

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
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OFFICIAL NOTIFICATION OF DECISION

July 18, 2024

Advance Sign Group
5150 Walcutt Ct.
Columbus OH, 43228

Project # PR-2024-010490
SI-2024-00815 – Site Plan EPC, Major Amendment

Consensus Planning, agent for Advance Sign Group, requests a Site Plan EPC major amendment, for all or a portion of Tracts 1A, 2A, 4A, 5A, 6A and 7A Revised Plat of Pavilions at San Mateo, and Tract 3A-1 Plat of Tract 3A-1 Pavilions at San Mateo, located at 4600 Cutler Ave. NE, between San Mateo and Washington, containing approximately 20-acres. (H-17)

Staff Planners: William Steele and Jude Miller

On July 18, 2024, the Environmental Planning Commission (EPC) voted to APPROVE PR-2024-010490 SI-2024-00815 – Site Plan EPC, Major Amendment, based on the following Findings and subject to the following Conditions of Approval:

FINDINGS – SI-2024-00815 – Site Plan EPC, Major Amendment

1. The request is for a Site Plan – EPC, Major Amendment, for an approximately 20-acre site legally described as all or a portion of Tracts 1A, 2A, 4A, 5A, 6A and 7A REVISED PLAT OF PAVILIONS AT SAN MATEO, and Tract 3A-1 PLAT OF TRACT 3A-1 PAVILIONS AT SAN MATEO, located at 4600 Cutler Ave. NE, between San Mateo and Washington (the “subject site”).
2. The amendment would eliminate the sign standards from the controlling Site Development Plan and allow any future signs to be controlled by the IDO sign standards. All future signage at the subject site will follow sign standards applicable to NR-C and MX-M zones.
3. The EPC is hearing this case as required by IDO Subsection 14-16-6-4(Z) Amendments of Pre-IDO Approvals. Major amendments shall be reviewed by the decision-making body that issued the permit or approval being amended, following the procedures for the most closely equivalent decision in Part 14-16-6 (Administration and Enforcement). The amendment exceeds the thresholds found in IDO table 6-4-4: Allowable Minor Amendments, therefore it is classified as a Major Amendment pursuant to IDO section 14-16-6-4(Z)(1)(b).
4. The controlling Site Development Plan was finalized on August 8, 1996 by the EPC (Project Z-95-92). The site was undeveloped at the time of construction and was completed in phases over a period of several years.

5. The subject site is served by the San Mateo bus (140/141) to the west and the Menaul bus (8) route about ¼ mile to the North.

The LRRS map classifies Cutler as a Minor Collector, San Mateo as Community Principal arterial, Washington as a Major Collector, and I-40 as an Interstate. The LRBS existing bike lanes on San Mateo and Washington.

The subject site is within 660' of the San Mateo Major Transit Corridor and is located within the Mid-Heights Community Planning Area (CPA).

6. The subject site consists of both MX-M and NR-C zone districts. Allowable uses are shown in Table 4-2-1.
7. IDO 14-16-6-6(I)(3)(c) states, "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."

The amended Site Development Plan has been evaluated for conformance with applicable goals and policies in the Comprehensive Plan, and other applicable Plans. The existing Site Plan sign standards have been removed so that future sign standards are pursuant to the IDO. Future sign standards would be subject to the zone district regulating the site and any applicable sign standard in the IDO.

8. The City of Albuquerque Integrated Development Ordinance (IDO) and the Albuquerque/Bernalillo County Comprehensive Plan are incorporated herein by reference and made part of the record for all purposes.
9. The request is consistent with the following Policy from Comprehensive CHAPTER 4: COMMUNITY IDENTITY:

POLICY 4.1.2 IDENTITY AND DESIGN: 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 request would protect the identity and cohesiveness of the neighborhood, and character of building design by removing the existing site development signage standards and updating the Site Development Plan to adhere to IDO sign design standards. All future signage at the subject site would follow sign standards applicable to NR-C and MX-M zones. Applying the IDO sign standards to the subject site would protect the identity and cohesiveness of the development and ensure the appropriate scale of sign development is followed pursuant to the regulating zone district. This could also ensure the appropriate character of building design per the underlying zone district for the City.

10. The request is consistent with the following Policies from Comprehensive Plan CHAPTER 5: LAND USE:

- A. **POLICY 5.1.1 DESIRED GROWTH:** Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The request could capture regional growth in the San Mateo Major Transit Corridor by removing site development standard for signs that are nearly 30 years old to be consistent with IDO standards that align with the growth and built environment. The request would align with and help shape the existing built environment into a sustainable development pattern.

- B. **POLICY 5.2.1 LAND USES:** Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request could contribute to create a sustainable and distinct community with a mix of uses by enabling the construction of signs based on IDO standards. This request could enhance development and better inform neighbors of the variety of commercial uses and services available in their neighborhood.

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

The request is consistent with this infill development policy by supporting additional growth and development by simplifying the signage process and eliminating the controlling Site Development Plan sign standards; thus, adhering to IDO sign standards applicable to NR-C and MX-M zones. This could encourage growth on the subject site with multiple empty tenant spaces and existing infrastructure that is near public facilities such as transit bus stops.

- D. **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.

The request is in an area of change and along the San Mateo Blvd Major Transit Corridor. With the elimination of the original Site Development Plan sign standards, signage larger than stipulated would no longer have to go through the EPC process because the sign standards would adhere to and be consistent with the standards in the IDO. Following IDO standards could encourage more growth and revitalize development by simplifying the process to add signs on the site.

- E. **POLICY 5.7 IMPLEMENTATION PROCESSES:** Employ procedures and processes to effectively and equitably implement the Comp Plan.

The request would allow for all future signage requests on the subject site to be approved by staff instead of the EPC for compliance with standards pursuant to IDO 14-16-5-12 Signs and IDO 14-16-6-5(C) Permit – Sign. The procedure for staff to process and employ procedures for a sign permit will eliminate the need for the Site Development Plan to go through the process for a Site Plan-EPC while still equitably and efficiently implementing the Comp Plan.

- F. **POLICY 5.7.4 STREAMLINED DEVELOPMENT:** Encourage efficiency in the development review process.

The request is consistent with this policy by streamlining the review process that businesses have to follow to construct a new sign. All new signs in the shopping center will follow the standard IDO signage regulations that are applicable to NR-C and MX-M zones.

11. The request is consistent with the following Policy from Comprehensive Plan CHAPTER 8: ECONOMIC DEVELOPMENT.

POLICY 8.1.1: DIVERSE PLACES: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

The request would align with this policy by encouraging economic development opportunities through the removal of site development sign standards based on an existing Site Development

Plan for a shopping center that has seen regular change with new businesses coming and going throughout the previous decades. Allowing the Site Development Plan to follow IDO standards could encourage different uses and development intensities by making it easier to obtain signage.

12. IDO Section 14-16-6-6(I)(3) states that any application for a Site Plan-EPC will be approved if it meets all of the following criteria:

A. 6-6(I)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as amended.

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

B. 6-6(I)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

The subject site does not contain any NR-SU or PD zoned parcels.

C. 6-6(I)(3)(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.

The request complies with all applicable provisions of the IDO, the DPM, and other adopted City regulations. The original Site Development Plan has signage standards for the site but would need a Major Amendment Site Plan EPC if were over the maximum threshold. The request would remove the existing sign standards from the controlling Site Development Plan and future signage would be regulated by the IDO and zone district regulating the site.

D. 6-6(I)(3)(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 extent practicable.

The request only affects the signage standards in the Site Development Plan. Any changes to sign requirements will have no effect on public infrastructure.

E. 6-6(I)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

The request is to replace the Site Plan sign standards with the IDO sign standards which aim to reduce any negative impacts to the public and neighbors of the site. Replacing the site sign standards with the IDO sign standards will ensure that new signs are governed to the same standards as any other sign in the City that is compliant with the IDO

F. 6-6(I)(3)(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 property is not within a Master Development Plan.

- G. 6-6(I)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur 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 site is not within the Railroad and Spur Small Area; therefore, a cumulative impact analysis is not required.

13. The affected neighborhood associations are the Altura Addition Neighborhood Association (NA), Altura Park NA, Alvarado Park NA, and Sandia Ridge NA, which were notified as required. Property owners within 100 feet of the subject site were also notified as required.
14. Staff has not received public comments in support or opposition to the request.

CONDITIONS OF APPROVAL – SI-2024-00815

1. After approval by the Environmental Planning Commission (EPC), the applicant shall submit the proposed Site Plan to the Development Facilitation Team (DFT) for final sign-off. The reviewer will be responsible for ensuring that all EPC Conditions have been satisfied and that the IDO, DPM, and all 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 the EPC Conditions in the Official Notification of Decision have been met. The staff planner will provide a post-EPC memo.
3. The General Notes on the Site Plan shall be updated to read “Signage shall be pursuant to IDO 14-16-5-12 Sign Standards and all other applicable design regulations, including the regulating zone district for the site.
4. All references to signage shall be correspondently updated so signage follows IDO standards.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC’s decision or by **August 2, 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,
Megan Jones
for Alan M. Varela,
Planning Director

AV/WS/WF/MJ

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