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URBAN DESIGN & DEVELOPMENT DIVISION
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OFFICIAL NOTICE OF DECISION

April 16, 2026

**Albuquerque Bernalillo County Water
Utility Authority**
c/o: **Consensus Planning, Inc**
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Project # PR-2018-001355
Plan # [SP-2026-00028](#)
Site Plan – EPC, Major Amendment

LEGAL DESCRIPTION:

Consensus Planning, Inc., agent for Albuquerque Bernalillo County Water Utility Authority (ABCWUA) requests a Site Plan - EPC, Major Amendment for all or a portion of Tract A, Plat of Tract A, City of Albuquerque Water Treatment Facility, located at 6000 Alexander Blvd. NE, at the NW corner of Mission Ave. and Chappell Dr. NE intersection, approximately 165 acres. (E-16) (F-16)
Staff Planners: William Steele & Catherine Heyne

On April 16, 2026, the Environmental Planning Commission (EPC) voted to APPROVE Project # PR-2018-001355, Plan # SP-2026-00028, a Site Plan – EPC, Major Amendment, based on the following Findings and subject to the Conditions of Approval.

FINDINGS – SP-2026-00028 – Site Plan – EPC, Major Amendment

1. The request is for a Major Amendment to a Site Plan – EPC for the addition of Aquifer Storage and Recovery (ASR) infrastructure, a warehouse complex, a retention pond, a future soils yard, a vault infrastructure area, and space for future, phased development on the eastern portion of the subject site used by the Albuquerque-Bernalillo County Water Utility Authority (ABCWUA) for water treatment and storage.
2. The subject site encompasses approximately 165-acres, is legally described as all or a portion of Tract A, Plat of Tract A, City of Albuquerque Water Treatment Facility with the property address of 6000 Alexander Blvd NE (the “subject site”), and is located at the NW corner of the Mission Ave. and Chappell Dr. NE intersection, south of Osuna Rd.
3. The Environmental Planning Commission (EPC) is reviewing this request because the EPC reviewed and approved the original Site Development Plan in 2004 for ABCWUA San Juan-Chama

Drinking Water Treatment Plant (Project # 1003170, 03EPC-02194). Because the request exceeds the thresholds for a minor amendment in IDO Table 6-4-4, the EPC will decide on the request as a major amendment to a Pre-IDO Site Plan pursuant to IDO §14-16-6-4(Y). This case is a quasi-judicial matter.

4. A Major Amendment to the controlling Site Plan was approved by the EPC on November 8, 2018. The Notice of Decision (NOD), specifically Condition of Approval #2, required that the applicant pursue a Post-IDO Voluntary Zone Conversion to a district where Major Utility is an allowed primary use (PR-2018-001355, SI-2018-00123). Consequently, while the request meets current site-specific standards, it remains deficient regarding the long-term regulatory obligations established by the Environmental Planning Commission and the required future Zoning Map Amendment.
5. The Site Plan cannot legally be expanded as a nonconforming use per IDO §14-16-6-8. Now, the entire site is being used for water treatment facilities as a Major Utility (IDO §14-16-7-1), which is nonconforming as a primary use (IDO §14-16-6-8).
6. An application for a ZMA was filed on April 9, 2026 for a zone change from NR-SU to NR-LM to meet Conditional of Approval #2 in the November 8, 2018 NOD. Therefore, the current site Plan major Amendment was evaluated against NR-LM standards. 22 Conditions of approval have been placed on this request to bring the Site Plan into compliance with NR-LM zone district. A zoning certificate is required to be issued prior to the site plan being finalized and signed off with the DFT.
7. History:
 - A. In 2003, the Water Treatment Plant received a permit for operation on the western portion of the subject site as part of Phase 1 (Project # 1003170, 03EPC 02194). A plat for the subject site was recorded on December 29, 2004 (Project # 1003170, 03EPC-02194). The new facility at the subject site purified San Juan-Chama water diverted from the Rio Grande to drinking water standards. As a public utility, the water treatment plant was an allowed use under the zoning SU-1 for Sand and Gravel Extraction and Related Activities and Uses Permitted in the M-1 Zone.
 - B. When the Integrated Development Ordinance (IDO) became effective in 2018, zoning at the subject site was converted to NR-SU because of the ongoing Natural Resource Extraction use. Water treatment was a secondary or accessory use.
 - C. In July 2018, the ABCWUA proposed a well near the southwest corner of the site through a minor amendment to the Site Development Plan (PR-2018-001355, SI-2018-00078).
 - D. On November 8, 2018, the EPC approved a Major Amendment to add ~ 50,000 SF for customer service, administrative offices, crew training, maintenance shops, and warehouse. The request also included parking and a storage yard. Dimensional Standards, Walls & Fences, and Signs were evaluated against both NR-SU and NR-LM zone districts with the understanding that the applicant would be pursuing a zone change to NR-LM or a zone district that allowed Major Utility as a primary use pursuant to Condition of Approval # 2 in the NOD (PR-2018-001355, SI-2018-00123). Planning Staff Recommended that the applicant request a down-zone to NR-LM, so that the Major Utility use would be a permitted and conforming use, although this was not translated to the Findings in the official NOD.
 - E. In 2019, a solar farm array was added (PR-2019-002971, SI-2019-00347).

- F. In 2020, 1.25 acres increased the size of the subject site to approximately 165 acres in total (PR-2018-001355, SI-2020-00833), and shortly after, two additional storage buildings and parking area were approved (PR-2018-00135, SI-2021-00382).
 - G. In March 2026, a Minor Amendment to the Site Plan was approved to install two metal storage buildings and associated drive pads north-central to the eastern portion of the subject site (PR-2018-001355, SP-2025-00048).
8. The Albuquerque/Bernalillo County Comprehensive Plan, and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
 9. The subject site is zoned NR-SU (Non-Residential – Sensitive Use). The purpose of the NR-SU zone district is to accommodate highly specialized public, civic, institutional, or natural resource-related uses that require additional review of location, site design, and impact mitigation to protect the safety and character of surrounding properties.
 10. The subject site is within an Area of Consistency as designated by the Comprehensive Plan, which has policies to protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space. Development in Areas of Consistency is expected to reinforce the scale, intensity, and built pattern of the immediately surrounding contexts.
 11. The subject site is located within the North I-25 Community Planning Area (CPA) as designated by the Comprehensive Plan. The CPA is bound by Edith Blvd on the west, I-25 on the east, Montano on the south, and the city limit in the north. North I-25 CPA includes both Bernalillo County and City land within its boundaries. City lands mostly support business parks, light and heavy manufacturing, and other commercial ventures, many of which are big-box stores and companies.
 12. The request is consistent with the following goal and policies related to 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 request proposes phased infill development at the subject site which maximizes the use of existing infrastructure and public facilities. This, combined with the reuse of heavily impacted lands from extractive activities, contributes to the efficient use of disturbed lands. Infill development helps maximizes land use, reduces sprawl, and utilizes existing infrastructure that maximizes the utility of existing infrastructure and public facilities contributing to the efficient use of land to support the public good.
 - B. **POLICY 5.3.1 INFILL DEVELOPMENT:** Support additional growth in areas with existing infrastructure and public facilities.

The original uses at the subject site were related to the extractive industry, a high impact land use. The subsequent introduction and expansion of the existing water treatment facilities at the subject site effectively reuses the highly disturbed lands within an existing commercial area. The proposed project also continues with infill where there is existing infrastructure and public facilities including water, sewer, road, and electric infrastructure.
 - C. **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 request is in historically non-residential area of the city that has been focused on light manufacturing and business activities, and therefore, maintaining and reinforcing the scale, intensity, and built pattern of the immediately surrounding contexts. Situated outside of Centers, Corridors, parks, and Major Public Open Space, the proposed development is confined to the eastern portion of the approximately 165-acre site, opposite of residential and educational facilities where any potential impact would be minimized. The proposed landscaping along Chappell Dr. and Mission Ave. should further reduce potential environmental impacts incurred by the development.

13. The request is consistent with the following goals and policies related to CHAPTER 7: URBAN DESIGN:

A. GOAL 7.5 CONTEXT-SENSITIVE SITE DESIGN: Design sites, buildings, and landscape elements to respond to the high desert environment.

The structures proposed with this request are similar to those existing on-site and to those to the east, off-site in terms of use, scale, and massing. Proposed materials and colors generally blend with the surrounding landscape and complement existing buildings on the western portion of the subject site. The white metal roofs should minimize heat gain.

Added fencing is designed to match existing fence styles surrounding the existing buildings to the west. Subject site areas undisturbed by construction activity will retain existing native vegetation elements while disturbed surfaces will be reseeded with a native desert grass seed mix to respond to the high desert environment. The area for the proposed Major Amendment does not allow for public access, therefore, the only irrigated landscaping will be along Chappell Dr. and Mission Ave. with the architecturally designed landscaping acting as a buffer between the subject site and road activities, thereby minimizing water use.

B. POLICY 7.5.1 LANDSCAPE DESIGN: Encourage landscape treatments that are consistent with the high desert climate to enhance our sense of place.

The proposed Site Plan provides appropriate transitions between roadways and the subject site. The landscape design generally responds to the high desert grassland by choosing medium to low water use trees and medium-low to xeric water use shrubs, all sustained with programmable irrigation. Plantings are added to depressions to help retain water and reduce runoff. Nevertheless, the high percentage of rock and gravel mulch contributes to the urban heat island effect by absorbing solar radiation during the day and radiating it at night, which can increase stress surrounded vegetation and increase area temperatures.

C. GOAL 7.6 CONTEXT-SENSITIVE INFRASTRUCTURE: Match infrastructure design to intended densities and development patterns to minimize lifecycle costs and conserve natural resources.

The proposed development design and architectural styles reflect the general character of the existing non-residential development on the western portion of the subject site to create cohesive style and minimize lifecycle costs. The proposed structures will adopt landscaping that complies with IDO, DPM, and any other adopted City regulation. Existing natural landscaping will be left in place, and disturbed slopes and the southwestern retention area are being reseeded with a native grassland cover that does not require irrigation in order to conserve natural resources. Only the landscaping bordering Chappell and Mission roadways will require supplemental watering to maintain tree and shrub cover.

- D. **POLICY 7.6.1 STORMWATER TREATMENTS:** Match stormwater treatment techniques and practices to the density/intensity of land use and development context.

There will be onsite stormwater drainage retention pond that matches stormwater treatment techniques and practices according to the current land use. However, the shape is very artificial and does not naturally grade into a more natural landscape to preserve surrounding subject site land for future uses.

14. The request is consistent with the following goal and policy related to CHAPTER 12: **INFRASTRUCTURE, COMMUNITY FACILITIES & SERVICES:**

- A. **GOAL 12.1 INFRASTRUCTURE:** Plan, coordinate, and provide for efficient, equitable, and environmentally sound infrastructure to support existing communities and the Comp Plan's vision for future growth.

The request facilitates the development of Aquifer Storage and Recovery (ASR) infrastructure, a warehouse complex, a retention pond, a NW Vault area, and a future soils yard to the eastern portion of the subject site to facilitate both underground water storage as well as soil processing and cleaning for reuse. The proposed infrastructure supports existing communities by creating a more resilient and decentralized water supply that bolsters the water supply during scarcity and aligns with the goal to plan coordinate and provide for efficient, equitable and environmental sound infrastructure. Injection wells are generally more cost-effective, require significantly less land surface area, and can be more easily integrated into existing water supply networks than building new surface reservoirs. Also, water injection ensures that underserved or vulnerable areas have access to a reliable, consistent, reducing disparities in water availability.

- B. **POLICY 12.1.2 WATER AND WASTEWATER UTILITY:** Ensure consistency between Comp Plan and ABCWUA policies by coordinating infrastructure planning and programming.

The request would facilitate the development of additional ASR infrastructure by coordinating resources planning and programming through the Site Plan – EPC Major Amendment process. This coordination between ABCWUA and the City ensures that proposed development is consistent with Comprehensive Plan goals and policies while conforming to IDO, DPM, and any other city regulation to enhance existing underground water storage capacity as well as soil recycling and reuse for various ABCWUA projects.

15. The request is consistent with the following goal and policy related to CHAPTER 13: **RESILIENCE & SUSTAINABILITY:**

- A. **GOAL 13.2 WATER SUPPLY & QUALITY:** Protect and conserve our region's limited water supply to benefit the range of uses that will keep our community and ecosystem healthy.

The request would facilitate the development of additional ASR infrastructure which helps secure water supplies through water treatment and storage in City aquifers to use during dry periods. This technology helps protect and conserve the region's limited water supply to benefit the range of uses that will keep our community and ecosystem healthy by storing needed water, reducing water loss through evaporation, and eliminating the need for more expensive above ground storage facilities.

- B. **POLICY 13.2.3 WATER QUALITY:** Coordinate with the ABCWUA, state, and other agencies to maintain the quality of our groundwater and surface waters.

The proposed development request is being undertaken by the ABCWUA, which uses direct injection and infiltration to store purified San Juan-Chama drinking water in the City's aquifer. Projects must meet federal Safe Drinking Water Act standards, and obtain permits from the New Mexico Office of the State Engineer (OSE) and NM Environmental Department. Treatment ensures that the water is compatible with the aquifer's chemistry, maintains the quality and health of ground as well as surface waters, and then ensures safety for consumption. ABCWUA typically coordinates these efforts in partnership with consultants who provide technical and other support. The request shall comply with all applicable provisions of this IDO, the DPM, and other adopted City regulations.

16. The request meets the Site Plan-EPC Review & Decision Criteria in IDO §14-16-[6-6\(I\)\(3\)](#) as follows:

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 of the proposed Major Amendment to the controlling Site (Development) Plan, the request is consistent with the reviewed Comprehensive Plan goals and policies as shown in staff's analysis. Applicable citations support Site Plan level changes.

Applicable citations: Goal 5.3-Efficient Development Pattern, Policy 5.3.1-Infill Development, Policy 5.6.3-Areas of Consistency; Goal 7.5- Context-Sensitive Site Design, Policy 7.5.1-Landscape Design, Goal 7.6- Context-Sensitive Infrastructure, Policy 7.6.1- Stormwater Treatments; Goal 12.1-Infrastructure, Policy 12.1.2- Water and Wastewater Utility; Goal 13.2-Water Supply & Quality, Policy 13.2.3-Water Quality.

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 subject property and any related development agreements and/or regulations.

The Site Plan is not consistent with applicable terms and conditions of a previously approved Site Plan under the NR-SU zoning covering the subject property.

Specifically, the EPC Notice of Decision (NOD) dated November 8, 2018 for PR-2018-001355, SI-2018-00123 included a Condition of Approval requiring the applicant to pursue a Post-IDO Voluntary Zone Conversion to update the ABCWUA subject site to a Zone District where Major Utility is permissive as a primary use. The previous Industrial Use of Natural Resource Extraction has ceased as the primary use. Accordingly, a zone change is required for the use to continue operating as a conforming use. Pursuant to IDO nonconformity standards, a nonconforming use of land or a structure shall not be expanded (e.g., IDO §14-16-[6-8](#)). Subsequent changes should be reviewed for compliance against the chosen Zone District.

Since the conversion to NR-SU (Non-residential – Sensitive Use) with the adoption of the Integrated Development Ordinance (IDO) in 2018, the site has maintained a consistent record of compliance through approved development phases, including a 2018 minor amendment for a new well, the 2021 addition of 1.25 acres for expanded storage capacity, and a very recent, 2026 addition of two warehouses and associated drive pads.

As part of the 2018 Major Amendment, staff recommended a down-zone for the subject site to NR-LM so that the Major Utility use would be conforming (PR-2018-001355, SI-2018-00123). Therefore, there is a site-specific applicable "term" or limitation that conflicts with existing subject site standards that needs to be resolved prior to the review of the current proposal (SP-

2026-00028) to ensure that the proposed development remains consistent with the established built pattern and operational history of the utility campus. The Site Plan does not meet this criterion although the proposed project generally reinforces the long-term Major Utility goals first approved by the EPC over two decades ago.

- 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 Major Amendment has been analyzed against the development standards of both the NR-SU and NR-LM zone districts, ensuring consistency with the review framework established under Project # PR-2018-001355 Case # SI-2018-00123. Although the proposed Site Plan aligns with the existing NR-SU zoning designation, it fails to satisfy several requirements of the NR-LM district. Evaluation against NR-LM standards is required by the November 8, 2018 Notice of Decision, specifically Condition of Approval #2, which required that the applicant pursue a Post-IDO Voluntary Zone Conversion to a district where Major Utility is an allowed primary use. Consequently, while the request meets current site-specific standards, it remains deficient regarding the long-term regulatory obligations established by the Environmental Planning Commission and the required future Zoning Map Amendment.

An application for a Zoning Map Amendment to NR-LM was submitted on April 9, 2026 to remedy the prior Condition of Approval. Staff has placed more than 60 conditions of approval on this Site Plan to meet NR-LM development Standards. For this reason, staff has recommended deferral for the applicant to bring the Site Plan into compliance with the IDO and the Conditions of Approval on the development of the property in a prior EPC approval.

Once reviewed by the EPC, the Development Facilitation Team will review the Site Plan for compliance with the DPM and other adopted City regulations as part of the final sign-off review for this Site Plan, but most importantly, the Zoning District must be updated so that the Major Utility is permissive as primary use. Pursuant to IDO §14-16-6-4(O), the EPC may impose conditions necessary to ensure compliance with the development standards of the IDO. All conditions must be met, including a zone change, prior to building permit approval.

- 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 maximum extent practicable.

The City's existing infrastructure has adequate capacity for the proposed request. A Traffic Scoping Form signed by the Transportation Development Services (TDS) Transportation Engineer on March 26, 2026 indicated that the proposed expansion would not generate sufficient traffic to require a Traffic Impact Study (TIS) even with the additional soil yard truck activity.

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

The Site Plan is required to follow all standards of the IDO, DPM, and other applicable City standards, all of which the applicant has agreed to follow, and against which Staff has analyzed the Site Plan.

Expected traffic levels do not warrant a traffic study. Noise, dust, vibration, and other potential impacts should be negligible and are regulated by the IDO, DPM and any requirements. Lighting for the request also observes IDO lighting regulations for both zone districts. The eastern portion of the subject site generally sits significantly below the level of the street and paired with fencing and added landscape should further buffer any activities on the subject site from impacting surrounding properties. Otherwise, the proposed Site Plan request mitigates any anticipated adverse impacts on the surrounding community according to required NR-SU and NR-LM regulations.

- 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 site is not within an approved Master Development Plan; Criterion f does not apply.

- G. 6-6(I)(3)(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 not within the Railroad and Spur Small Area. Therefore, no Cumulative Impact analysis is required and Criterion g does not apply.

- H. 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.

An outdoor or site lighting performance analysis was not requested but the applicant included two sheets with proposed lighting and a site lighting performance analysis with the Site Plan (Sheets 22 and 23). The proposed site lighting meets NR-SU and NR-LM lighting requirements, with all sources of light visible from the exterior of the property complying with IDO §14-16-5-8 and proposed light trespass complying with IDO §14-16-5-8(F)(4). Additional standards are recorded as part of the Lighting Layout (Sheet 22). All lighting shall reduce light trespass between private properties, minimize disruption to natural ecosystems, and prevent the increase of unnecessary sky glow that reduces the visibility of stars in the night sky pursuant to IDO §14-16-[5-8\(A\)](#).

17. Site Plan Analysis:

- A. The proposed development encompasses the eastern portion of the subject site, adjacent to Chappell Dr and borders the existing solar farm to the west, all north of Mission Ave. NE. The Soils Yard, ASR features, and Warehouse Complex are strategically oriented to be accessible via a private internal road along the northern boundary, which is reached from Chappell Drive.
- B. The warehouse complex consists of the following:
- Existing (Approved 03/2026: PR-2018-001355, SP-2025-00048)
 - Groundwater *Warehouse: 1389 SF
 - Field Storage* Warehouse: 1271 SF

- *A primary and secondary access road are existing to access the Groundwater and Field Storage Warehouse.
- Proposed (approx. SF)
 - Groundwater Warehouse Future Expansion: 625 SF
 - Field Storage Warehouse Future Expansion: 626'-8" SF
 - Vehicle Maintenance Building Expansion: 7490'-6" SF
 - Warehouse Future Expansion: 2700 SF
 - Warehouse Future Expansion: 1800 SF
 - Warehouse Future: 600 SF
 - Salt Building Future: 575 SF
 - Restroom Future: 262 SF
- *The primary and secondary access roads will be extended to access proposed buildings and infrastructure on the site.
- North of the existing solar farm are proposed injection and extraction vaults with associated infrastructure to the west of the existing fleet storage road.
- *All warehouses proposed and existing have loading areas.
- Future Soils Yard
 - Compost Sales Office: 195'-4" SF
 - 50'x50' Stock Piles
 - Processing Pile
 - 15'x25' Shaker

C. The proposed site design features a primary retention pond located along the southern boundary, adjacent to Mission Avenue and the existing solar farm. The retention pond engineered as the collection point for the campus's eastern expansion, designed to capture and manage all storm drain runoff originating from the new soils yard as well as undeveloped future phases and lot basins. This ensures that runoff is fully mitigated on-site, As verified by the Hydrology Section's approval on March 31, 2026, the facility meets all technical requirements for volume and discharge control under the Development Process Manual (DPM) standards.

18. Proposed Dimensional Standards:

The dimensional standards for the NR-SU district are established through the Site Plan-EPC process, which currently proposes a 65-foot maximum building height and setbacks that align with NR-LM requirements. Although the current amendment on the eastern portion of the site does not immediately trigger Neighborhood Edge standards, any future development near the R-1 zone to the southwest or residential dwellings to the west must adhere to the more restrictive setbacks and height step-downs required by IDO §14-16-[5-9](#) Neighborhood Edges. Compliance with these enhanced standards is essential to fulfill the mandatory transition to the NR-LM zone district as established in the 2018 Notice of Decision.

19. Bicycles and Motorcycles: While Staff supports the applicant's request to waive the bicycle parking requirement due to the high-security nature of the utility facility, the proposal must still address mandatory motorcycle parking. Pursuant to IDO [Table 5-5-4](#), the NR-LM district requires the provision of one motorcycle parking space for every required off-street parking space. Consequently, the Site Plan must be updated to include these mandatory spaces to satisfy the development standards of the requested NR-LM zone unless the EPC approves a deviation to the motorcycle parking requirement.
20. Four (4) future phases identified as a "Future Phase" of development is shown on the site plan. Approval of those designated future phases shall not require additional approval by the Environmental Planning Commission.
21. The applicant notified all neighborhood organizations within 660-feet of the subject site, which included the District 4 Coalition of Neighborhood Associations and the North Valley Coalition. All property owners within 100 feet of the subject site as required.
22. One ABCWUA neighbor called with concerns about construction noise, and was advised that construction will occur on the far eastern side of the subject site. Staff is unaware of any additional public comment at the time of the writing of this staff report; there is no known opposition or support of this request.
23. The applicant was not required to offer a tribal meeting as part of a pre-submittal requirement for a Site Plan-EPC. Staff referred the applications for Agency Comment to Indian Nations, Tribes, or Pueblos and Tribal Representatives. No comments were received.
24. The applicant has submitted a request for a deviation of 5% from IDO §14-16-[5-5](#) and IDO Table 5-5-4 for Minimum Motorcycle Parking Requirements [IDO 14-16-[6-4\(N\)](#)]. The NR-LM zone district would require 1 motorcycle space for the Future Vehicle Maintenance Building within the Warehouse Complex shown on the Site Plan since it includes 10 vehicle parking spaces. The deviation is needed because the Warehouse Complex is not open to the public and is limited to Water Authority employees who exclusively drive Water Authority vehicles and not motorcycles.
25. The applicant submitted a request to the Zoning Enforcement Officer (ZEO) for an exception from IDO §14-16-[5-7\(D\)](#) and IDO Table 5-7-1 for the required Maximum Fence Height of 6-feet in the NR-LM zone district to allow an 8-foot fence on April 15, 2026. The ZEO has notified the applicant that given the timing of the submittal, there was not adequate time to conduct a full review and finalize a decision prior to the April 16, 2026 EPC hearing and that the EPC needs to understand the pending future zone change to NR-LM prior to an exception being decided.
26. During the April 16, 2026 EPC Hearing, the commission was provided details from the ZEO regarding the Exception for an 8-foot fence to be reflected on the Site Plan, pending the ZEO's approval pursuant to IDO 14-16-[5-7\(D\)\(3\)](#). If the Exception is not approved, the Site Plan will need to be updated prior to final sign off.
27. The landscaping plan will be re-reviewed through the DFT final sign off process for compliance with IDO Landscaping Standards once the applicant has worked with Urban Forestry and PNM to ensure compliance.

CONDITIONS OF APPROVAL – SP-2026-00028 – Site Plan – EPC, Major Amendment

1. The applicant shall coordinate with the Staff Planner prior to submitting to the DFT for final sign-off to ensure that EPC Conditions have been met. Pursuant to IDO section 14-16-6-6(I)(2)(m) Site Plans shall be reviewed administratively for compliance with conditions of approval, DPM, and zoning standards prior to the issuance of a building permit.
2. Pursuant to IDO section 14-16-6-4(O)(4) Any conditions shall be met within 1 year of the approval, unless stated otherwise in the approval. If any conditions are not met within that time, the approval is void. The Planning Director may extend the time limit up to an additional 1 year.
3. 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.
4. The applicant shall adhere to the November 8, 2018, EPC Notice of Decision, Condition of Approval # 2, which requires the applicant pursue a Zoning Map Amendment to a district where Major Utility is an allowed primary use.
5. Final approval of the Site Plan shall be contingent upon the successful completion and effective date of the requested Zoning Map Amendment to transition the property to the NR-LM zone district, in accordance with the prior conditions of approval established for the subject property in the November 8, 2018, EPC Notice of Decision (PR-2018001355, SI-2018-00123). A Zoning Certificate shall be obtained and included with the DFT final Sign off application.
6. The site plan shall adhere to NR-LM zone district standards.
7. The leased area on the southeast portion of the subject site shall be reflected on the site plan.
8. The Applicant shall provide Staff with documentation of the finalized and recorded Conditional Utility Easement or Encroachment Agreement for the proposed landscaping within the PNM easement, as referenced on Sheet 10 Landscape Materials and Notes.
9. Update Sheet 1 that references the Minor Amendment to add PR-2018-001355 SP-2025-00048 and a note explaining the minor amendment.
10. Overall Site Plan – Sheet 1 of 24
 - A. The “Building Information” shall match what is on Sheet 3 of 24 – Overall Site Plan.
 - B. The Application Number is missing and shall be written on this sheet.
11. Overall Site Plan – Sheet 3 of 24
 - A. The building Information shall be revised to match what is on Sheet 5 of 23 - Site Plan Detail 1.
 - B. Future Salt Building Expansion shall read “Future Salt Building” because the building is not an expansion.
 - C. The Site Plan shall remove interior square footage and reflect the exterior square footage of all buildings. According to IDO Measurement definitions, GFA is calculated using the exterior dimensions of buildings.

- D. The Building Information Table shall be updated to change “Building Category” to “Land Use”, clarify existing and future development, remove interior square footage and add an exterior square footage column.
- E. The Compost Sales Bldg. name shall be changed to Compost Sales Office for clarity. It shall be changed on Sheet Site Plan Details 3 and 4.
- F. The Field Storage Warehouse shall be noted as “Existing.”
- G. The Groundwater Warehouse shall be added to the table and noted as “Existing.”
- H. The number of parking spaces shall be removed where they are no longer located on the site plan.
- I. The Site Plan shall include a note that a deviation of 5% from IDO §14-16-[5-5](#) and IDO [Table 5-5-4](#) for Minimum Motorcycle Parking Requirements has been approved and that no motorcycle parking is required.

12. Overall Site Plan – Sheet 4 of 24

- A. The Power Equipment Enclosure shall be identified on the sheet.
- B. The Compost Sales Bldg. name shall be changed to Compost Sales Office for clarity.
- C. Table of Applicable Standards for Development on NU-SU zoned Property.
 - 1. Parking and Loading
 - a. Per IDO Section [5-5](#) For Occupied Building and Warehouse Buildings for loading shall be rewritten and state “For Compost Sales Office and Future Vehicle Maintenance Bldg.”
 - b. Please remove the number of parking spaces where they no longer are located on the plan.

13. Sheet 5 of 24 Site Plan Detail 1

- A. ADA Parking Requirement Table: The Warehouse Use and parking provided calculations shall be removed because there are no parking spaces designated at the warehouses.
- B. The Field Storage Warehouse Future Expansion square footage shall be revised. Staff calculations total 620.3 SF not 579 SF. Add “Existing” to the name of the Field Storage Warehouse.
- C. The Compost Sales Bldg. name shall be changed to Compost Sales Office for clarity.
- D. The Compost Sales Office square footage shall be revised. Staff calculations total 196 SF not 200 SF.

14. Sheet 9 of 24 Landscape: The proposed warehouse buildings are missing and shall be placed on the drawings.

15. Add an additional Landscape Plan with the warehouse buildings and parking lots shall be included in the drawing set with the following:

- A. Under NR-LM standards, the interior of the parking lot shall comply with the following conditions pursuant to IDO §14-16-[5-6\(F\)\(2\)](#):

1. A minimum of 10% of the parking lot area must be landscaped for lots with 50 or fewer spaces, increasing to 15% for lots exceeding 50 spaces.
 2. One tree is required for every 10 parking spaces, and no space may be situated more than 100 feet from a tree trunk.
 3. At least 75% of the required trees must be deciduous canopy-type shade trees with a mature diameter of at least 25 feet.
 4. Tree planters must provide a minimum of 60 square feet of area, though this may be reduced to 36 square feet if abutting permeable surfaces bring the total area to 60 square feet.
16. Sheet 15 of 24 ASR-02 & 03 Elevations: To satisfy the requirements of IDO §14-16-[5-8\(E\)\(4\)](#), the elevation keyed notes shall include a note stating that all facade, wall/fence, and landscape lighting will adhere to mandatory shielding standards.
17. Sheet 20 of 24 Details 2 of 4
- A. Rename this sheet to Site Fence Detail 1
 - B. Should a height exception be granted, the following design standards shall be reflected on the Final Site Plan:
 1. Articulation: Pursuant to IDO §14-16-[5-7\(E\)\(2\)](#), any wall section exceeding maximum height limits that faces a public street, City park, trail, or Major Public Open Space must incorporate architectural offsets or alignment changes to mitigate visual massing.
18. Sheet 21 of 24 Site Fence Detail: This sheet shall be renamed to Site Fence Detail 2.
19. Sheet 23 Lighting Layout and Sheet 24: Site Model Lighting
- A. The applicant shall revise the Lighting Layout (Sheet 23) and Site Model Lighting (Sheet 24) to remove the warehouse parking spaces.
 - B. Note 5 on the Lighting Layout (Sheet 23) shall be corrected to replace the "NR-GM" designation with "NR-LM," as LZ1 is the appropriate designation for the NR-LM district.
 - C. The current Site Light Model Sheet 24 of 24 is illegible; a clear PDF submittal shall be submitted.
20. The Landscaping Plan shall be updated to reflect consistency with the ABQ Plant Pallet, Urban Forestry, and PNM requirements.
21. Reviewing Agency conditions:
- A. Albuquerque Fire Rescue (AFR): The Fire Department will review specific plans--Fire1, fire2, alarm, sprinkler, and hoods as needed--that will need to be submitted through the City portal.
 - B. Albuquerque Public Schools (APS): The subject property is located adjacent to Mission Avenue Elementary School; therefore, APS requests that appropriate safety measures, traffic management, and construction mitigation strategies be implemented to minimize any potential impacts to students, staff, and school operations during construction and ongoing facility activities.
 - C. Albuquerque Metropolitan Arroyo Flood Control District (AMAFCA): The site is encumbered by an AMAFCA easement on the east side of the property, and AMAFCA will require review, approval, and permitting the site plan for grading and building approval.

OFFICIAL NOTICE OF DECISION

Plan # SP-2026-00028

April 16, 2026

Page 14 of 15

D. PNM:

1. Any existing and/or new PNM easements and facilities shall be reflected on any future Site Plan and any future Plat. Structures, especially those made of metal like restrooms, storage buildings, and canopies, should not be within or near PNM easements without close coordination with and agreement from PNM.
 2. Perimeter and interior landscape design shall abide by any easement restrictions and not impact PNM facilities. The proposed development shall adhere to the design standards in IDO §14-16-5-6(C)(10). If there is not adequate ground space to plant Ornamental trees with a mature height of 12 feet, then it is appropriate to forgo them in favor of shrubs and other plants that can survive in a 2-foot-wide planting area.
22. If the Exception to Maximum Wall Heights per IDO 14-16-5-7(D)(3) is not approved by the ZEO, the Site Plan shall be updated to reflect Wall Heights for the NR-LM zone district standards prior to final sign off.

APPEAL

If you wish to appeal, you must do so within 15 days of the EPC's decision or by **May 1, 2026**. 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.

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,



for Alan Varela
Planning Director

AV/MJ/WS/CH

cc:

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Steve Morrow, smorrow@molzencorbin.com

Scott Medina, scott.medina@aecom.com

District 4 Coalition of Neighborhood Associations, contactus@d4cabq.org

North Valley Coalition, nvcabq@gmail.com

OFFICIAL NOTICE OF DECISION

Plan # SP-2026-00028

April 16, 2026

Page 15 of 15

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