

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
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OFFICIAL NOTIFICATION OF DECISION

April 20, 2023

Thakur Enterprises
1501 University Blvd. NE
Albuquerque, NM 87102

Project # PR-2018-001192
SI-2023-00512 - Site Plan- Major Amendment

LEGAL DESCRIPTION:

Consensus Planning, agent for Thakur Enterprises, requests a Site Plan- Major Amendment for all or a portion of Tracts A-36-A, Replat of Tract A-36, Town of Atrisco Grant Northeast Unit, located at 3421 Coors Blvd. NW, north of Sequoia Rd. NW, between Atrisco Dr. NW and Coors Blvd. NW, zoned NR-C, approximately 4.3 acres (G-11)
Staff Planners: Megan Jones & Robert Messenger

On April 20, 2023 the Environmental Planning Commission (EPC) voted to APPROVE Project # PR-2018-001192/SI-2023-00512 - Site Plan- Major Amendment, based on the following Findings and subject to the following Conditions of Approval:

1. The request is for an EPC-Major Amendment for an approximately 4.1-acre site legally described as Tract A-36-A, located on 3421 Coors Blvd. NW, east of Atrisco Dr. NW and north of Sequoia Rd. NW, zoned NR-C (the "subject site").
2. The request (SI-2023-00512) requires EPC approval because Major Amendments return to the original approving body pursuant to 14-16-6-4(Y)(3). The request exceeds the thresholds for a minor amendment pursuant to 6-4(Y)(2)(a)12 because the amendment approves a land use that was not originally authorized by the controlling site development plan for building permit.
3. The applicant wishes to amend the controlling Site Development Plan for Building Permit to allow 1) a 150,000 SF indoor storage facility where the existing RV storage is located, and 2) a 3,800 SF brewing facility (artisan manufacturing use) where the prior approved 40,000 SF storage building was proposed, but never developed. Additional amendments include additional parking, landscaping, building elevations, grading and drainage, and utilities.
4. The subject site is in an Area of Change, is on the Coors Blvd. Major Transit Corridor and is within the Coors/I-40 Activity Center.
5. 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.

6. The request is consistent with the following Comprehensive Plan Goals and Policies regarding Centers and Corridors from Chapter 5: Land Use:

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

The request would help to strengthen the Coors/I-40 Activity Center and Coors Blvd. Major Transit Corridor by facilitating an expansion of the established brewery and by providing a new self-storage use on the site. Development facilitated by the request could help the surrounding community, which is connected by a network of corridors, continue to grow.

- 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.

Sub-Policy c): Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

The request would generally facilitate the capture of regional growth in Centers and Corridors by allowing the existing business to expand at this location and by providing the opportunity for a future indoor storage facility. Furthermore, the request would encourage compact development, redevelopment, and infill within the Coors/I-40 Activity Center and along Coors Blvd. NW, a Major Transit Corridor, both of which are designated by the Comprehensive Plan. The request would facilitate development that would discourage the need for development at the urban edge, which benefits the surrounding community and greater Albuquerque Metro. These expansions would allow the subject site to grow over time and thus meet the needs of the surrounding community as well as help to shape the built environment into a sustainable development pattern.

- C. Policy 5.1.2 Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The subject area is on the Coors Blvd. Major Transit Corridor and within the Coors/I40 Activity Center. The subject site is in an area of change, where growth is desired. The proposed Major Amendment would facilitate development with appropriate density and scale as the existing Site Plan and surrounding area. The proposed self-storage and brewing facility would enhance buildings and landscaping features already established in previous development phases. The request would maintain a consistent density and scale with the surrounding residential neighborhood by directing the proposed uses to an established Activity Center.

7. The request is consistent with the following Comprehensive Plan Goals and Policies regarding Land Use and Development Patterns 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 continue to create a healthy and sustainable community because it would facilitate further development in an area with a mix of uses including office, retail, light manufacturing, and multi-family residential. It would facilitate development of an artisan manufacturing use and indoor self-storage use that is conveniently accessible and within walking and biking distances (under a mile) from surrounding neighborhoods. The development made possible by the request would contribute to the distinct character of the Coors/I-40 Activity Center.

- B. Policy 5.2.1, Sub-Policy h): Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

The request would encourage infill development by adding the self-storage and artisan manufacturing uses that complement existing commercial and residential uses and would serve local and community needs. The style of the buildings, color schemes, and landscaping will be compatible in form and scale to the existing restaurant/brewery on the site.

- C. Policy 5.2.1 Land Uses, Sub-Policy n: 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 by replacing surface parking for RV storage with a vertical, indoor self-storage facility and adding a brewing facility without significantly expanding surface parking. The applicant is using the proximity to transit services to provide the greatest amount of parking reduction allowed under the IDO.

- D. 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 development made possible by this request would be served by existing infrastructure and public facilities in the immediate vicinity, and reduce unnecessary public spending.

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

The request furthers this Goal because existing infrastructure and public facilities, including parking lots and driveway accesses would be used to support additional growth made possible by this request.

- F. 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 subject site is in an Area of Change, within the Coors/I-40 Activity Center, where growth is expected and desired. The request would encourage and direct growth to an area of change by facilitating the proposed development.

- G. 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 would facilitate development of a 3-story indoor storage facility and expansion of a restaurant/brewery that are within an Area of Change. Because these additional developments would occur on the same amount of land as previous uses, the request would direct more intense development and growth to the Coors/I-40 Activity Center and the Coors Blvd. Major Transit Corridor, where change is encouraged

8. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 7: Urban Design:

- A. Policy 7.3.4 Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

The request would enhance the built environment because the modern architectural styles, building materials, and southwest-themed colors blend in with surrounding structures. Adding landscaped buffers to the site's edges and street trees will reinforce the walkability of the site and encourage new development and redeveloped properties to make the Coors/I-40 Activity Center more distinctive and less typical of auto-oriented sprawl. The request would facilitate development that would promote infill on the subject site that is in the Coors/I-40 Activity Center where more intense development and growth is encouraged and along Coors Blvd. NW, a Major Transit Corridor.

- 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 request would encourage landscape treatments consistent with the high desert climate of Albuquerque, where it is sunny and dry most of the year. Trees adapted to these conditions have been selected in the landscape palate, and they will provide shade for patrons of the brewery and pedestrians. Street trees will make the environment for walking more pleasant and help reduce the heat island effect of hardscape.

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

- A. 14-16-6-6(I)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as amended.
- B. 14-16-6-6(I)(3)(b) The subject site is zoned NR-C; therefore, this criterion does not apply.
- C. 14-16-6-6(I)(3)(c) With the application of conditions of approval, the site plan would comply with all applicable provisions of the IDO, DPM and all other adopted City Regulations.
- D. 14-16-6-6(I)(3)(d) Development made possible by this request would utilize existing infrastructure and public utilities found on and adjacent to the property. The City's existing infrastructure has adequate capacity for the proposed development.

- E. 14-16-6-6(J)(3)(e) Development made possible by the request is required to meet all Non-residential Zone District Dimensional Standards per IDO Table 5-1-3 and all Buffering and Landscaping requirements per IDO 14-16-5-6. The applicant has designed the proposed expansion and associated site work to mitigate significant adverse impacts on the surrounding area to the maximum extent practicable.
 - F. 14-16-6-6(J)(3)(f) The subject property is not within a Master Development Plan and therefore this criterion does not apply.
 - G. 14-16-6-6(J)(3)(g) The subject property is not within the Railroad and Spur Area and no cumulative impact analysis is required. Therefore, the above criterion does not apply.
- 10. The affected, registered neighborhood organizations are the Vista Grande and SR Marmon Neighborhood Associations, Rancho Encantado HOA, and the West Side Coalition, which were notified as required. Property owners within 100 feet of the subject site were also notified, as required.
 - 11. A pre-submittal neighborhood meeting was offered and held. In response to comments received at the meeting, the applicant revised the colors of the self-storage facility to match those of the brew/restaurant. The applicant also revised the Atrisco Drive access further to the north, as exit-only onto Atrisco Drive, which would allow for better site circulation and continuous landscaping along the road.
 - 12. Attendees of the pre-submittal meeting expressed concern regarding the proposed 38' building height of the self-storage facility.
 - 13. The applicant is requesting a 30% parking reduction due to the subject sites' ¼ mile proximity of a transit stop pursuant to IDO 5-5(C)(5)(c)1, but the Bus Route 790, Blue line Rapid Ride service has been suspended. Pursuant to IDO 5-5(C)(5) 14. The applicant qualifies for a 10% and a 20% parking reduction combined due to proximity to transit and location in a MT Corridor and Activity Center. Parking reductions may be applied in combination, with each reduction being calculated separately and subtracted from the parking requirement.
 - 14. Applicant should coordinate with the Albuquerque Police Department regarding comments provided for Crime Prevention through Environmental Design.
 - 15. A water Availability Statement from ABCWUA (230302) is currently being drafted and will provide the conditions of service for this proposed development.
 - 16. As of this writing, Staff has received one comment in opposition to the proposed building height of the self-storage facility.

CONDITIONS OF APPROVAL – SI-2023-00512

- 1. The EPC delegates final sign-off authority of this site development plan to the Site Plan-Administrative Process/Development Facilitation Team (DFT) as per IDO Section 6-5(G)(1). The

reviewer will be responsible for ensuring that the EPC Conditions have been satisfied and that other applicable City requirements have been met.

2. The applicant shall coordinate with the Staff planner prior to submitting for a DFT review to ensure conditions of approval have been met.
3. Site Plan: Square footage of the proposed walk in cooler shall be provided on the site plan as well as a detail/elevation on the detail sheet.
4. Parking: The applicant shall update parking calculations on the site plan to show appropriate Parking Reduction calculations for the subject sites location in a Center and Corridor area and proximity to transit, pursuant to IDO 5-5(C)(5).
5. Landscaping: Buffalo Juniper species shall be a female only plant type per IDO 5-6(C)(4)(g) for Pollen Control.
6. Conditions from Transportation Development Services:
 - A. The Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.
 - B. The applicant shall provide a Traffic Scoping Form to Transportation (Matt Grush) for review to determine if Traffic Impact Study (TIS) is required for the proposed changes.
7. Conditions from the Solid Waste Management Department
 - A. A site plan shall be provided and approved for access by the Solid Waste Department that will need to indicate where the 3-level indoor storage facility will dispose of their refuse.
 - B. The Site Plan shall indicate where the proposed brewing facility will dispose of their refuse.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **May 5, 2023**. 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,

Catalina Lehner

for Alan M. Varela,
Planning Director

AV/CL/MJ/RM

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EPC File