

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946

OFFICIAL NOTIFICATION OF DECISION

Josh Skarsgard
8220 San Pedro Dr. NE, Suite 500
Albuquerque, NM 87113

Project# PR-2019-002765
Application#
SP-2025-00003 Site Plan Administrative DFT

LEGAL DESCRIPTION:

For all or a portion of:

8B, 9A, 9C, 8C, 8A, COORS PAVILION zoned
NR-C, located on **ST. JOSEPH'S DR NW**
between COORS BLVD NW and ATRISCO DR
NW containing approximately **13.1** acre(s).
(G-11)

On May 21st, 2025, the Development Facilitation Team (DFT) administratively approved a site plan concerning the above referenced application based on the Findings and Conditions of Approval noted below:

1. This is a Site Plan request for a new Large-General Retail Facility 129,255 square feet in size, with incidental uses, such as inventory storage and restaurant. This proposed development will join other existing development in the Coors Pavilion development.
2. On April 9th, 2025 the Development Hearing Officer (DHO) APPROVED Project # PR-2019-002765, PLT-2025-00007 – Preliminary/Final Plat and several Vacations of Public Easements; the approval was needed for infrastructure and the completion of the Site Plan development.
3. The Applicant provided the required notice as outlined in Table 6-1-1 of the IDO.
4. The subject property is zoned NR-C (Non-residential Commercial), within the Ladera Activity Center, CPO-2 Coors Boulevard Character Protection Overlay zone, an Area of Change, and within the Coors Pavilion Site Plan for Subdivision. The subject property is subject to the standards of the IDO and DPM where the Coors Pavilion Site Plan for Subdivision is silent.

The proposed use(s) as depicted on the Site Plan are permitted uses in the noted zone district.

5. There is an Infrastructure List included with this Site Plan.
6. Pursuant to 6-5(G)(3) Review and Decision Criteria: An application for a Site Plan – Administrative shall be approved if it meets all of the following criteria:

a) 6-5(G)(3)(a) The Site Plan complies with all applicable standards in this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.

Per IDO 4-2, Allowable Uses, table 4-2-1, the proposed retail facility project is a permissive use under this zoning designation (NR-C).

Per IDO 4-3(D)(37) Use Specific Standards for General Retail-Large, table 4-2-1, the proposed retail facility project complies with the required access, parking and landscaping requirements of each IDO section.

Per IDO 5-1 Dimensional Standards, for NR-C, the Site Plan as proposed meets the dimensional standards for the zone district, including setbacks, and building height requirements.

Per IDO 5-3 Access and Connectivity, adequate on-site pedestrian connections and walkways are provided and sufficient shade trees along pedestrian walkways are provided.

Per IDO 5-5 , On-Site parking, this retail facility project requires 239 parking spaces; with a combined total of 493 spaces are provided. Parking provided includes: 10 ADA parking spaces, 24 EV spaces, 6 motorcycle parking spaces, and 24 bicycle spaces.

Per IDO 5-6, Landscaping, Buffering, and Screening, minimum required landscape area (15% of net lot area) for this project is 84,343 SF; the provided landscape area is 180,386 SF.

Required vegetative coverage is a minimum of 135,290 SF. Provided vegetative coverage is 169,638 SF. Including a total of 57 trees.

Of the required vegetative coverage, a minimum of 25 percent shall be provided as ground-level plants (shrubs, grasses, etc.) as measured of the mature size of the actual vegetation. Parking lot landscaping and street tree requirements are being met and/or exceeded for this project.

Per IDO 5-7 Walls and Fences, walls/fences requirements will be met once Code Enforcement comments dated March 19th, 2025 are addressed/met (see Condition #4 below).

Per IDO 5-8 Outdoor and Site Lighting, outdoor and site lighting requirements will be met once Code Enforcement comments dated March 19th, 2025 are addressed/met (see Condition #4 below).

Per 5-11(E), Building Design, building and façade design, windows, and articulations, are compliant with the IDO.

- b) 6-5(G)(3)(b) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development or the applicant has agreed to install required infrastructure and public improvements pursuant to Subsection 14-16-1-7(B)(2) and 14-16-5-4(N) and/or a signed an Infrastructure Improvements Agreement (IIA) pursuant to Subsection 14-16-5-4(O) to add adequate capacity.*

The City's existing infrastructure and public improvements coupled with the infrastructure financially-guaranteed with this project and previous projects on the subject property and adjacent to the subject property will ensure adequate capacity to serve the proposed development.

- c) 6-5(G)(3)(c) If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any IDO standards applicable in the zone district the subject property is in.*

The subject property is not within an approved Master Development Plan, therefore this criterion does not apply.

- d) 6-5(G)(3)(d) If the subject property is within an approved Framework Plan, the Site Plan shall meet any relevant standards in the Framework Plan in addition to any IDO standards applicable to the type of development.*

The subject property is not within an approved Framework Plan, therefore this criterion does not apply.

Conditions

1. The project and application numbers must be added to the final Site Plan and any associated IL.
2. The recorded Plat for PR-2019-002765 / PLT-2025-00007 must be submitted prior to final sign-off of the Site Plan.
3. A copy of the Recorded IIA must be submitted before final sign-off of the Site Plan.

4. Code Enforcement comments dated March 19th, 2025 must be met.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DFT's decision or by **JUNE 2ND, 2025**. The date of the DFT's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section § 14-16-6-4(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted electronically to [ABQ-PLAN](#) (*place mouse cursor over hyperlink, right-click, choose "open hyperlink"*). A Non-Refundable filing fee will be calculated by staff in the Development Review Services Division of the City of Albuquerque Planning Department and will be payable online at [ABQ-PLAN](#) (*place mouse cursor over hyperlink, right-click, choose "open hyperlink"*).

The appeal fee must be paid in full no later than 48 hours after the appeal deadline, or the appeal will be rejected as untimely.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,



for Alan Varela,
Planning Director

RW/jr

Kimley Horn, Francisco Hernandez, 401 B Street, Suite 600, San Diego, CA 92101