

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
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OFFICIAL NOTIFICATION OF DECISION

April 21, 2022

North I-25 Corporate Center, LLC
(Titan Development)
6300 Riverside Plaza Lane, #200
Albuquerque NM, 87120

Project #2022-006724
SI-2022-00505 Site Plan- Major Amendment

LEGAL DESCRIPTION:

Consensus Planning, agent for North I-25 Corporate Center, LLC (Titan Development), requests a Major Amendment to an existing Site Development Plan for all or a portion of Tract 1-A, and Tract 1-C, Plat of Tracts 1-A Thru 1-C North I-25 Corporate Center (being a replat of Tract 1, North I-25 Corporate Center), Tract 2, Tract 3, and Tract 4 Bulk Land Plat of Tracts 1 Through 4 North I-25 Corporate Center (being a replat of Signetics Albuquerque Facility), located at 9201 Pan American Freeway, between San Diego Ave. and Modesto Ave., approximately 50 acres (B-18-Z)
Staff Planner: Sergio Lozoya

On April 21, 2022, the Environmental Planning Commission (EPC) voted to APPROVE Project #2022-006724, SI-2022-00505, a Site Plan- Major Amendment, based on the following Findings and subject to a Condition of Approval:

FINDINGS:

1. The request is for a Major Amendment of a Prior Approved Site Development Plan for a property described as Tract 1-A, and Tract 1-C, Plat of Tracts 1-A Thru 1-C North I-25 Corporate Center (being a replat of Tract 1, North I-25 Corporate Center). Tract 2, Tract 3, and Tract 4 Bulk Land Plat of Tracts 1 Through 4 North I-25 Corporate Center (being a replat of Signetics Albuquerque Facility), located at 9201 Pan American Freeway, between San Diego Ave. and Modesto Ave, approximately 50.0 acres (the “subject site”).
2. The subject site is zoned NR-LM (Non-Residential – Light Manufacturing Zone District), a zoning designation received upon adoption of IDO in May 2018. The subject site was formerly zoned SU-2 for M-1.
3. The requests consist of the following major changes/additions to the existing, controlling site development plan: To remove the subject site from the Site Plan – EPC process, and abandon the existing, controlling site development plan.

4. 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).
5. The subject site is located in an Area of Change and along I-25, which is designated by the Comprehensive Plan as a Commuter Corridor. The subject site is not within any Activity Centers.
6. 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.
7. The request meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(J)(3) as follows:
 - A. 6-6(H)(3)(a) As demonstrated by the policy analysis of the proposed Major Amendment, the request is consistent with applicable Comprehensive Plan Goals and policies.
 - B. 6-6(J)(3)(b) The subject site is not within any NR-SU or PD zone.
 - C. 6-6(J)(3)(c) The applicant wishes to abandon the controlling site development plan as development has not yet occurred on the subject site. The existing I-25 Studios is not part of the controlling site plan, as it was built and repurposed before the site plan was adopted. Given the size of the subject site, it is likely that subsequent requests be reviewed via the Site Plan DRB Process to ensure compliance with applicable provisions of the Development Process Manual (DPM).
 - D. 6-6(J)(3)(d) Given the size of the subject site, it is likely that future development would be reviewed via Site Plan DRB process, which is charged with addressing infrastructure and ensuring that infrastructure such as streets, trails, sidewalks, and drainage systems has sufficient capacity to serve a proposed development.
 - E. 6-6(J)(3)(e) The future, proposed development will be required to comply with the decisions made through a Site Plan process, DRB or Administrative. Future development will comply with the IDO, which contains regulations to mitigate site plan impacts to surrounding areas. The Site Plan review process will ensure infrastructure is adequately addressed so that a proposed development will not burden the surrounding area.
8. The request is generally consistent with the following Comprehensive Plan Goal and policies from Chapter 5- Land Use:

- A. Goal 5.1: Centers and Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The request would facilitate the development of the subject site, which is located along I-25, which is designated as a Commuter Corridor. The development of the subject site would support and contribute to the growth as a community connected by a network of corridors.

- B. 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 would facilitate the development of an approximately 50-acre site, which currently has I-25 Studios (which was built before the controlling site plan). I-25 Studios has had a regional impact as the film industry has come into New Mexico, specifically Albuquerque. Future development could support the film studio and development under the IDO would help shape the built environment into a sustainable development pattern.

9. The request is generally consistent with the following Comprehensive Plan policies from chapter 5: Land Use:

- A. 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 would generally contribute to the creation of healthy, sustainable, and distinct communities by encouraging intense non-residential uses to develop in the appropriate areas. If a commercial use is developed on the subject site, it could serve the existing, adjacent multi-family development.

- B. Subpolicy 5.2.1 (n): Encourage more productive use of vacant lots and underutilized lots, including surface parking:

The request would encourage development within an already established, non-residential area. Though there already is some development on the subject site, a large portion is undeveloped and vacant.

- 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.

The request would promote development patterns that maximize the utility of existing infrastructure because the subject site is located in an established area of the City. There are existing roads and other infrastructure, including utilities. Allowing the site to develop under IDO guidelines would encourage the efficient use of land, as a large portion of the site is vacant and currently underutilized.

- D. Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The subject site is already served by existing infrastructure and public facilities, so the development made possible by the request would generally promote efficient development patterns and use of land.

10. The request is generally consistent with the following Comprehensive Plan Goals and policies from chapter 5: Land Use:

- A. Goal 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired to ensure that development in and near areas of Consistency reinforces the character and intensity of the surrounding area.

The request is generally consistent with this Goal because the subject site is in an Area of Change and the requested site plan amendment would allow for an efficient development process for the subject site, and would direct growth where it is expected and desired, while reinforcing the character and intensity of the area.

- B. 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 would direct growth to the subject site, which is located along a designated corridor (I-25 is designated as a Commuter Corridor by the Comprehensive Plan). The request would facilitate the development of the subject site within an Area of Change, and a Metropolitan Redevelopment Area, where change is encouraged.

- C. Subpolicy 5.6.2 (b): Encourage development that expands employment opportunities.

The request would generally encourage development that expands employment opportunities by developing a vacant subject site, which could attract large commercial uses, and could provide limited employment opportunities. Development near the I-25 Studios would support the existing hub, which is a large employer in the City.

11. The affected, registered neighborhood organizations are the District 4 Coalition of NA's, the North Valley Coalition, and the Wildflower NA. The applicant also notified property owners within 100-feet of the subject site's boundaries as required.
12. The applicant has demonstrated that there were no requests for a public meeting.
13. As of this writing, Staff has not received any comments and is unaware of any opposition.
14. The subject site is a designated landfill gas buffer area, which the IDO classifies as a type of sensitive land [14-16-5-2(I)]. The Coronado Landfill (now closed) is located on the subject site. Therefore, any future development may be subject to Landfill Gas Mitigation Approval through the City's Environmental Health Department (EHD) landfill gas mitigation program.

15. The subject site formerly contained a manufacturing plant. Future development may also be subject to other, applicable environmental regulations including, but not limited to, regulations of the Albuquerque/Bernalillo County Air Quality Control Board and the State of New Mexico

CONDITION:

1. The applicant shall provide the main sheet from the site development plan, with a note indicating that the site development plan has been abandoned. The note will include the date of the Notice of Decision, the project number, and the application number.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **May 6, 2022**. 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/CL//SL

cc: North I-25 Corporate Center, LLC (Titan Development), jrogers@titan-development.com
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EPC File