

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
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OFFICIAL NOTIFICATION OF DECISION

JUNE 20, 2024

Coreslab Structures Inc
2800 2nd St SW
Albuquerque, NM 87102

Project # PR-2024-010187
SI-2024-00467 –Site Plan EPC

Coreslab Structures Inc., requests a Site Plan-EPC for All or a portion of Tract B Plat and Tract C Plat of Tracts A, B & C, Lands of Atchison Topeka & Santa Fe Railway Co & Lands of Hydro Conduit Corp, and Map 44 Tracts 74A, 74B, 74C, 75, 76A, 76B, 76C1, 76C2, 79B2, 80A1, 80A2, 80B, 81A1, 81A2, 81B, 85, and 86, located at 2800 2nd St SW, between Avenida Cesar Chavez and Woodward Rd SW, approximately 23.0 acres (M-14-Z)

Staff Planner: Catherine Heyne

On June 20, 2024, the Environmental Planning Commission (EPC) voted to APPROVE Project # PR-2024-010187, SI-2024-00467, Site Plan – EPC, based on the following Findings and Conditions.

FINDINGS – SI-2024-00467 Site Plan – EPC

1. The request is for a Site Plan – EPC for a an approximately 23-acre site legally described as all or a portion of Tract B Plat and Tract C Plat of Tracts A, B & C, Lands of Atchison Topeka & Santa Fe Railway Co & Lands of Hydro Conduit Corp, and Map 44 Tracts 74A, 74B, 74C, 75, 76A, 76B, 76C1, 76C2, 79B2, 80A1, 80A2, 80B, 81A1, 81A2, 81B, 85, and 86, located at 2800 2nd Street SW, between Avenida Cesar Chavez and Woodward Road SW (the “subject site”).
2. The subject site does not have an existing, approved Site Plan; therefore, a Site Plan is required to be reviewed and decided by the EPC pursuant to IDO §14-16-5-2(E) Cumulative Impacts and IDO §14-16-5-2(J)(2) Lots Adjacent to Major Public Open Space (MPOS) because the subject site lies within the Railroad and Spur Small Area and is over 5 acres adjacent to MPOS.
3. The EPC is hearing this case as required by IDO section 14-16-6-6(I)(1)(c)5. for development within a half mile of the Railroad and Small Spur Small Area, which requires a Cumulative Impact Analysis pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements). A Cumulative Impacts Analysis was included with this request and analyzed within the Staff Report.

The impact of new mechanical equipment, platforms, and control room is proposed to be similar to existing development that utilizes the infrastructure already serving the property. No changes are being proposed to the existing use, access points, circulation, parking, or traffic patterns, noise, or hazardous material use. The proposed project does not change the location, design, hours of operation, amount

of traffic, parking congestion, or scope of activity at the subject site. There are no changes in estimated annual volume of water to be used for operations. No walls, fences, or signs are proposed additions. Additional information is needed to document existing lighting at the subject site.

4. The purpose of the Site Plan – EPC is to document an existing heavy manufacturing development as an as-built Site Plan because the applicant would like to upgrade essential mechanical equipment—concrete mixers with platforms and an operator’s room—for a site that does not have an approved Site Plan. The existing equipment will be decommissioned onsite with the new equipment located adjacent to and just south of the existing equipment to be decommissioned.
5. A new concrete foundation will be built, inspected, and permitted under BP-2023-39354, which will be subject to all DPM standards and requirements and will be reviewed by DFT staff at the final signoff stage.
6. The subject site was developed pre-IDO, and pre-IDO development pursuant to IDO §14-16-1-10 and IDO §14-16-4-1(E) is accepted until a future update to the Site Plan or Site Plan features occurs, at which time current IDO development standards shall be followed. Current land uses, buildings, lots, signs, and site features may become nonconforming due to the adoption of the IDO (see IDO §14-16-6-8 Nonconformities). An as-built Site Plan for the existing development establishes the prevailing use, design standards, and other development regulations at the subject site.
7. The subject site is zoned NR-GM (Non-Residential – General Manufacturing Zone District); heavy manufacturing is Permissive within this Zone District.

The subject site is within 330 ft of and adjacent to Major Public Open Space and is within 150 feet of a lot containing a residential use. Although heavy manufacturing land use is permissive under the NR-GM zone district, pursuant to IDO §14-16-4-3(E)(5)(e), current IDO use standards prohibit NR-GM land use within 330 feet of Major Public Open Space and within 1,000 feet of a lot containing a residential use other than an accessory dwelling unit used for a caretaker in a nonresidential development. Yet, heavy manufacturing use can continue operation as a nonconforming use pursuant to IDO §14-16-4-1(E).

8. The subject site is characterized as an Area of Change as designated by the 2017 Comprehensive Plan and falls within the boundaries of the Central Albuquerque Community Planning Area (CPA).
9. The subject site falls within the Air Space Protection Sub-area of the Albuquerque International Sunport Airport Protection Overlay Zone (IDO §14-16-3-3). The proposed Site Plan is required to comply with the APO and associated Federal Aviation Administration (FAA) sub-zones. All signs and structures shall not be taller than the 5,504.9 ft horizontal surface of the Albuquerque International Sunport per IDO §14-16-3-3(D)(1). The subject site lies at about a 4940 ft elevation.
10. The subject site lies within the Rio Grande floodplain with a southern portion of the subject site falling within a special flood hazard area. There is an Unclassified 50 ft wide Ditch Easement that crosses the northern third of the subject site; however, this irrigation facility or acequias is not active.
11. Major Public Open Space:
 - A. The proposed new equipment generally follows the Major Public Open Space (MPOS) Edges standards pursuant to IDO §14-16-5-2(J)(1 and 2) that apply to development within 330 feet in any direction of and adjacent to MPOS in order to enhance and protect Major Public Open Space that include: Building Height Bonuses; Access and Connectivity; Landscaping, Buffering, and Screening; Signs; Development; Density; Crime Prevention through Environmental Design

(CPTED); Vehicle Access, Circulation, and Parking; Walls, Fences, and Retaining Walls; Construction Mitigation; and Site Plan Review.

B. Since the subject site is within 330 ft of Major Public Open Space (MPOS), chosen colors shall blend with the surrounding natural environment and generally include yellow ochres, browns, dull reds, and grey greens. The applicant selected “pale roundel blue” (RGB 152, 182, 210) which does not precisely observe the suggested palette. However, the selected “pale roundel blue” on the 43-foot-tall equipment centered on the property as far away from the property edges as possible should harmonize with the open sky backdrop, especially when viewed from the MPOS.

12. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.

13. The request is generally consistent with the Comprehensive Plan POLICY 4.1.2 IDENTITY AND DESIGN from Chapter 4- Community Identity: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The proposed as-built Site Plan and amendment to allow new mechanical mixers would help protect the identity and cohesiveness of the neighborhood because it would not change the existing development that has been in place since at least the 1950’s. It would ensure that the location and scale of development as well as character of building design would remain generally the same. By replacing the current concrete mixer with a comparable layout and scale with identical use, there would be overall site consistency. Additionally, the proposed changes would not alter the character of the manufacturing site which is located within an established neighborhood area that supports similar uses.

14. The request is generally consistent with the following Comprehensive Plan Goals and Policy from Chapter 5- Land Use:

A. 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 proposed request promotes internal development patterns that maximize the utility of existing infrastructure and public facilities by installing the proposed new mechanical equipment immediately adjacent to the equipment it would be replacing. The subject site layout remains essentially the same, thereby preserving current efficiencies in land use to support the public good by minimizing impact.

B. POLICY 5.3.7- LOCALLY UNWANTED LAND USES: Ensure that land uses that are objectionable to immediate neighbors but may be useful to society are located carefully and equitably to ensure that social assets are distributed evenly and social responsibilities are borne fairly across the Albuquerque area.

The existing heavy manufacturing use has been on-going at the subject site since at least the late 1950s with a workforce of as many as 80 employees. Heavy manufacturing is generally considered a high impact land use that can be objectionable to immediate neighbors and the public at-large. However, the proposed, as-built Site Plan with an addition of new mixers and supporting equipment should not expand a potentially unwanted land use, instead, the new mixers, platform, and control room will be positioned adjacent to the existing equipment on the subject site to abate impact. The proposed location of the new mechanical equipment also preserves a distance as great

as possible from the residential district zone to the east of the rail line and William Street SE and the Major Public Open Space to the west. Newer equipment should also reduce ambient noise and vibration.

- C. **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.

Although the subject site is already developed with a heavy manufacturing use (concrete batch plant), the request to upgrade equipment at the subject site focusses growth in an Area of Change where it is expected and desired. The new development, as part of this proposed request, would not change the character and intensity of land use of the surrounding area.

15. The request is generally consistent with the following Comprehensive Plan **GOAL 7.6- CONTEXT SENSITIVE INFRASTRUCTURE** from Chapter 7- Urban Design: Match infrastructure design to intended densities and development patterns to minimize lifecycle costs and conserve natural resources.

The proposed request to upgrade the existing cement mixer is planned to match infrastructure design to existing as-built Site Plan densities and development patterns. Natural resources can be conserved by maintaining the current footprint and levels of impact. Upgrades should augment worker safety by increased job efficiencies (e.g., better accessibility, less climbing) with new equipment reducing sound and vibration from current equipment levels. Overall traffic intensity, quantity, and overall movement should not be affected. No changes from grading and drainage are expected, and air quality should not be impacted and will continued to be controlled through the existing Air Quality Construction Permit #0359-M4.

16. The request is consistent with the following Comprehensive Plan **POLICY 7.6.2: TRANSPORTATION INFRASTRUCTURE** from Chapter 7- Urban Design: Match infrastructure capacity, design, and maintenance to the development context, expected land use intensities of abutting development, and all travel modes.

With this request, there are no proposed changes to property access or to infrastructure capacity, design, or maintenance. Currently, property access is from 2nd Street SW, which is on the opposite side from the Residential Zoning District, which is located to the east of both Williams Street SE and the BSNF railway right-of-way. As all vehicle access, circulation, and building placement will not change to or within the site with this request, there should be no additional effects of traffic on adjacent, single-family neighborhoods.

17. The request is generally consistent with the following Comprehensive Plan Goal and Policies from Chapter 8- Economic Development:

- A. **GOAL 8.1- PLACEMAKING:** Create places where business and talent will stay and thrive.

The request is to document an existing facility that has been in operation since at least the late 1990s in the proximity to MPOS and with access to the BNSF Railroad and Spur. The applicant wishes to install and upgrade mechanical equipment that can help ensure a thriving present and future business where talent could stay and thrive.

- B. **POLICY 8.1.2- RESILIENT ECONOMY:** Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

The request to document the as-built Site Plan encourages economic development efforts that improve quality of life for new and existing residents with the replacement of existing equipment on the subject site, while at the same time ensuring work and business operations are uninterrupted. Up-to-date mixers and associated work areas could foster a more robust and resilient business establishment that could better contribute to a diverse, industrial economy for the area as business services contribute to local development as well as potentially growing export.

- C. SUB-POLICY 8.1.3d- ECONOMIC BASE: Focus economic development strategies, programs, and activities to support existing and emerging economic base industry clusters that are important to the region.

The installation of new mechanical equipment through this request for approval of an as-built Site Plan would continue to support local economic development activities by providing upgrades to an established company in the City that creates products for local development as well as for export out of state. Additionally, the request provides up to 80 local jobs that in turn supports local spending.

- 18. The request meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(I)(3) as follows:

- A. The site plan is consistent with the ABC Comp Plan, as amended.

As demonstrated by the policy-based analysis of the proposed Site Plan, the request is generally consistent with applicable Comprehensive Plan Goals and policies.

- B. The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the subject property and any related development agreements and/or regulations.

The subject site is zoned NR-GM and no related development agreements and/or regulations are in place for the project site.

- C. The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

Staff has reviewed the proposed as-built Site Plan for documentation purposes because the applicant is proposing to replace existing mechanical equipment with new equipment. The existing development and heavy manufacturing use on the subject site were established prior to the adoption of the 2018 IDO, therefore, current, as-built development will be held to Pre-IDO Approvals pursuant to IDO §14-16-1-10 and IDO §14-16-4-1(E). Current land uses, buildings, lots, signs, and site features may become nonconforming due to the adoption of the IDO and will be pursuant to IDO §14-16-6-8 Nonconformities.

The proposed new equipment has been evaluated for conformance with applicable goals and policies in the Comprehensive Plan, and other applicable Plans. The subject site lies adjacent to Major Public Open Space (MPOS) of the Rio Grande Valley State Park. Under current IDO regulations, this location requires compliance to IDO §14-16-5-2 Site Design and Sensitive Lands, which prompts a Cumulative Impact Analysis review. MPOS adjacency also necessitates an analysis of MPOS Edges requirements (see IDO §14-16-5-2(J)). This has been completed as part of the staff report.

Any future proposed development will be required to comply with all applicable provisions and Design Standards for the NR-GM zone district pursuant to IDO 14-16-2-5(D) as well with all applicable provisions of the IDO, the DPM, other adopted City regulations, and any other terms and conditions specific to the subject site.

- D. 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, and any burdens on those systems have been mitigated to the maximum extent practicable.

The City's existing infrastructure and public improvements should have adequate capacity to continue to serve the existing development and the proposed mechanical equipment upgrades. The impact of new mechanical equipment, platforms, and control room is proposed to be similar to existing development that utilizes the infrastructure already serving the property. No changes are being proposed to the existing use, access points, circulation, parking, or traffic patterns, noise, or hazardous material use.

- E. The application mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent practicable.

The current manufacturing plant is a development pre-existing to the 2018 IDO and does not have a controlling Site Plan. Current uses shall be allowed pursuant to IDO §14-16-4-1(E) Previously Allowed Uses. The requested as-built Site Plan for the subject site establishes a baseline for allowable uses, design standards, and other development regulations for current and any future development.

The mechanical equipment to be replaced will be located to the south of and adjacent to the existing similar equipment near the center of the property to the east of 2nd Street SW. The proposed new mixer equipment, platforms, and control room will be located in almost the same location as the equipment being replaced. Subject site operation is required to meet specified Albuquerque-Bernalillo County Air Quality conditions to mitigate potential adverse impacts of its operations per the attached Air Quality Construction Permit #0359-M4. The applicant is currently working with the Air Quality Permitting Division to update this permit.

- F. If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

The subject site is not within a Master Development Plan.

- G. If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

The subject property is located within the Railroad and Spur Small Area pursuant to the referenced IDO Sections. The Applicant has provided a Cumulative Impacts Analysis memorandum as part of this application. The proposed project does not change the location, design, hours of operation, amount of traffic, parking congestion, or scope of activity at the subject site. The proposed new equipment should emit less noise and vibration compared to the existing, older unit.

A Traffic Impact Study was not required by the City Traffic Engineer (see attachment). There is one 300 gallon above ground fuel storage tank located just east of the subject site center. This aboveground tank is permitted under Air Quality Construction Permit #0359-M4.

19. There are no archaeological sites on the subject site. A Certificate of No Effect was issued on February 6, 2024 by the Acting City Archaeologist.
20. Subject site operation is required to meet specified Albuquerque-Bernalillo County Air Quality conditions to mitigate potential adverse impacts of its operations per the attached Air Quality Construction Permit #0359-M4.
21. A Traffic Scoping Form was submitted to the City of Albuquerque. The City Traffic Engineer determined that a Traffic Impact Study was not required. Upgrades to the current mechanical equipment at the subject site does not require any modification to the subject site access, circulation, or parking for the facility.
22. AMAFCA had no adverse comments to the Site Plan – EPC, but noted that the site is encumbered by FEMA floodplain and the site plan identifies an existing product storage area in the FEMA flood hazard zone. General subject site stormwater management is subject to pre-IDO standards and requirements pursuant to IDO §14-16-1-10(A) Pre-IDO Approvals. There is no proposed grading in the Special Flood Hazard Area.
23. Grading at the subject site is being proposed for an approximate 18 ft 9 in ft x 32 ft area (600 sq ft). Prior to submitting for Building Permit, a licensed New Mexico civil engineer will need to submit a Grading & Drainage Plan to Hydrology for review and approval if one of these conditions is met: 500 cy of grading, 1,000 sq ft of proposed building, or 10,000 sq ft of proposed paving.
24. The affected, registered Barelás neighborhood organization was notified as required. The unregistered and affected San Jose NA was notified, although not required. Property owners within 100 feet of the subject site were notified by as required.
25. A facilitated meeting was requested by the Barelás NA and held March 14, 2024 via Zoom. During the facilitated meeting, participants had comments and questions that were addressed during the meeting. Any outstanding concerns were responded to through agreed-upon Action Items.
26. As of this writing, Staff has not been contacted nor received any comments regarding this request. There is no known opposition.

CONDITIONS OF APPROVAL – SI-2024-00467 Site Plan – EPC

1. Upon approval by the EPC, the proposed site plan shall go to the Development Facilitation Team (DFT) for final sign-off. The reviewer will be responsible for ensuring that the EPC Conditions of Approval have been satisfied and that other applicable City requirements have been met.
2. The applicant shall coordinate with the staff planner prior to submitting to the DFT to ensure that all Conditions of Approval are met and then submit a vetted, final version to the staff planner for filing at the Planning Department.
3. As-built Site Plan Set with proposed equipment upgrades:
 - A. Site Plan:

1. The Keyed Note 22 symbol shall be moved to the location of the designated map feature (Sheets 2, 5) and included in the Legend (Sheets 2, 4, and 5).
2. The sidewalk symbol shall be added to the legend.
3. An arrow shall to point to designated Keyed Note feature from symbol when identifying symbol is not directly on feature.
4. Keyed Note 7 Building details (i.e., measurements) shall be moved and included as part of the Sidewalk detail insert (Sheet 4).
5. The use of property to the west of 2nd Street SW and to the immediate south of the leased parking lot area shall be identified.
6. The “feet” symbol (“`”) shown on Sheet 5 shall be updated to the preferred “’”; the 11`TYP (Sheet 5, Parking and Internal Circulation) does not match measurements shown on Sheet 4. Simplifying parking measurements as, e.g., 10’ wide x 18’ long, is preferred.
7. Per DPM 7-4(I)(5)(vi) Sight Distance Note: The following note shall be required on the site plan: “Landscaping, signage, walls, fences, trees, and shrubbery between 3 feet and 8 feet tall (as measured from the gutter pan) are not allowed within the clear sight triangle.”
 - a. Detail Sheets: the applicant shall submit a lighting detail that indicates height and fixture type per Site Plan Checklist (Sheet #1 – SITE PLAN, B.1.H.).

B. Grading and Drainage:

1. The applicant shall add contour line elevations to the Grading and Drainage Plan (Sheet 7) for the area west of 2nd Street and per the Site Plan Checklist (Sheet #3 – GRADING AND DRAINAGE PLAN, B.2.)
2. Sheet 7 sump drain shall be added to the legend or be labeled.

C. Elevations cleanup:

1. Proposed Addition Detail shall include dimensions for mechanical equipment height and width and shall be clarified on the East Elevation (Sheet 11).
2. As-built Building Elevation building outlines shall be clarified (e.g., Sheet 13).
4. Condition from PNM: There are PNM facilities and/or easements along the north side of the site, the 2nd Street frontage, and the railroad frontage. Any existing and/or new PNM easements and facilities shall be reflected on the Site Plan and any future Plat.
5. Condition from City Hydrology: Prior to submitting for Building Permit, a licensed New Mexico civil engineer will need to submit a Grading & Drainage Plan to Hydrology for review and approval if one of these conditions is met: 500 cy of grading, 1,000 sq ft of proposed building, or 10,000 sq ft of proposed paving.
6. The proposed equipment as part of the submitted as-built Site Plan shall comply with the General Regulations of the IDO and all other applicable design regulations, except as specifically approved by the EPC.

OFFICIAL NOTICE OF DECISION

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June 20, 2024

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APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **July 5, 2024**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(V) of the Integrated Development Ordinance (IDO), Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal an EPC Recommendation to the City Council since this is not a final decision.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the IDO must be complied with, even after approval of the referenced application(s).

Sincerely,



for Alan M. Varela,
Planning Director

AV/CH/MJ

CC:

Barelas Neighborhood Association, gcolts@msn.com
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