

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, Albuquerque, NM 87102
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OFFICIAL NOTICE OF DECISION

January 16, 2025

Jack Rembe
1716 Central Ave SW
Suite A
Albuquerque, NM 87104

Project #2022-007565
SI-2024-01688 – Site Plan – EPC, Major Amendment

LEGAL DESCRIPTION:

Rembe Properties, LLC, agent for Calabacillas Group, LLC, requests a Major Amendment to a Site Plan – EPC to remove Tract A-1-A-1 from the controlling site plan for all or a portion for all or a portion of Tracts A-1-A-1, B-1-A-1, and B-1-A-2, Plat of Tracts A-1-A-1, B-1-A-1 & B-1-A-2 Black Arroyo Dam, located at the SW corner of the Golf Course Rd. and Westside Blvd. intersection, approximately 13 acres.

(A-12)

Staff Planners: Jude Miller and Daniel Soriano

On January 16, 2025, the Environmental Planning Commission (EPC) voted to APPROVE Project # 2022-007565/SI-2024-01688, a Site Plan – EPC, Major Amendment, based on the following Findings.

FINDINGS – SI-2024-01688 – Site Plan – EPC, Major Amendment

1. This is a request for a Major Amendment to a Site Plan – EPC to remove tract A-1-A-1 containing approximately 8.03 -acres from the controlling Site Development Plan for all or a portion of Tracts A-1-A-1, B-1-A-1, and B-1-A-2, Plat of Tracts A-1-A-1, B-1-A-1 & B-1-A-2 Black Arroyo Dam located at the southwest corner of Westside Blvd. and Golf Course Rd. containing approximately 12.2 acres.
2. The applicant requests the EPC to remove the 8.03-acre tract A-1-A-1 from the controlling Site Development Plan. The subject site would then be controlled by the IDO and subject to IDO processes and regulations under the MX-M zone district. The process for future Site Plans would be determined at the time of application pursuant to IDO requirements.
3. The EPC is hearing this case pursuant to IDO Section 14-16-6-4(Y) 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 by changing the area of the site plan by more than 10%; therefore, it is classified as a Major Amendment pursuant to IDO section 14-16-6-4(Y)(1)(b).

4. The subject site is located in an Area of Consistency in the northwestern quadrant of the city. It is within the Northwest Mesa Community Planning Area (CPA).
5. In 2006, the EPC approved a site development plan for subdivision and building permits for storage units on Tract F-1, which later became part of Tract A-1-A-1. In 2013, the site development plan was amended to include an office building, and the land was subdivided into three commercial tracts: A-1-A-1, B-1-A-1, and B-1-A-2. Of these, only Tract B-1-A-1 has been developed with a medical sales office, while the remaining tracts, including the subject property, remain undeveloped.
6. The Albuquerque/Bernalillo County Comprehensive Plan, relevant Rank 2 Facility Plans or Rank 3 plans (MRAP Master Plans, Resource Management Plans) are incorporated herein by reference and made part of the record for all purposes.
7. The request is consistent with the following Comprehensive Plan Goals and Policies regarding land use and development from Chapter 5: Land Use.

- A. GOAL 5.2 COMPLETE COMMUNITIES: Foster communities where residents can live, work, learn, shop, and play together.

The request supports the Goal by removing the 8.03-acre parcel from the controlling Site Development Plan for a self-storage use. This allows development to proceed under the processes, regulations, and allowable uses of the MX-M zone as outlined in the IDO. The area is near major employers, and the range of uses made available through this project will help create a community where residents can live, work, shop, and play.

- 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.

Removing the subject site from a previously approved Site Development Plan would allow a range of both residential and non-residential uses which are permissive in the MX-M zone to be developed on the site. The uses that become permissive would be easily accessible from the surrounding neighborhoods, promoting healthy and sustainable communities.

- i. SUB-POLICY 5.2.1.m: Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

The request would encourage more productive use of under-utilized lots. The 8.03-acre subject site has remained undeveloped since the approval of the Site Development Plan in 2013. This project would encourage more productive uses, because it would allow the subject site to be developed based on a more streamlined IDO process and encourage a variety of mixed uses that are permissive in the MX-M zone, which would not have been allowed through the existing Site Development Plan.

- C. 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.

This request could promote development patterns that maximize the existing infrastructure, public facilities and the efficient use of land to support the public good. The subject site is located near public facilities such as established bike paths and a bus stop that is currently not in service. The

proposal will utilize the existing Principal Arterial – Westside Blvd and existing Minor Arterial, Golf Course Rd, located at the intersection of the proposed development – as means for residents to get to and from the development.

- D. POLICY 5.3.1 INFILL DEVELOPMENT: Support additional growth in areas with existing infrastructure and public facilities.

The subject site is an undeveloped lot located directly behind a medical office. The subject site has access to existing water, sewage and electric infrastructure systems. The request would be infill development in an area with existing infrastructure and public facilities.

- E. GOAL 5.4 JOBS-HOUSING BALANCE: Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande.

The request is consistent with this goal. By removing the 8.03-acre site from the previously approved Site Development Plan, the request could introduce more housing to the area under the MX-M zone district, which would be located near major employers west of the Rio Grande.

- F. POLICY 5.4.1 HOUSING NEAR JOBS: Allow higher- density housing and discourage single-family housing near areas with concentrated employment.

The request would remove the site from the conditions of the previously approved site development plan, therefore allowing any development permissible under the MX-M zone designation including, a proposed future project of multi-family dwelling. The approval could bring higher density housing to the subject site, located approximately 1.2 miles from a manufacturing facility, 0.5 miles from a hospital and approximately 0.7 miles from another hospital.

- G. POLICY 5.6.3 AREAS OF CONSISTENCY: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The subject site is located in an Area of Consistency. The request seeks to protect and enhance the character of the existing single-family neighborhoods, which are located outside of Centers and Corridors, by removing the subject site from a previously approved site development plan intended for a self-storage facility designed under guidelines predating the IDO regulations. If approved, the removed lot would then be governed by the IDO, including the uses and requirements for the MX-M zone designation. This would enable development on the lot that aligns with the surrounding area, as prescribed by the IDO regulations.

- H. GOAL 5.7 IMPLEMENTATION PROCESSES: Employ procedures and processes to effectively and equitably implement the Comp Plan.

This request seeks to remove the subject property from the previously approved pre-IDO Site Development Plan for a self-storage facility. By removing Tract A-1-A-1 from the Site Development Plan, the allowable uses under the MX-M zone district, as well as the standard processes and procedures outlined in the IDO, would guide the development of the site to effectively implement the Comprehensive Plan.

- i. SUBPOLICY 5.7.4(d) STREAMLINED DEVELOPMENT: Encourage efficiencies in the development review process. Provide streamlined approval processes for projects that meet the intent of the Comp Plan.

The request will remove the 8.03-acre subject property from the controlling site development plan, which would require it to be controlled by the IDO processes and procedures. The process

for any future development that requires a new site plan would be determined at the time of application pursuant to IDO requirements.

8. The request is consistent with the following Comprehensive Plan Goals and Policies regarding land use and development from Chapter 7: Urban Design.
 - A. GOAL 7.2 PEDESTRIAN-ACCESSIBLE DESIGN: Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts.

The request could promote pedestrian-oriented development by allowing development of any permissive use under the MX-M zone designation; however, the request would remove the 8.03-acre lot from the controlling site plan and there is no development being reviewed with this request.

9. The request meets the Site Plan-EPC Review & Decision Criteria in IDO §14-16-6-6(I)(3) as follows:
 - 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.
 - 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.
 - 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 seeks a Major Amendment to the controlling Site Development Plan. If approved, the subject site would be governed by the IDO rather than the existing Site Development Plan and would be required to adhere to all applicable IDO provisions and DPM standards.
 - 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 subject site is already served by existing infrastructure and public facilities. Any future capacity needs would be addressed through the Development Facilitation Team (DFT) and/or building permit process.
 - 6-6(I)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

The request would remove the 8.03-acre lot from the controlling Site Development Plan, requiring any future development on the site to comply with all IDO development

standards, including those for parking, buffering, landscaping, and neighborhood edges, to mitigate potential adverse impacts. The neighborhood edges requirement (§14-16-5-9) is particularly important to preserve the character of established low-density residential areas adjacent to Mixed-Use or Non-Residential zones.

- 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.

- 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 property is not within the Railroad and Spur Area and no cumulative impact analysis is required.

- 6-6(I)(3)(h) If an outdoor or site lighting performance analysis is requested, the proposed lighting design must prove it will not adversely affect the lighting requirements of Section 14-16-5-2(E) without sufficient mitigation and benefits that outweigh the expected impacts.

No lighting is proposed as part of this amendment. Any future development will have to follow the lighting requirements within the IDO and be subject to an outdoor site lighting performance analysis if necessary.

10. According to the Office of Neighborhood Coordination there are no affected registered neighborhood associations required to be notified. Property owners within 100 feet of the subject site were notified as required.
11. As of this writing, staff has received five public comments in support and none in opposition to the request.

APPEAL

If you wish to appeal, you must do so within 15 days of the EPC's decision or by **January 31, 2025**. The date of the EPC's decision is not included in this 15-day period. If the 15th day falls on a Saturday, Sunday, or Holiday, the next working day is considered the deadline for filing an appeal.

For more information regarding the appeal process, please refer to the Integrated Development Ordinance (IDO), §14-16-6-4(U) (Appeals). The IDO is available online here: <https://www.cabq.gov/ido>. A non-refundable fee is required to be paid when the appeal is filed. It is not possible to appeal EPC recommendations to the City Council, because a recommendation is not a final decision.

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You will receive notification if anyone files an appeal. If the decision is not appealed, you can receive building permits any time after the appeal deadline, provided all conditions of approval associated with the decision and all other applicable regulations have been met.

Sincerely,

A handwritten signature in black ink that reads "Megan Jones". The signature is written in a cursive, flowing style.

for Alan Varela
Planning Director

AV/DS/JM/MJ

cc: Applicant, jack@rembedesign.com
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