west of Coors Boulevard, all of which are designated as local urban streets, except for Coors Boulevard, which is an urban principal arterial, and Atrisco Drive, a collector street. The subject site is currently vacant and located between developed properties to the north and south. Primary access to this property is provided from Coors Boulevard and Atrisco Drive, with proposed cross-access from the properties to the north and south. The applicant's request is supported by Comprehensive Plan policies and meets the requirements for a zone change request, per Resolution 270-1980. There are existing buffers (right-of-way and other commercial service and retail uses) that separate the subject property from single-family and multi-family development in the immediate area.



Existing Land Use

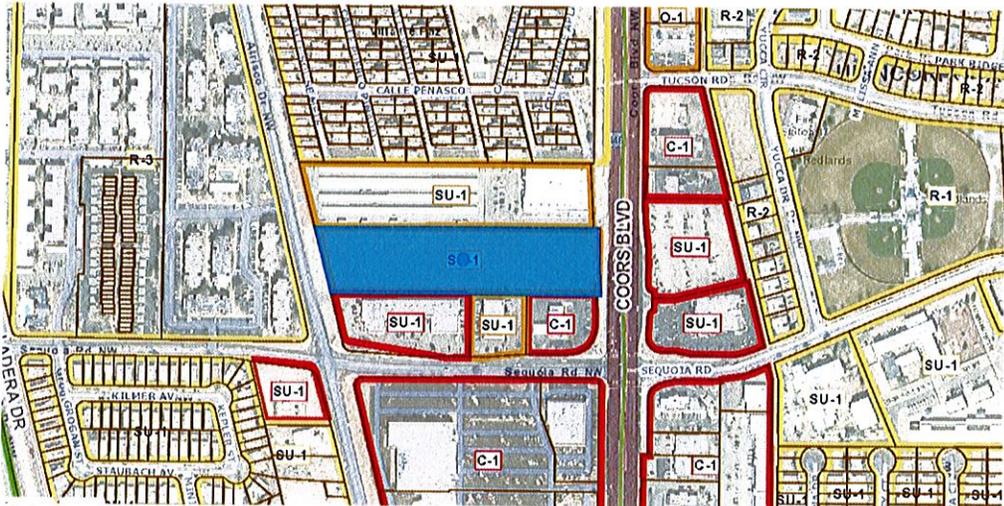
The lot immediately adjacent to the north of the subject property is zoned SU-1 for Permissive and Conditional O-1 Uses and Indoor and Outdoor Storage. This property is owned and operated by Thakur Enterprises/Global Storage, the



applicant. Based on consultation with the City Planning Staff, it was determined that a request for the same zoning as the property to the north was a reasonable approach for the current request.

The existing zoning for the subject property is SU-1 for Uses Permissive and Conditional in O-1. Similar and complimentary uses surround the subject property. Adjacent properties are also zoned SU-1 for a variety of O-1, C-1, and Indoor and Outdoor Storage. Additionally, there are straight-zoned C-1 properties to the east and south. The nature of the proposed zoning and use will provide an appropriate continuation of zoning and uses from the existing entitlements and use of the property to the north. Additionally, the proposed zoning provides transition and buffer from the existing commercial retail and service uses to the south, as is be delineated in the body of this letter.

Area	Zoning	Land Use
North	SU-1 for Permissive and Conditional O-1 Uses and Indoor and Outdoor Storage	Office, Indoor Storage
South	SU-1 for C-1 and SU-1 for O-1	Commercial Retail, Restaurant, and Bank
East	SU-1 for C-1 Uses and Auto Sales	Commercial
West	R-3	Multifamily



Existing Zoning

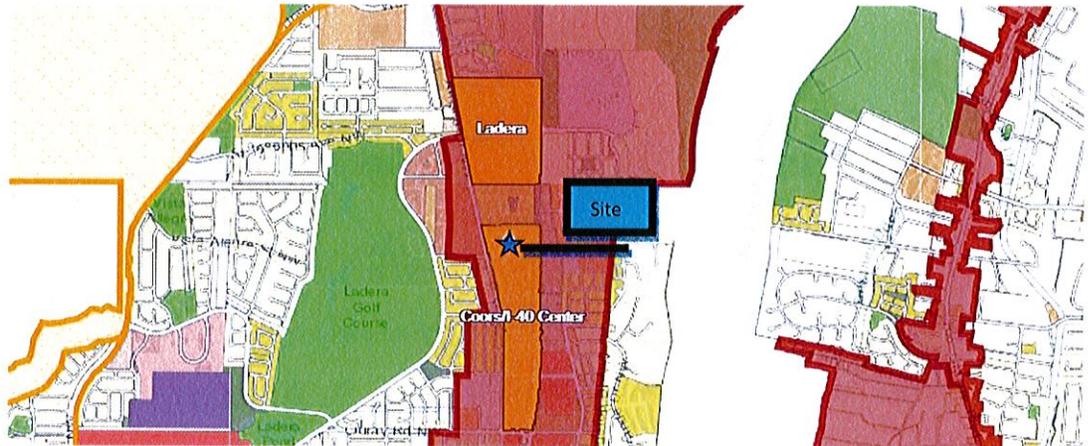
ZONE MAP AMENDMENT - RESPONSE TO RESOLUTION 270-1980

This zone change request is in compliance with Resolution 270-1980 as follows:

- A. *A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.*

Applicant's Response: This request is consistent with the health, safety, morals, and general welfare of the City. The proposed zone change will allow the addition of indoor and outdoor storage as a permissive use for the subject property, as allowed on the lot adjacent and north of the property. As an

extension of the zoning and uses on the lot to the north, the proposed zoning will not be disruptive to the surrounding community. The proposed zone change will allow for indoor and outdoor storage, as well as an associated office building. The proposed zoning will allow the site to accommodate a two-story building for storage and retail uses, as well as outdoor storage. The proposed office use is currently permissive. The addition of indoor and outdoor storage would allow the addition of uses that generate less vehicular traffic and trips than those currently allowed under the O-1 zone.



Centers and Corridors

B. Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should not be made.

Applicant's Response: The property is currently zoned SU-1 for Permissive and Conditional O-1 Uses limiting this property to O-1, a use that is in decline and will ensure that the property remains vacant. The applicant is proposing to change this zoning to encourage a more productive use of the property by adding Indoor and Outdoor storage uses. This will allow the applicant to develop indoor storage building, outdoor RV storage, and an associated office building on the site. This will be an extension of the existing uses on the property to the north, which is owned and operated by the applicant. As stated in the description above, the proposed use is compatible with the existing uses and zoning in the surrounding area, which will result in zoning and land use stability.

The subject site is located within the Coors and I-40 Center, as designated by the Comprehensive Plan. The applicant's proposed use will serve the surrounding and overall community by capturing regional growth in Centers and Corridors. This will further Comprehensive Plan provisions for directing growth to Centers in need of private reinvestment and allow infill in an appropriate area. Further, the addition of the Indoor and Outdoor Storage would maintain an appropriate scale of development, mirroring that of the property to the north and keeping with the intensity of the existing uses to the south, which provides development stability in the area.

C. A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments thereto including privately developed area plans which have been adopted by the City.



Albuquerque Bernalillo County Comprehensive Plan, 2017

The proposed additional uses to the existing zoning further Urban Center Comprehensive Plan policies that speak to encouraging a mix of development. The Site Plan for Building Permit accommodates mix of uses, including outdoor storage, indoor storage, and an office building. Furthermore, the site is easily accessed by Bus Routes 96 (Crosstown Commuter), 155 (Coors), and 790 (Blue Line Rapid Ride). Southbound bus stops for routes 96, 155, and 790 are located approximately 450 feet to the south of the site. Northbound bus stops for Routes 96 and 155 are located across Coors Boulevard, approximately 590 feet to the north of the site. A northbound bus stop for Route 790 are located directly across Coors Boulevard from the site.

The proposed zone change is justified by the City's Comprehensive Plan that are referenced in section C. of this letter. The Comprehensive Plan policy sections that support this request are: Sections 5.1, 5.3, 5.6, and 7.3. The proposed change is also justified by the Westside Strategic Plan and Coors Corridor Plan policies.

This project will further the Comprehensive Plan goals, policies, and actions as described in the following policy analysis.

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.*

Applicant Response: The zone map amendment furthers this policy by allowing the addition of two uses – indoor and outdoor storage – to the existing O-1 zoning. The subject site is located within the Coors/I-40 Center, as designated by the Comprehensive Plan. The subject site is currently vacant. The development of this site would be a private investment in a designated center. The proposed zoning and use would also encourage growth, infill, and employment in an appropriate area that is currently served by existing transportation services. While the proposed zoning and associated use do not create higher-density development, approval of the request will foster more efficient use of the land through an infill project that will increase economic efficiency by delivering an urban service. In addition, while the proposed RV storage is addressing a shortfall in this use, it is also a relatively easy use to discontinue and convert to a different use in the future.

**POLICY 5.1.1**

Foster corridors that prioritize high- frequency transit service with pedestrian-oriented development.'

b) Minimize negative impacts on nearby neighborhoods by providing transitions between development along Transit Corridors and abutting single-family residential areas.

Applicant Response: The zone map amendment furthers this policy by allowing the addition of two uses – indoor and outdoor storage – to the existing O-1 zoning. The subject site is located along Coors Boulevard on the east and residential uses just west of the property and Atrisco Drive. The proposed zoning and associated use will create an appropriate buffer and transition for this nearby neighborhood. As indicated by the Site Plan, the less intense RV storage use will be located on the west side of the property, with the office building along Coors Boulevard, which will foster the use of transit along Coors Boulevard.

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.*

Applicant Response: This goal is furthered by promoting development on vacant property that is currently underutilized and within an Area of Change. The existing SU-1 for Permissive and Conditional O-1 Uses zone, with the addition of two proposed uses – Indoor and Outdoor Storage, will promote development that would be an efficient and productive use of the land and support the public good through the provision of a needed service. All urban infrastructure and services are available for development. The subject property is served by existing streets, bus service, sidewalks, water and sewer, and storm drainage. This project will provide good synergy with its neighbors, and be similar to development on the adjacent property to the north.

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

Applicant Response: Policy 5.3.1 is furthered by allowing the development of future indoor and outdoor storage development on an infill property served by existing water and sewer infrastructure, access to the major street network, transit routes (Bus Routes 96, 155, and 790), and proximity to adjacent uses such as the commercial retail and service uses to the north, south, and east. Additionally, there is existing multi-family and single family development in the area that will be serviced by the proposed uses and development. Existing infrastructure services surround and service this infill property.

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.*

- 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.*

Applicant Response: This policy is furthered by proposing zoning that will allow development that responds to the need for a service in the immediate area and overall community. The proposed development will encourage job creation through a new commercial service use. The new development is proposed for an area that provides 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 currently 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.

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.*

Applicant Response: This development is in an Area of Change and will not pose a nuisance to adjacent properties with respect to traffic, noise, pollution, smell, or views. The future indoor and outdoor storage uses that will be allowed by this zone map amendment generate less traffic than the uses allowed by the current O-1 permissive and conditional uses, such as school, church, and institution. The indoor and outdoor storage, as well as the associated office building that will be allowed by this zone map amendment, provide a service use that is in demand for the immediate area and overall community. The proposed use would be an extension of existing uses on the adjacent property to the north, which is at capacity. The requested zoning will maintain an appropriate transition from the multi-family and single family uses in the vicinity (to the north, west, and east of the property). The subject property and the property to the north share the same ownership and, logistically, expansion of an existing use is ideal on an abutting property. The existing uses and rights-of-way provide significant buffers and transitions from the existing residents. Negative

externalities from development will be mitigated through the landscape buffers, perimeter wall, and proposed site design.

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.*

Applicant Response: The subject site is within the Coors/I-40 Center boundaries and located between compatible storage and commercial uses. The context of the building height, mass, and volume is comparable to the development to the north. The proposed building height of 28 feet, 6 inches, which is compatible with the surrounding buildings.

West Side Strategic Plan

The West Side Strategic Plan (WSSP) policies apply to the subject site. The site is located within the Ladera Area. The proposed redevelopment of the site supports the general desire for increased and improved economic activity in the area as envisioned by the Plan's area analysis on pages 64 and 65 of the WSSP.

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.*

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.*

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

Applicant's Response: The General Plan Goal 10, Objective 1, and Objective 8 are furthered by the development of this site, as proposed by the applicant. The development of indoor and outdoor storage uses in this location will serve the adjacent residents and those travelling along Coors Boulevard. The proposed uses will add to the mix of land uses and employment opportunities for the West Side. While this development is not large-scale employment, it will provide valuable commercial service uses that can support the establishment of an existing small business within the area.

The request also supports the following three WSSP policies:

Policy 3.21: *Expanded strip commercial development north of St. Joseph's Drive on Coors Boulevard shall not be allowed within the Ladera Community, however neighborhood oriented commercial development consistent with design guidelines would be permitted.*



Policy 3.23: *Location of commercial services, multifamily development, and public facilities shall be encouraged on the western side of the Ladera Community or in its central area to reduce trips to Coors Boulevard and provide easier access to services for neighborhoods west of the Ladera Golf Course. This development would occur in Neighborhood Centers designed to relate to the surrounding neighborhoods and be consistent with design guidelines for the area near the escarpment. Strip commercial development will not be allowed in this area*

Applicant's Response: These policies are relevant to the Zone Map Amendment and Site Plan for Building Permit request as the proposed zoning and associated use will provide a neighborhood service to the surrounding area. Additionally, the Site Plan will ensure that the design of the building and site layout is appropriate for the area. The request will also provide services on the west side of the Ladera community and City Center, as designated by the Comprehensive Plan. The proposed zoning and development will not have a negative impact on the Petroglyph National Monument and it is almost 2 miles away from the monument.

Coors Corridor Plan (1984)

The site is located within Segment 2 of the Coors Corridor Plan. The Coors Corridor Plan identifies four major issues along Coors Boulevard:

- Issue 1 Traffic Movement/ Access and Roadway Design;
- Issue 2 Environmental Concerns and Related Improvements;
- Issue 3 Land Use and Intensity of Development;
- and Issue 4 Visual Impressions and Design Overlay Zone.

These issues are the framework for the Plan's policies, guidelines, and regulations. Issues 3 and 4 are relevant to this request.

Issue 3 Land Use and Intensity of Development Policy 1 requires that land use decisions be made in accordance with adopted plans. As articulated above, this Zone Map Amendment furthers the goals and policies of the both Comprehensive Plan and West Side Strategic Plan. Policy 3, Figure 28 recommends land uses with the Plan area; the Plan recommends the subject site be developed with mixed uses. In concert with this policy, the site is proposed to be developed with a mix of commercial service and office uses. Policy 5 recommends that the intensity of development is compatible with the roadway function, zoning, environmental concerns, and design guidelines. The development of the subject property is not anticipated to have any adverse impact to the adjacent transportation system. The development of the site is required to meet the design standards of the Coors Corridor Plan.

Relevant Design Policies, Design Regulations, and Design Guidelines from Issue 4 Visual Impressions and Urban Design Overlay Zone are addressed through the site and building design. The proposed Site Plan meets or exceed the requirements of the Coors Corridor Plan relative to landscape coverage, within the required 15 foot buffer along Coors Boulevard (50%), and within the parking area (20%), and site design relative to sign height and area (9 foot maximum and 75 square feet), connectivity from the public right-of-way to the building, and site lighting.

D. The applicant must demonstrate that the existing zoning is inappropriate because:



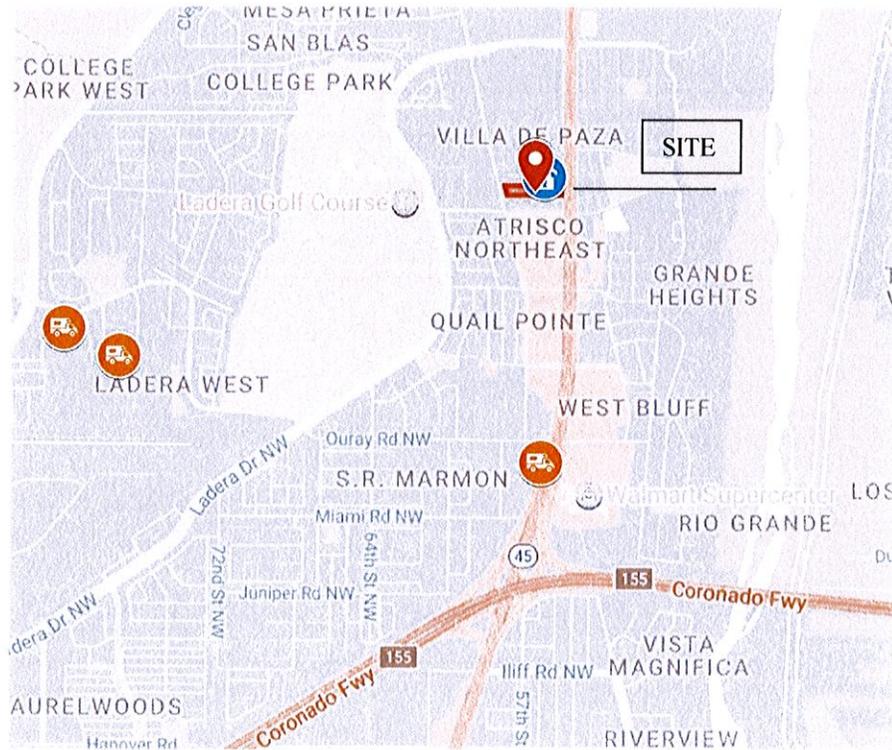
- i. There was an error when the existing zone map pattern was created; or*
- ii. Changed neighborhood or community conditions justify the change; or*
- iii. A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.*

Applicant's Response: The existing zoning is inappropriate because a different use category is more advantageous to the community, as articulated by the Comprehensive Plan. This site is superior as compared to other sites due to its adjacency to the existing use and facility to the north and its demonstrated compatibility with the surrounding neighbors and region. The proposed zone change would allow the development of indoor and outdoor storage facilities. The outdoor storage component will accommodate RV parking, which is in short supply on the West Side. This use is more advantageous to the community as it would allow the residents of the area to store their RVs in a protected, designated area that offers security. Furthermore, the designation of storage space responds to the growing demand for RV storage and indoor storage options.

The Albuquerque Comprehensive City Zone Code, Section 14-16-1-5, defines a Recreational Vehicle as:

A vehicular unit not exceeding 40 feet in body length, eight feet in width, or 11 feet in overall height, primarily designed as a temporary living quarters for recreational, camping, or travel use; it either has its own motive power or is designed to be mounted on or drawn by an automotive vehicle. Recreational vehicle includes motor home, truck camper, travel trailer, and camping trailer.

In 2011, the Recreational Vehicle Industry Association conducted an RV Consumer Demographic Profile, which found that RV-owning household has grown to a peak of 8.9 million households, up from 7.9 million in 2005. According to the RVIA, 8.5% of US households own RVs, up from 8.0% in 2005 (Source: rvia.org). There is a significant gap between the supply and demand for recreational vehicle and boat storage in Albuquerque. There are five other facilities within Albuquerque that provide recreational vehicle and boat storage and each facility is full or near to full. There are three RV storage facilities and no self-storage facilities within a 3-mile radius of the subject property.



Existing RV Storage Facilities

The existing zoning of O-1 for permissive and conditional uses limits the property to a use that is clearly not in demand as evidenced by the property being vacant. The applicant is proposing to expand the use to allow indoor and outdoor storage in addition to the office use that will face Coors Boulevard, as shown on the Site Plan.

Additionally, as the Baby Boomer population moves into retirement they will be purchasing, and needing to store, recreational vehicles. This will further increase the demand for storage. The Baby Boomer population represents the highest recreational vehicle ownership rate of any population group.

Storage on a residential property is typically limited and can be considered unsightly. Some neighborhoods do not allow recreational vehicle and boat storage on single family residential lots. These issues increase the need for such storage facilities. These conditions demonstrate a clear need to provide a secure and convenient location to store recreational vehicles and boats for an increasing number of Albuquerque residents and not within residential neighborhoods. The applicant is proposing to visually buffer the storage uses with the 9,000 square foot office building that will face Coors Boulevard.

The proposed zoning and use at this site will meet the changing needs of Albuquerque residents for indoor and outdoor storage of belongings, recreational vehicles, and boats. Additionally, the proposed zoning and use will support the continued development and improvement of the Coors and Atrisco corridors.

Figure 2: Market Statistics

Submarket	Market Rentable Area (SF)	Vacancy Rate (%)	This Qtr Net Absorption (SF)	YTD Net Absorption (SF)	This Qtr Completion (SF)	YTD Completion (SF)	Under Construction (SF)	Gross Median Asking Lse Rate		
								Class A (\$/SF/Yr)	Class B (\$/SF/Yr)	All Classes (\$/SF/Yr)
Airport	1,016,575	42.2	7,399	33,458	0	0	0	14.00	13.00	
Downtown	2,778,418	25.3	(14,348)	19,185	0	0	11,000	23.75	17.00	16.25
For NE Heights	1,130,532	13.4	2,281	(17,913)	0	0	0	17.00	16.00	
Mesa del Sol	297,447	26.8	0	0	0	0	0	22.25	22.25	
NE Heights	621,257	26.2	13,772	(1,569)	0	0	0	17.50	13.50	
North I-25	3,614,272	14.6	20,911	13,998	0	37,608	0	22.50	19.10	17.98
Rio Rancho	788,622	11.6	13,308	129,800	21,530	21,530	0	16.36	15.50	
SE Heights	793,124	11.1	1,395	(5,750)	0	0	0	19.00	13.75	
University	504,689	28.6	27,561	25,405	0	0	0	10.31	13.25	
Uptown	1,684,142	20.7	(7,252)	(3,102)	0	0	0	24.13	18.50	16.25
West Mesa	538,346	24.1	2	(71,446)	0	0	0	16.50	15.50	
Totals	13,767,424	20.7	65,029	122,066	21,530	59,138	11,000	23.38	18.25	15.72

CBRE Quarter 4 2017 Marketview Report

CBRE’s Quarter 4 2017 Marketview Report on the Albuquerque Office Market shows forecasts a handful of large tenants vacating their office spaces with no large-scale construction of new spaces in the near term. According to CBRE’s Q4 2017 Office report, the expected vacancy rate for the Albuquerque office market is approximately 20.7% more than 4% higher than the metro as a whole, more than 4% higher than the metro as a whole. The overall vacancy rate for the West Mesa stands at 24.1%. The office market is the City’s lowest performing asset class compared to retail, industrial, and multifamily.

- E. *A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.*

Applicant’s Response: The proposed zone change would only allow the addition of two uses not currently covered by the existing zoning: indoor and outdoor storage. Additionally, the Site Plan for Building Permit that accompanies this request identifies the proposed uses and will control the design and layout of the development. The proposed zoning allows for uses that generate less traffic than what is currently allowed by the existing O-1 zoning. It will maintain the safety of the area by allowing development of a use that currently exists to the north of the property and maintains the separation of residential uses to the north, west, and east. Cross-access is provided through the adjacent uses to the north and south. Limitations on access to this property are appropriate, as the intensity of the proposed use is reduced through the provision for storage uses and services that are not typically frequented on a daily basis. The addition of storage uses on this property ensures that the residents in the immediate area are not impacted by noise, traffic, and other nuisances that are typically associated with a more active O-1 use.

The existing SU-1 for Permissive and Conditional O-1 Uses zoning already allows the proposed office use and building that will service the proposed indoor and outdoor storage uses, as indicated on the Site Plan for Building Permit. The addition of indoor and outdoor storage uses on the site. The addition of these uses would allow an existing adjacent business to expand its operations onto this property. This provides an appropriate expansion of current land uses and business functions and the adjacency of the subject property underscores the appropriateness of this zone change.

This zone map amendment and subsequent development will be a positive change as compared to if the property only developed for O-1 uses, as it provides more mixed-land use options for the area residents.

F. *A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:*

- i. Denied due to lack of capital funds; or*
- ii. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.*

Applicant's Response: The proposed zone change will not require major and unprogrammed capital expenditures by the City. This is an infill property and adequate infrastructure, including roadways, water, sewer, and storm water facilities already exist to serve the project. Any required extension of these services will be the responsibility of the developer.

G. *The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.*

Applicant's Response: The cost of land or other economic considerations are not the determining factor for this zone change request. The applicant of this request currently owns the property to the north. A logical expansion of an existing use and business is better facilitated on an adjacent lot, if it is available. The requested zone change will allow indoor and outdoor storage uses to develop, thereby providing needed service options for the surrounding and overall community, beyond what is currently provided in the immediate area.

H. *Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.*

Applicant's Response: The current zoning request is to allow for future indoor and outdoor storage uses. Future development permissible by the existing zoning and the addition of two specific uses will further multiple goals and policies of the Comprehensive Plan and will serve as an excellent, low impact neighbor to the surrounding uses. The proposed zone change will allow the uses that generate less traffic, both internally and externally, than what is currently allowed by the existing zoning. If the property were to develop with O-1 permissive and conditional uses, such as institution, office, church, school, etc., they would create considerably more traffic than the proposed indoor and outdoor storage use. While the property is along Coors Boulevard, a limited principal arterial, this is not the main reason for justifying for the addition of indoor and outdoor storage. However, it does provide some rationale for why



the site is suitable for the proposed indoor storage, outdoor storage, and associated uses. Access and connectivity are important considerations for service uses. Primary access to the proposed use and development is from Atrisco Drive and Coors Boulevard.

- I. *A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:*

- (1) The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan.*
- (2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.*

Applicant's Response: The proposed zone map amendment is structured to mirror the adjacent zoning to the north; therefore, this is not a spot zone.

The zone change will clearly facilitate the realization of the Comprehensive Plan policies relative to complementary uses, infill development, and development in City Centers. The proposed change also facilitates the realization of Comprehensive Plan policies that call for creating relationships between existing uses and compatible services. Please see section C. of this letter for specific policies and applicant response to the criteria associated with strip zoning.

- J. *A zone change request which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning."*

- (1) The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and*
- (2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.*

Applicant's Response: The zone change request to SU-1 for Permissive and Conditional O-1 uses and Indoor and Outdoor Storage is not a strip zone. The proposed zone change will allow the extension of zoning and uses that are currently located on the property to the north of the subject lot. In addition, the property is long and narrow and has relatively limited street frontage along Coors and Atrisco. The frontage along Coors Boulevard is approximately 200 feet long and the depth of the property is 850 feet long.

CONCLUSION

In conclusion, this request for a Zone Map Amendment is more advantageous as articulated by the Comprehensive Plan to the neighborhood and community because it will facilitate the provision of uses in a suitable location and in a responsible manner that is respectful to the adjacent neighborhoods and greater



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PLANNING

community area. The proposed zone change maintains the existing zoning and adds Indoor and Outdoor Storage as additional uses to the zoning of this property, which is more advantageous to the community. Limiting the property to O-1 uses is inappropriate for this property and the Westside in general, proven by the vacancy of this property and the increasing demand for the proposed use and service. The Site Plan for Building Permit included as part of this request ensures appropriate site and building design that adheres to various City development requirements.

Approval of the proposed zoned change will promote infill and redevelopment in the area and attract similar, future efforts to continue to improve the area. The proposed zone change will also allow for less drive times and another storage choice in an area where the existing facility is at capacity. There are single and multi-family development and residents that will benefit from this use, as well as similar and compatible uses surrounding the property. The zone change, proposed use, and site plan facilitate future development that would be an excellent neighbor to the surrounding properties and would further multiple goals and policies of the Comprehensive Plan.

On behalf of Thakur Enterprises, we respectfully request that the Environmental Planning Commission approve the request for this Zone Map Amendment and Site Development Plan for Building Permit. Thank you for your consideration.

Sincerely,

Jacqueline Fishman, AICP
Principal

NOTIFICATION & NEIGHBORHOOD INFORMATION

Neighborhood Notification Letters Must Include the Following:

Prior to filing an application with the Planning Department, all applicants requesting approvals through the Environmental Planning Commission (EPC), Development Review Board (DRB), Landmarks & Urban Conservation Commission (LUCC), approval of a Wireless Telecommunication Facility (WTF), or Administrative Approvals (AA) are required to notify any affected neighborhood and/or homeowner associations via certified mail.

1. The street address for the subject property;
2. The currently recorded legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision;
3. A physical description of the location, referenced to streets and existing land uses;
4. A complete and detailed description of the action(s) being requested;
5. ***** NEW*** Facilitated Meeting Information** – All notification letters must include the following text:
Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660.
A facilitated meeting request must be received by ADR by: April 9, 2018.
6. *****NEW*** Public Hearing Information** - Hearing Date, Start Time and Location.

Neighborhood Notification Checklist

The following information must be included for each application packet submitted to the City of Albuquerque Planning Department.

1. ONC's "Notification Inquiry Email" outlining any affected Neighborhood and/or Homeowner Associations.

*Note: If your ONC Correspondence is more than 30 days old, you must contact ONC to ensure that the contact information is still current.

2. Copies of Letters sent to any affected Neighborhood and/or Homeowner Associations.
3. Copies of certified receipts mailed to any affected Neighborhood and/or Homeowner Associations.

Any questions, please feel free to contact our office at (505) 768-3334 or ONC@cabq.gov.

Thank you for your cooperation on this matter.

Association Name	First Name	Last Name	Address Line 1	City	State	Zip	Mobile Phone	Phone	Email
Ladera Heights NA	Allan	Ludi	6216 St. Josephs Avenue NW	Albuquerque	NM	87120		5058399153	aludj415@gmail.com
Ladera Heights NA	Marie	Ludi	6216 St. Josephs Avenue NW	Albuquerque	NM	87120		5058399153	aludj2wo@yahoo.com
Villa De Paz HOA Incorporated	Jacque	Mangham	6170 Cotton Tail Road NE	Rio Rancho	NM	87144	5052806525		jleemang@gmail.com
Villa De Paz HOA Incorporated	Judith	Kanester	53 Calle Monte Aplanado NW	Albuquerque	NM	87120	5056880901		abqkodydog@gmail.com
Vista Grande NA	Berent	Groth	3546 Sequoia Place NW	Albuquerque	NM	87120		5058365043	berentgroth@mac.com
Vista Grande NA	Richard	Schaefer	3579 Sequoia Place NW	Albuquerque	NM	87120		5058363673	Schaefer@unm.edu
Westside Coalition of Neighborhood Associations	Harry	Hendriksen	10592 Rio del Sole NW	Albuquerque	NM	87114		5058903481	fhhen@comcast.net
Westside Coalition of Neighborhood Associations	Gerald	Worrall	1039 Pinatubo Place NW	Albuquerque	NM	87120	5059331919	5058390893	jfworrall@comcast.net



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Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

March 29, 2018

Marie Ludi
6216 St. Josephs Avenue NW
Albuquerque, NM 87120

Allan Ludi
6216 St. Josephs Avenue NW
Albuquerque, NM 87120

Dear Ms. Ludi, Mr. Ludi, and the Ladera Heights Neighborhood Association:

This letter is notification that Consensus Planning has submitted a request for a Zone Map Amendment and Site Plan for Building Permit to the Environmental Planning Commission (EPC), on behalf of Thakur Enterprises, LLC.

The site is located at 3421 Coors Boulevard NW, between Atrisco Drive NW and Sequoia Road NW. The site is currently zoned SU-1 for Uses Permissive and Conditional in O-1. The applicant is requesting to change the zoning to SU-1 for Uses Permissive and Conditional in O-1 and Indoor and Outdoor Storage. The Applicant owns the property to the north, which contains an office building and indoor storage and is zoned the same as the current request. The proposed zoning and site design is intended to blend with the property to the north and will be managed by Thakur Enterprises as one unified project.

The EPC hearing for this application will be held on **May 10, 2018** 8:30 a.m. at the Plaza del Sol Building, located at 600 2nd Street NW.

Please do not hesitate to contact me if you have any questions, would like to meet, or desire any additional information. Please note, affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by April 9, 2018.

Sincerely,

Jacqueline Fishman, AICP
Principal

Enclosed: Site Development Plan for Building Permit

PRINCIPALS

James K. Strozier, AICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP

7017 2400 0001 1368 9690

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$5.15
Total Postage and Fees	\$11.35

0101 09

Sent To: Marie Ludi and Allan Ludi
Street and: 6216 St. Josephs Avenue NW
City, State: Albuquerque, NM 87120

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7017 2400 0001 1368 9645

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$5.15
Total Postage and Fees	\$11.35

0101 09

Sent To: Berent Groth
Street and: 3546 Sequoia Place NW
City, State: Albuquerque, NM 87120

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7017 2400 0001 1368 9621

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$5.15
Total Postage and Fees	\$11.35

0101 09

Sent To: Harry Hendriksen
Street and: 10592 Rio del Sole NW
City, State: Albuquerque, NM 87114

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$5.15
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0101 09

Sent To: Judith Kanester
Street and: 53 Calle Monte Aplanado NW
City, State: Albuquerque, NM 87120

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$5.15
Total Postage and Fees	\$11.35

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Sent To: Gerald Worrall
Street and: 1039 Pinatubo Place NW
City, State: Albuquerque, NM 87120

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RI OLANCHITO, NM 87120
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$5.15
Total Postage and Fees	\$11.35

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Sent To: Jacque Mangham
Street and: 6170 Cotton Tail Road NE
City, State: Rio Rancho, NM 87144

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Sent To Richard Schaefer
Street and # 3579 Sequoia Place NW
City, State Albuquerque, NM 87120

0101
 03/29/2018
 Postmark Here
 MAR 29 2018

7017 2400 0001 1388 9627



Legend

Zoning

- all other zoning
- RESIDENTIAL
- COMMERCIAL
- OFFICE
- INDUSTRIAL / WHOLESALE / RETAIL
- INSTITUTIONAL / GOVERNMENT
- UTILITIES / TRANSPORTATION
- OPEN SPACE / RECREATION / AGRICULTURAL
- MESA DEL SOL MIXED USE
- NOT CLASSIFIED

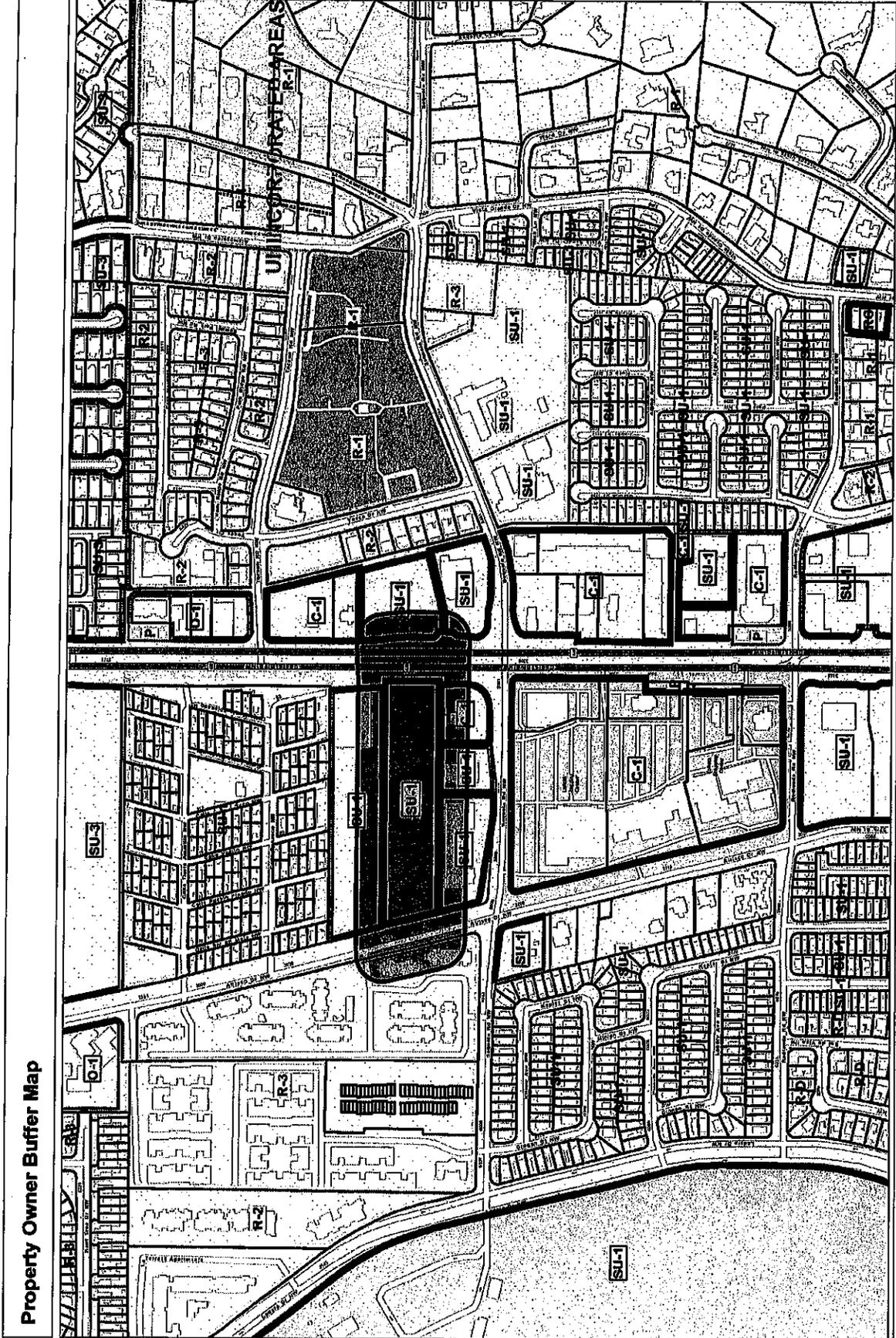
Municipal Limits

- Corrales
- Edgewood
- Los Ranchos
- Rio Rancho
- Tivoli
- UNINCORPORATED

World Street Map

Notes

Map created by Consensus Planning, March 19, 2018



Property Owner Buffer Map

0.2
0.1
0
0.1
0.2 Miles

3/19/2018

1:4,977

The map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on the map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES

WSS_1594_Web_Mirrored_Auxiliary_Schere
© Data From City of Albuquerque GIS@cabq.gov

Owner	Owner Address	Client Address 2	9716 Address	9716 Address 2	Legal Description	Property C Area
1. COLIBREY MESA RIDGE APARTMENTS LLC QD MICHAMCH INVESTMENT	2555 N SUITE HWY 168	FRANKFORD NM 87116-9564	3910 ATRISCO DR NW	ALBUQUERQUE NM 87120	TR A ATRISCO APTS (BSP) OF TR 1 & 2 IN UNIT 6 OF TRS ALLOTTED FROM THE TOWN OF ATRISCO GRANT COUNTY 3-25-77 AC	1.49
1. COLIBREY PACE LAUREA LIMITED LIABILITY CO	60 ROCK POINTE, NE	ALBUQUERQUE NM 87112-1185	3910 ATRISCO DR NW	ALBUQUERQUE NM 87120	TR A-25-54 PLAT OF LOTS 4-26-5-1, 6-3-5-1, TOWN OF ATRISCO GRANT NE UNIT CNTY 1-8-77 AC	1.49
1. COLIBREY TOP PROPERTIES LLC	3777 THE AMERICAN NW SUITE 200	ALBUQUERQUE NM 87112-1185	3910 ATRISCO DR NW	ALBUQUERQUE NM 87120	TR 10-2-1 PLAT FOR TRACT 10-4-1-1 NORTHWEST QUARTER OF ATRISCO GRANT NE UNIT CNTY 1-8-77 AC	1.49
1. COLIBREY COLMAN PROPERTIES II LLC	3530 CALLE CIBOLO NW	ALBUQUERQUE NM 87114-9220	3910 COORS RD NW	ALBUQUERQUE NM 87120	TR 10-2-1 PLAT FOR TRACT 10-4-1-1 NORTHWEST QUARTER OF ATRISCO GRANT NE UNIT CNTY 1-8-77 AC	1.49
1. COLIBREY WELLS FARGO BANK NEW MEXICO NA CO DEBENTURE TRUST	796 BRIDGE BLVD SW	ALBUQUERQUE NM 87114-9220	3910 COORS RD NW	ALBUQUERQUE NM 87120	TR 10-2-1 PLAT FOR TRACT 10-4-1-1 NORTHWEST QUARTER OF ATRISCO GRANT NE UNIT CNTY 1-8-77 AC	1.49
1. COLIBREY CITY OF ALBUQUERQUE	PO BOX 1283	ALBUQUERQUE NM 87114-9220	3910 COORS RD NW	ALBUQUERQUE NM 87120	TR 10-2-1 PLAT FOR TRACT 10-4-1-1 NORTHWEST QUARTER OF ATRISCO GRANT NE UNIT CNTY 1-8-77 AC	1.49
1. COLIBREY MONTANA MICHAEL HA MACHINE FOUR TRAMISTO	1654 PINE DR NW	ALBUQUERQUE NM 87114-9220	3910 COORS RD NW	ALBUQUERQUE NM 87120	TR 10-2-1 PLAT FOR TRACT 10-4-1-1 NORTHWEST QUARTER OF ATRISCO GRANT NE UNIT CNTY 1-8-77 AC	1.49
1. COLIBREY COLE INC ALBUQUERQUE (BRAND COORS) NM LLC QD WMLGUSHIPS CO RE PROPERTY TAX DEPT	PO BOX 1359	ALBUQUERQUE NM 87114-9220	3910 COORS BLVD NW	ALBUQUERQUE NM 87120	TR 10-2-1 PLAT FOR TRACT 10-4-1-1 NORTHWEST QUARTER OF ATRISCO GRANT NE UNIT CNTY 1-8-77 AC	1.49
1. COLIBREY AIR PROPERTIES 2000 LLC	7077 MONTGOMERY BLVD NE #C	ALBUQUERQUE NM 87105-3165	3910 COORS BLVD NW	ALBUQUERQUE NM 87120	TR 10-2-1 PLAT FOR TRACT 10-4-1-1 NORTHWEST QUARTER OF ATRISCO GRANT NE UNIT CNTY 1-8-77 AC	1.49

March 28, 2018

Dear Property Owner:

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Public Hearing on Thursday, May 10, 2018 at 8:30 a.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following item.

EPC RULES OF CONDUCT OF BUSINESS

A copy of the Rules of Conduct is posted on the Planning Department's website at www.cabq.gov/planning/boards-commissions/environmental-planning-commission and printed copies are available in the Planning Department office on the third floor of the Plaza del Sol Building, 600 Second Street NW. For more information, please contact Russell Brito, Division Manager of the Urban Design and Development Division, at (505) 924-3337 or at rbrito@cabq.gov.

Staff reports and supplemental materials are posted on the City website, www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-staff-reports.

REQUEST

Consensus Planning, agent for Thakur Enterprises, LLC., request a Zone Map Amendment and Site Development Plan for Building Permit for Tract A-36-A, Town of Atrisco Grant. The site is located at 3421 Coors Boulevard NW, between Atrisco Drive NW and Sequoia Road NW and is currently zoned SU-1 for Uses Permissive and Conditional in O-1. The request is for a Zone Change from SU-1 for Uses Permissive and Conditional in O-1 to SU-1 for Uses Permissive and Conditional in O-1 and Indoor and Outdoor Storage.

If you have questions or need additional information regarding this request please contact Russell Brito, Division Manager of the Urban Design and Development Division, at (505) 924-3337 or at rbrito@cabq.gov.

Sincerely,

Consensus Planning, Inc.

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.50	03/29/2018	
Total Postage and Fees	\$6.70		
Sent To WELLS FARGO BANK NEW MEXICO N A/C/O DELOITTE TAX LLP PO BOX 2609 CARLSBAD CA 92018-2609			
PS Form 3800, April 2015 PSN 7530-02-000-9047		See Reverse for Instructions	

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.50	03/29/2018	
Total Postage and Fees	\$6.70		
Sent To GLOBAL STORAGE COORS LLC 7701 BRIDGE BLVD SW ALBUQUERQUE NM 87121-8667			
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.50	03/29/2018	
Total Postage and Fees	\$6.70		
Sent To LUBRICAR PROPERTIES III LLC 3520 CALLE CUERVO NW ALBUQUERQUE NM 87114-9220			
PS Form 3800, April 2015 PSN 7530-02-000-9047		See Reverse for Instructions	

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.50	03/29/2018	
Total Postage and Fees	\$6.70		
Sent To MB PROPERTIES 5300 LLC 7027 MONTGOMERY BLVD NE #C ALBUQUERQUE NM 87109-1505			
PS Form 3800, April 2015 PSN 7530-02-000-9047		See Reverse for Instructions	

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.50	03/29/2018	
Total Postage and Fees	\$6.70		
Sent To COLE WG ALBUQUERQUE NM LLC C/O WALGREEN'S CO PO BOX 1159 DEERFIELD IL 60015			
PS Form 3800, April 2015 PSN 7530-02-000-9047		See Reverse for Instructions	

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.50	03/29/2018	
Total Postage and Fees	\$6.70		
Sent To MORTAJI MICHAEL H & BAGHAE- POUR PARASTO 1684 PACE RD NW ALBUQUERQUE NM 87114			
PS Form 3800, April 2015 PSN 7530-02-000-9047		See Reverse for Instructions	

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

Sent To
 377 THE AMERICAN RD NW SUITE 200
 ALBUQUERQUE NM 87114-1338

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Extra Services & Fees (check box, add fee as appropriate)	\$2.75	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

Sent To
 MESA RIDGE APARTMENTS LLC C/O
 MONARCH INVESTMENT
 2195 N STATE HWY 83 SUITE 14B
 FRANKTOWN CO 80116-9664

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SITE PLAN REDUCTIONS

ADDITIONAL STAFF INFORMATION

Easement Notes

- 1 EXISTING 10' PNM & MOUNTAIN BELL EASEMENT (06/11/87, C33-178)
- 2 EXISTING 36' JOINT ACCESS EASEMENT (9/8/06, 06C-274)
- 3 EXISTING 50' PNM EASEMENT (1/17/08, DOC. NO. 2008)
- 4 EXISTING 10' UNDERGROUND EASEMENT FOR PNM (1/15/85, MISC. 284, PG 619)

SITE DATA:

LEGAL DESCRIPTION: TRACT A-36-A, TOWN OF ATRISCO GRANT.
 SITE AREA: 4.04 AC. / 176,180 SF
 EXISTING ZONING: SU-1 FOR USES PERMISSIVE AND CONDITIONAL IN O-1
 PROPOSED ZONING: SU-1 FOR USES PERMISSIVE AND CONDITIONAL IN O-1 AND INDOOR AND OUTDOOR STORAGE
 PROPOSED LAND USE: INDOOR STORAGE FACILITY, RV STORAGE, AND A MULTI-TENANT OFFICE.
 PARKING REQUIREMENTS:
 WAREHOUSE: 1 SPACE PER 2,000 SQUARE FEET OF NET LEASABLE AREA 14
 OFFICE: 1 SPACE PER 200 SQUARE FEET +53
 TOTAL PARKING REQUIRED: 67
 PARKING SPACES PROVIDED: 71
 HANDICAPPED PARKING REQUIRED/PROVIDED: 4/4
 MOTORCYCLE PARKING REQUIRED/PROVIDED: 3/3
 BICYCLE REQUIRED/PROVIDED: 4/4

TRANSIT: BUS ROUTES 96 (CROSSTOWN COMMUTER), 155 (COORS), AND 790 (BLUE LINE RAPID RIDE). SOUTHBOUND BUS STOPS FOR ROUTES 96, 155, AND 790 ARE LOCATED APPROXIMATELY 450 TO THE SOUTH OF THE SITE. NORTHBOUND BUS STOPS FOR ROUTES 96 AND 155 ARE LOCATED ACROSS COORS BLVD APPROXIMATELY 500 TO THE NORTH OF THE SITE. NORTHBOUND BUS STOP FOR ROUTE 790 ARE LOCATED DIRECTLY ACROSS COORS BLVD FROM THE SITE.
 LIGHTING: LIGHTING SHALL BE FULLY SHIELDED AND CONSISTENT WITH THE COORS CORRIDOR PLAN LIGHTING REGULATIONS. THE HEIGHT OF POLE-MOUNTED LIGHTS WILL NOT EXCEED 20-FEET FROM THE GRADE OF THE PARKING LOT.

GENERAL NOTES:

1. ALL LIGHTING SHALL COMPLY WITH THE STANDARDS OF §14-16-3-9, AREA REGULATIONS OF THE CITY COMPREHENSIVE ZONING CODE, AND THE SITE PLAN FOR SUBDIVISION DESIGN STANDARDS.
2. ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED.
3. THE MECHANICAL SYSTEMS (HEATING AND COOLING) AND BUILDING ENVELOPE (WALLS, ROOF, AND WINDOWS) SHALL BE DESIGNED AND MAINTAINED TO PROMOTE THE EFFICIENT USE OF ENERGY.
4. RAINWATER HARVESTING MEASURES, SUCH AS CURB CUTS, SHALL BE PROVIDED.
5. PNM COORDINATION: DEVELOPMENT SHALL ABIDE BY ALL CONDITIONS OR TERMS OF UTILITY EASEMENTS PRIOR TO DEVELOPMENT. CONTACT SHALL BE MADE TO PNM'S NEW SERVICE DELIVERY DEPARTMENT TO COORDINATE ELECTRIC SERVICE AND OPTIONS FOR THE LOCATION OF ELECTRIC SERVICE CONNECTION.
6. SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST FIVE FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.
7. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA.
8. ALL SIDEWALKS, RAMPS (INCLUDING REQUIRED TRUNCATED DOMES) CURB CUTS, AND CURB AND GUTTER LOCATED WITHIN CITY RIGHT-OF-WAY SHALL BE BUILT PER C.O.A STANDARD DRAWINGS, SIDEWALK (2430), RAMPS (2440), CURB CUTS (2426), BUS SHELTER (2535.02), CURB AND GUTTER (2415A).

PROJECT NUMBER: _____
 Application Number: _____

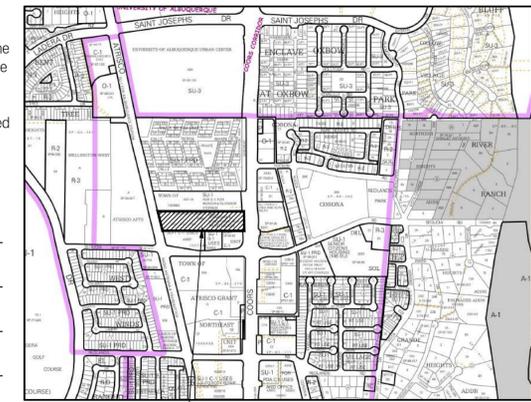
This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

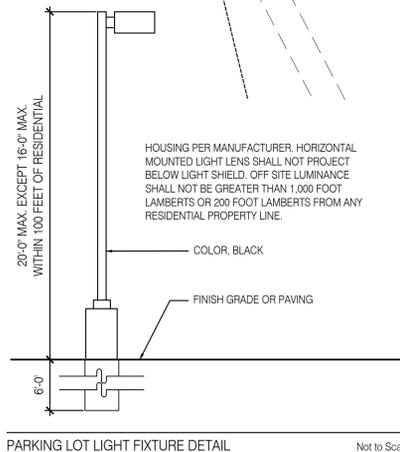
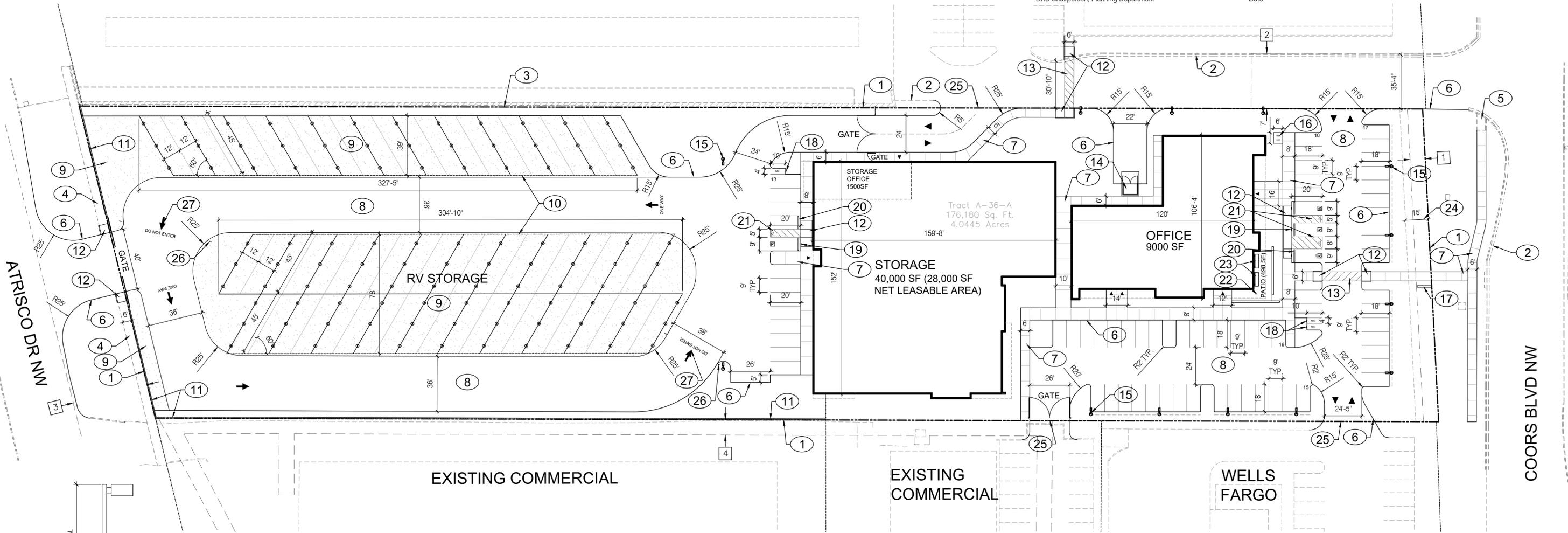
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

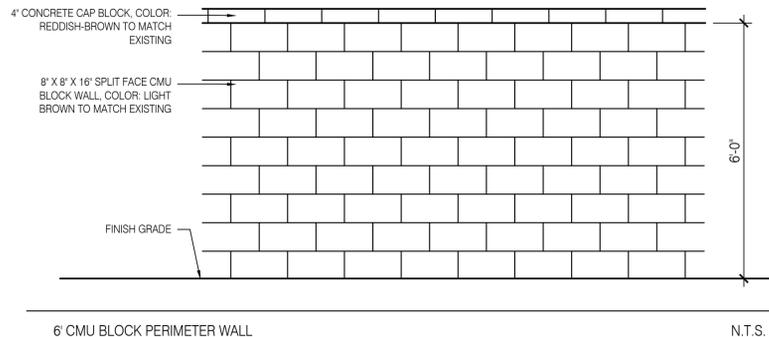
VICINITY MAP



SITE



PARKING LOT LIGHT FIXTURE DETAIL Not to Scale



6 CMU BLOCK PERIMETER WALL N.T.S.

KEY NOTES:

1. PROPERTY BOUNDARY
2. EXISTING CURB AND GUTTER TO REMAIN
3. EXISTING CMU BLOCK WALL TO REMAIN
4. EXISTING SIDEWALK TO REMAIN
5. EXISTING ACCESSIBLE RAMP TO REMAIN
6. CONCRETE CURB AND GUTTER, TYP.
7. CONCRETE SIDEWALK
8. ASPHALT SURFACING
9. GRAVEL SURFACING
10. COVERED RV PARKING
11. 6" CMU BLOCK PERIMETER WALL TO MATCH EXISTING PERIMETER WALL ON NORTH PROPERTY.
12. ACCESSIBLE CONCRETE RAMP
13. STRIPED PEDESTRIAN CROSSWALK
14. REFUSE ENCLOSURE
15. SITE LIGHTING, TYP.
16. BICYCLE RACK
17. MONUMENT SIGN
18. "MOTORCYCLE PARKING ONLY" SIGN
19. ADA "HANDICAP PARKING ONLY" SIGN, MUST HAVE THE REQUIRED LANGUAGE PER 66-7-352-4C NMSA 1978 "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING." ADDITIONAL "VAN ACCESSIBLE" SIGN TO BE INCLUDED AT VAN ACCESSIBLE SPACE, TYPICAL AT EACH HANDICAP SPACE
20. CONCRETE PARKING BUMPER, TYP.
21. ADA ACCESS AISLE. AISLE SHALL HAVE THE WORDS "NO PARKING" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE. PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S REAR TIRE WOULD BE PLACED. (66-1-2.1.B NMSA 1978)
22. OUTDOOR PATIO - 498 SF
23. 6" BENCH
24. 15' LANDSCAPE SETBACK, PER THE COORS CORRIDOR PLAN
25. CROSS ACCESS AGREEMENT WILL BE PROVIDED AT FINAL SIGNOFF AT DRB.
26. "DO NOT ENTER" SIGN 12"X18" ON STEEL POST, TYP. BOTH SIDES OF DRIVE
27. PAINTED DIRECTIONAL ARROW AND 1'-6" TALL LETTERS, TYP.

GLOBAL STORAGE COORS

SITE PLAN FOR BUILDING PERMIT

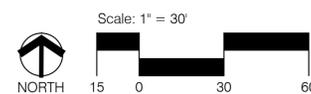
Prepared for:
 Thakur Enterprises, LLC.
 1501 University Boulevard NE
 Albuquerque, NM 87102



Prepared by:
 Consensus Planning, Inc.
 302 Eighth Street SW
 Albuquerque, NM 87102

Armando Lopez Architecture
 221 N Main St, Studio E
 Las Cruces, NM 88001

Isaacson & Arfman, P.A.
 128 Monroe St. NE
 Albuquerque, NM 87108



GENERAL LANDSCAPE NOTES

LANDSCAPE DESIGN
ALL NEW PLANTING AREAS SHALL BE TOP DRESSED WITH GRAVEL MULCH.

IRRIGATION
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUNDCOVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. TREES, SHRUBS AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE.

RESPONSIBILITY OF MAINTENANCE
MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE
THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS.

PNM COORDINATION
COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

CLEAR SIGHT DISTANCE:
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA.

WATER HARVESTING
SEE GRADING AND DRAINAGE PLAN FOR STRATEGY TO CAPTURE THE FIRST .44' OF FIRST FLUSH RAINFALL.

LANDSCAPE AREA COVERAGE
TOTAL SITE AREA (4.04 AC): 176,180 SF
BUILDING AREA: 30,560 SF
NET AREA: 145,620 SF

REQUIRED LANDSCAPE AREA (15% OF NET AREA): 21,843 SF
PROVIDED LANDSCAPE AREA: 35,340 SF (24%)

LANDSCAPE LIVE VEGETATIVE COVERAGE
LANDSCAPE COVERAGE REQUIREMENTS SPECIFY LANDSCAPE AREAS TO HAVE A 75% COVERAGE OF LIVE VEGETATIVE MATERIAL.
REQUIRED LIVE VEGETATIVE COVERAGE AREA: 26,505 SF (75%)
PROVIDED LIVE VEGETATIVE COVERAGE AREA: 82,700 SF (234%)

A MINIMUM OF 30% COVERAGE OF THE TOTAL LANDSCAPED AREA SHALL BE ACHIEVED BY GROUND-LEVEL PLANTS.
REQUIRED GROUND-LEVEL COVERAGE AREA: 10,602 SF (30%)
PROVIDED GROUND-LEVEL COVERAGE AREA: 10,665 SF (30%)

PARKING LOT TREES
67 OFF-STREET PARKING SPACES ARE PROVIDED. PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES, AND NO PARKING SPACE BEING MORE THAN 100 FEET FROM A TREE.
PARKING LOT TREES REQUIRED: 7
PARKING LOT TREES PROVIDED: 15

STREET TREES
COORS BOULEVARD IS AN URBAN PRINCIPAL ARTERIAL AND ATRISCO DRIVE IS AN URBAN COLLECTOR AND THEREFORE REQUIRE STREET TREES. STREET TREE REQUIREMENTS ARE BASED ON AN AVERAGE SPACING OF 25' O.C.

COORS BOULEVARD FRONTAGE IS 204'.
STREET TREES REQUIRED: 8
STREET TREES PROVIDED: 8

ATRISCO DRIVE FRONTAGE IS 209'.
STREET TREES REQUIRED: 8
STREET TREES PROVIDED: 8

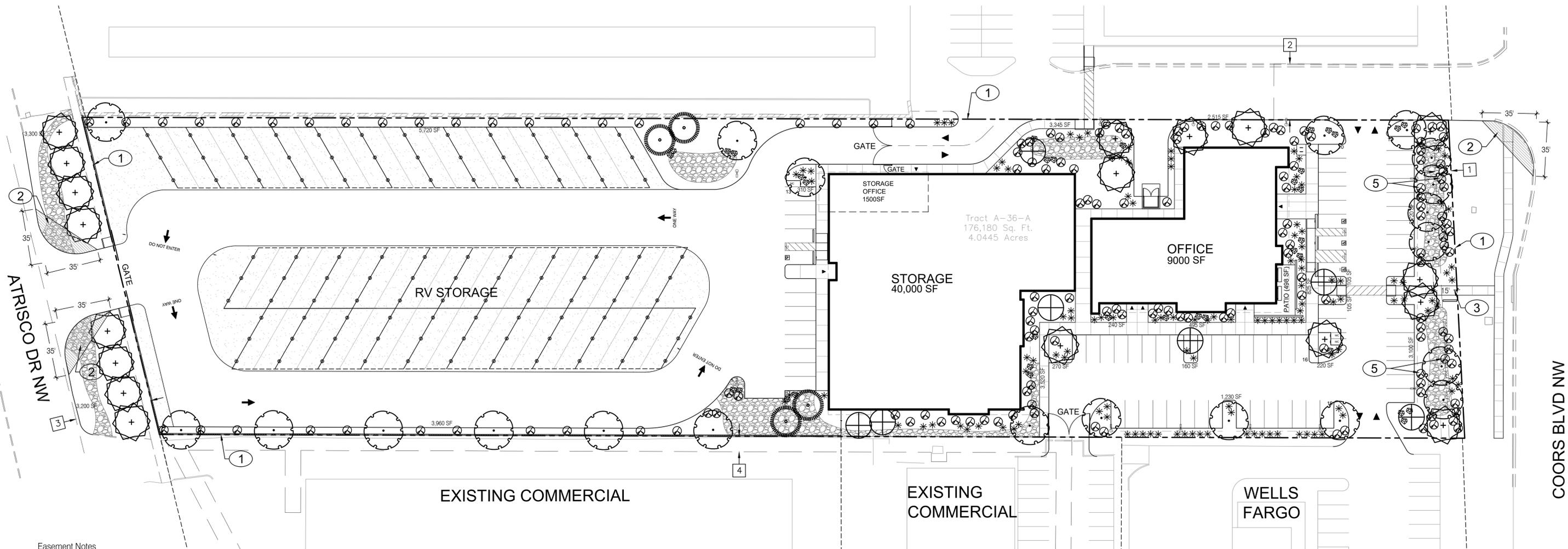
PARKING LOT LANDSCAPE AREA
PARKING LOTS SHALL HAVE A MINIMUM OF 20% LANDSCAPE, PER THE COORS CORRIDOR PLAN.
PARKING LOT AREA: 22,250 SF
REQUIRED PARKING LOT LANDSCAPE: (20%) 4,450 SF
PROVIDED PARKING LOT LANDSCAPE: (22%) 5,005 SF

KEY NOTES:

1. PROPERTY BOUNDARY
2. CLEAR SIGHT TRIANGLE
3. 15' LANDSCAPE SETBACK, PER THE COORS CORRIDOR PLAN
4. PONDING, SEE CONCEPTUAL GRADING AND DRAINAGE PLAN
5. EVERGREEN SCREENING, TYP.

PLANT LEGEND

QTY.	SYMBOL	SCIENTIFIC NAME COMMON NAME	SIZE	INSTALLED SIZE MATURE SIZE	WATER USE	QTY.	SYMBOL	SCIENTIFIC NAME COMMON NAME	SIZE	INSTALLED SIZE MATURE SIZE	WATER USE
TREES											
		* SMALL SHRUBS & ACCENTS									
18	(Symbol)	CHILOPSIS LINEARIS DESERT WILLOW	2" B&B	10' HT. X 6' SPR. 20' HT. X 25' SPR.	LOW			ACHILLEA MOONSHINE MOONSHINE YARROW	1-GAL.	2' HT. X 2' SPR.	MED
21	(Symbol)	CELTIS RETICULATA NETLEAF HACKBERRY	2" B&B	10' HT. X 6' SPR. 25' HT. X 25' SPR.	LOW			CALAMAGROSTIS ACUTIFLORA KARL FOERSTER KARL FOERSTER GRASS	5-GAL.	3' HT. X 3' SPR.	MED
4	(Symbol)	PINUS ELДАРICA AFGHAN PINE	B&B	6' MIN HT. 35' HT. X 20' SPR.	MED			HESPERALOE PARVIFLORA RED YUCCA	5-GAL.	3' HT. X 3' SPR.	LOW
7	(Symbol)	VITEX AGNUS-CASTUS CHASTE TREE	2" B&B	6' HT. X 4' SPR. 20' HT. X 20' SPR.	LOW			NOLINA TEXANA BEARGRASS	5-GAL.	4' HT. X 4' SPR.	LOW
LARGE SHRUBS											
		BACCHARIS STARPH THOMPSON DWARF COYOTE BUSH	5-GAL.	4' HT. X 4' SPR.	LOW			YUCCA PENDULA SOFT LEAF YUCCA	5-GAL.	5' HT. X 4' SPR.	LOW
		BUDDLEIA DAVIDII BUTTERFLY BUSH	5-GAL.	5' HT. X 5' SPR.	LOW						
		CARYOPTERIS X CLANDONIENSIS BLUE MIST SPIREA	5-GAL.	5' HT. X 5' SPR.	LOW						
		JUNIPERUS SCOPULORUM MEDORA MEDORA JUNIPER	15-GAL.	15' HT. X 5' SPR.	MED						
		JUNIPERUS HORIZONTALIS BLUE CHIP BLUE CHIP JUNIPER	5-GAL.	1' HT. X 8' SPR.	LOW						
		PHUS TRILOBATA THREE LEAF SUMAC	5-GAL.	6' HT. X 6' SPR.	LOW						
BOULDERS AND MULCHES											
		MOSS ROCK BOULDERS (3X3 MIN)				37	(Symbol)				
		3/4" - 1" GRAVEL MULCH, COLOR: REDDISH-BROWN (3" DEPTH OVER WEED CONTROL FABRIC)				29,310 SF	(Symbol)				
		2"-4" COBBLE STONE, COLOR: GRAY (6" DEPTH OVER WEED CONTROL FABRIC)				6,030 SF	(Symbol)				



- Easement Notes**
1. EXISTING 10' PNM & MOUNTAIN BELL EASEMENT (06/11/87, C33-178)
 2. EXISTING 36' JOINT ACCESS EASEMENT (9/8/06, 06C-274)
 3. EXISTING 50' PNM EASEMENT (1/17/08, DOC. NO. 2008)
 4. EXISTING 10' UNDERGROUND EASEMENT FOR PNM (1/15/85, MISC. 284, PG 619)

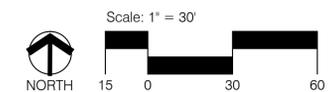
GLOBAL STORAGE COORS

LANDSCAPE PLAN

Prepared for:
Thakur Enterprises, LLC.
1501 University Boulevard NE
Albuquerque, NM 87102



Prepared by:
Consensus Planning, Inc.
302 Eighth Street SW
Albuquerque, NM 87102



Armando Lopez Architecture
221 N Main St, Studio E
Las Cruces, NM 88001

Isaacson & Arfman, P.A.
128 Monroe St. NE
Albuquerque, NM 87108

PROJECT DATA

PROPERTY: THE SITE IS AN UNDEVELOPED PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP G-11. THE SITE IS BOUND TO THE EAST BY COORS BLVD, TO THE WEST BY ATRISCO DR., TO THE NORTH BY A STORAGE FACILITY COMPLEX AND TO THE SOUTH BY DEVELOPED COMMERCIAL PROPERTY.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE TWO COMMERCIAL BUILDINGS WITH ASSOCIATED ASPHALT PAVED ACCESS, PARKING, AND LANDSCAPING.

LEGAL: TRACT A-36-A TOWN OF ATRISCO GRANT NORTHEAST ADDITION, ALBUQUERQUE, NM

SITE AREA: 4.04 ACRES

BENCHMARK: ACS BRASS TABLET STAMPED "8-G11", ELEVATION = 5116.009 FEET (NAD 1983)

OFF-SITE FLOW: WEST PROPERTY R.O.W. HISTORICALLY DRAINS INTO SITE. A WATER BLOCK WILL BE PROVIDED TO CONTAIN FLOWS WITHIN ATRISCO RD. THE UNDEVELOPED R.O.W. PORTION BETWEEN THE STREET AND PROPERTY LINE WILL BE GRADED TO SELF-POND.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP #35001C0327J, THE SITE IS LOCATED WITHIN FLOODZONE "X" DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

DRAINAGE PLAN CONCEPT: THE DEVELOPED PROPERTY IS DIVIDED INTO TWO DRAINAGE BASINS. THE WEST RV STORAGE AREA (BASIN 1 = 1.9 ACRES) WILL DRAIN TO THE MIDPOINT FIRST FLUSH RETENTION POND. FLOW IN EXCESS OF POND CAPACITY WILL DISCHARGE TO THE EAST PAVEMENT AND DRAIN TO COORS BLVD. DISCHARGE FROM THE TWO COMMERCIAL BUILDINGS AND THE EAST PARKING AREA (BASIN 2 = 2.1 ACRES) WILL BE DIRECTED TO FIRST FLUSH PONDING ALONG COORS BLVD. EXCESS FLOW WILL FREE DISCHARGE TO THE COORS R.O.W. TO ENTER THE PUBLIC STORM DRAIN SYSTEM AT THE EXISTING DOME INLET IN THE R.O.W. THE INCREASE IN DISCHARGE DUE TO DEVELOPMENT IS 4.3 CFS.

ENGINEER: FRED C. ARFMAN; NMPE 7322
ISAACSON & ARFMAN, P.A.
128 MONROE NE 87108
505-268-8828

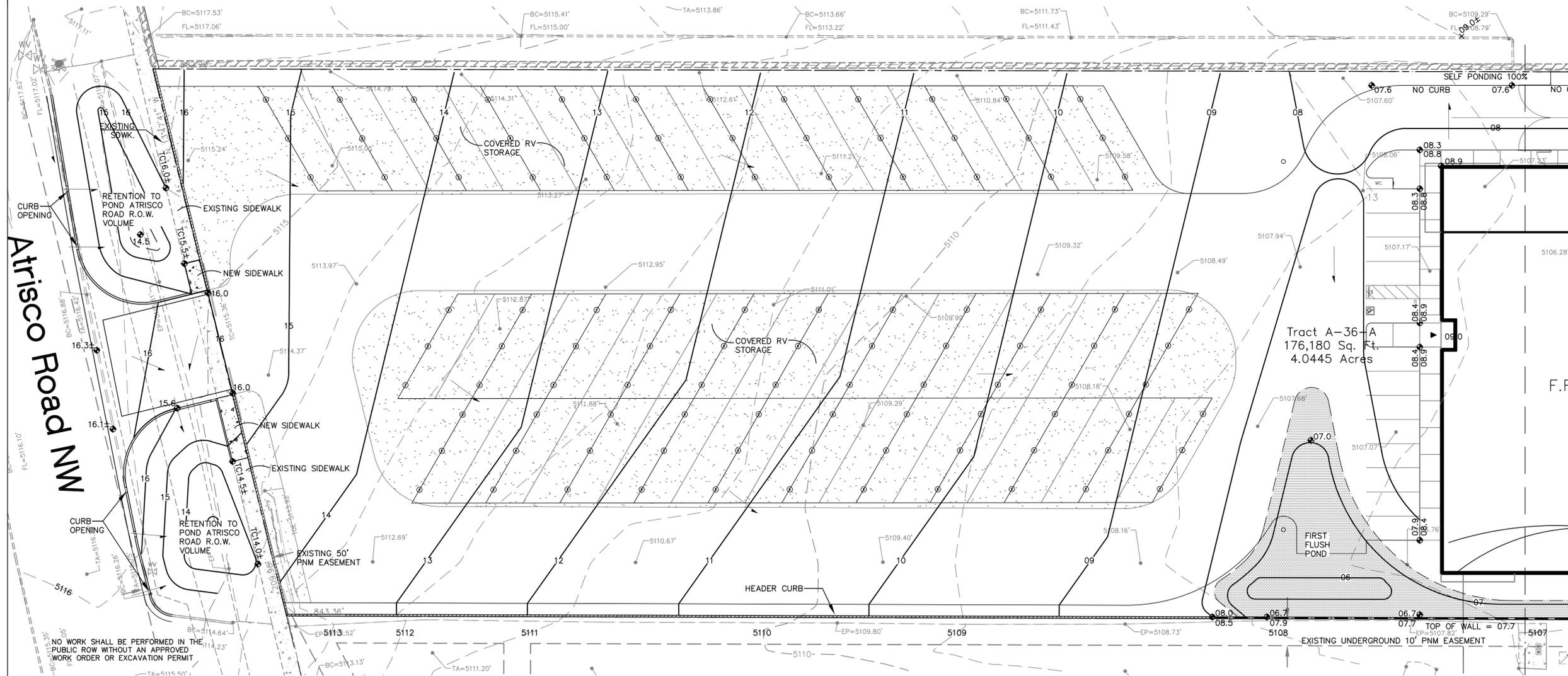
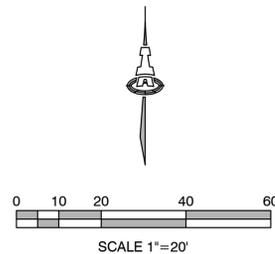
SURVEYOR: WILL PLOTNER JR; NMPS NO. 14271
CARTESIAN SURVEYS, INC
P.O. BOX 44414 RIO RANCHO, NM 87174
505-896-3050

VICINITY MAP



LEGEND

- 5105.65' EXISTING SPOT ELEVATION
- - - 5110 - - - EXISTING CONTOUR
- 12 — PROPOSED CONTOUR (1' INCREMENT)
- - - 10 - - - PROPOSED CONTOUR (0.5' INCREMENT)
- 08.9 PROPOSED SPOT ELEVATION
- FLOW ARROW
- [Hatched Box] PROPOSED FIRST FLUSH RETENTION POND



AL : A

armando lopez architecture

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CONSULTANTS

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.isaciv.com

PROJECT

GLOBAL STORAGE - COORS

3421 Coors Road NW
Albuquerque, New Mexico

ISSUE

REVISION

SHEET



CONCEPTUAL
GRADING &
DRAINAGE PLAN
1 OF 2

CG-101

NO WORK SHALL BE PERFORMED IN THE PUBLIC ROW WITHOUT AN APPROVED WORK ORDER OR EXCAVATION PERMIT

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CONSULTANTS



FIRST FLUSH RETENTION

POND #1		
Contour	Area	Volume
5105.40	1040.7	940 CF
5104.00	301.55	
TOTAL VOL. 940 CF		
POND #2		
Contour	Area	Volume
5107.00	850	1467 CF
5104.00	128	
TOTAL VOL. 1467 CF		
POND #3		
Contour	Area	Volume
5107.20	3752	2324 CF
5106.00	121	
TOTAL VOL. 2324 CF		

FOR THE BUILDING PERMIT SUBMITTAL, ALL DRAINAGE SUB-BASINS AND THE ASSOCIATED FIRST FLUSH POND VOLUMES WILL BE CLARIFIED TO ENSURE ALL IMPERVIOUS SURFACE FIRST FLUSH DISCHARGE IS RETAINED.

ON-SITE DRAINAGE BASINS

BASIN NO.	DESCRIPTION	WEST-SIDE (RV STORAGE AREA)
1	Area of basin flows = 91619 SF = 2.1 Ac.	
The following calculations are based on Treatment areas as shown in table to the right		
Sub-basin Weighted Excess Precipitation (see formula above)		LAND TREATMENT
Weighted E = 1.68 in.		A = 0%
Sub-basin Volume of Runoff (see formula above)		B = 14%
V ₁₆₀ = 12828 CF		C = 11%
Sub-basin Peak Discharge Rate (see formula above)		D = 75%
Q _p = 8.2 cfs		FIRST FLUSH VOL. = 1947 CF
BASIN NO.	DESCRIPTION	EAST-SIDE
2	Area of basin flows = 84561 SF = 1.9 Ac.	
The following calculations are based on Treatment areas as shown in table to the right		
Sub-basin Weighted Excess Precipitation (see formula above)		LAND TREATMENT
Weighted E = 1.73 in.		A = 0%
Sub-basin Volume of Runoff (see formula above)		B = 6%
V ₁₆₀ = 12158 CF		C = 17%
Sub-basin Peak Discharge Rate (see formula above)		D = 77%
Q _p = 7.7 cfs		FIRST FLUSH VOL. = 1845 CF

100-YEAR 6-HOUR STORM CALCULATIONS

Calculations: GLOBAL SELF STORAGE

Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

ON-SITE

AREA OF SITE: 176180 SF = 4.0

HISTORIC FLOWS:		DEVELOPED FLOWS:		EXCESS PRECIP:	
Area	Treatment SF %	Area	Treatment SF %	Precip. Zone	
Area A	0 0%	Area A	0 0%	F _A	0.44
Area B	0 0%	Area B	17618 100%	E _B	0.67
Area C	176180 100%	Area C	24665 14%	E _C	0.99
Area D	0 0%	Area D	133897 76%	E _D	1.97
Total Area	176180 100%	Total Area	176180 100%		

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

Weighted E = $\frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$

Historic E = 0.99 in. | Developed E = 1.70 in.

On-Site Volume of Runoff: V₃₆₀ = F₃₆₀ * A / 12

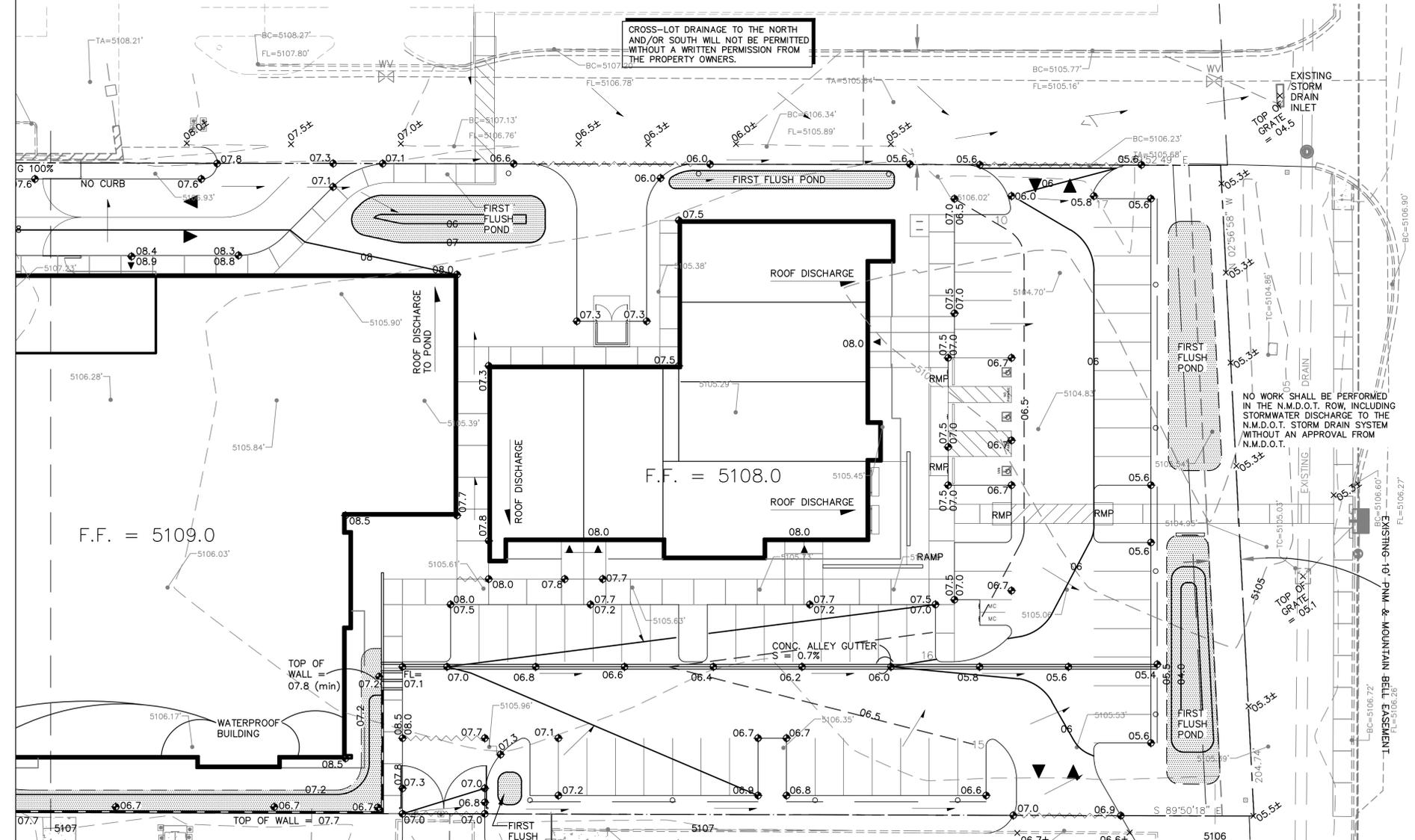
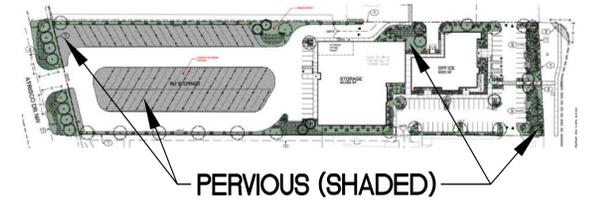
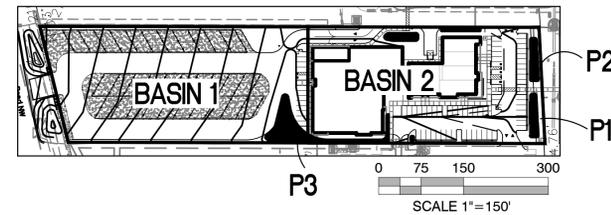
Historic V₁₆₀ = 14535 CF | Developed V₁₆₀ = 25000 CF

On-Site Peak Discharge Rate: Q_p = Q_{PA} A_A + Q_{PB} A_B + Q_{PC} A_C + Q_{PD} A_D / 43,560

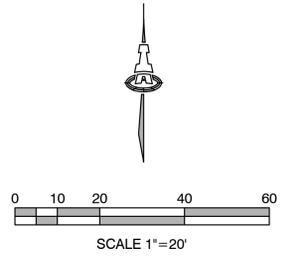
For Precipitation Zone 1

Q _{PA}	1.29	Q _{PC}	2.87
Q _{PB}	2.03	Q _{PD}	4.37

Historic Q_p = 11.6 CFS | Developed Q_p = 15.9 CFS



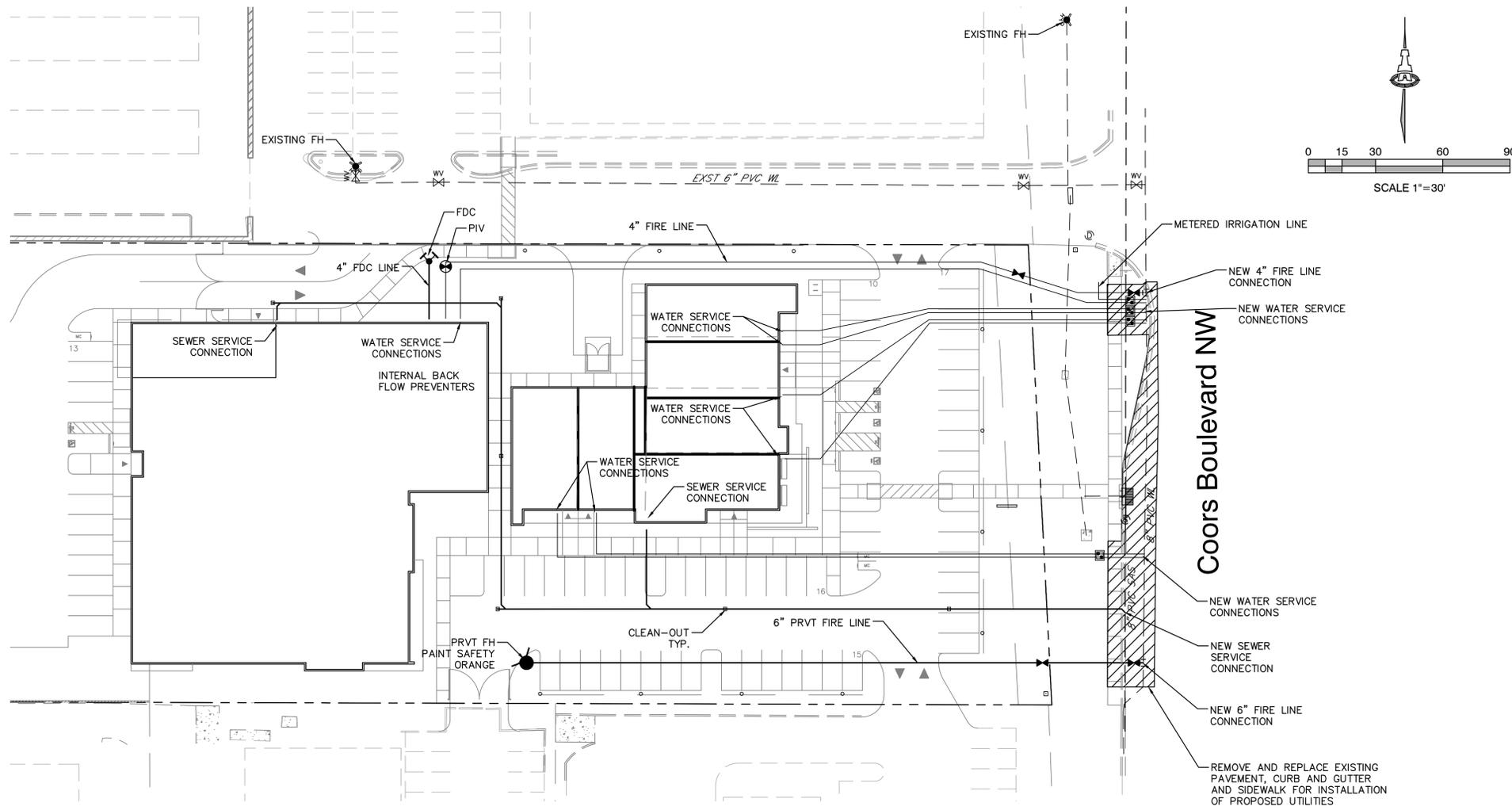
Coors Boulevard NW



LEGEND

• 5105.65'	EXISTING SPOT ELEVATION
— 5110 —	EXISTING CONTOUR
— 12 —	PROPOSED CONTOUR (1' INCREMENT)
— 10 —	PROPOSED CONTOUR (0.5' INCREMENT)
08.9	PROPOSED SPOT ELEVATION
→	FLOW ARROW
[Hatched Box]	PROPOSED FIRST FLUSH RETENTION POND

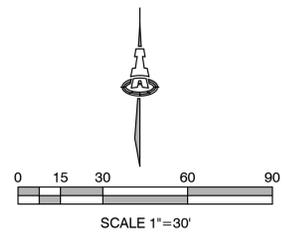
PROJECT	GLOBAL STORAGE - COORS
3421 Coors Road NW Albuquerque, New Mexico	
ISSUE	
REVISION	
SHEET	CONCEPTUAL GRADING & DRAINAGE PLAN 2 OF 2



PRIVATE FIRE LINE CONNECTIONS TO PUBLIC WATERLINE TO BE CONSTRUCTED UNDER ABCWUA WORK ORDER

GENERAL NOTES

1. EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.
2. CONTRACTOR SHALL NOT USE VIBRATORY COMPACTION EQUIPMENT OR HEAVY VEHICLES OVER EXISTING UTILITIES.
3. SITE STORM DRAIN, ELECTRIC LINES & TRANSFORMERS AND GAS LINES ARE SHOWN FOR GENERAL INFORMATION ONLY TO PROVIDE AN OVERVIEW OF SITE UTILITIES AND POTENTIAL CONFLICTS. SEE MECHANICAL PLANS FOR GAS LINE SIZING. SEE CG-101 FOR STORM DRAIN DESIGN.
4. ALL WATER FITTINGS SHALL HAVE JOINT RESTRAINTS (LT). SEE RESTRAINED JOINT CRITERIA NOTES THIS SHEET. (LT) LENGTH SHOWN ON KEYED NOTES.
5. ALL ABOVE GROUND UTILITY EQUIPMENT AND FITTINGS SHALL BE PAINTED IN COLORS TO MATCH BUILDING COLORS.



UTILITY GENERAL NOTES

- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO PROPOSED UTILITIES SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PADS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.
- B. MINIMUM COVER SHALL BE 36" FOR WATERLINES AND 48" FOR SANITARY SEWER, EXCEPT AT BUILDING CONNECTIONS.
- C. UTILITY LINES SHALL BE INSTALLED AFTER COMPLETION OF THE SITE ROUGH GRADING.
- D. UTILITY LINES SHALL BE INSTALLED PRIOR TO SURFACE IMPROVEMENTS SUCH AS PAVEMENT, SIDEWALKS, AND LANDSCAPING.
- E. CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTIONS TO BUILDING PLUMBING AND ALL NECESSARY FITTINGS. FITTING COSTS SHALL BE INCIDENTAL. REFER TO THE MECHANICAL AND/OR PLUMBING PLANS FOR SERVICE CONNECTIONS.
- F. DRY UTILITY LOCATIONS AND DESIGN ARE NOT A PART OF THIS PLAN. CONTRACTOR SHALL COORDINATE WITH THE LOCAL DRY UTILITY COMPANIES TO DETERMINE THE SIZE, DEPTH, LOCATION, FITTINGS AND REQUIRED APPURTENANCES FOR THE DRY UTILITY SERVICE LINES ON THE SITE. REFER TO MECHANICAL AND ELECTRICAL PLANS FOR SERVICE CONNECTIONS.
- G. TRENCHING, BORING, AND JACKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH COA SPEC. SECT. 700. ALL BACKFILL SHALL BE COMPACTED TO A MINIMUM 95% DENSITY PER ASTM D-1557.
- H. ALL WATER VALVE BOXES, MANHOLE RINGS & COVERS, AND OTHER SURFACE ITEMS FOR THE UTILITIES SHALL BE ADJUSTED TO FINISHED GRADE.
- I. ALL CROSSINGS OF WATER AND SEWER LINES SHALL HAVE 12" MIN CLEARANCE. IF 12" CLEARANCE IS NOT POSSIBLE, BOTH PIPES SHALL BE ENCASED IN CONCRETE OR AS DIRECTED BY THE ENGINEER.
- J. VALVES, METERS, SERVICE LINES, METER AND VALVE BOXES, TAPPING SLEEVES, HYDRANTS, AND OTHER WATER APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH COA SPEC. SECT. 800.
- K. WATERLINES LESS THAN 4" DIAMETER SHALL BE COPPER TYPE K MEETING ASTM B 88 REQUIREMENTS. WATERLINES 4" IN DIAMETER OR LARGER SHALL BE PVC PIPE MEETING AWWA C900 DR-18 REQUIREMENTS.
- L. ALL FITTINGS AND COUPLINGS FOR WATERLINES LESS THAN 4" IN DIAMETER ARE TO BE COPPER, SOLDER JOINT FITTINGS IN ACCORDANCE WITH ASME 16.18 OR ASME B16.22.
- M. ALL FITTINGS AND COUPLINGS FOR WATERLINES 4" IN DIAMETER OR LARGER ARE TO BE MEGA LUG MECHANICAL JOINTS OR ENGINEER APPROVED EQUIVALENT.
- N. JOINTS SHALL BE RESTRAINED BY MEGA LUG HARNESSSES, OR ENGINEER APPROVED EQUIVALENT. JOINT RESTRAINTS SHALL BE INSTALLED AT DISTANCES FROM THE FITTINGS AS SHOWN ON THE JOINT RESTRAINT TABLE IN THESE PLANS.
- O. BACKFLOW PREVENTERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- P. FIRE LINES SHALL USE PIPE MATERIALS LISTED AND APPROVED FOR FIRE SERVICE BY UNDERWRITERS LABORATORIES.
- Q. FIRE DEPARTMENT CONNECTIONS SHALL MEET UL 405, NFPA 1963, AND LOCAL FIRE DEPARTMENT REQUIREMENTS.
- R. ADJUST WATER AND FIRE LINES TO AVOID FOOTINGS, SEWER LINES, AND OTHER CONDUITS. INSTALL FITTINGS AS NEEDED.
- S. SEWER MANHOLES, CLEANOUTS, SEWER SERVICE TAPS, AND OTHER SEWER APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH COA SPEC. SECT. 900 / APWA SPEC. SECT. 900 / LOCAL UTILITY COMPANY SPECIFICATIONS
- T. SEWER SERVICE LINES SHALL BE INSTALLED AT A 2% MINIMUM SLOPE, UNLESS OTHERWISE SPECIFIED ON THE PLANS. THE PIPE SHALL DRAIN AT A CONSTANT SLOPE BETWEEN FITTINGS. THE PIPE SHALL DRAIN TOWARD THE SEWER MAIN AT ALL LOCATIONS.
- U. ALL SANITARY SEWER LINE MATERIALS SHALL BE PVC SDR-35 PIPE.

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PROJECT

GLOBAL STORAGE - COORS

3421 Coors Road NW
Albuquerque, New Mexico

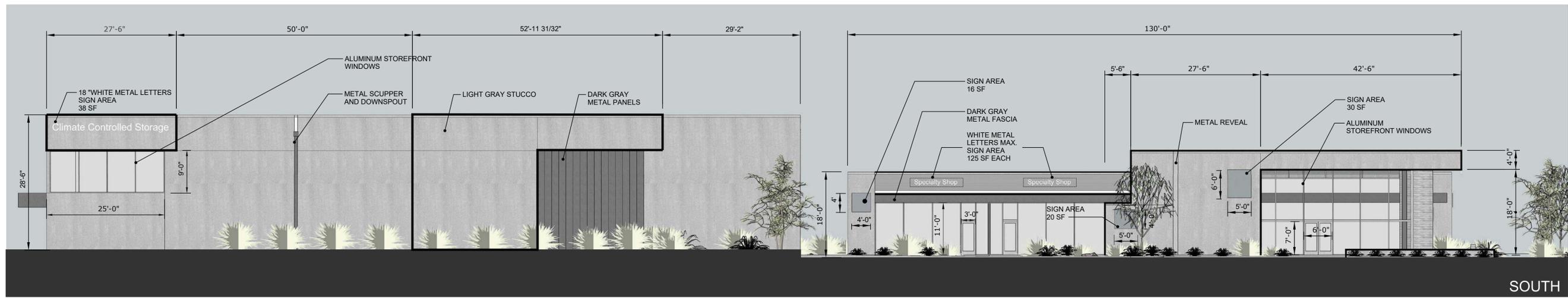
ISSUE

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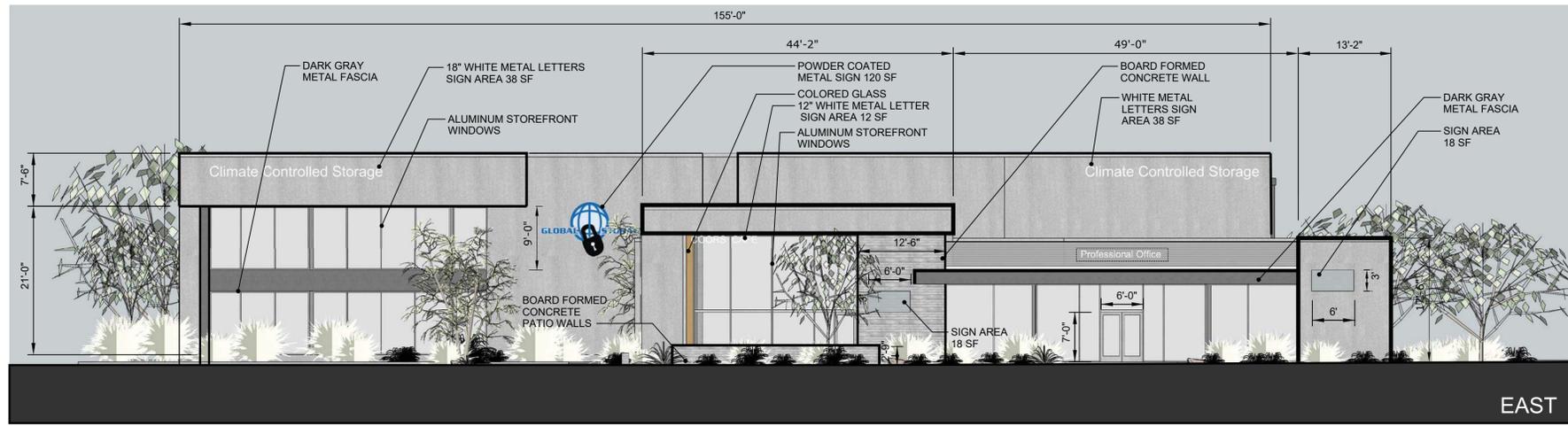
SHEET

CONCEPTUAL
UTILITY PLAN

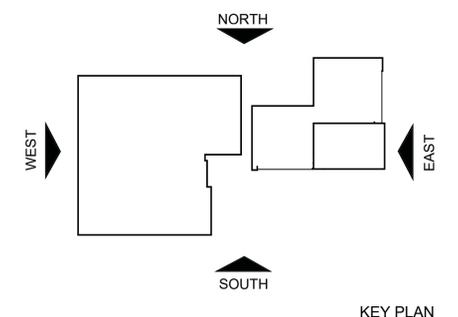




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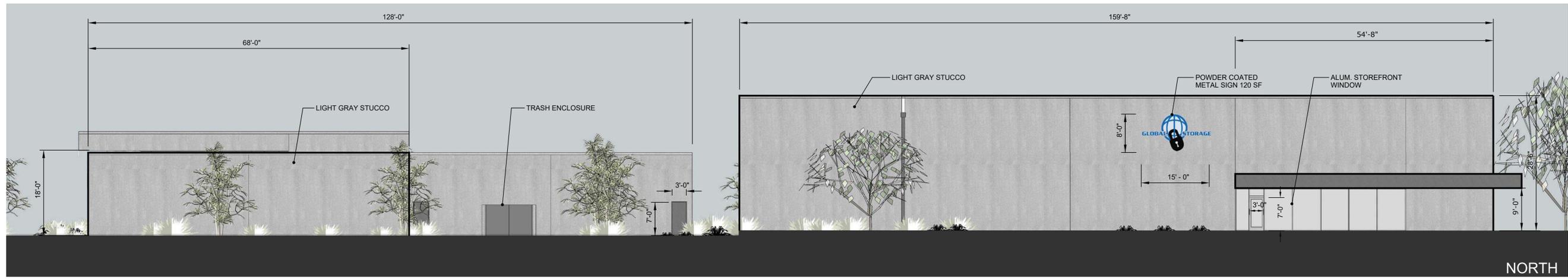


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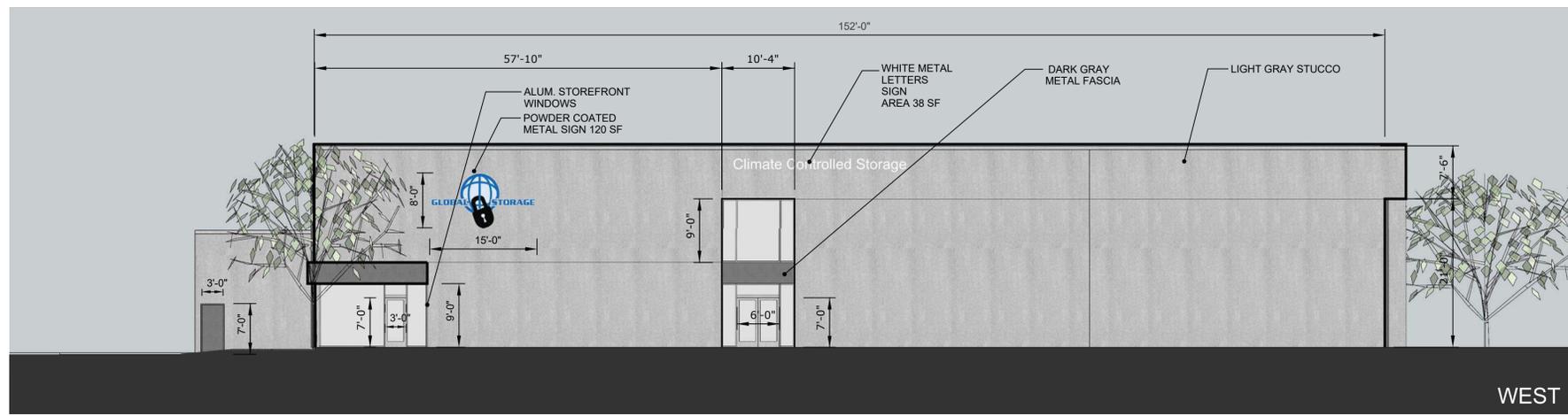


KEY PLAN

NOTE: 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 FACADE AREA TO WHICH IT IS APPLIED.



NORTH



WEST

GLOBAL STORAGE COORS

BUILDING ELEVATIONS

Prepared for:
Thakur Enterprises, LLC.
1501 University Boulevard NE
Albuquerque, NM 87102

Prepared by:
Consensus Planning, Inc.
302 Eighth Street SW
Albuquerque, NM 87102



Scale: 3/32" = 1'-0"



Armando Lopez Architecture
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Isaacson & Arfman, P.A.
128 Monroe St. NE
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April 30, 2018

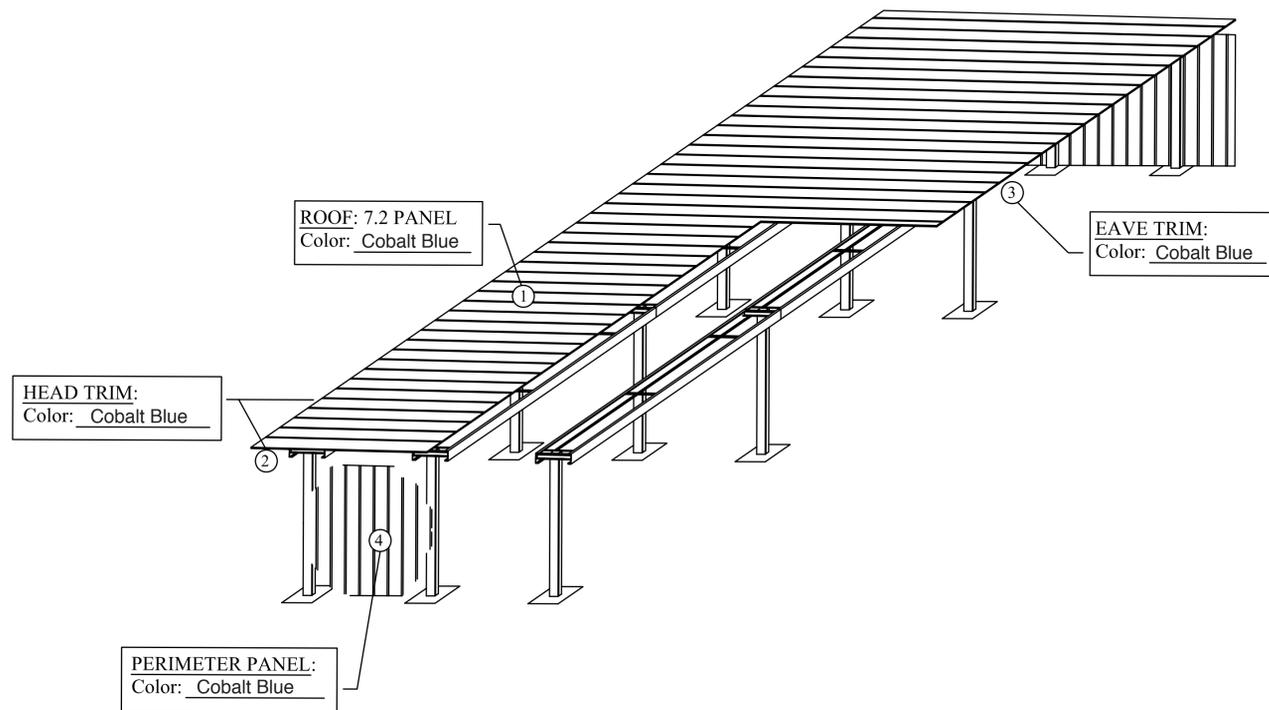
Sheet 6 of 7

RV STRUCTURE DETAILS



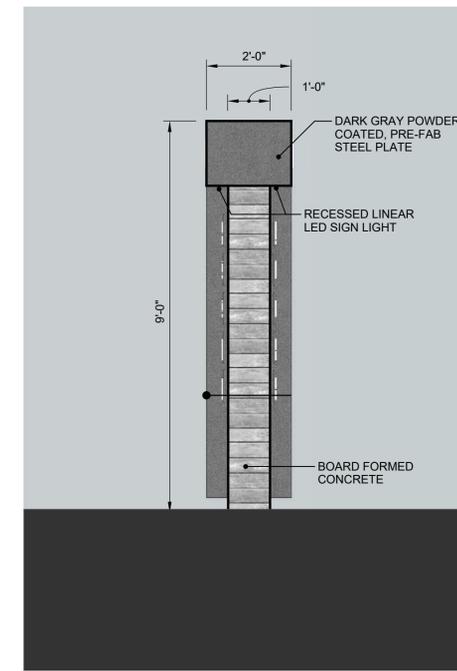
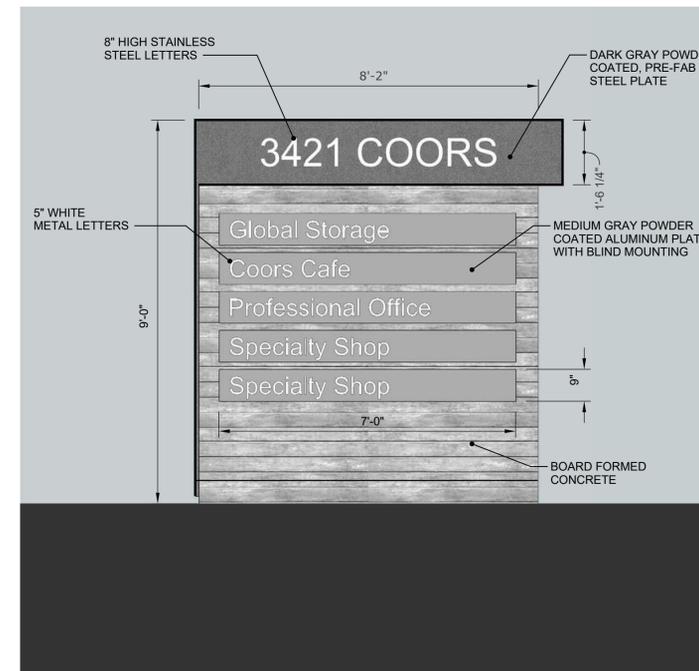
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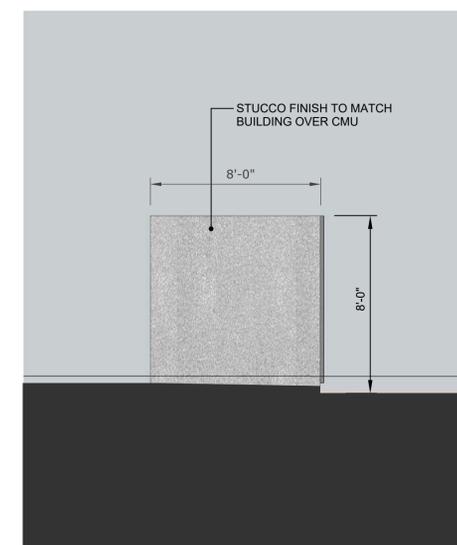
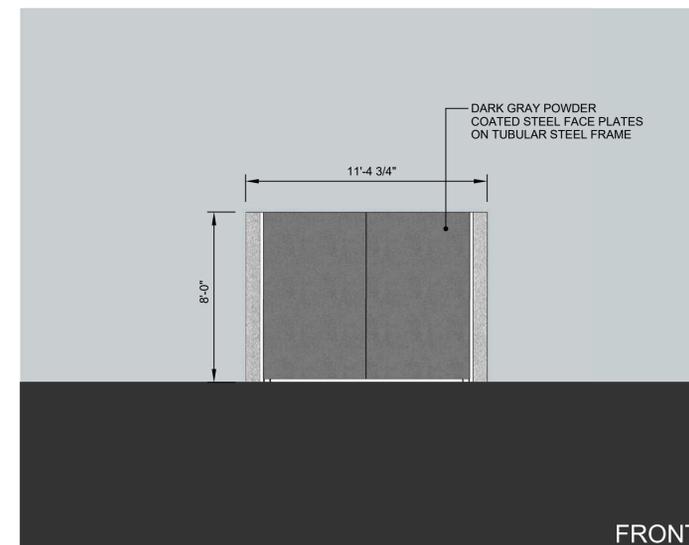
RV GENERAL NOTES:

1. The maximum height of the RV structures shall be 16 feet.
2. The color of the RV structures shall be cobalt blue.
3. The roof panels shall be galvalume.



FREE STANDING SIGN

1/2" = 1'-0"



REFUSE ENCLOSURE

1/4" = 1'-0"

GLOBAL STORAGE COORS

BUILDING ELEVATIONS

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