

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339



OFFICIAL NOTIFICATION OF DECISION

August 14, 2015

Reposado, LLC
1503 Central Ave. NW
Albuquerque, NM 87104

Project# 1003658
15EPC-40028 Site Development Plan for Building Permit
Amendment

LEGAL DESCRIPTION:

The above action for all or a portion of Lot D-4-I, Seven Bar Ranch, zoned SU-1/IP, located on Alameda Blvd., between Corrales Rd. and Ellison Rd., containing approximately 1.7 acres. (A-14)
Staff Planner: Maggie Gould

On August 14, 2015, the Environmental Planning Commission (EPC) voted to APPROVE Project #1003658/15EPC-40028, a Site Development Plan for Building Permit Amendment, based on the PO Box 1293 following findings and conditions:

FINDINGS:

Albuquerque

1. This is a request for an amendment to a Site Development Plan for Building Permit for Tract D-4-I Seven Bar Ranch located on Alameda Blvd NW between Corrales Road NW and Ellison and containing approximately 1.7 acres.

New Mexico 87103

2. The applicant proposes to amend the existing site development plan for building permit to adjust the parking calculations. The current parking is based on a restaurant without full service liquor; the zoning code requires additional parking when full service liquor is included with the restaurant use.

www.cabq.gov

3. The applicant will enter into a shared parking agreement with the property to the east to add 26 additional parking spaces.
4. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan Seven Bar Sector Development Plan/Master Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The site is within the boundaries of the Established Urban area of the Comprehensive plan. Applicable policies include:

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Land Use

Policy II.B.5d: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.

The proposed development is compatible with the existing development in terms of scale and use and will reuse an existing building that is already part of the area. This request furthers Policy II.B.5d.

Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The subject site contains an existing building that has access to a full range of urban infrastructure including roads, water and sewer lines and electric facilities. This request furthers Policy II.B.5e.

Policy II.B.5j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
- In freestanding retailing and contiguous storefronts along streets in older neighborhoods.

The site has commercial/industrial zoning and is located in a regional activity center as defined by the West Side Strategic Plan and is part of an existing shopping center. This request furthers Policy II.B.5j.

Policy II.B.5o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

The site is in an older established neighborhood; the proposed amendment will allow the development of a new restaurant that will rehabilitate an existing building. This request furthers Policy II.B.5o.

Economic Development

Policy II.D.6 a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

The subject site is located on the west side of Albuquerque, an area deficient in jobs relative to housing. The proposed restaurant would provide a range of jobs potentially available to residents of the west side. This request furthers Policy II.D.6.a.

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6. The site is within the boundaries of the West Side Strategic Plan, applicable policies include:

The site is within the boundaries of the Seven Bar Ranch Community, which lies between the Calabacillas Arroyo and the County line and between the Rio Grande and an area slightly west of the Rainbow Boulevard corridor.

Plan Objective 8:

Promote job opportunities and business growth in appropriate areas of the West Side. The request will allow the development of new business and additional job opportunities on the west side. The request further objective 8.

Policy 1.6: Large areas dedicated to employment uses shall be preserved on the West Side at Seven Bar Ranch, Atrisco Business Park, and Double Eagle II Airport. Additional employment center development is also encouraged. The City of Albuquerque and Bernalillo County economic development programs shall actively encourage employers to locate in these employment centers.

The proposed development on this site preserves the commercial use and adds to the job possibilities on the west side. The request further Policy 1.6.

7. The proposed development is consistent with the zoning established by the 7 Bar Sector Development Plan. The existing building is one story and does not block the views to the Sandia Mountains. The proposed parking amendment will not impact any of the issues noted in the 7 Bar Sector Development Plan.
8. The applicant notified the Westside Coalition of Neighborhoods, which represents the much of the west side. A facilitated meeting was not recommended. The City notified property owners within one hundred feet of the site. Staff has not received any objection to this request as of this writing.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

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3. Future signage is not subject to EPC review provided that it complies with regulations of the I-P zone.
4. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
5. The shared parking agreement will be recorded prior to DRB final sign off.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **AUGUST 28, 2015**. 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 14-16-4-4 of the Zoning Code. 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 EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's 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 City Zoning Code must be complied with, even after approval of the referenced application(s).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

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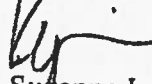
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DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

Sincerely,



For Suzanne Lubar
Planning Director

SL/MG

cc: Reposado, LLC, 1503 Central Ave. NW, ABQ, NM 87104

Myers, McCready & Myers, P.C. ATTN: John Myers, 1401 Central Ave. NW, ABQ, NM 87104

