

PLANNING DEPARTMENT  
URBAN DESIGN & DEVELOPMENT DIVISION  
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## OFFICIAL NOTIFICATION OF DECISION

April 20, 2023

Red Shamrock 4, LLC  
8220 San Pedro Dr. NE  
Albuquerque, NM 87113-27476

**Project # PR-2019-002765**  
SI-2023-00485 - Site Plan- Major Amendment

### LEGAL DESCRIPTION:

Kimley-Horn (Tom Eagling), agent for Red Shamrock 4 LLC, requests a Site Plan- Major Amendment for all or a portion of Lots 1- 7 Plat of Lots 1 thru 9 Coors Pavilion (being a replat of Tract X-1-A2, University of Albuquerque Urban Center; and Lots 8-A, 8-B, 8-C and Lots 9-A, 9-B, 9-C Coors Pavilion (being comprised of Lots 8 and 9 Coors Pavilion), located at 4100 Coors Blvd. NW, between St. Josephs Dr. NW and Coors Blvd. NW, zoned NR-C, approximately 22 acres. (G-11)  
Staff Planner: Leroy Duarte

On April 20, 2023 the Environmental Planning Commission (EPC) voted to APPROVE Project # PR-2019-002765 Case# SI-2023-00485 - Site Plan- Major Amendment, based on the following Findings:

1. The request is for a Major Amendment for lots legally described as Lots 1- 7 Plat of Lots 1 thru 9 Coors Pavilion (being a replat of Tract X-1-A2, University of Albuquerque Urban Center; and Lots 8-A, 8-B, 8-C and Lots 9-A, 9-B, 9-C Coors Pavilion (being comprised of Lots 8 and 9 Coors Pavilion), located at 4100 Coors Blvd. NW, between St. Josephs Dr. NW and Coors Blvd. NW, approximately 22 acres.
2. The applicant requests a Major Amendment to remove existing lot lines from lots 8-A, 8-B, 8-C, 9-A and 9-C and consolidate them into a single lot from the existing approved site development plan for subdivision to facilitate future large retail development.
3. The EPC is hearing this case pursuant to IDO section 14-16-6-4(Y) Amendments of 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(Y)(3).
4. The subject site is zoned NR-C (Non-Residential Commercial Zone District).

5. The subject site is in an Area of Change and is in the Ladera Activity Center and along a Major Transit Corridor.
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 is consistent with the following Goals and policies from Comprehensive Plan 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 major amendment request would facilitate development located in an Activity Center that is consistent with existing development. The subject site is well served with bus stops and bike trails and is located along a Major Transit Corridor.

- B. Goal 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The major amendment request would capture regional growth in the Ladera Activity Center and along a Major Transit Corridor that would help shape the built environment into a sustainable development pattern that is consistent with existing development.

- C. Policy 5.1.6- Activity Centers: Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses.

The major amendment request would facilitate future large retail development that would foster mixed-use within the Ladera Activity Center that would provide a range of services and amenities that would support healthy lifestyles and meet the needs of nearby residents and businesses. The future development would be within walking distance to the surrounding community and neighborhoods promoting healthy lifestyles and eliminating vehicle traffic.

- D. 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 major amendment request would generally help to create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods by adhering to the design standards, IDO standards as well as use-specific standards that the surrounding developments abide by. The future development would be conveniently accessible to the surrounding community such as the neighborhood to the north and west

8. The request is consistent with the following Goals and policies from Comprehensive Plan Chapter 5: Land Use.
  - A. Policy 5.3.1 – Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The area is developed and has existing infrastructure. Future development would utilize existing infrastructure. The request is consistent with the following Goals and policies from Comprehensive Plan Chapter 5: Land Use.

- B. 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 located in an Area of Change. The major amendment request would direct and encourage growth to the surrounding area by adhering to the standards and development criteria of the IDO, which would allow growth of the same consistency to occur.

- C. 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 major amendment request would minimize negative impacts of the existing development on residential uses in response to noise, lighting and traffic because any future development would have to abide by the development and use-specific standards of the IDO.

9. The request furthers the following policy from Comprehensive Plan Chapter 7: Urban Design.

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 major amendment request would promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block by facilitating future development to the IDO standards and would also conform to the Coors Boulevard Protection Overlay Zone (CPO-2) in which specific building design standards are established.

10. The request furthers the following policy from Comprehensive Plan Chapter 8: Economic Development.

- A. 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 major amendment request facilitate large retail development that would foster different development intensity within the Coors Pavilion Subdivision that would encourage economic development and provide employment opportunities within the area.

- B. Policy 8.1.2 Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

Although big box retail is auto-oriented by nature; the request would encourage economic development by providing goods and services to the immediate surrounding community and also provide employment opportunities within walking distance that would improve the quality

of life by promoting walkability within the surrounding community rather than auto-oriented travel.

11. 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.

As demonstrated by the policy analysis, the request is generally consistent with applicable Comprehensive Goals and Policies.

B. 14-16-6-6(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 was previously zoned SU-3 to include 0-1& C-2 uses with associated design standards. Since adoption of the IDO, the site is now zoned NR-C (Non-Residential Commercial). The request will not replace the design standards of the previous approval and will follow applicable terms and conditions that have been previously approved.

C. 14-16-6-6(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 Amended Site Plan will comply with all prior approved design standards put in place as the site continues to develop. Where the approved design standards are silent, the IDO standards shall govern.

D. 14-16-6-6(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 and public improvements, at the property frontages along Coors Blvd. NW and St. Joseph Dr. NW will be upgraded to accommodate the anticipated traffic increase in accordance with the approved Final Traffic Impact study, dated December 20, 2022, by Terry O. Brown, P.E. (per separate project).

E. 14-16-6-6(I)(3)(e) The application mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent practicable.

The approved design standards in place with the original approval and layout of the new tracts are intended to ensure that future development will complement residential areas; future development will continue to be in line with the existing subdivision design standards that have been established. This will cause no adverse effects of noise, lighting pollution, and traffic on residential neighborhoods.

F. 14-16-6-6(I)(3)(f) If the subject site 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 proposed Major Amendment to Site Plan at Coors Pavilion is not within an approved Master Development Plan and therefore no Master Development Plan standards are applicable.

- G. 14-16-6-6(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 impacts.

The proposed Major Amendment to Site Plan at Coors Pavilion is not within the Railroad and Spur Small Area and therefore no cumulative impact analysis is required.

12. There were no affected, registered neighborhood organizations to be notified. Property owners within 100 feet of the subject site were notified as required.
13. As of this writing, Staff has not been contacted and is unaware of any opposition.

**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 15<sup>th</sup> 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/LD

cc: Red Shamrock 4 LLC, 8220 San Pedro Dr. NE, Albuquerque NM 87113-27476  
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EPC File