



## Environmental Planning Commission

### Staff Report

**Agenda Item Number: 1**  
**Project #: PR-2021-005679**

**Case #: SI-2021-00967**

**VA#: 2021-00253**

**Hearing Date: August 19, 2021**

|                          |   |
|--------------------------|---|
| <b>Agent</b>             | Consensus Planning  |
| <b>Applicant</b>         | El Encanto, Inc. (Bueno Foods)  |
| <b>Request</b>           | Site Plan-EPC, Variance-EPC   |
| <b>Legal Description</b> | Tracts A1A1 and B1, South Barelas Industrial Park and Tract CA-A-1, Municipal Addition No. 6                |
| <b>Location</b>          | Between 2 <sup>nd</sup> Street SW and the Albuquerque Riverside Drain (1901/2001 4 <sup>th</sup> Street SW) |
| <b>Size</b>              | Approximately 26.3 acres  |
| <b>Zoning</b>            | NR-GM   |

### Staff Recommendation

***APPROVAL of PR-2021-005679, SI-2021-00967 and VA-2021-00253, based on the Findings beginning on Page 39 and 46, and subject to the Conditions of Approval beginning on Page 45.***

**Staff Planner**  
**Silvia Bolivar, PLA, ASLA**

### Summary of Analysis

The request is for a Site Plan-EPC that would allow for the expansion of Bueno Foods' manufacturing and warehousing facility. The request requires Site Plan-EPC approval because the subject site is over 5 acres and adjacent to Major Public Open Space (MPOS). Compliance with IDO Section 5-2 Site Design and Sensitive Lands and a Cumulative Impacts Analysis are required. The second part of the request is for a Variance-EPC of 24% to the 50% maximum light reflective value for building colors on sites adjacent to a MPOS. The subject site is in an Area of Change.

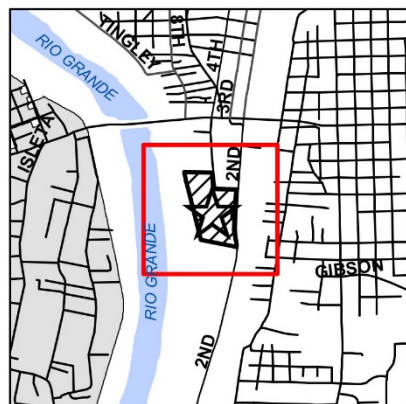
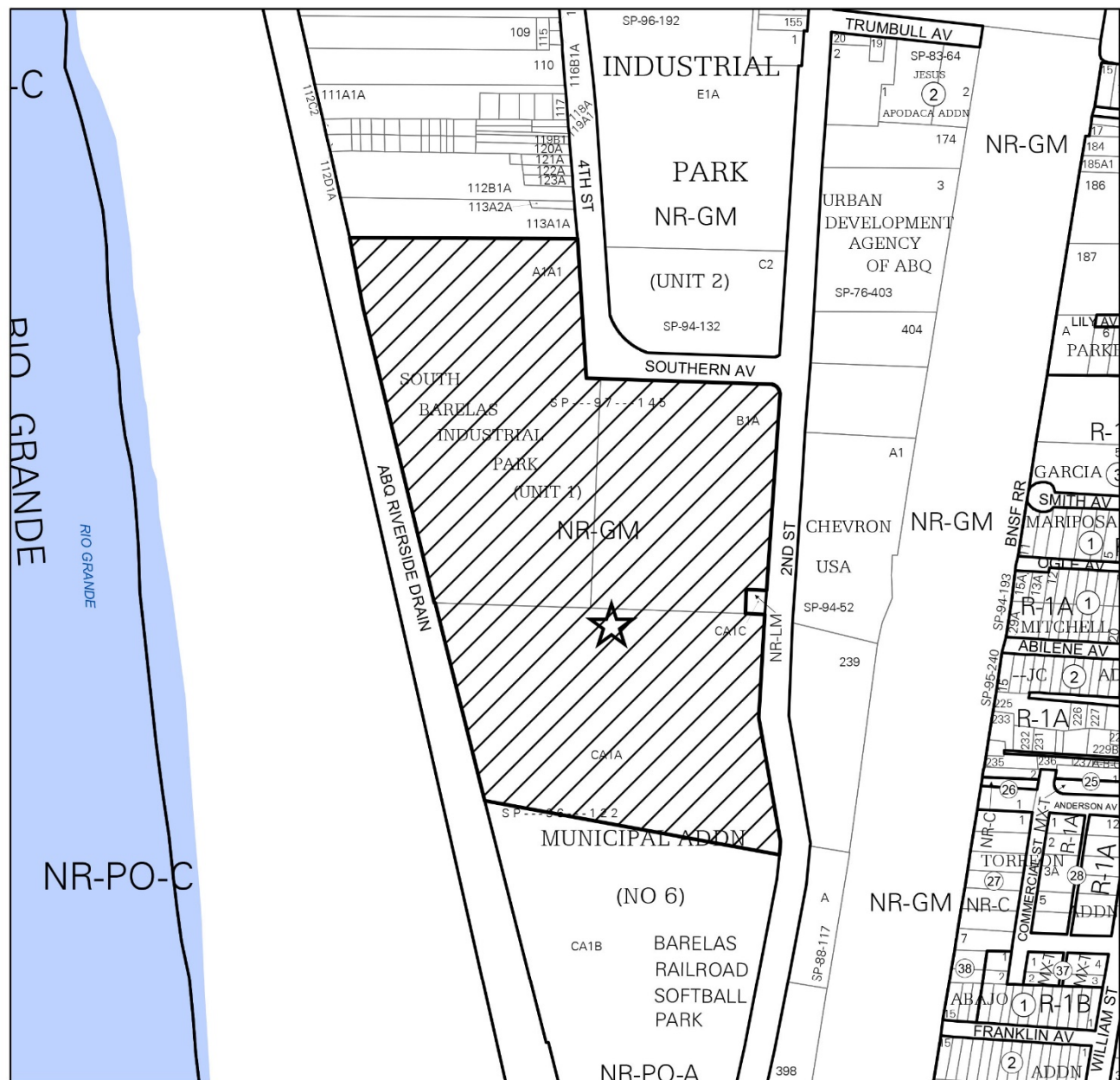
Staff reviewed the proposed site plan and request for a variance using IDO requirements and does not find major conflicts. The Barelas Neighborhood Association and property owners within 100 feet were notified as required.

A pre-submittal neighborhood meeting was held on July 13, 2021. Staff is unaware of any opposition to the request. Staff recommends approval subject to conditions to ensure requirements are met and clarification is provided.









# IDO ZONING MAP

Note: Gray shading indicates County.



1 inch = 350 feet

Hearing Date:

8/19/2021

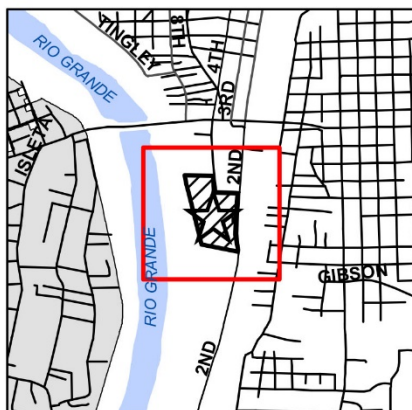
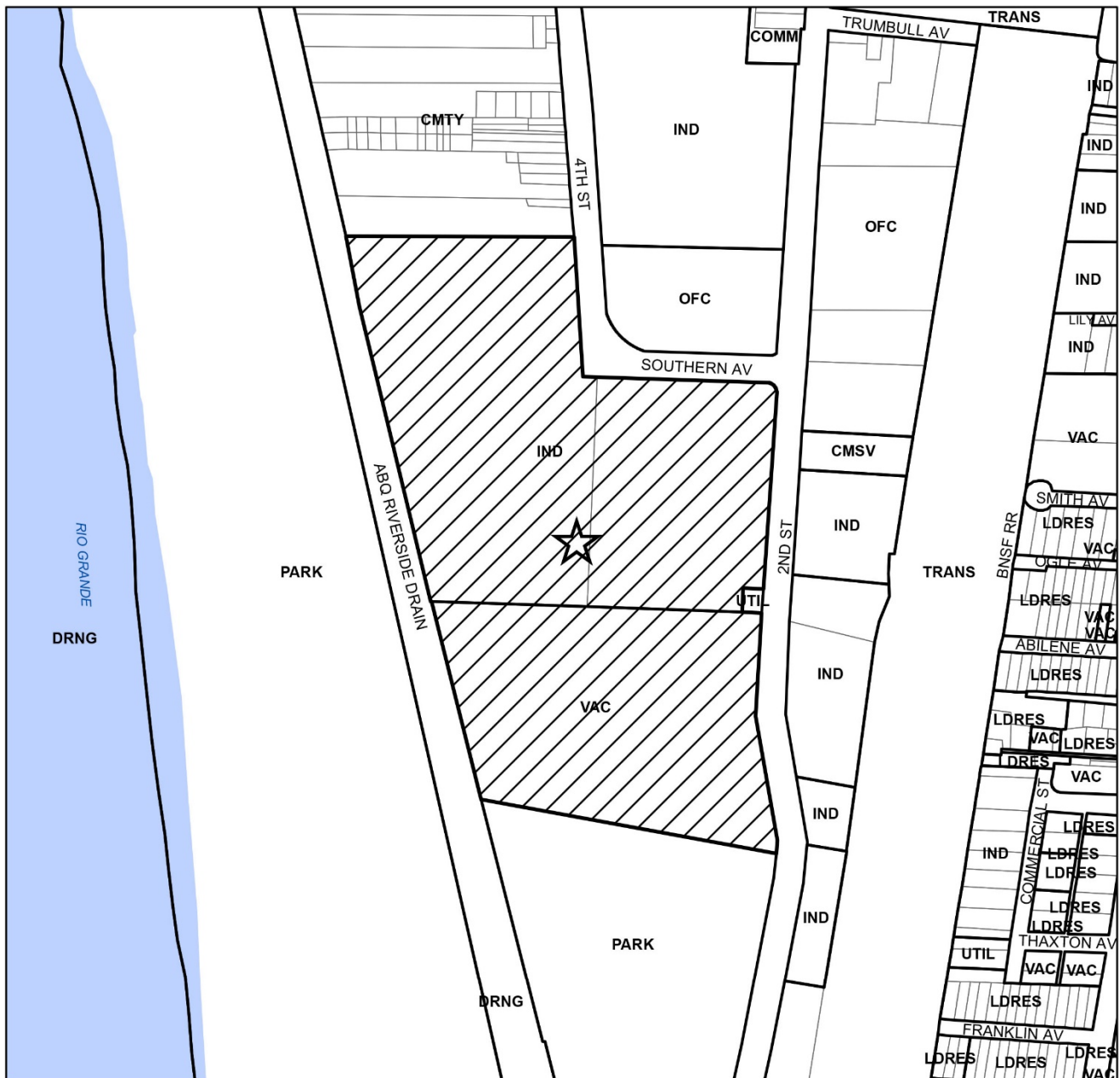
**Project Number:**

**PR-2021-005679**

Case Numbers:  
SI-2021-00967 VA-2021-00253

Zone Atlas Page:

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## LAND USE MAP

Note: Gray shading indicates County.

| Key to Land Use Abbreviations    |                                |
|----------------------------------|--------------------------------|
| LDRES   Low-density Residential  | APRT   Airport                 |
| MULT   Multi-family              | TRANS   Transportation         |
| COMM   Commercial Retail         | AGRI   Agriculture             |
| CMSV   Commercial Services       | PARK   Parks and Open Space    |
| OFC   Office                     | DRNG   Drainage                |
| IND   Industrial                 | VAC   Vacant                   |
| INSMED   Institutional / Medical | UTIL   Utilities               |
| ED   Educational                 | CMTY   Community               |
|                                  | KAFB   Kirtland Air Force Base |



1 inch = 350 feet

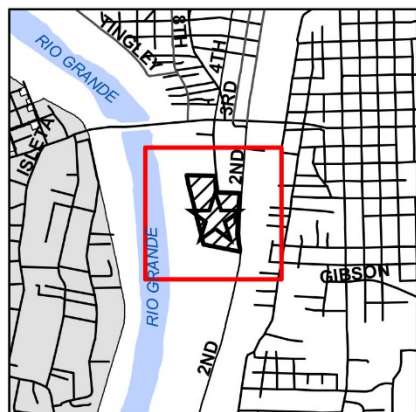
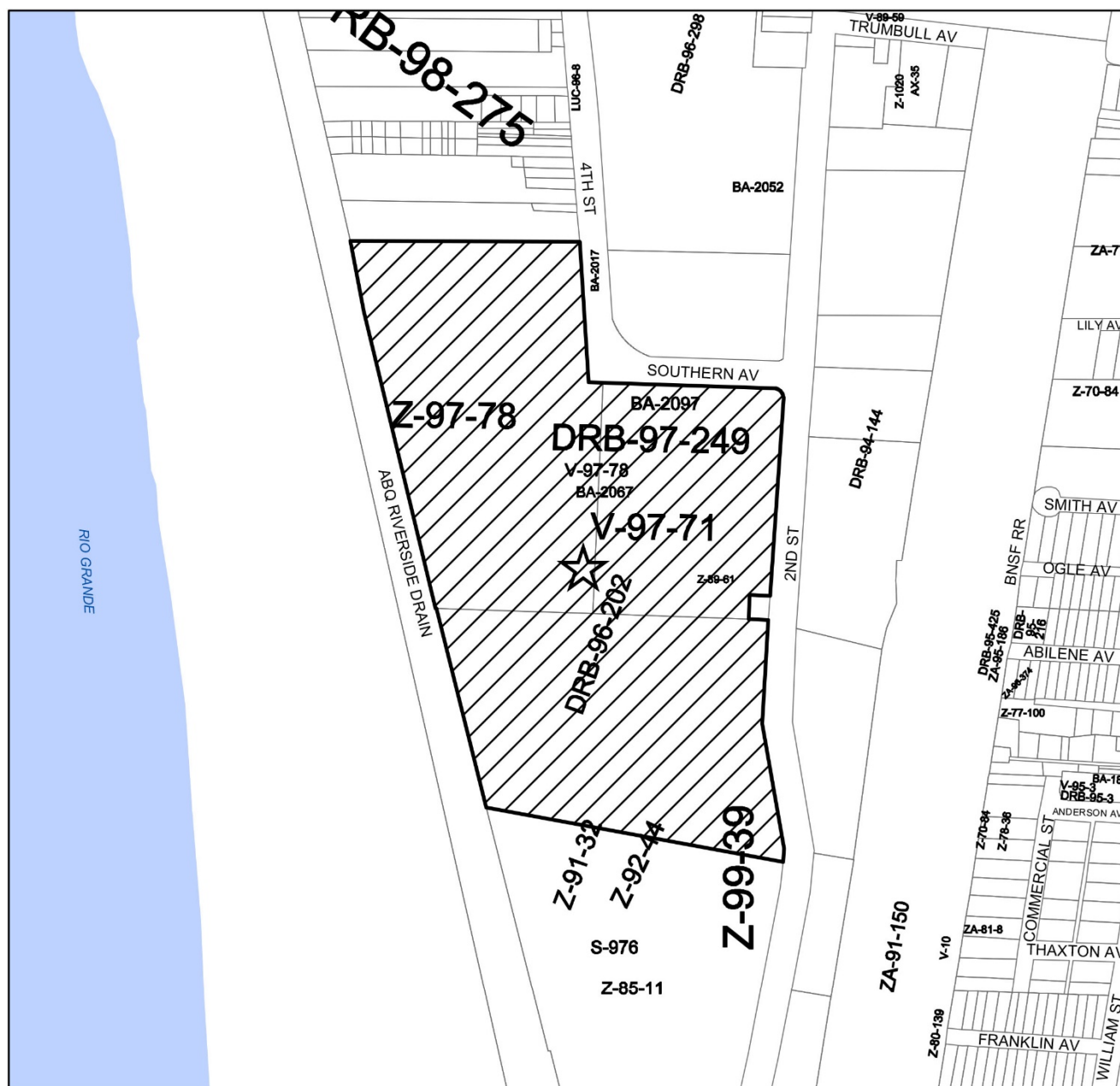
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## HISTORY MAP

Note: Gray shading indicates County.



1 inch = 350 feet

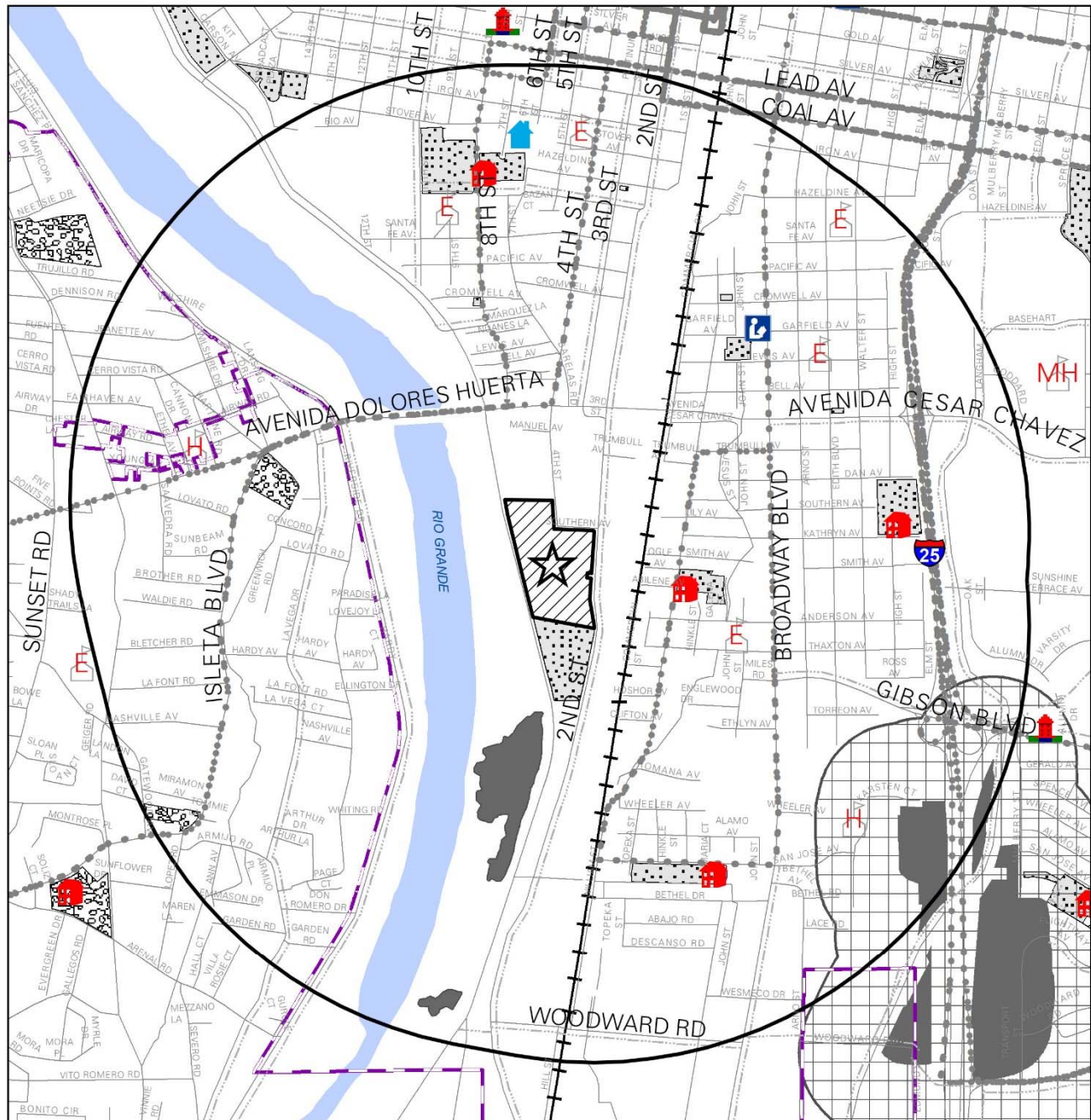
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**Public Facilities Map with One-Mile Buffer**

- |                      |             |                          |                             |
|----------------------|-------------|--------------------------|-----------------------------|
| Community Center     | Fire        | Public School            | Landfill designated by EHD  |
| Multi-Service Center | Police      | Proposed Bike Facilities | Landfill Buffer (1000-feet) |
| Senior Center        | Sheriff     | ABQ Ride Route           | Developed City Park         |
| Library              | Solid Waste | Albuquerque City Limits  | Undeveloped City Park       |
| Museum               |             |                          | Developed County Park       |
|                      |             |                          | Undeveloped County Park     |





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**Attachments**

Photographs – Existing Conditions  
History  
Zoning Information  
Applicant Information  
Staff Information  
Notification Requirements  
Pre-Application Meeting Minutes  
Site Plan Reductions  
Variance Request – Product Information (Kingsman)

## **I. INTRODUCTION**

*Surrounding zoning, plan designations, and land uses:*

| <i>Site</i>  | <i>Zoning</i> | <i>Comprehensive Plan Area</i> | <i>Land Use</i>                              |
|--------------|---------------|--------------------------------|--|
|              | NR-GM         | Area of Change                 | Light Manufacturing                          |
| <i>North</i> | NR-GM         | Area of Change                 | Light Manufacturing/<br>Office/Institutional |
| <i>South</i> | NR-PO-A       | Area of Consistency            | Parks and Recreation                         |
| <i>East</i>  | NR-GM         | Area of Change                 | Light Manufacturing                          |
| <i>West</i>  | NR-PO-C       | Area of Change                 | Major Public Open Space                      |

### ***Request***

The request is for a Site Plan-EPC and Variance-EPC approval for a 26.3-acre site legally described as Tracts A1A1 and B1, South Barelás Industrial Park and Tract CA-A-1, Municipal Addition No. 6, located at 1901/2001 4<sup>th</sup> Street SW between 2<sup>nd</sup> Street SW and the Albuquerque Riverside Drain (the “subject site”).

The applicant wishes to expand the Bueno Foods’ manufacturing and warehousing facility by adding a new, refrigerated, cold storage building with white panels. The existing freezer warehouse space for the storage of frozen, finished goods and raw materials is not sufficient for the company’s production volume. The square footage for the new building would be 28,289 s.f. and would be linked to the existing building. The request requires Site Plan-EPC approval because the subject site is over 5 acres and adjacent to Major Public Open Space (MPOS). Compliance with IDO Section 5-2 Site Design and Sensitive Lands and a Cumulative Impacts Analysis are required.

The second part of the request is for a Variance-EPC of 24% to the 50% maximum light reflective value (LRV) for building colors on sites adjacent to a Major Public Open Space (MPOS) IDO Section 5-2(J)(1)(d).

The subject site is zoned NR-GM (Non-Residential – General Manufacturing Zone District) and in an Area of Change.

Staff has crafted conditions of approval to create compliance as needed and to provide clarity for the future.



### ***EPC Role***

The EPC is hearing the first part of the request (SI-2021-00967) because IDO Section 6-6(J)(1)(a) requires Site Plan-EPC approval to any platting action for a site 5 acres or greater adjacent to Major Public Open Space (MPOS).

The EPC is hearing the Variance request (VA-2021-00253) pursuant to IDO Section 6-6-(N)(1)(a), that applies to all requests for Variances from any Development Standard in the IDO requested as part of a Site Plan – EPC application. This case is a quasi-judicial matter.

Pursuant to IDO Section 14-16-6-4(Q), the decision-making body may impose conditions necessary to ensure compliance with the development standards of this IDO via the Site Plan-EPC Review and Decision Criteria of IDO Section 14-16-6-6(J).

The EPC is the final decision-making body unless the EPC decision is appealed. If so, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to City Council. The City Council would then make the final decision.

### ***Context***

The northern two-thirds of the subject site is presently developed with Bueno Foods' current facility, consisting of light manufacturing (food production), warehousing/cold storage, and distribution uses.

The area surrounding the subject site is predominantly other light manufacturing and heavy commercial uses along the 2<sup>nd</sup> Street Corridor, west of the railroad tracks and south of Avenida Cesar Chavez/Avenida Dolores Huerta. Immediately north of the site is the National Hispanic Cultural Center and to the south is the Barel原因 Railroad Park. Directly west of the subject site is the Rio Grande Bosque, which is designated as Major Public Open Space (MPOS). There is a small amount of MX-H (Mixed-use High Intensity) along Avenida Cesar Chavez/Avenida Dolores Huerta with some MX-M and MX-L (Mixed-Use Low Intensity) along 4<sup>th</sup> Street. There are R-1A (single-family residential zones) north of Avenida Cesar Chavez and east of the railroad tracks. The subject site is within a Railroad and Spur Area.

The subject site is in an Area of Change as designated by the Comprehensive Plan. The subject site is within the boundaries of the Central Albuquerque Community Planning Area (CPA).

### ***History***

Bueno Foods has been located in the South Barel原因 Industrial Park since 1984. The South Barel原因 Industrial Park consists of approximately 275 acres of mixed industrial, commercial, and residential uses..

The company was the first business to locate its operations in this industrial park. Over the years, Bueno Foods has expanded its operation and increased regional and national sales. More than 55% of its sales are outside of New Mexico.

The subject site consists of multiple buildings over three lots that are all owned by El Encanto, Inc. (Bueno Foods). The uses for the subject site consist of light manufacturing, warehousing, and distribution uses that pre-date the adoption of the IDO. These uses were all permissive under the previous M-2 (Industrial/Wholesaling/Manufacturing) zoning and are listed as permissive in the NR-GM zone.

Upon adoption of the Integrated Development Ordinance (IDO) in May 2018, which replaced the City's zoning code, the subject site's zoning converted from the old zoning designation of M-2 (Industrial/Wholesale/Manufacturing) to NR-GM (Non-residential General Manufacturing).

As per the South Baretas Industrial Park Metropolitan Redevelopment Plan, the prevailing zoning for the area was M-2. The M-2 zone allowed for unlimited industrial development. The MRA listed Bueno Foods as an industrial business that was landscaped and well maintained as opposed to the remaining areas that were mostly used to store construction debris.

Case history for the subject site includes project number 1005319. On February 16, 2007 the EPC voted to approve project number 1005319, a zone map amendment from SU-1 for Community Park and Related Facilities to M-2 for Lot CA1A, Municipal Addition No. 6 (part of the subject site). The request furthered the Comprehensive Plan's Central Urban Area goal because the proposed zoning would reestablish the site's historical industrial status in an established industrial area.

### ***Transportation System***

The Long-Range Roadway System (LRRS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO), identifies the functional classification of roadways.

2<sup>nd</sup> Street SW is classified as an urban minor arterial and 4<sup>th</sup> Street is classified as a Major Transit Corridor. Southern Avenue is classified as a local urban street.

### ***Comprehensive Plan Corridor Designation***

4<sup>th</sup> Street SW is classified as a Major Transit Corridor and a Main Street Corridor as designated by the Comprehensive Plan. The subject site is within 1,320 feet (1/4 mile) of 4<sup>th</sup> Street SW.

### ***Comprehensive Plan Community Planning Area Designation***

The subject site is part of the Central Albuquerque Community Planning Area (CPA). Central Albuquerque is the location of the original Old Town settlement with surrounding agricultural lands, the New Town development during the railroad era (now known as Downtown), and the original residential subdivisions, many of which have been designated as historic neighborhoods.

Design/Character Considerations for Central Albuquerque include: concentration of urban development Downtown; street level retail/commercial activity Downtown; building fronts at sidewalks along Central Avenue; public transit connections between Downtown and Old Town, the Albuquerque Botanical Gardens and Zoo, the South Broadway Cultural Center, and other ABQ Centers; varying architectural styles and building scale, depending on the historical era of each neighborhood; Victorian architecture of the railroad era neighborhoods; small residential lots;



proximity to the Rio Grande; and a mix of land uses and proximity of residential and non-residential uses.

### ***Overlay Zones***

The subject site is not within the boundaries of a Character Protection Overlay (CPO), a Historic Protection Overlay (HPO), or a View Protection Overlay (VPO).

### ***Trails/Bikeways***

The Long-Range Bikeway System (LRBS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO), identifies existing and proposed routes and trails.

There is a proposed bike lane for 2<sup>nd</sup> Street SE. Riverside Trail and Bosque South Trail near the subject site, are paved, multiple-use trails. Guadalupe Overpass has a bike route.

### ***Transit***

The area is serviced by Fixed Route 53 (Isleta) on a Monday-Saturday schedule. Service begins at 6:25 am to 7:06 pm. Fixed Route 54 (Bridge/Westgate) runs Monday-Saturday from 5:45 am to 9:40 pm. Both Fixed Routes 53 and 54 run east/west on Bridge Boulevard. They both turn to north/south operation at 8<sup>th</sup> Street and 4<sup>th</sup> Street respectively.

Route 53 has a stop pair on the north face of Bridge and the east face of 8<sup>th</sup> Street. Route 54 has a stop pair on the north face of Bridge and the east face of 4<sup>th</sup> Street. Walking distance to both stop pairs is about 1600 feet from the subject site along defined pedestrian paths.

### ***Public Facilities/Community Services***

Please refer to the Public Facilities Map (Page 6), which shows public facilities and community services located within one mile of the subject site.

### ***Walk Score/Transit Score/Bike Score***

The Walk Score for the subject site is 48 out of 100 (most errands require a car), transit score is 29 (a few nearby public transportation options), and a bike score of 62 (bikeable – some bike infrastructure).

## ***II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES***

### ***Integrated Development Ordinance (IDO)***

#### ***Definitions***

Areas of Change: An area designated as an Area of Change in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, where growth and development are encouraged, primarily in Centers other than Old Town, Corridors other than Commuter Corridors, Master Development Plan areas, planned communities, and Metropolitan Redevelopment Areas.

Drainage Facility: The system of structures for collecting conveying, and storing surface and stormwater runoff. Drainage facilities are for surface and stormwater runoff conveyance and containment. These include but are not limited to streams, pipelines, channels, ditches, arroyos,

acequias, wetlands, infiltration facilities, retention/detention facilities, erosion/sedimentation control facilities, and other drainage structures and appurtenances, both natural and manmade. On-site drainage ponding areas that manage stormwater generated by uses on the lot are not considered drainage facilities. See also Acequia, Major Arroyo, Major Utility.

Site-Development Plan: A term used prior to the effective date of the IDO for a scaled plan for development on one or more lots that specifies at minimum the site, proposed use(s), pedestrian and vehicular access, any internal circulation, maximum building height, building setbacks, maximum total dwelling units, and/or non-residential floor area. A more detailed site development plan would also specify the exact locations of structures, their elevations and dimensions, the parking and loading areas, landscaping, and schedule of development. The equivalent approval in the IDO would be determined based on the level of detail provided in the prior approval.

#### Manufacturing Definitions

Heavy Manufacturing: The assembly, fabrication, or processing of goods and materials using processes that ordinarily have greater than average impacts on the environment or that ordinarily have significant impacts on the use and enjoyment of other properties in terms of noise, smoke, fumes, odors, glare, or health or safety hazards. Loading and unloading from rail spurs and wholesaling of products manufactured at the facility are incidental to this use. This use does not include any activity that meets the definition of special manufacturing. See also *Special Manufacturing*.

Light Manufacturing: The assembly, fabrication, or processing of goods and materials, including machine shop and growing food or plants in fully enclosed portions of a building, using processes that ordinarily do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building or lot where such assembly, fabrication, or processing takes place, where such processes are housed primarily within the fully enclosed portions of a building. Loading and unloading from rail spurs and wholesaling of products manufactured at the facility are incidental to this use. This use does not include any use that meets the definition of *Heavy Manufacturing* or *Special Manufacturing*.

Major Public Open Space: Publicly-owned spaces managed by the Open Space Division of the City Parks and Recreation Department, including the Rio Grande State Park (i.e. the Bosque), Petroglyph National Monument, and Sandia foothills. These are typically greater than 5 acres and may include natural and cultural resources, preserves, low-impact recreational facilities, dedicated lands, arroyos, or trail corridors. The adopted Facility Plan for Major Public Open Space guides the management of these areas. For the purposes of this IDO, Major Public Open Space located outside the city municipal boundary still triggers Major Public Open Space Edge requirements for properties within the city adjacent to or within the specified distance of Major Public Open Space.

#### Sensitive Lands Definitions

Arroyo: A watercourse that conducts an intermittent or ephemeral flow, providing primary drainage for an area of land, or a watercourse that would be expected to flow in excess of 1,000 cubic feet per second as the result of a 100-year storm event, as determined by the City Hydrologist.

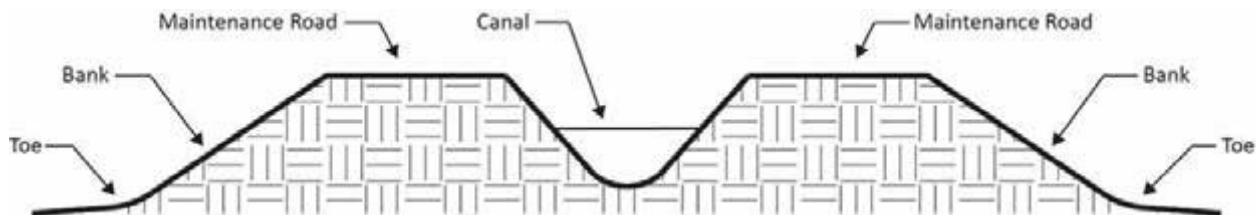
Escarpment: Land with 9 percent slope or more, where development is discouraged. The Northwest Mesa Escarpment is part of the Petroglyph National Monument, which is also designated as Major



Public Open Space. See also *Open Space Definitions* for *Major Public Open Space*. Publicly-owned spaces managed by the Open Space Division of the City Parks and Recreation Department, including the Rio Grande State Park (i.e. the Bosque), Petroglyph National Monument, and Sandia foothills. These are typically greater than 5 acres and may include natural and cultural resources, preserves, low-impact recreational facilities, dedicated lands, arroyos, or trail corridors. The adopted Facility Plan for Major Public Open Space guides the management of these areas. For the purposes of this IDO, Major Public Open Space located outside the city municipal boundary still triggers Major Public Open Space Edge requirements for properties within the city adjacent to or within the specified distance of Major Public Open Space.

Floodplains and Special Flood Hazard Areas: See *Flood Definitions*. Floodplain: Any land susceptible to being inundated by water from any source. Special Flood Hazard Area: The land area covered by floodwaters of the base flood, as defined by the Federal Emergency Management Agency and shown on National Flood Insurance Program maps.

Irrigation Facility: The system of water facilities within the MRGCD, including acequias, ditches, laterals, canals, interior drains, riverside drains, and wasteways, which convey water to irrigators or return unused irrigation water to the Rio Grande. Some facilities may also convey stormwater. The irrigation facility includes the canal that conveys the water, the maintenance road(s) along the bank top, and the sloped banks that tie back to the surrounding land. These facilities may or may not have a formal easement. See also *Acequia*.



Large Stand of Mature Trees: A collection of 5 or more trees 30 years or older or having trunk diameters (as determined by Diameter at Breast Height – DBH) averaging at least 16 inches in diameter, as determined by the City Forester.

Rock Outcropping: Bedrock or other stratum a minimum of 6 feet high on its steepest side as measured from the adjacent 10 percent slope line and in excess of 500 square feet in surface area.

Significant Archaeological Site: See *Archaeological Definitions*. A geographic location that contains an archaeological resource likely, as determined by the City Archaeologist, to yield information important to the prehistory or history of the Albuquerque area.

Steep Slope: Land with 9 percent slope or more, where development is discouraged.

Wetlands: Areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, as determined by the City Hydrologist. Wetlands generally include swamps, marshes, bogs, and similar areas.

### ***Zoning***

The subject site is zoned *NR-GM (Non-Residential – General Manufacturing Zone District, IDO 14-16-2-5(D))* which was assigned upon the adoption of the Integrated Development Ordinance (IDO) based upon prior zoning and land use designations M-2 (Industrial/Wholesale/Manufacturing). The purpose of the NR-GM zone district is to accommodate a wide variety of industrial, manufacturing, and heavy commercial uses, particularly those with noise, glare, or heavy traffic impacts, in areas separated from Residential and Mixed-use areas and less intense, lighter impact businesses. Allowable uses are shown in IDO Table 4-2-1, pages 143-148 of the IDO.

The City of Albuquerque Zoning Division has confirmed that the designated land use for the subject site is light manufacturing. The City of Albuquerque Environmental Health Department Air Quality Division has no active air quality permits for emissions for the subject site; therefore the manufacturing designation is light manufacturing and not heavy manufacturing.

### ***Uses***

Adjacency to a MPOS requires EPC approval of the proposed site plan but since the site plan requirement did not apply prior to the IDO, there is not a previous approval on file with the Planning Department for the existing buildings. The buildings, related parking, landscaping, and other site features were permissively allowed by the underlying zoning and approved via the administrative building permit process.

Under the new Use-Specific Standards for Light Manufacturing in IDO Section 4-3(E)(4)(f), each of these uses requires a Conditional Use Approval within 330 feet of a MPOS. However, IDO Section 4-1(E) Previously Allowed Uses applies to this site.

#### ***4-1(E) Previously Allowed Uses***

4-1(E)(1) Each use that exists on the effective date of this IDO that is required by this IDO to obtain a Conditional Use Approval, but that was permissive use or an approved conditional use prior to the effective date of this IDO is deemed to have a Conditional Use Approval to continue operation in structures and on land areas where the operation was conducted prior to the effective date of this IDO, and to expand operations without the need to obtain a Conditional Use Approval, provided that the expansion complies with all Use-specific Standards and other requirements of this IDO (other than the requirement for a Conditional use Approval).

### ***Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)***

The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated an Area of Change. Areas of Change allow for a mix of uses and development of higher density and intensity in areas where growth is desired and can be supported by multi-modal transportation.

The intent is to make Areas of Change the focus of new urban-scale development that benefit job creation and expanded housing options. By focusing growth in Areas of Change, additional residents, services, and jobs can be accommodated in locations ready for new development.

Applicable Goals and policies are listed below. Staff analysis follows in bold italics.

Chapter 5: Land Use

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 capture of regional growth in Centers and Corridors by allowing the facility to expand at this location, create new jobs, and generate tax revenues. Although the subject site is not located in a designated Activity Center, the subject site is located along 4<sup>th</sup> Street SW, both a Major Transit and Main Street Corridor as designated by the Comprehensive Plan. The request would facilitate development that would reinforce these corridors. Moreover, the subject site is located in an Area of Change where policies allow for development that benefits the creation of jobs. The additional freezer capacity would allow the applicant to produce all products throughout the year and generally help shape the built environment into a sustainable development pattern. The request furthers Policy 5.1.1 – Desired Growth.*

Subpolicy 5.1.1(i): Locate industrial development in Employment Centers or in existing industrial zones within the I-25 and I-40 Corridors.

*The request would further this policy by allowing an existing light industrial and warehousing facility located in an industrial zone and near the I-25 corridor to expand its' operations. The request furthers subpolicy 5.1.1(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 contribute to creating a healthy and sustainable community because it would facilitate further development in an area with a mix of uses that include light and heavy manufacturing, high and low intensity mixed-use, single-family zones, and commercial services while creating new jobs that would be conveniently accessible from surrounding neighborhoods. The development made possible by the request would contribute to the distinct character of the surrounding industrial area. The request furthers Policy 5.2.1 – Land Uses.*

Subpolicy 5.2.1(h): Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

*The request furthers this subpolicy because the proposed expansion of the facility would be constructed on vacant, infill land and would be compatible in form and scale to the immediately surrounding development that consists of light and heavy manufacturing. The request furthers subpolicy 5.2.1(h).*

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

*The request furthers this subpolicy because the proposed expansion of the facility would be constructed on a vacant and underutilized portion of a lot allowing more productive use of the under-utilized lot. The request furthers subpolicy 5.2.1(n).*

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 furthers this Goal because the expansion of the facility to include additional warehouse/storage capacity on the south side of the existing development would be served by existing infrastructure and public facilities. The development made possible by the request would promote efficient development patterns and use of land. The request furthers Goal 5.3 – Efficient Development Patterns.*

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

*The request furthers this policy because the proposed expansion would occur on the southern portion of the site that is currently vacant. Infill development generally occurs on vacant and underused lots in developed areas. The request would support additional growth in an area that is served by existing infrastructure and is within walking distance of public transportation and bicycle routes/paths. The request furthers Policy 5.3.1 – Infill Development.*

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 intent is to direct growth and more intense development to Centers, Corridors, and industrial and business parks. The expansion of the warehouse facility would further this policy as it is located in the South Barelás Industrial Park where more intense development and growth is encouraged and along 4<sup>th</sup> Street, a Major Transit/Main Street Corridor. Policy 5.6.2 – Areas of Change is furthered.*

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

*The request would allow expansion of the current facility. The additional freezer/warehouse would allow the applicant to expand its production facility and would create 49 jobs over a five year period and temporary construction jobs. The request furthers subpolicy 5.6.2(b).*

Subpolicy 5.6.2(e): Encourage job creation in business and industrial parks, near freight routes, and where adequate transitions and buffers can be provided to protect abutting residential uses.

*The addition of the warehouse/storage facility would allow the applicant to expand its production and would create 49 jobs over a five year period and temporary construction jobs. The request would facilitate job creation in a light manufacturing facility located in the South Barelás Industrial Park near freight routes. The nearest residential uses are located over 600 feet to the east, across the railroad tracks, which is a significant transition and buffer from the subject site. The request furthers subpolicy 5.6.2(e).*



Policy 5.7.1 – Coordinated Public Investment: Prioritize public investments and program funding by the City and County to be consistent with and to implement Comprehensive Plan land use Goals and policies.

*Industrial Revenue Bonds and Local Economic Development Act (LEDA) funding are being utilized for the requested expansion of the facility that prioritizes public investments and program funding while implementing Comprehensive Plan land use Goals and policies. The request furthers Policy 5.7.1 – Coordinated Public Investment.*

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.

*The proposed expansion of the facility would encourage economic development that would bring 49 jobs over a five year period and temporary construction jobs over nine months. The additional jobs would improve the quality of life for new and existing residents as it is anticipated that the majority of the jobs would be filled by local residents thereby allowing for a robust, resilient, and diverse economy. Policy 8.1.2 – Resilient Economy is furthered.*

Subpolicy 8.1.2(b): Encourage the production, local sale, and export of locally-grown and made goods.

*The current facility is in use to manufacture New Mexican products and would be linked to the new freezer/warehouse thereby allowing for locally grown products to be exported while increasing production and sales of local products. Subpolicy 8.1.2(b) is furthered. .*

Subpolicy 8.1.2(c): Prioritize local job creation, employer recruitment, and support for local development projects that hire local residents.

*The request would result in temporary construction jobs and 49 new positions over a five year period that would prioritize local job creation as it is anticipated that 100% of the jobs would be local hires. Subpolicy 8.1.2(c) is furthered.*

Subpolicy 8.1.2(d): Grow the community's economic base through recruitment, retention/expansion, and new business startups to bring additional income into the region.

*The community's economic base would grow through the retention and expansion of the manufacturing facility and thereby bring additional jobs and income into the region as new employees would reinvest in the community by supporting local businesses. The request would allow the applicant to expand sales outside of New Mexico as the request would facilitate production of all products throughout the year. Subpolicy 8.1.2(d) is furthered.*

Policy 8.1.3 – Economic Base: Strengthen and diversify the economic base to help reduce reliance on government spending.

*The request would strengthen and diversify the economic base by allowing for local residents to be employed in different positions throughout the facility thereby reducing reliance on government spending. Policy 8.1.3 – Economic base is furthered.*

Subpolicy 8.1.3(a): Promote and support local export-based businesses (e.g. manufacturing) as a way to stimulate local economic activity.

*The request would facilitate promotion and support of a local export-based business by allowing it to expand its current warehouse/manufacturing facility that currently exports 55% of their products. Subpolicy 8.1.3(a) is furthered.*

***Integrated Development Ordinance (IDO) 14-16-6-(J)(3)- Site Plan-EPC Review and Decision Criteria***

IDO Section 14-16-6-6(J)(3) states that any application for a Site Plan-EPC, including a Major Amendment, would be approved if it meets all of the following criteria:

- 6-6(J)(3)(a) The site plan is consistent with the ABC Comp Plan, as amended.  
*As demonstrated by the policy-based analysis of the site plan (see above), the request is consistent with applicable Comprehensive Plan Goals and policies.*
- 6-6(J)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.  
*The subject site is zoned NR-GM therefore, the above criterion does not apply.*
- 6-6(J)(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.  
*With the application of conditions of approval, the site plan would comply with all applicable provisions of the IDO.*
- 6-6(J)(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 extent practicable.  
*The proposed expansion of the facility to add additional warehousing and cold storage space is utilizing utilities found adjacent to the property and no changes are being made to existing site access points, parking, or other vehicular circulation patterns. The City's existing infrastructure has adequate capacity for the proposed development.*
- 6-6(J)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.  
*The proposed freezer expansion is located in the center of the site to the south of the existing development, which provides a significant buffer and transition area both between it and the Bosque MPOS to the west and from the 2<sup>nd</sup> Street corridor to the east. The applicant has designed the site to mitigate significant adverse impacts on the surrounding area to the maximum extent practicable.*

- 6-6(J)(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 property is not within an approved Master Development Plan; therefore, the above criterion does not apply.***

- 6-6(J)(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 would 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 within a Railroad and Spur Area but the applicant has provided a Cumulative Impact Analysis memorandum as part of the application (See Section 5-2(E)) and identifies applicable mitigation efforts.***

### **III. SITE PLAN - EPC**

#### ***Request***

The request is for a Site Plan-EPC approval that would allow for the expansion of Bueno Foods' manufacturing and warehousing facility. The request requires Site Plan-EPC approval because the subject site is over 5 acres and adjacent to Major Public Open Space (MPOS). Compliance with IDO Section 5-2 Site Design and Sensitive Lands and a Cumulative Impacts Analysis are required.

Bueno Foods plans to construct a 28,289 s.f. freezer/warehouse adjacent to the existing 111,584 s.f. manufacturing facility. No demolition would be required but construction would be a concrete pad, steel frame, and prefabricated insulated freezer panels.

The proposed project would be constructed on vacant land at 1901/2001 4<sup>th</sup> Street SW, which Bueno Foods owns. The expansion of the facility would not require a change in zoning from its current non-residential general manufacturing designation (NR-GM).

The proposed site plan is required to comply with all applicable provisions of the IDO, the DPM, other adopted City regulations, and any other terms and conditions specific to the subject site in a prior approval. The site plan and related drawings were revised based on Staff and Agency Comments and were received August 9, 2021. Staff has crafted conditions of approval to create compliance as needed and to provide clarity for the future.

Pursuant to IDO Section 14-16-6-4(Q), the decision-making body may impose conditions necessary to ensure compliance with the development standards of this IDO via the Site Plan-EPC Review and Decision Criteria of IDO Section 14-16-6-6(J).

***5-1(E) Dimensional Standards for Non-Residential Zone Districts***

In the NR-GM area there is no minimum lot size. The site plan for the proposed development meets the minimum front setback of 5-feet. There are no side or rear setbacks. The proposed development has provided the following setbacks: front 272'-4", rear 304'-6", and 371'-6" for the side setbacks. The NR-GM zone allows for a maximum building height of 65' and the building height for the proposed addition is 45'-9".

The site plan complies with dimensional standards.

***5-2 Site Design and Sensitive Lands***

The subject site is adjacent to Major Public Open Space and is therefore subject to all of the regulations in IDO Section 5-2(J)(2), Lots Adjacent to Major Public Open Space.

***5-2(C) Avoidance of Sensitive Lands***

Pursuant to IDO Section 5-2(C)(1) both the subdivision and site design process shall begin with an analysis of site constraints related to sensitive lands. The site analysis shall be included with applications for Subdivision or Site Plan. The site analysis shall be reviewed by relevant staff from Hydrology, Parks and Recreation, Historic Preservation, the City Forrester, and/or the City Archaeologist, depending on the type(s) of sensitive lands on the site.

To the maximum extent practicable, new subdivisions of land and site design shall avoid locating development, except for open spaces and areas that would not be disturbed during the development process, in the following types of sensitive lands:

**5-2(C)(1)(a) Arroyos**

***There are no arroyos on the property. The closest AMAFCA Drainage Facility is the "South Diversion Channel" and is approximately 4,340 feet to the east as measured from the eastern boundary of the subject site. The Albuquerque Metropolitan Arroyo Flood Control (AMAFCA) has no adverse comments to the request.***

**5-2(C)(1)(b) Floodplains and Special Flood Hazard Areas**

***There are no floodplains or special flood hazard areas on the property. The subject property is located in the FEMA Flood Zone Designation "X" – Area of Minimal Flood Hazard and protected by a levee.***

**5-2(C)(1)(c) Irrigation Facilities (acequias)**

***There are no irrigation facilities on the subject site. There is one irrigation facility that borders the western boundary of the subject site as per the Middle Rio Grande Conservancy District Maps.***

5-2(C)(1)(d) Large stands of mature trees

*There are no large stands of mature trees that would be impacted by this project. The IDO defines this as “a collection of 5 or more trees 30 years or older or having trunk diameters averaging at least 16 inches in diameter.” The trees that exist in the area where the freezer expansion is proposed on the site plan were not in existence in aerial photography dating back to 11/2012 and are considered newer trees that have grown over the past 10 +/- years.*

5-2(C)(1)(e) Rock outcroppings

*The subject site averages less than 2-3% in slope and does not have any 10% slope lines or bedrock/stratum that is 6 feet high.*

5-2(C)(1)(f) Significant archaeological sites

*There are no known archaeological sites on the subject site. A “Certificate of No Effect” from the City of Albuquerque was received on June 2, 2021.*

5-2(C)(1)(g) Steep slopes and escarpments

*There are no steep slopes. The subject site averages 2% in slope and does not meet the IDO definition of 9% or more.*

5-2(C)(1)(h) Wetlands

*There are no wetlands on the subject site.*

5-2(D) Archaeological Sites

*As per the Acting City Archaeologist, the property appears to have been entirely disturbed in 1991, with some portions returning to a less disturbed appearance in later years. Therefore, A Certificate of No Effect was issued under Criterion 2 “The property has been disturbed through previous land use”. The certificate was issued on June 2, 2021.*

**5-2(E) Cumulative Impacts – Requirements & Analysis**

Pursuant to IDO Section 5-2(E)(1)(a) any portion of the subject property is within the Railroad and Spur Area (i.e. within 2,640 feet [1/2 mile] of the BNSF railroad or 1,320 feet [1/4 mile] of the Sawmill Spur), development or redevelopment meeting all of the criteria of Subsection 14-16-5-2(E)(1)(a) shall mitigate any negative cumulative impacts (#11 – Light Manufacturing), IDO Section 14-16-5-2(E)(1)(c).

5-2 (E)(2) Requirements Development or redevelopment meeting all of the criteria of Subsection 14-16-5-2(E)(1) shall do all of the following:



***The subject site meets the IDO criteria to require a Cumulative Impact Analysis based on the location within ½ mile to the BSNF Railroad right-of-way (Railroad and Spur Area), is within 1,320 from residentially zoned property (the nearest residential zone property is over 600 feet away on the other side of the railroad tracks).***

**5-2(E)(2) Requirements**

5-2(E)(2)(a) Mitigate any material negative cumulative impacts on surrounding residential development through adequate and effective measures, including but not limited to all of the following:

1. Locating and designing vehicle access, circulation, parking, and loading to minimize impacts on residential uses within 660 feet in any direction of the subject site.

***The request would add a new, cold storage building to the south end of the subject site. No changes are proposed to the existing access, circulation, parking, and loading areas. The primary access to the property is located off Southern Avenue which is over 1,000 feet to the nearest residentially zoned land on the other side of the railroad tracks to the east.***

2. Locating, designing and orienting site lighting to be compatible with residential uses within 660 feet in any direction of the subject property.

***The existing site lighting is located more than 660 feet from any residential uses. The nearest residential uses are located east of the railroad tracks.***

3. Locating the storage of hazardous materials, as defined by federal regulation, to minimize impact on surrounding residential uses.

***The proposed freezer/storage building would not include any hazardous materials. There are no anticipated impacts to any residential uses, which are located east of the railroad tracks.***

4. Locating outdoor storage of materials or equipment to minimize impact on surrounding residential uses.

***No outdoor storage is visible to any residential uses.***

5. Locating activities on the site that generate noise to minimize impacts on residential uses within 660 feet in any direction of the subject property.

***The new freezer/storage building would not increase noise generated from the property since all uses are indoors. The nearest residential properties are over 660 feet away and on the other side of the railroad tracks.***

5-2(E)(2)(b) Provide a cumulative impact analysis to the EPC that addresses, at a minimum, the items required in Subsection 14-16-6-4(H), which the EPC may use as the basis to require mitigation of identified impacts through conditions of approval.

**6-4(H) Cumulative Impacts Analysis Requirements**

6-4(H)(1) A cumulative impacts analysis is required prior to approval of a Site Plan-EPC for any development in the Railroad and Spur Area that meets the criteria in Subsection 14-16-5-2(E)(1). The cumulative impacts analysis shall be submitted as part of the application materials and is subject to the application completeness requirements of Section 14-16-6-4(G).

6-4(H)(2) The cumulative impacts analysis shall include all of the following:

6-4(H)(2)(a) A list of other uses listed in Subsection 14-16-5-2(E)(1)(c) that are within 660 feet in any direction of the subject property.

*The property is within an established industrial area with many light industrial uses located in the area between 2<sup>nd</sup> Street and the railroad tracks. As evidenced by the City's GIS Land Use mapping, the property is surrounded by a combination of institutional, industrial, office, recreation, and open space uses.*

6-4(H)(2)(b) A Traffic Impact Study, pursuant to Subsection 14-16-5-2(E)(2)(c).

*The proposed freezer/warehouse expansion does not require any modifications to the access, circulation, and parking for the facility. A traffic impact study is not required.*

6-4(H)(2)(c) A list, estimated amount, and storage location of hazardous materials, as defined by federal regulation, to be used for operations, including but not limited to fuels.

*No hazardous materials, as defined by federal regulation, are stored on the property.*

6-4(H)(2)(d) A summary of sewer and storm water discharge, including volumes.

*An approved Grading and Drainage Plan is provided as part of the EPC Site Plan application. No significant changes to the volume and nature of the stormwater discharge are anticipated with this freezer building expansion. There is an existing stormwater pond on site.*

6-4(H)(2)(e) A Letter of Availability from the ABCWUA, including estimate of volume of water to be used annually for operations.

*Water consumption would not change. Bueno Foods consumes an average of 1.5 million gallons per month during non-peak processing periods. In the peak season, Bueno Foods consumes an average of 8 million gallons per month.*

6-4(H)(2)(f) The operating hours of the facility, including but not limited to times when there may be delivery or movement of freight vehicles to and from the property and activities that generate noise and occur outdoors.

***This freezer/warehouse expansion would not change the existing hours of operation or delivery and movement of freight vehicles to and from the property. All activities associated with the freezer building expansion would be indoors and would not generate additional noise impacts.***

6-4(H)(2)(g) A list of and copies of all permits required for the use.

***This information would be provided in a separate transmittal.***

5-2(E)(2)(c) Provide a traffic impact study pursuant to Article 7-5(D) of the Development Process Manual, notwithstanding the thresholds or mitigation requirements in the Development Process Manual, which the EPC may use as the basis to require mitigation of the traffic generated by the use through conditions of approval.

***The proposed freezer/warehouse expansion does not require any modifications to the access, circulation, and parking for the facility. A traffic impact study is not required.***

5-2(E)(2)(d) Be reviewed by the Environmental Planning Commission (EPC), pursuant to Subsection 14-16-6-6(J).

***The site plan is being submitted for review and approval by the EPC.***

5-2(E)(2)(e) Have an approved Site Plan – EPC that meets conditions of approval deemed necessary by the EPC to further compliance with the above standards to minimize impact on the surrounding residential uses and maximize compatibility of the proposed development prior to the submittal of any request for platting on the property.

***The site plan is being submitted for review and approval by the EPC at the August 19, 2021 EPC Hearing. Any conditions of approval that the EPC deems necessary would be included as part of the site plan approval.***

#### **5-2(J) Major Public Open Space Edges**

Pursuant to IDO Subsection 5-2(J)(1) the following standards apply to development within 330 feet in any direction of Major Public Open Space in order to enhance and protect Major Public Open Space.

5-2(J)(1)(a) Access and Connectivity

Provide pedestrian and bicycle access to the Major Public Open Space consistent with the City's adopted Bikeways and Trails Facility Plan and as acceptable to the Open Space Division of the City Parks and Recreation Department.

***The Bikeways and Trails Facility Plan shows that there is a paved trail along 2<sup>nd</sup> Street SE. Riverside Trail and the Bosque South Trail are near the subject site. The applicant is coordinating with the Open Space Division to provide access and connectivity.***

5-2(J)(1)(b) Landscaping, Buffering, and Screening.

1. Use native and/or naturalized vegetation for landscaping materials.

*The plant list includes drought tolerant and native species. The Landscape Plan (L-101) shows the addition of Desert Willows and Raywood Ash trees along 2<sup>nd</sup> Street SW. Seven trees are required along 2<sup>nd</sup> Street SW but eight have been provided. The street tree requirements specify that spacing between street trees, within the public right-of-way shall be installed at a frequency of 30 feet per linear foot of street frontage.*

*Along the southeastern portion of the subject site, there is approximately 12,696 s.f. of revegetative seeding with 1"-4" rock over dirt surrounding the proposed detention pond with two Austrian Pines and one Desert Willow at the northern edge of the revegetative area.*

*Twelve (12) Raywood Ash are being proposed along the western boundary of the subject site to shield the bosque, levee trail and the Paseo del Bosque Trail from the visual impact of the building and address comments from the Open Space Division (OSD) and Parks and Recreation Division (PRD). Revegetation areas are being proposed along the fire access road. The Parks and Recreation Division has noted that the applicant could choose Desert Willows as the buffering tree if the Ash are too large or too water consumptive.*

*As per IDO Section 5-6(E)(4)(b)(2) states that if no wall is provided or exists (from the lot with non-industrial zoning or development), 1 tree at least 8 feet high at the time of planting and 5 shrubs shall be provided for every 20 feet along the lot line, with spacing designed to minimize the sound and light impacts of the proposed development on the adjacent property. In this case, twelve (12) Austrian Pines satisfy the tree requirements. However, the shrubs and groundcovers on the southwestern boundary need to be relocated to satisfy the 5 shrubs for every 20 feet of lot line. Other than relocating the shrubs/groundcovers, Staff has no revisions to the plant list or landscape plan.*

2. Screen mechanical equipment pursuant to Subsection 14-16-5-6(G) (Screening of Mechanical Equipment and Support Areas).

*The eastern and western boundaries would have a variety of trees planted along the boundaries that would screen the mechanical equipment.*

5-2(J)(1)(c) Outdoor Lighting

Design lighting pursuant to Section 14-16-5-8 (Outdoor and Site Lighting)

*New shielded source lighting is proposed on the building over doorways and is limited to 14 feet above grade. Combined with the distance of the proposed building and setback from the property lines, there would be no light spillover onto adjacent properties, into the Bosque, or public rights-of-way.*

5-2(J)(1)(d) Color

1. Limit the colors of exterior surface of structures, including but not limited to mechanical devices, roof vents, and screening materials, to those with reflective value (LRV) rating between 20 and 50 percent.

*The Applicant is requesting approval of a variance of 24% to the 50% maximum light reflective value (LRV) for properties within 330 feet of MPOS. The applicant is requesting a 74 light reflective value (LRV) in order to allow the new building expansion to match the existing facility and utilize a white exterior panel system that would reduce thermal bowing.*

*The most used exterior wall material in cold storage construction is Insulated Metal Panels (IMPs). IMP's are "lightweight, composite exterior wall and roof panels with metal skins and an insulating foam core". The most used IMP color is white because of the extreme temperature differential between the exterior environment and the inner environment. On a 100° F summer day in Albuquerque would create 110° F temperature differentials like that which is previously listed can have measure effect on the performance of IMP's. As the exterior metal skin heats up, it expands; as it cools, it contracts. Significant expansion subjects the panels to thermal stress which results in bending of the panel towards the warm side of the wall (thermal bowing). Thermal bowing can break the vapor barrier which is the most important element in cold storage construction resulting in vapor drive (ice, snow, frost and fog) to build up inside the facility. The vapor drive is a significant maintenance concern in food facilities as they can create food safety and employee safety concerns. The white color significantly reduces the risk of thermal bowing whereas darker colors absorb more heat energy which increases the risk of thermal bowing*

2. Colors shall blend with the surrounding natural environment and generally include yellow ochres, browns, dull reds, and grey greens.

*The Applicant is requesting approval of a variance in order to allow the new building expansion to match the existing facility and utilize a white exterior panel system that would reduce thermal bowing. Evergreen and deciduous trees are being proposed along the western boundary of the subject site in order to shield the bosque, levee trail, and the Paseo del Bosque Trail from the visual impact of the building. The building has been located as far as practicable from the property line adjacent to the MPOS and buffering and screening have been implemented.*

3. Trim materials on facades constituting less than 20 percent of the façade's opaque surface may be any color.

*The trim color for the warehousing facility would be white to match the insulated metal panels. Approval of a variance is being requested.*



5-2(J)(1)(e) Signs

1. Electronic signs are prohibited pursuant to Subsection 14-16-5-12(H)(2)(e).

*No electric signs are being proposed as part of this request.*

2. Signage shall be located to minimize visibility from Major Public Open Space and designed pursuant to Subsection 14-16-5-12(E)(5) (Illumination and Motion).

*No signage is being proposed as part of this request.*

**5-2(J)(2) Lots Adjacent to Major Public Open Space**

5-2(J)(2)(a) Development on lots of any size adjacent to major Public Open Space shall:

1. Be platted and/or designed to incorporate a single-loaded street between the Major Public Open Space and development, with access generally prohibited unless approved by the Open Space Division of the City Parks and Recreation Department. Where a single-loaded street is not desired by the Open Space Division of the City Parks and Recreation Department, a landscape buffer with a minimum width of 45 feet may be substituted as approved by the Open Space Superintendent. Existing vegetation on the Official Albuquerque Plant Palette may count towards satisfying the requirement of Subsection 14-16-5-6(C)(2) (Minimum Landscaped Area) with approval from the Open Space Superintendent. Plant selection and location is subject to approval by the Open Space Superintendent.

*Sheet G-801 (EPC-Site Plan) shows a 45' landscape buffer has been provided along the western boundary of the subject site terminating at the southwestern border and used to satisfy the requirement of a single-loaded street.*

2. For cluster development and multi-family dwellings, locate at least 25 percent of common open space or ground-level usable open space to be contiguous with Major Public Open Space. These areas shall be made accessible from the remaining lands via trails or sidewalks. Access to Major Public Open Space is only allowed if approved by the Open Space Division of the City Parks and Recreation Department.

*Not applicable.*

3. Locate lower densities and less intense uses abutting the Major Public Open Space in any Mixed-use zone district.

*The subject site is located in NR-GM (Non-residential – General Manufacturing), not in a Mixed-use zone district.*

4. Include a landscaped strip between off-street parking and the Major Public Open Space with a minimum width of 6 feet that varies in width to avoid the appearance of a hard, straight line. Plant selection shall include sufficient shrubs or trees to provide a visual barrier.

*No off-street parking is being proposed.*

5. Limit height of site lighting luminaries to 20 feet.

*New shielded source lighting is proposed on the building over doorways and is limited to 14 feet above grade. Combined with the distance of the proposed building and setback from the property lines, there would be no light spillover onto adjacent properties, into the Bosque, or public rights-of-way.*

6. Incorporate Crime Prevention through Environmental Design (CPTED) principles to deter crime and to facilitate security measures.

*Only a new freezer is being proposed for the subject site. However, CPTED principles are found throughout the subject site that ensure adequate lighting throughout the site, landscaping maintenance principles are followed, and access to the site is clearly delineated and limited. CPTED Agency Comments have been addressed.*

7. Manage stormwater per Subsection 14-16-5-4(H)

*All stormwater management adheres to Subsection 5-4(H) Stormwater Management and complies with DPM standards, Flood Hazard and Drainage Controls and requirements of AMAFCA. AMAFCA has noted that there is no opposition to the request.*

8. Design grading per Subsection 14-16-5-4(J).

*Grading and erosion control practices comply with the DPM. A minimum of grade change is being proposed and all slopes comply with applicable standards of the DPM. Grading is not being proposed near the property line or in floodplains.*

9. Locate and design vehicle access, circulation, and parking per Subsection 14-16-5-5(F) (Parking Location and Design) and Subsection 14-16-5-6(F) (Parking Lot Landscaping).

*Vehicular access, circulation and parking are not being proposed as the request is only for a new freezer. The applicant is proposing additional landscaping on the eastern and western edges of the expansion area to mitigate the impacts to pedestrian and vehicular traffic along 2<sup>nd</sup> Street to the east and users of the multi-use trail within the Bosque MPOS to the west.*

10. Locate and design all walls, fences, retaining walls, and combinations of those site features facing the MPOS in compliance with all applicable standards in Subsection 14-16-5-7(E )(4) (Walls Adjacent to Major Arroyos or Major Public Open Space).

*The existing privacy fence along the western boundary of the subject site is to be relocated to along the property line to allow room for the new fire access road (Sheet C-013). The privacy fence is to be extended throughout the western boundary and the new fence would match the existing one. The fence is at a height of 6'-0".*

5-2(J)(2)(b) Development on lots 5 acres or greater adjacent to Major Public Open Space shall:

1. Comply with the requirements of Subsection (a) above.

*The development complies with the requirements of Subsection 5-2(J)(2)(a).*

2. Not create any material or negative environmental impacts on the visual, recreational, or habitat values of the Major Public Open Space.

*No negative or environmental impacts are being created that would impact the visual, recreational or habitat values of the Major Public Open Space. A Variance is being requested of 24% to the 50% maximum light reflective value (LRV) for building colors on sites adjacent to Major Public Open Space (MPOS).*

*The most used insulated metal panel (IMP) color in cold storage is white due to extreme temperature differential between the exterior environment and the interior environment. The proposed building expansion is located over 300 feet from the west property line that is adjacent to the MPOS and is set back further from the MPOS than the existing building. In addition, the property is separated from the MPOS by the Albuquerque Riverside Drain that is managed by the Middle Rio Grande Conservancy District. Additional trees are being planted along the western edge of the property to screen the building from the MPOS.*

3. Locate and design vehicle access, circulation, and parking to minimize the impact to Major Public Open Space.

*No vehicle access, circulation or parking is being proposed. The request is for a new cold storage freezer.*

*Table 5-5-1, parking for light manufacturing is listed as 1 space/1,000 s.f. GFA. However, the proposed use would be freezer storage therefore no parking requirements are required to be met. The request is to allow for expansion of the freezer storage capacity. The parking requirements would be checked upon building permit application.*

4. Design grading and manage stormwater to minimize impact to Major Public Open Space.

*The Grading & Drainage Plan (C-004) has been approved by the City of Albuquerque Hydrology Section on July 12, 2021. There is a proposed detention pond to be located on the southeast corner of the subject site. The Top of pond is are 4941', bottom of pond 4938' The area of the pond is 10,500 square feet with a 4:1 slope and 3 ' depth including freeboard. There is an existing detention pond on the western portion of the subject site that has a pond capacity of 26,585 cubic feet. Please refer to the Grading & Drainage Plan (C-004) for the proposed detention pond 100-year routing summary.*

5. Locate, design, and orient site lighting to be compatible with Major Public Open Space, including consideration of periphery lighting and lighting of any pedestrian access to major Public Open Space that is acceptable to the Open Space Division of the City Parks and Recreation Department.

*New shielded source lighting is proposed on the building over doorways and is limited to 14 feet above grade. Combined with the distance of the proposed building and setback from the property lines, there would be no light spillover onto adjacent properties, into the Bosque, or public rights-of-way.*

6. Design walls to balance the following needs as an appropriate on a case-by-case basis:

- a. Aesthetics that blend with the natural environment.
- b. Safety and surveillance.
- c. Screening and privacy.

*No walls are proposed.*

7. Locate, design, and orient signage to minimize impact to the Major Public Open Space.

*No signage is proposed to the expansion of the light manufacturing facility.*

8. Be reviewed by the Environmental Planning Commission (EPC), pursuant to Subsection 14-16-6-6(J).

*The site plan is being submitted for review and approval by the EPC.*

9. Have an approved Site Plan-EPC that meets conditions deemed necessary by the EPC to further compliance with the above standards to minimize impact on the Major Public Open Space and maximize the compatibility of the proposed development prior to the submittal of any request for platting.

*The site plan is being submitted for review and approval by the EPC at the August 19, 2021 EPC Hearing.*

### ***Site Plan Configuration***

#### ***Pedestrian, Bicycle and Transit Access***

Pedestrian access to the site is provided with a 6-foot wide concrete sidewalk along 4<sup>th</sup> Street SW, Southern Avenue SW, and 2<sup>nd</sup> Street SW. The 6' foot wide sidewalk along 2<sup>nd</sup> Street SW would be extended by the applicant from the new fire access road along 2<sup>nd</sup> Street to the new chain link fence on the southern portion of the site.

#### ***Vehicular Access, Circulation and Parking***

The subject site has vehicular access from Southern Avenue SW along the northern boundary. A new, 26-foot fire access road has been provided that would tie into the existing fire lane along the western and northeastern portion of the subject site. The fire access road can be accessed from

Southern Avenue and 2<sup>nd</sup> Street SW. The City of Albuquerque Fire Marshall has approved the Fire 1 Plan on 6/14/21 (Permit #FP-21-006245).

Table 5-5-1, parking for light manufacturing is listed as 1 space/1,000 s.f. GFA. However, the proposed use would be freezer storage therefore no parking requirements are required to be met. The request is to allow for expansion of the freezer storage capacity. The parking requirements would be checked upon building permit application.

### ***Landscaping, Buffering and Screening***

The plant list includes drought tolerant and native species. The Landscape Plan (L-101) shows the addition of some Desert Willows and Raywood Ash trees along 2<sup>nd</sup> Street SW. Seven trees are required along 2<sup>nd</sup> Street SW but eight have been provided. The street tree requirements specify that spacing between street trees, within the public right-of-way shall be installed at a frequency of 30 feet per linear foot of street frontage.

Along the southeastern portion of the subject site, there is approximately 12,696 s.f. of revegetative seeding with 1"-4" rock over dirt surrounding the proposed detention pond with two Austrian Pines and one Desert Willow at the northern edge of the revegetative area.

Twelve (12) Raywood Ash are being proposed along the western boundary of the subject site to shield the bosque, levee trail and the Paseo del Bosque Trail from the visual impact of the building and address comments from the Open Space Division (OSD) and Parks and Recreation Division (PRD). Revegetation areas and are being proposed along the fire access road.

As per IDO Section 5-6(E)(4)(b)(2) states that if no wall is provided or exists (from the lot with non-industrial zoning or development), 1 tree at least 8 feet high at the time of planting and 5 shrubs shall be provided for every 20 feet along the lot line, with spacing designed to minimize the sound and light impacts of the proposed development on the adjacent property. In this case, the twelve (12) Austrian Pines satisfy the tree requirements. However, the shrubs and groundcovers on the southwestern boundary need to be relocated to satisfy the 5 shrubs for every 20 feet of lot line. Other than relocating the shrubs/groundcovers to satisfy the requirement of IDO Section 5-6(E)(4)(b)(2), Staff has no revisions to the plant list or landscape plan.

A fully automated irrigation system would be used to irrigate the trees, shrubs and groundcover planting areas. The irrigation system is being designed to isolate plant material according to solar exposure and would be set up by plant zones according to water requirements. The trees would use (6) 2 GPH emitters with the ability to be expanded to accommodate the growth of the trees.

### **Landscape Area Coverage:**

- Required landscaped area: 21,272 s.f.
- Proposed landscaped area: 21,278 s.f.



- Required live vegetative material coverage: 15,959 s.f.
- Provided live vegetative material coverage: 16,194 s.f.
- Required ground-level plant coverage: 3,990 s.f.
- Provided ground-level plant coverage: 4,026 s.f.

The landscape plan submitted on August 9, 2021, has addressed Agency Comments provided by the Open Space Division and Parks and Recreation Division.

### ***Walls and Fences***

The existing privacy fence along the western boundary of the subject site is to be relocated to along the property line to allow room for the new fire access road (Sheet C-013). The privacy fence is to be extended throughout the western boundary and the new fence would match the existing one. The height of the fence would 6'-0".

Sheet C-011 (miscellaneous details) shows typical fence and gate details that are being proposed and would match existing fencing throughout the property.

### ***Lighting***

New shielded source lighting is proposed on the building over doorways and is limited to 14 feet above grade. Combined with the distance of the proposed building is setback from the property lines, there would be no light spillover onto adjacent properties, into the Bosque or public rights-of-way while addressing the Open Space Division/Parks and Recreation Division Agency Comments.

### ***Elevations/Architecture***

Review of the exterior elevations (G-811 & G-812) reveal the top of the wall for the insulated metal panels at 45'-9". The exterior walls are insulated metal wall panels manufactured by Kingsman. The color for the wall would be Kingsman Imperial White SRI/LRV 74 (see attachments). The intent for the white panels is to match the existing warehouse walls as close as possible to the new walls. The metal rake trims and metal coping would match the color of the exterior wall panels. Kingsman Hercules in-fitting, hinged, cold storage doors are to be used with the color to match the proposed wall panels.

There is an air cooled condensing unit on top of the refrigerated penthouse unit with the top of the equipment at 62'-7".

### ***Signage***

No signage is being proposed to the expansion of the subject site.

### ***Grading and Drainage Plan***

Grading and erosion control practices comply with the DPM. A minimum of grade change is being proposed and all slopes comply with applicable standards of the DPM. Grading is not being proposed near the property line or in floodplains.

There is an existing detention pond along the southwestern border of the site with an estimated capacity for 6:1 slopes. The existing pond capacity is 26,585 cubic feet. There would be a proposed detention pond along the southeastern portion of the site with a top of pond at 4941', bottom of pond 4938'. The area of the pond would be 10,500 s.f. (70' x 150'), 4:1 slopes, and a 3' depth including freeboard. The grading and drainage plan have been approved by the City of Albuquerque Hydrology Section on July 12, 2021 (L14D001A).

### ***Utility Plan***

The ABCWUA noted that there is no adverse comment to the request. Statement 210627 is in processing, awaiting signature. All pertinent ABCWUA concerns for the utility and site plan are within that document.

The Fire One Plan, approved on 6/14/21, Permit #: FP-21-006245 lists the following Fire Flow Notes:

Total fire flow required for this site is 2,500 GPM @ 83.9 PSI residual pressure, static flow @ 94.2 PSI. This flow must be provided from minimum of 1 fire hydrant. Each fire hydrant must supply a minimum of 2,500 GPM @ 83.9 PSI residual pressure at hydrant outlet to be acceptable.

Code used for analysis: 2018 IFC with 2019 amendment. Occupancy group: F1, Construction Type: IIB. Fire flow calculation area: Building 27,780 s.f.

The utility plan (C-009) has been approved by the City of Albuquerque Hydrology Section on July 12, 2021 (L14D001A).

## ***IV. VARIANCE – EPC***

Pursuant to IDO Section 6-6(N)(1), Applicability, 6-6(N)(1)(a) the EPC may hear requests for Variances from any development standard in this IDO other than Sections 5-3 (Access and Connectivity), 5-4 (Subdivision of Land), and 5-5 (Parking and Loading), requested as part of a Site Plan-EPC application. Since the applications for Variances do not include Access and Connectivity, Subdivision of Land, or Parking and Loading, the EPC may decide these requests.

The requested Variance is to allow the new building expansion to match the existing facility and utilize a white exterior panel system. The light reflective value (LRV) of the proposed panel system is 74, whereas the IDO requirement for properties within 330 feet of a Major Public Open Space (MPOS) is to limit colors to those between 20 and 50 percent, so the Applicant is requesting approval of a Variance of 24% to the 50% maximum LRV IDO Section 5-2(J)(1)(d).

1. The applicant requests a Variance-EPC for the regulation listed below:

The Applicant is requesting approval of a variance of 24% to the 50% maximum light reflective value (LRV) for properties within 330 feet of MPOS. The applicant is requesting 74 light reflective value (LRV) in order to allow the new building expansion to match the existing facility and utilize a white exterior panel system that would reduce thermal bowing.

The most used exterior wall material in cold storage construction is Insulated Metal Panels (IMPs). IMP's are "lightweight, composite exterior wall and roof panels with metal skins and an insulating foam core" as defined by the Metal Construction Associations (MCA). The most used IMP color in storage construction is white. The reason for this is the extreme temperature differential between the exterior environment and the interior environment. On a 100° F summer day in Albuquerque would create 110° F temperature differential from the interior environment of a -10° F freezer. Significant temperature differentials can have measurable effects on the performance of IMP's. As the exterior metal skin heats up, it expands; as it cools, it contracts. Significant expansion subjects the panels to thermal stress which results in bending of the panel towards the warm side of the wall (thermal bowing). Thermal bowing can break the vapor barrier which is the most important element in cold storage construction resulting in vapor drive (ice, snow, frost and fog) build up inside the facility. The vapor drive is a significant maintenance concern in food facilities as they can create food safety and employee safety concerns. The white color significantly reduces the risk of thermal bowing whereas darker colors absorb more heat energy which increases the risk of thermal bowing. There are a limited number of IMP manufacturers across the country with Kingspan being one of the primary manufacturers (see attachments).

#### **6-6(N)(3) Review and Design Criteria**

IDO Section 14-16-6-6(N)(3) Except as indicated in Subsections (b) and (c) below, an application for a Variance – EPC shall be approved if it meets all of the following criteria:

1. There are special circumstances applicable to a single lot that are not self-imposed and that do not apply generally to other property in the same zone district and vicinity, including but not limited to size, shape, topography, location, surroundings, physical characteristics, natural forces, or by government actions for which no compensation was paid. Such special circumstances of the lot either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or economic return on the property, or practical difficulties results from strict compliance with the minimum standards.

*The applicant has been in business for more than 35 years in an area located near the Bosque MPOS and cites how the existing manufacturing and warehousing buildings long-predate the limitations on color and light reflective value (LRV) in building design. The special circumstances applicable to the subject site are not self-imposed and do not apply generally to other property in the same zone district and vicinity, and which create practical difficulties. Staff finds that citing the building expansion over 300 feet from the west property line, adjacent to the MPOS, and setback further than the existing building, limits effects on surrounding properties while managing the risk*

*of thermal bowing if a darker color were to be used that would absorb more heat energy and increase this risk.*

2. The Variance would not be materially contrary to the public safety, health, or welfare.

*The Variance request would not be materially contrary to public safety, health or welfare. The Variance allows for the proposed expansion to match the color of the existing building (white) and corrects a nonconforming issue for the existing structures on the property that have the same white color. The existing color has existed on the property for over 20 years and has not proven to create any adverse impacts on the public safety, health or welfare.*

3. The variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.

*The Variance would not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.*

*To the north and east are of the subject site are areas zoned NR-GM with a land use of light manufacturing. To the south are parks and recreation land uses, zoned NR-PO-A and to the west are is the Major Public Open Space. Because there are no residential uses, the request would not materially adversely affect these properties. Moreover, adequate buffering and screening has been provided along the western portion of the subject to shield the bosque and levee trail from proposed freezer expansion and buffering and screening has been provided along 2<sup>nd</sup> Street SW while addressing Agency Comments from the Open Space Division and Parks and Recreation Division.*

4. The Variance would not materially undermine the intent and purpose of this IDO or the applicable zone district.

*Staff finds the request would not materially undermine the intent and purpose of this IDO because it implements subsections 14-16-1-3, Purpose. The purpose of the NR-GM zone district is to accommodate a wide variety of industrial, manufacturing, and heavy commercial uses, particularly those with noise, glare, or heavy traffic impacts. The primary land uses are manufacturing, fabrication, and assembly as well as agriculture.*

*In general, the Variance would not materially undermine the intent and purpose of the applicable zone district because it provides for an expansion of an existing manufacturing business and would not materially undermine the intent and purpose of the MPOS regulations because there are not many food-based businesses that require large warehousing and cold storage facilities near MPOS.*

5. The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.

*The Variance is the minimum necessary to avoid extraordinary hardship or practical difficulties. Staff finds practical difficulties supports the Variance to allow the new building expansion to match the existing facility and utilize a white exterior panel system, which is typical of refrigerated cold storage facilities. The light reflective value (LRV) of the proposed panel system is 74, whereas the IDO requirement for properties within 330 feet of MPOS is to limit colors to those between 20 and 50 percent.*

## V. AGENCY & NEIGHBORHOOD CONCERNS

### Reviewing Agencies

City departments and other interested agencies reviewed this application. Few but notable agency comments were received. It is important to note that Agency Comments received were based upon the initial application submitted on July 1, 2021. The Applicant has revised drawings, specifically the Landscape Plan and Site Plan in order to address comments received from the Open Space Division (OSD), Parks and Recreation Division (PRD), and the Transportation Development Review Services. Staff has based their analysis on the revised plans submitted on August 9, 2021.

Transportation Development Review Services has submitted the attached comments that the Applicant has addressed.

- List parking calculations (*Sheet G-801 lists the parking calculations under Development Data*).
- Show road radii for the fire access road, and provide turning template design to ensure the road is adequate for a fire truck. (*No additional parking is required for this project. The request is only to add a new freezer building and no changes are proposed to the existing access, circulation (other than a fire lane) or parking lot*).
- Identify handicapped parking and all ADA pathways from the handicapped parking to the building and from the building to the right-of-way. *There is an approved Fire One Plan but the Applicant would add the information to the approved plan.*
- Label existing sidewalk widths within the public right-of-way. Ensure the current DPM requirements are met with respect to sidewalk widths based on the roadway classification. Any new sidewalk infrastructure shall be placed onto a infrastructure list. *A label has been added to the existing sidewalks within the public right-of-way and widths have been confirmed.*

The Open Space Division (OSD) submitted the following comments regarding the LRV variance request:

Current development on the site indeed negatively impacts the wildlife habitat, visual resources, and natural experience of the adjacent bosque, levee trail, and Paseo del Bosque Trail (the latter located directly opposite the fence line from Bueno Foods) through noise pollution, production steam, and the visual impact of the buildings. There is currently little screening of these on the subject site, and none at all on the property where the additional refrigeration is proposed – in fact, the site plan includes the removal of the existing trees. The OSD recommends any additional construction that is

approved (especially if the variance for the large increase in the allowable Light Reflective Value is approved) be located as far as practicable from the property line adjacent to Major Public Open Space, and that buffering and screening as dictated in IDO Section 5-2(K), Major Public Open Space Edges is included in the site plan.

The Parks and Recreation Division (PRD) submitted the following comments regarding the LRV variance request:

The proposed industrial expansion is adjacent to a City park (NR-PO-A zone) in an Area of Consistency to the south, and adjacent to non-City owned (Bernalillo County owned) trail and open space (NR-PO-C zone) in an Area of Consistency to the west. The City-owned park and baseball fields to the south currently have limited access, and no access is approved by PRD for this development per IDO 5-3(D)(3)(b). It is recommended that Bernalillo County be consulted regarding access to the trail.

PRD encourages additional vegetation than what is currently being provided between the trail and the new facility due to the Variance request, and irrigation provided for as necessary. IDO Section 5-6(E)(4)(b) states that buffering shall include 1 tree and 5 shrubs every 20 feet along the lot line with spacing designed to minimize sound and light impacts of the proposed development on the adjacent property. It is recommended that selected species in the buffer be native due to proximity to open space. The Parks and Recreation Division has noted that the applicant could choose Desert Willows as the buffering tree if the Ash are too large or too water consumptive.

Street trees and revegetation of ponding are provided.

### ***Neighborhood/Public***

Notification requirements are found in 14-16-6, in the Procedures Table 6-1-1 and are further explained in 14-16-6-4(K), Public Notice. The affected, registered neighborhood organizations is the Barelás Neighborhood Association which were notified as required. Property owners within 100 feet of the subject site were also notified, as required (see attachments).

A pre-submittal neighborhood meeting was held on July 13, 2021 in person at La Esquinita at 4<sup>th</sup> and Coal and via Zoom. An overview was presented of the history of Bueno Foods and their long-standing relationship with the Barelás Community. The current facility does not have enough freezer storage capacity and they must ship product to other locations for cold storage and then ship them back. The new freezer expansion would eliminate the need to do that. The application and IDO requirements were reviewed along with landscape plans that call for street trees and a sidewalk extension along 2<sup>nd</sup> Street. The Variance request and potential mitigation opportunities were discussed..

As of this writing, Staff has not received any comments in support or opposition to the request.



## **VI. CONCLUSION**

The first part of the request (SI-2021-00967) is for a Site Plan-EPC approval that would allow the applicant to expand its' manufacturing and warehousing facility by adding a new, refrigerated, cold storage building with white panels. The square footage for the new freezer expansion would be 28,296 s.f. The request requires Site Plan-EPC approval because the subject site is over 5 acres and adjacent to Major Public Open Space (MPOS).

The second part of the request (VA-2021-00253) is for a Variance-EPC of 24% to the 50% maximum light reflective value for building colors on sites adjacent to a Major Public Open Space (MPOS). The requested Variance is to allow the new building expansion to match the existing facility and utilize a white exterior panel system. The light reflective value (LRV) of the proposed panel system is 74, whereas the IDO requirement for properties within 330 feet of MPOS is to limit colors to those between 20 and 50 percent, so the applicant is requesting approval of a Variance of 24% to the maximum 50% LRV.

The subject site is zoned NR-GM ((Non-Residential – General Manufacturing Zone District). The subject site is located within the boundaries of the Central Albuquerque Community Planning Area (CPA) and in an Area of Change as designated by the Comprehensive Plan.

The request complies with applicable Comprehensive Plan policies regarding land use, transportation and economic development. Generally, not finding any conflicts with the IDO or other regulations, Staff recommends approval subject to conditions needed to improve compliance and to provide clarification.

Staff finds that the applicant has met the burden and a Variance of 24% to the 50% maximum is the minimum necessary to avoid extraordinary hardship or practical difficulties. Staff recommends approval.

***FINDINGS – SI-2021-00967, Site Plan-EPC, August 19, 2021***

1. The request is for a Site Plan-EPC for Tracts A1A1 and B1, South Barelás Industrial Park and Tract CA-A-1, Municipal Addition No. 6, located at 1901/2001 4<sup>th</sup> Street SW, containing approximately 26.3 acres (the “subject site”).
2. The applicant wishes to expand the manufacturing and warehousing facility by adding a new, refrigerated, cold storage building with white panels.
3. The request requires Site Plan-EPC approval because the subject site is over 5 acres and adjacent to Major Public Open Space (MPOS). Compliance with IDO Section 5-2 Site Design and Sensitive Lands and a Cumulative Impacts Analysis are required.
4. Adjacency to an MPOS requires EPC approval of the proposed site plan but since the site plan requirement did not apply prior to the IDO, there is not a previous approval on file with the Planning Department for the existing building. Development on the subject site was permissively allowed by the underlying zoning and approved via the building permit process.
5. Under the Use-Specific Standards in IDO Section 4-3(E)(4)(f), each of these uses requires Conditional Use Approval within 330 feet of an MPOS. However, Section 4-1(E), Previously Allowed Uses applies to this site. Therefore, no conditional use approvals are required.
6. The subject site is zoned NR-GM (Non-Residential – General Manufacturing Zone District, IDO 14-16-2-5(D)) which was assigned upon adoption of the IDO based upon prior zoning and land use designations M-2 (Industrial/Wholesale/Manufacturing). Warehousing, wholesaling, distribution centers, and light manufacturing are Permissive in the NR-GM zone.
7. The subject site is located in an Area of Change as designated by the Comprehensive Plan and is part of the Central Albuquerque Community Planning Area (CPA).
8. The subject site is within 1,320 feet (1/4 mile) of a Main Street Corridor (4<sup>th</sup> Street SW). 4<sup>th</sup> Street SW is classified as a Major Transit Corridor as designated by the Comprehensive Plan. The subject site is located in the South Barelás Industrial Park.
9. 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.
10. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 5: Land Use pertaining to desired growth and employment centers.
  - A. Policy 5.1.1 – Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development.

The request would facilitate the capture of regional growth in Centers and Corridors by allowing the facility to expand at this location, create new jobs, and generate tax revenues.

Although the subject site is not located in a designated Activity Center, the subject site is located along 4<sup>th</sup> Street SW, both a Major Transit and main Street Corridor as designated by the Comprehensive Plan. The request would facilitate development that would reinforce these corridors. Moreover, the subject site is located in an Area of Change where policies allow for development that benefit the creation of jobs. The additional freezer capacity would allow the applicant to produce all products throughout the year and generally help shape the built environment into a sustainable development pattern.

- B. Subpolicy 5.1.1(i): Locate industrial development in Employment Centers or in existing industrial zones within the I-25 and I-40 Corridors.

The request would further this policy by allowing an existing light industrial and warehousing facility located in an industrial zone and near the I-25 corridor to expand its' operations.

- C. 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 contribute to creating a healthy and sustainable community because it would facilitate further development in an area with a mix of uses that include light and heavy manufacturing, high and low intensity mixed-use, single-family zones, and commercial services while creating new jobs that would be conveniently accessible from surrounding neighborhoods. The development made possible by the request would contribute to the distinct character of the surrounding industrial area.

11. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 5: Land Use pertaining to infill development and efficient development patterns.

- 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 furthers this Goal because the expansion of the facility to include additional warehouse/storage capacity on the south side of the existing development would be served by existing infrastructure and public facilities. The development made possible by the request would promote efficient development patterns and use of land.

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

The proposed expansion would occur on the southern portion of the site that is currently vacant. Infill development generally occurs on vacant and underused lots in developed areas. The request would support additional growth in an area that is served by existing infrastructure and is within walking distance of public transportation and bicycle routes/paths.

- C. Subpolicy 5.2.1(h): Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

The request furthers this subpolicy because the proposed expansion of the facility would be constructed on vacant, infill land and would be compatible in form and scale to the immediately surrounding development that consists of light and heavy manufacturing. .

- D. Subpolicy 5.2.1(n): Encourage more productive use of vacant lands and under-utilized lots, including surface parking.

The request furthers this subpolicy because the proposed expansion of the facility would be constructed on a vacant and underutilized portion of a lot allowing more productive use of the under-utilized lot.

12. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 5: Land Use pertaining to Areas of Change.

- A. 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 intent behind this policy is to direct growth and more intense development to Centers, Corridors, and industrial and business parks. The expansion of the warehouse facility would further this policy as it is located in the South Barelás Industrial Park where more intense development and growth is encouraged and within 4<sup>th</sup> Street, a Major Transit/Main Street Corridor.

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

The request would allow expansion of the current facility. The additional freezer/warehouse would allow the applicant to expand its production facility and would create 49 jobs over a five year period and temporary construction jobs.

- C. Subpolicy 5.6.2(e): Encourage job creation in business and industrial parks, near freight routes, and where adequate transitions and buffers can be provided to protect abutting residential uses.

The addition of the storage facility would allow the applicant to expand its production and create 49 jobs over a five year period and temporary construction jobs. The request would facilitate job creation in a light manufacturing facility located in the South Barelás Industrial Park near freight routes. The nearest residential uses are located over 600 feet to the east, across the railroad tracks ,which is a significant transition and buffer from the subject site.

- D. Policy 5.7.1 – Coordinated Public Investment: Prioritize public investments and program funding by the City and County to be consistent with and to implement Comprehensive Plan land use Goals and Policies.

Industrial Revenue Bonds and Local Economic Development Act (LEDA) funding are being utilized for the requested expansion of the facility that prioritizes public investments and program funding while implementing Comprehensive Plan land use Goals and policies

13. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 8: Economic Development.

- A. 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.

The proposed expansion of the facility would encourage economic development efforts that would bring 49 jobs over a five year period and temporary construction jobs over nine months. The additional jobs would improve the quality of life for new and existing residents as it is anticipated that the majority of the jobs would be filled by local residents thereby allowing for a robust, resilient, and diverse economy.

- B. Subpolicy 8.1.2(b): Encourage the production, local sale, and export of locally-grown and made goods.

The current facility which is in use to manufacture New Mexican products would be linked to the new freezer/warehouse and would allow for locally grown products to be exported while increasing production and sales of local products.

- C. Subpolicy 8.1.2(c): Prioritize local job creation, employer recruitment, and support for local development projects that hire local residents.

The request would result in temporary construction jobs and 49 new positions over a five year period that would prioritize local job creation as it is anticipated that 100% of the jobs would be local hires.

- D. Subpolicy 8.1.2(d): Grow the community's economic base through recruitment, retention/expansion, and new business startups to bring additional income into the region.

The community's economic base would grow through the retention and expansion of the manufacturing facility and thereby bring additional jobs and income into the region as new employees would reinvest in the community by supporting local businesses. The request would allow the applicant to expand sales outside of New Mexico as the request would facilitate production of all products throughout the year.

- E. Policy 8.1.3 – Economic Base: Strengthen and diversity the economic base to help reduce reliance on government spending.

The request would strengthen and diversify the economic base by allowing for local residents to be employed in different positions throughout the facility thereby reducing reliance on government spending.

- F. Subpolicy 8.1.3(a): Promote and support local export-based businesses (e.g. manufacturing) as a way to stimulate local economic activity.

The request would facilitate promotion and support of a local export-based business by allowing it to expand its current warehouse/manufacturing facility that current exports 55% of their products.

14. The request meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(J)(3) as follows:
  - A. 14-16-6-6(J)(3)(a) As demonstrated by the policy analysis of the site plan, the request is consistent with applicable Comprehensive Goals and Policies.
  - B. 14-16-6-6(J)(3)(b) The subject site is zoned NR-GM; therefore, this criterion does not apply.
  - C. 14-16-6-6(J)(3)(c) With the application of conditions of approval, the site plan would comply with all applicable provisions of the IDO.
  - D. 14-16-6-6(J)(3)(d) The proposed expansion of the facility to add warehousing and cold storage space is utilizing utilities found adjacent to the property and no changes are being made to existing site access points, parking, or other vehicular circulation patterns. The City's existing infrastructure has adequate capacity for the proposed development.
  - E. 14-16-6-6(J)(3)(e) The future, proposed development would be required to comply with the decisions made by the EPC. The EPCs' conditions of approval would improve compliance with the IDO, which contains regulations to mitigate site plan impacts to surrounding areas.
  - F. 14-16-6-6(J)(3)(f) The subject property is not within an approved Master Development Plan; therefore, this criterion does not apply.
  - G. 14-16-6-6(J)(3)(g) The subject property is within a Railroad and Spur Area but the Applicant has provided a Cumulative Impact Analysis memorandum as part of the application where applicable mitigation efforts are identified.
15. The subject site is adjacent to Major Public Open Space and is therefore subject to all of the regulations in IDO Section 5-2(J)(2), Lots Adjacent to Major Public Open Space.
16. Pursuant to IDO Section 5-2(C)(1) both the subdivision and site design process shall begin with an analysis of the constraints related to sensitive lands. There are no arroyos, floodplains, special flood hazard areas, irrigation facilities, rock outcroppings, significant archaeological sites, steep slopes and escarpments or wetlands. There are no large stands of mature trees that would be impacted by this project. The IDO defines this as "a collection of 5 or more trees 30 years or older or having trunk diameters averaging at least 16 inches in diameter." The trees that exist in the area where the freezer expansion is proposed on the site plan were not in existence in aerial photography dating back to 11/2012 and are considered newer trees that have grown over the past 10+/- years.
17. There are no archaeological sites on the subject site. A Certificate of No Effect was issued on June 2, 2021 by the Acting City Archaeologist.
18. Pursuant to IDO Section 5-2(E)(1)(a), development or redevelopment meeting all of the criteria of Subsection 14-16-5-4(E)(a) shall mitigate any negative cumulative impacts (#11 – Light Manufacturing). No changes are being proposed to the existing access, circulation, parking, and loading areas. The nearest primary access to the property is located off of Southern Avenue, which is over 1,000 feet to the nearest residentially zoned land on the other side of the railroad



tracks. The existing site lighting is located more than 660 feet from any residential uses. The proposed freezer building would not include any hazardous materials and there is no anticipated impact to any residential uses with no outdoor storage visible to any residential uses. The new freezer building would not increase noise generated from the property since all uses are indoors.

19. Pursuant to IDO Section 6-4(H), a cumulative impacts analysis is required prior to approval of a Site Plan-EPC for any development in the Railroad and Spur Area and are to be submitted as part of the application. Other uses that are within 660 feet in any direction of the subject site include many light industrial uses located in the area between 2<sup>nd</sup> Street and the railroad tracks. The property is surrounded by a combination of institutional, industrial, office, recreational, and open spaces. The proposed freezer expansion does not require any modifications to the access, circulation, and parking for the facility and a traffic impact study is not required. No hazardous materials are stored on the property and an approved Grading and Drainage Plan is provided as part of the EPC Site Plan application. No significant changes to the volume and nature of the stormwater discharge are anticipated. There is an existing stormwater pond on the site. Water consumption would not change. Bueno Foods consumes an average of 1.5 million gallons per month during non-peak processing periods and in the peak season, consumes an average of 8 million gallons per month. The operating hours of the facility would not change due to the freezer expansion. A list of and copies of all permits required for the use were provided in a separate transmittal.
20. The affected, registered neighborhood organizations is the Barelas Neighborhood Association, which was notified as required. Property owners within 100 feet were also notified as required.
21. A pre-submittal neighborhood meeting was held on July 13, 2021 in person at La Esquinita at 4<sup>th</sup> and Coal and via Zoom. An overview was presented of the history of Bueno Foods and their long-standing relationship with the Barelas Community. The current facility does not have enough freezer storage capacity and they must ship products to other locations for cold storage and then ship them back. The new freezer expansion would eliminate the need to do that. The application and IDO requirements were reviewed along with landscape plans that call for street trees and a sidewalk extension along 2<sup>nd</sup> Street. The Variance request and potential mitigation opportunities were discussed.
22. As of this writing, Staff has not received any comment in support or opposition to the request.

***RECOMMENDATION – PR-2021-005679, SI-2021-00967, August 19, 2021***

***APPROVAL of Project #2021-005679, SI-2021-00967, a Site Plan-EPC for all or a portion of Tracts A1A1 and B1, South Barelas Industrial Park and Tract CA-A-I, Municipal Addition No. 6, located at 1901/2001 4<sup>th</sup> Street SW, between 2<sup>nd</sup> Street SW and the Albuquerque Riverside Drain, approximately 26.3 acres, based on the preceding Findings and subject to the Conditions of Approval.***

**CONDITIONS OF APPROVAL – SI-2021-00967**

1. The EPC delegates final sign-off authority of this site development plan to the Site Plan-Administrative Process 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 as the project moves along through the Site Plan-Administrative Process.
3. Conditions from the Transportation Development Review Services shall be addressed at the time of building permitting (most of which have been addressed already):
  - A. List parking calculations
  - B. Show road radii for the fire access road, and provide turning template design to ensure the road is adequate for a fire truck.
  - C. Identify handicapped parking and all ADA pathways from the handicapped parking to the building and from the building to the right-of-way.
  - D. Label existing sidewalk widths within public right-of-way. Ensure that current DPM requirements are met with respect to sidewalk widths based on the roadway classification. Any new sidewalk infrastructure shall be placed onto an infrastructure list.
4. Landscaping:
  - A. The shrubs and groundcovers on the southwestern boundary shall be reconfigured to satisfy the 5 shrubs for every 20 feet of lot line as per IDO Section 5-6(E)(4)(b)(2).
  - B. The Parks and Recreation Division has noted that the applicant could choose Desert Willows as the buffering tree if the Ash are too large or too water consumptive.

***FINDINGS – VA-2021-00253, Variance-EPC***

1. The request is for a Variance-EPC for Tracts A1A1 and B1, South Barelás Industrial Park and Tract CA-A-1, Municipal Addition No. 6, located at 1901/2001 4<sup>th</sup> Street SW, containing approximately 26.3 acres (the “subject site”).
2. The applicant is requesting approval of a variance of 24% to the 50% maximum light reflective value (LRV) for properties within 330 feet of a Major Public Open Space (MPOS). The applicant is requesting 74 light reflective value (LRV) in order to allow the new building expansion to match the existing facility and utilize a white exterior panel system that would reduce thermal bowing.
3. A Variance-EPC is required because subject site is within 330 feet of a Major Public Open Space (MPOS) pursuant to IDO Section 5-2(J)(1)(d).
4. Adjacency to an MPOS requires EPC approval of the proposed site plan but since the site plan requirement did not apply prior to the IDO, there is not a previous approval on file with the Planning Department for the existing building. Development of the subject site was permissively allowed by the underlying zoning and approved via the building permit process.
5. Under the Use-Specific Standards in IDO Section 4-3(E)(4)(f), each of these uses requires Conditional Use Approval within 330 feet of an MPOS. However, Section 4-1(E), Previously Allowed Uses applies to this site. Therefore, no conditional use approvals are required.
6. The subject site is zoned NR-GM (Non-Residential – General Manufacturing Zone District, IDO 14-16-2-5(D)) which was assigned upon adoption of the IDO based upon prior zoning and land use designations M-2 (Industrial/Wholesale/Manufacturing). Warehousing, wholesaling, distribution centers, and light manufacturing are Permissive within the NR-GM zone.
7. The subject site is located in an Area of Change as designated by the Comprehensive Plan and the subject site is part of the Central Albuquerque Community Planning Area (CPA).
8. The subject site is within 1,320 feet (1/4 mile) of a Main Street Corridor (4<sup>th</sup> Street SW). 4<sup>th</sup> Street SW is classified as a Major Transit Corridor as designated by the Comprehensive Plan. The subject site is located in the South Barelás Industrial Park.
9. 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.
10. Pursuant to IDO Section 6-6(N)(1) The request meets Variance-EPC Review and Decision Criteria 6-6(N)(3).
  - A. There are special circumstances applicable to a single lot that are not self-imposed and that do not apply generally to other property in the same zone district and vicinity,

including but not limited to size, shape, topography, location, surroundings, physical characteristics, natural forces, or by government actions for which no compensation was paid. Such special circumstances of the lot either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or economic return on the property, or practical difficulties results from strict compliance with the minimum standards.

The Applicant has been in business for more than 35 years in an area located near the Bosque MPOS and cites how the existing manufacturing and warehousing buildings long-predate the limitations on color and light reflective value (LRV) in building design. The special circumstances applicable to the subject site are not self-imposed and do not apply generally to other property in the same zone district and vicinity, and which create practical difficulties. Staff finds that these aspects post an extraordinary hardship. Staff finds that citing the building expansion over 300 feet from the west property line that is adjacent to the MPOS and setback farther than the existing building, limits effects on surrounding properties while managing the risk of thermal bowing if a darker color were to be used that would absorb more heat energy and increase this risk.

- B. The Variance would not be materially contrary to the public safety, health, or welfare.

The Applicant states that the Variance request would not be materially contrary to public safety, health or welfare. The Variance allows for the proposed expansion to match the color of the existing building (white) and corrects a nonconforming issue for the existing structures on the property that have the same white color. The existing color has existed on the property for over 20 years and has not proven to create any adverse impacts on the public safety, health or welfare.

- C. The variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.

The Applicant states that the Variance would not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.

To the north and east are of the subject site are areas zoned NR-GM with a land use of light manufacturing. To the south are parks and recreation land uses, zoned NR-PO-A and to the west are is the Major Public Open Space. Because there are no residential uses, the request would not materially adversely affect these properties.

- D. The Variance would not materially undermine the intent and purpose of this IDO or the applicable zone district.

Staff finds the request would not materially undermine the intent and purpose of this IDO because it implements the subsections found in 14-16-1-3, Purpose.

The purpose of the NR-GM zone district is to accommodate a wide variety of industrial, manufacturing, and heavy commercial uses, particularly those with noise, glare, or heavy traffic impacts. The primary land uses are manufacturing, fabrication, and assembly as well as agriculture.

In general, the Variance would not materially undermine the intent and purpose of the applicable zone district because it provides for an expansion of an existing manufacturing business and would not materially undermine the intent and purpose of the MPOS regulations because there are not many food-based businesses that require large warehousing and cold storage facilities near MPOS.

- E. The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.

The Applicant states that the Variance is the minimum necessary to avoid extraordinary hardship or practical difficulties. Staff finds the site hardship supports the Variance to allow the new building expansion to match the existing facility and utilize a white exterior panel system, which is typical of refrigerated cold storage facilities. The light reflective value (LRV) of the proposed panel system is 74, whereas the IDO requirement for properties within 330 feet of MPOS is to limit colors to those between 20 and 50 percent.

11. The EPC finds that the request for a Variance to light reflective value (LRV) (IDO Section 5-2(J) Major Public Open Space Edges) shall be 24% over the required maximum of 50% for a total of 74%.
12. The affected, registered neighborhood organization is the Barelas Neighborhood Association, which was notified as required. Property owners within 100 feet were also notified as required.
13. A pre-submittal neighborhood meeting was held on July 13, 2021 in person at La Esquinit at 4<sup>th</sup> and Coal and via Zoom. An overview was presented of the history of Bueno Foods and their long-standing relationship with the Barelas Community. The current facility does not have enough freezer storage capacity and they must ship products to other locations for cold storage and then ship them back. The new freezer expansion would eliminate the need to do that. The application and IDO requirements were reviewed along with landscape plans that call for street trees and a sidewalk extension along 2<sup>nd</sup> Street. The Variance request and potential mitigation opportunities were discussed.
14. As of this writing, Staff has not received any comment in support or opposition.

**RECOMMENDATION – PR-2021-005679, VA-2021-00253, August 19, 2021**

**APPROVAL of Project #2021-005679, VA-2021-00253, a Variance-EPC for all or a portion of Tracts A1A1 and B1, South Barelás Industrial Park and Tract CA-A-1, Municipal Addition No. 6, located at 1901/2001 4<sup>th</sup> Street SW, between 2<sup>nd</sup> Street SW and the Albuquerque Riverside Drain, approximately 26.3 acres, based on the preceding Findings.**

---

*Silvia Bolivar*

**Silvia Bolivar, PLA, ASLA  
Current Planner**

***Notice of Decision CC list:***

El Encanto, Inc. (Bueno Foods), PO Box 293, Albuquerque, NM 87103

Consensus Planning, [vos@consensusplanning.com](mailto:vos@consensusplanning.com)

Barelás Neighborhood Association, Lisa Padilla, [lisa@swop.net](mailto:lisa@swop.net)

Barelás Neighborhood Association, Courtney Bell, [liberty.c.bell@icloud.com](mailto:liberty.c.bell@icloud.com)

Legal, [kmorrow@cabq.gov](mailto:kmorrow@cabq.gov)

EPC file

## ***CITY OF ALBUQUERQUE AGENCY COMMENTS***

### ***PLANNING DEPARTMENT***

#### ***Zoning / Code Enforcement***

#### ***Long Range Planning***

No comments were provided.

### ***CITY ENGINEER***

#### ***Transportation Development Review Services***

- List parking calculations.
- Show road radii for the fire access road, and provide turning template design to ensure the road is adequate for a fire truck.
- Identify handicapped parking and all ADA pathways from the handicapped parking to the building and from the building to the right-of-way.
- Label existing sidewalk widths within public right-of-way. Ensure that current DPM requirements are met with respect to sidewalk widths based on the roadway classification. Any new sidewalk infrastructure shall be placed onto an infrastructure list.

#### ***Hydrology***

#### ***New Mexico Department of Transportation (NMDOT)***

#### ***Department of Municipal Development (DMD)***

No comments.

#### ***Traffic Engineering Operations (Department of Municipal Development)***

#### ***Street Maintenance (Department of Municipal Development)***

#### ***ABC WATER UTILITY AUTHORITY (ABCWUA)***

No adverse comment. Statement 210627 is in processing, awaiting signature. All pertinent ABCWUA concerns for the utility and site plan are within that document.

#### ***SOLID WASTE MANAGEMENT DEPARTMENT***

Where would the trash be disposed of for this building?



**PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM)**

There are existing PNM facilities abutting the site and/or in easements along 2<sup>nd</sup> Street SW. There is also a PNM facility that loops through the site and crosses the proposed location of the freezer warehouse. Any relocation or alteration of existing PNM facilities is at the property owner's expense. Adjusted and/or new electric utility easements and PNM facilities may be necessary and should be clearly shown on the site plan.

The applicant should contact PNM's New Service Delivery Department as soon as possible to coordinate electric service regarding the proposed project. Submit a service application at [www.pnm.com/erequest](http://www.pnm.com/erequest) for PNM to review.

**ABQ RIDE**

No comment.

**ENVIRONMENTAL HEALTH DEPARTMENT**

**Air Quality Division**

**Environmental Services Division**

**Parks and Recreation (PRD)**

The proposed industrial expansion is adjacent to a City park (NR-PO-A zone) in an Area of Consistency to the south, and adjacent to non-City owned (Bernalillo County owned) trail and open space (NR-PO-C zone) in an Area of Consistency to the west. The City-owned park and baseball fields to the south currently have limited access, and no access is approved by PRD for this development per IDO 5-3(D)(3)(b). It is recommended that Bernalillo County be consulted regarding access to the trail.

PRD encourages additional vegetation than what is currently being provided between the trial and the new facility due to the Variance request, and irrigation provided for as necessary. IDO Section 5-6(E)(4)(b) states that buffering shall include 1 tree and 5 shrubs every 20 feet along the lot line with spacing designed to minimize sound and light impacts of the proposed development on the adjacent property. It is recommended that selected species in the buffer be native due to proximity to open space.

Street trees and revegetation of ponding are provided. The Parks and Recreation Division has noted that the applicant could choose Desert Willows as the buffering tree if the Ash are too large or too water consumptive.

**Open Space Division (OSD)**

The Open Space Division (OSD) respectfully submits the following comments regarding the Light Reflective Value variance request. Current development on the site indeed negatively impacts the wildlife habitat, visual resources, and natural experience of the bosque, levee trail, and Paseo del Bosque Trail (the latter located directly opposite the fence line from Bueno Foods) through noise

pollution, production steam, and the visual impact of the buildings. There is currently little screening of these on the subject site, and none at all on the property where the additional refrigeration is proposed – in fact, the site plan includes the removal of the existing trees. The OSD recommends any additional construction that is approved (especially if the variance for the large increase in the allowable Light Reflective Value is approved) be located as far as practicable from the property line adjacent to Major Public Open Space, and that buffering and screening as dictated in IDO Section 5-2(K), Major Public Open Space Edges is included in the site plan.

**City Forester**

**Police Department/Planning/Crime Prevention Through Environmental Design (CPTED)**

1. Ensure adequate lighting throughout the project, to include parking areas, pedestrian walkways and delivery areas.
2. Ensure natural surveillance and clear lines of sight throughout the facility. Natural surveillance requires a space free from natural and physical barriers. Establish a clear line of sight from the parking areas to the buildings and from the buildings to the parking areas.
3. Consider electronic surveillance systems such as cameras and alarm systems throughout the project to enhance surveillance.
4. Ensure that landscaping is installed so as not to obstruct windows, doors, entryways, or lighting.
5. Ensure that landscaping is maintained to provide natural surveillance, trimming trees up to create a canopy of at least six feet; and trimming shrubs and bushes down to three feet.
6. Limit and clearly delineate access to the property; i.e. Commercial Deliveries, Employee Parking.
7. Ensure adequate locking devices, including but not limited to, deadbolt, electronic keypad and keyless entry where appropriate.
8. Ensure electrical and other utility panels and outside water sources are secured.
9. Ensure that addresses are posted and clearly visible.
10. Clearly delineate public, semi-public, semi-private, and private space throughout the project.
11. Install No Trespassing signs that cite the City Ordinance so that they are visible immediately upon entering the property.

**Fire Department/Planning**

***Comments from Other Agencies***

***ALBUQUERQUE PUBLIC SCHOOLS***

No comments.

***ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)***

No adverse comments.

***COUNTY OF BERNALILLO***

No adverse comments.

***PLANNING AND DEVELOPMENT SERVICES***

No adverse comments.

***MID-REGION METROPOLITAN PLANNING ORGANIZATION(MRMPO)***

No adverse comments.

***BERNALILLO COUNTY PUBLIC WORKS/TRANSPORTATION PLANNING***

Comment received 8/10/21 – The Riverside Drain Multi-Use Trail (Bosque Trail) runs west of the site. This portion of this regional trail is under Bernalillo County Jurisdiction. Bernalillo County Transportation Planning recommends providing an employee access to the Bosque Trail with the proposed fence relocation. Otherwise, no adverse comment to the site plan or variance.

***NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)***

***MIDDLE RIO GRANDE CONSERVANCY DISTRICT***

***PETROGLYPH NATIONAL MONUMENT***

***AVIATION DEPARTMENT***

***KIRTLAND AIR FORCE BASE***



Figure 1: Entrance to subject site.

Figure 2: Context – facing north on 2<sup>nd</sup> Street.



Figure 3: Existing warehouse facility.





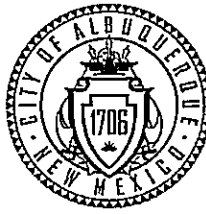
**Figure 4:** Context – facing south on 2<sup>nd</sup> Street.

**Figure 5:** NR-GM zone to the east of the subject site.



**Figure 6:** Request posted at entrance along Southern Avenue

## HISTORY



City of Albuquerque  
Planning Department  
Development Review Division  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Date: February 16, 2007

## OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1005319\***  
07EPC-00017 Zone Map Amendment

COA, Planning Department  
600 2<sup>nd</sup> St. NW  
Albuq. NM 87102

LEGAL DESCRIPTION: for all or a portion of Tract CA1A, **Municipal Addition No. 6**, a zone map amendment from SU-1 for Comm. Park & Related Facilities to M-2, located on 2ND ST. SW, between SOUTHERN SW and WOODWARD SW, containing approximately 10 acres. (L-14) Stephanie Shumsky, Staff Planner

On February 15, 2007 the Environmental Planning Commission voted to approve Project 1005319/06EPC-00017, a zone map amendment from SU-1 for Community Park and Related Facilities to M-2 for Lot CA1A, Municipal Addition No.6, based on the following Findings and subject to the following Conditions:

### FINDINGS:

1. This request is for a zone map amendment from SU-1 for Community Park & Related Facilities to M-2 for an approximately 9.5-acre site located on 2<sup>nd</sup> Street SW between Southern Avenue SW and Woodward Avenue SW. The legal description of the site is Lot CA1A, Municipal Addition No. 6.
2. This request furthers the Comprehensive Plan's Central Urban Area goal because the proposed zoning will reestablish the site's historical industrial status in an established industrial area and will not adversely affect the Central Urban Area's focus for arts, cultural and public facilities/activities.
3. This request furthers the Comprehensive Plan's Developing and Established Urban Area goal and policies:
  - a. The goal is furthered because the proposed zoning will perpetuate the immediately surrounding area's tradition as an industrial area and will offer the potential for additional choice in work areas and life styles in the community.



- b. Policies a, d, and e are furthered because the proposed zoning will allow for additional employment uses in an appropriate location contiguous to existing urban facilities and services that will respect existing neighborhood conditions.
  - c. Policy i is furthered because the site's location in an already established industrial area will minimize potential employment's adverse effects on residential environs, which are separated from the site and buffered by Avenida Cesar Chavez and the A.T. & S.F. Railroad R.O.W.
  - d. Policy o is furthered because the proposed zoning will further and encourage redevelopment and rehabilitation of this well-established industrial area.
4. This request furthers the Comprehensive Plan's Economic Development goal and policies a, b, and f because the request for industrial zoning on the subject site will further economic development by allowing for an expansion of employment opportunities and jobs within an existing, local business enterprise and the proposed zone map amendment will remove an obstacle to economic development that was inadvertently caused by a City error.
5. This request is justified as required by Resolution 270-1980:
- a. Policy A because the proposed zone change is consistent with the health, safety, morals and general welfare of the City by correcting a City error that will allow for expansion of an existing business that will help to strengthen economic stability in the area.
  - b. Policy B because the proposed M-2 zone will be congruent with the existing M-2 zoned site to the north, which is also owned by Bueno Foods. This will create stability in land use and zoning as part of a larger swath of parcels with M-2 zoning that will extend from the subject site north to Avenida Cesar Chavez (Bridge Boulevard).
  - c. Policy C because the proposed change to M-2 zoning is not in conflict with any applicable Goals or Policies of the Comprehensive Plan, which are actually furthered by the request (see Comprehensive Plan finding above).
  - d. Policies D.1 and D.3, because there was an error when the existing zone map pattern was created and the subject request will correct this error (Section D.1.); and a different use category is more advantageous to the community, as articulated in the Comprehensive Plan (Section D.3.).
  - e. Policy E because the permissive uses in the proposed zone category will be congruent with the existing M-2 zoning immediately to the north and across 2<sup>nd</sup> Street to the east. These uses will not be harmful to adjacent property, the neighborhood or the community in this established industrial area.
  - f. Policy F because the proposed zone change does not require major or unprogrammed capital expenditures by the City.

- g. Policy G because the cost of land or other economic considerations pertaining to the applicant is not the determining factor for the change of zone. The City wishes to correct an error caused by a previous zone map amendment in 1999.
  - h. Policy H because the site's location on 2<sup>nd</sup> Street is not in itself justification for the requested commercial/industrial zoning. The justification is to correct an error and that the change will benefit the community.
  - i. Policy I because the zone change request will not result in a "spot zone". The area surrounding the site is largely zoned M-2.
  - j. Policy J because the zone change request will not result in a "strip zone." The area surrounding the site is largely zoned M-2.
- 6. The subject site is adjacent to the Albuquerque Riverside Drain, which is designated as Major Open Space in the Facility Plan for Arroyos. This Plan calls for commercial and retail uses adjacent to open space links/trails. M-2 zoning allows for a variety of commercial uses and does not conflict with applicable elements of the Facility Plan for Arroyos.
  - 7. The subject site is identified as a Primary Trail in the Trails and Bikeways Facility Plan. This request does not conflict with applicable elements of the Plan.
  - 8. The subject site is within the boundaries of the Urban Renewal Plan for the Neighborhood Development Program A-1-2 Area. This Plan defines the allowed uses and restrictions in the A-1-2 Area. Future development of the site will be reviewed by the Metropolitan Redevelopment Agency in accordance with the requirements of the Plan.
  - 9. The Barelás and South Broadway Neighborhood Associations as well as property owners within 100-feet of the subject site were notified of this request. A facilitated meeting was not requested.
  - 10. Concerns regarding an IRB and MRA in a development agreement between the City and the property owner were brought by the Barelás Neighborhood Association. The City commits to meet with the neighborhood association to clarify matters as soon as possible.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY MARCH 2, 2007 IN THE MANNER DESCRIBED BELOW. 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.

OFFICIAL NOTICE OF DECISION  
FEBRUARY 15, 2007  
PROJECT #1005419  
PAGE 4 OF 4

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

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 MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

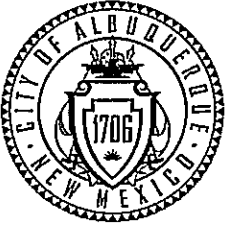
Sincerely,



*for* Richard Dineen  
Planning Director

RD/SSac

cc: Cathy Garcia, Barel as NA, P.O. Box 275, Albuquerque, NM 87103  
John Perrine, Barel as NA, 912 Barel as SW, Albuquerque, NM 87102  
Susan Dixon, South Broadway NA, 1213 Edith SE, Albuquerque, NM 87102  
Jessica Rodelas, South Broadway NA, 319 Edith SE, Albuquerque, NM 87102  
Ken Genco, El Encanto Inc., 2001 Fourth St. SW, Albuquerque, NM 87102



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT, DEVELOPMENT REVIEW DIVISION  
P.O. BOX 1293, ALBUQUERQUE, NM 87103

March 6, 2007

COA, Planning Department  
600 2<sup>nd</sup> St. NW  
Albuq. NM 87102

CERTIFICATE OF ZONING

FILE: 07EPC 00017 (Project 1005319)  
DATE OF FINAL ACTION: February 15, 2007  
LEGAL DESCRIPTION: for all or a portion of Tract CA1A,  
**Municipal Addition No. 6**, a zone map amendment from SU-1 for  
Comm. Park & Related Facilities to M-2, located on 2ND ST. SW,  
between SOUTHERN SW and WOODWARD SW, containing  
approximately 10 acres. (L-14) Stephanie Shumsky, Staff Planner

THE POSSIBLE APPEAL PERIOD HAVING EXPIRED, THE ZONING ON THE ABOVE CITED  
PROPERTY IS NOW CHANGED AS FOLLOWS:

*FROM SU-1 for Community Park and Related Facilities  
TO M-2 for Lot CA1A, Municipal Addition No.6*

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the zoning is secured. Approval of a zone map amendment does not constitute approval of plans for a building permit. Site and building plans need to be reviewed, approved and signed-off by the Environmental Planning Commission, the Development Review Board, the Design Review Committee and/or the Building and Safety Division, as applicable and as required by the site's zoning, before a building permit will be issued.

Sincerely,

*for* Richard Dineen  
Planning Director

RD/ac

cc: Zoning Code Services Division  
Neal Weinberg, AGIS Division

## ZONING

Please refer to IDO Sub-section 14-16-2-5(D) – Non-Residential – General Manufacturing  
Zone District (NR-GM)

## APPLICANT INFORMATION



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

| Administrative Decisions  | Decisions Requiring a Public Meeting or Hearing   | Policy Decisions   |
|---|---|--|
| <input type="checkbox"/> Archaeological Certificate (Form P3)                     | <input checked="" type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1) | <input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z) |
| <input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L) | <input type="checkbox"/> Master Development Plan (Form P1)                                  | <input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)                |
| <input type="checkbox"/> Alternative Signage Plan (Form P3)                       | <input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)           | <input type="checkbox"/> Amendment of IDO Text (Form Z)  |
| <input type="checkbox"/> Alternative Landscape Plan (Form P3)                     | <input type="checkbox"/> Demolition Outside of HPO (Form L)                                 | <input type="checkbox"/> Annexation of Land (Form Z)   |
| <input type="checkbox"/> Minor Amendment to Site Plan (Form P3)                   | <input type="checkbox"/> Historic Design Standards and Guidelines (Form L)                  | <input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)                                |
| <input type="checkbox"/> WTF Approval (Form W1)                                   | <input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)              | <input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)                            |
|   |   |  |
|   |   | <b>Appeals</b>   |
|   |   | <input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)                      |

### APPLICATION INFORMATION

|   |           |                                  |
|---|-----------|----------------------------------|
| Applicant: El Encanto, Inc. (Bueno Foods)             |           | Phone:                           |
| Address: PO Box 293                                   |           | Email: gene@buenofoods.com       |
| City: Albuquerque                                     | State: NM | Zip: 87103                       |
| Professional/Agent (if any): Consensus Planning, Inc. |           | Phone: (505) 764-9801            |
| Address: 302 8th Street NW                            |           | Email: vos@consensusplanning.com |
| City: Albuquerque                                     | State: NM | Zip: 87102                       |
| Proprietary Interest in Site: Owner                   |           | List <u>all</u> owners:          |

### BRIEF DESCRIPTION OF REQUEST

Site Plan - EPC for proposed cold storage expansion and Variance - EPC of 24 percent to the 50 percent max LRV near MPOS

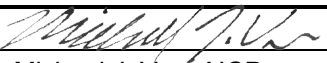
### SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

|   |                        |                |   |
|---|------------------------|----------------|---|
| Lot or Tract No.: Tracts A1A1 and B1A / Tract CA-1-A        |                        | Block:         | Unit:                                     |
| Subdivision/Addition: South Barelans IP / Municipal Addn #6 |                        | MRGCD Map No.: | UPC Code: See attached authorization      |
| Zone Atlas Page(s): L-14                                    | Existing Zoning: NR-GM |                | Proposed Zoning: No Change                |
| # of Existing Lots: 3                                       | # of Proposed Lots: 3  |                | Total Area of Site (acres): 26.2861 acres |

### LOCATION OF PROPERTY BY STREETS

|  |                     |                                  |
|--|---------------------|----------------------------------|
| Site Address/Street: 1901/2001 4th Street SW | Between: 2nd Street | and: Albuquerque Riverside Drain |
|--|---------------------|----------------------------------|

### CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

|  |   |
|--|---|
| Project #1005319   |   |
| Signature:  | Date: 7/1/21  |
| Printed Name: Michael J. Vos, AICP   | <input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent |

### FOR OFFICIAL USE ONLY

| Case Numbers          | Action | Fees  | Case Numbers | Action | Fees |
|-----------------------|--------|-------|--------------|--------|------|
|                       |        |       |              |        |      |
|                       |        |       |              |        |      |
|                       |        |       |              |        |      |
| Meeting/Hearing Date: |        |       | Fee Total:   |        |      |
| Staff Signature:      |        | Date: | Project #    |        |      |

## FORM P1: SITE PLAN – EPC

**Please refer to the EPC hearing schedule for public hearing dates and deadlines. Your attendance is required.**

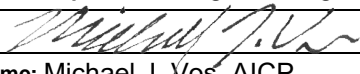

- ☒ **SITE PLAN – EPC**  
☐ **MASTER DEVELOPMENT PLAN**  
☐ **MAJOR AMENDMENT TO SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN**  
☐ **EXTENSION OF SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN**

- ☒ Interpreter Needed for Hearing? No if yes, indicate language: \_\_\_\_\_  
☒ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form P1 at the front followed by the remaining documents in the order provided on this form.  
☒ Zone Atlas map with the entire site clearly outlined and labeled  
☒ Letter of authorization from the property owner if application is submitted by an agent  
☒ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)  
☒ Signed Traffic Impact Study (TIS) Form  
☒ Justification letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-6(H)(3) or 14-16-6-6(F)(3), as applicable  
☐ Explanation of requested deviations, if any, in accordance with IDO Section 14-16-6-4(O)  
☒ Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)  
☒ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)  
☒ Office of Neighborhood Coordination neighborhood meeting inquiry response  
☒ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations  
☐ If a meeting was requested/held, copy of sign-in sheet and meeting notes  
☒ Sign Posting Agreement  
☒ Required notices with content per IDO Section 14-16-6-4(K)(6)  
☒ Office of Neighborhood Coordination notice inquiry response  
☒ Copy of notification letter and proof of first class mailing  
☒ Proof of emailed notice to affected Neighborhood Association representatives  
☒ Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first class mailing  
☒ Completed Site Plan Checklist  
☒ Scaled Site Plan or Master Development Plan and related drawings (10 copies, 24" x 36" folded)  
*Master Development Plans should include general building and parking locations, as well as design requirements for buildings, landscaping, lighting, and signage.*  
☐ Copy of the original approved Site Plan or Master Development Plan (for amendments only) (1 copy, 24" x 36")  
☒ Site Plan or Master Development Plan and related drawings reduced to 8.5" x 11" format (1 copy)  
☐ Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone

### ☒ **VARIANCE – EPC**

- ☒ In addition to the above requirements for the Site Plan – EPC or Master Development Plan the proposed variance request is related to, please describe, explain, and justify the variance per the criteria in IDO Section 14-16-6-6(M)(3).

*Note: Any variance request from IDO Standards in Sections 14-16-5-3 (Access and Connectivity), 14-16-5-4 (Subdivision of Land), 14-16-5-5 (Parking and Loading), or DPM standards shall only be granted by the DRB per IDO Section 14-16-6-6(L) See Form V.*

|   |   |
|---|---|
| <b>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</b> |   |
| Signature:   | Date: 7/1/21  |
| Printed Name: Michael J. Vos, AICP  | <input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent       |
| <b>FOR OFFICIAL USE ONLY</b>  |   |
| Case Numbers:   | Project Number:   |
|   |   |
|   |   |
|   |   |
| Staff Signature:  |  |
| Date:   |   |





6/28/2021

City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

Subject: CITY SUBMITTALS

UPC: 101405606625930418

TRACT A1A1 PLAT OF TRACTS "A1A" & "B1" NOW COMPRISING TRACTS "A1A1" & "B1A" SOUTH  
BARELAS INDUSTRIAL PARK (UNIT 1) CONT 10.718 AC OR 466,893 SF

UPC: 101405611124630419

TRACT B1A PLAT OF TRACTS "A1A" & "B1" NOW COMPRISING TRACTS "A1A1" & "B1A" SOUTH  
BARELAS INDUSTRIAL PARK (UNIT 1) CONT 5.898 AC OR 256,902 SF

UPC: 101405609518530434

TR CA-1-1 PLAT OF TRS CA1A, CA1B & CA1C MUNICIPAL ADDN #6 CONT 9.6717 AC M/L OR  
421,299 SQ FT M/L

To Whom It May Concern,

The purpose of this letter is to authorize the following person(s) to act as an agent on behalf of El Encanto, Inc. (Bueno Foods) pertaining to any and all City Submittals made to the City of Albuquerque for the above-referenced sites.

- Jim Strozier and/or Michael Vos – all with Consensus Planning, Inc.
- Chris Jocham, Chad Zinda and/or Tyler Goodwill – all with Hansen-Rice, Inc.

*Gene Baca*

Gene Baca (Jun 29, 2021 13:17 MDT)

Gene Baca  
Senior VP  
El Encanto, Inc.



**Tim Keller, Mayor**  
**Sarita Nair, CAO**

**City of Albuquerque**  
P.O. Box 1293 Albuquerque, NM 87103  
**Planning Department**  
David S. Campbell, Director

**DATE:** June 2, 2021

**SUBJECT:** Albuquerque Archaeological Ordinance - Compliance Documentation

**Case Number(s):** PR-2021-005524/SI-2021-00808  
**Agent:** Tyler Goodwill, Hansen-Rice, Inc.  
**Applicant:** El Encanto, Inc. (Bueno Foods)  
**Legal Description:** TR A1A1 & B1A South Barela Ind. Park (Unit 1) and TR CA-1-1 Mun. Addn. #6  
**Zoning:** NR-GM  
**Acreage:** 26.29  
**Zone Atlas Page(s):** L-14-Z

**CERTIFICATE OF NO EFFECT:** ☒ Yes ☐ No

**CERTIFICATE OF APPROVAL:** ☐ Yes ☒ No

**SUPPORTING DOCUMENTATION:**

Historic Google Earth Images

**SITE VISIT:** N/A

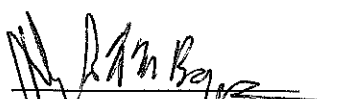
**RECOMMENDATIONS:**

The property appears to have been entirely disturbed in 1991, with some portions returning to a less disturbed appearance in later years.

Therefore: CERTIFICATE OF NO EFFECT ISSUED-under criterion 2 "The property has been disturbed through previous land use"



**SUBMITTED BY:**

 6-2-2021  
Douglas H. M. Boggess, MA, RPA Date  
Senior Principal Investigator  
Acting City Archaeologist  
Lone Mountain Archaeological Services, Inc.

**SUBMITTED TO:**

Russell Brito, Planning Manager  
City of Albuquerque Planning Department



# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 12/2020)

**Project Title:** El Encanto, Inc. (Bueno Foods) Building Permit #: BP-2021-15703 Hydrology File #: L14D001A

Zone Atlas Page: L-14 DRB#: DRB-97-249 EPC#: 1005319 (New PR TBD) Work Order#: \_\_\_\_\_

Legal Description: Tract A1A1, B1A, South Barelás Industrial Park and Tract CA-1-A, Municipal Addition No. 6

City Address: 2001 4th Street SW

**Applicant:** Bueno Foods (Agent: Consensus Planning, Inc.) Contact: Michael Vos, AICP

Address: 302 8th Street NW, Albuquerque, NM 87102

Phone#: (505) 764-9801 Fax#: \_\_\_\_\_ E-mail: vos@consensusplanning.com

### Development Information

Build out/Implementation Year: 2021 Current/Proposed Zoning: NR-GM

Project Type: New: ( ) Change of Use: ( ) Same Use/Unchanged: ( ) Same Use/Increased Activity: (X)

Proposed Use (mark all that apply): Residential: ( ) Office: ( ) Retail: ( ) Mixed-Use: ( )

Describe development and Uses:

Addition to existing facility with warehousing and cold storage space.

Days and Hours of Operation (if known): \_\_\_\_\_

### Facility

Building Size (sq. ft.): Approx. 28,000 square foot addition to an existing 101,454 square foot facility

Number of Residential Units: \_\_\_\_\_

Number of Commercial Units: \_\_\_\_\_

### Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):\* \_\_\_\_\_

Expected Number of Employees (if known):\* \_\_\_\_\_

Expected Number of Delivery Trucks/Buses per Day (if known):\* \_\_\_\_\_

Trip Generations during PM/AM Peak Hour (if known):\* \_\_\_\_\_

Driveway(s) Located on: Street Name 4th Street/Southern Avenue

Adjacent Roadway(s) Posted Speed: Street Name 4th Street/Southern Avenue Posted Speed 30 mph

Street Name 2nd Street Posted Speed 35 mph

ITE Land Use # 150  
Warehousing,  
101 K SQ FT  
AM peak 39 trips  
PM peak 40 trips

## Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: 2nd Street: Minor Arterial; 4th/Southern: Local  
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: N/A  
(urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County): City

Adjacent Roadway(s) Traffic Volume: 2nd ADT: 6,944 Volume-to-Capacity Ratio: AM 0.75-1.0 NB  
AWDT: 7,421 (if applicable) PM 0.5-0.75 SB

Adjacent Transit Service(s): Routes 53/54 on Avenida Cesar Chavez/Dolores Huerta Nearest Transit Stop(s): 4th Street north of Avenida Cesar Chavez  
Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Multi-use trail on west side of site; future bicycle lanes on 2nd Street  
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Existing sidewalks along 4th, Southern, and 2nd Street ending adjacent to ABCWUA out-parcel on east side of the site.

## Relevant Web-sites for Filling out Roadway Information:

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: <https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use> (map after Page 5-5)

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: [http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL\\_Jun25.pdf](http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf) (Map Pages 75 to 81)

## TIS Determination

**Note:** Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes [ ☐ ] No ☒ Borderline [ ☐ ]

Thresholds Met? Yes [ ☐ ] No ☒

Mitigating Reasons for Not Requiring TIS: \_\_\_\_\_ Previously Studied: [ ☐ ]

Notes:

 P.E.

6/29/2021

TRAFFIC ENGINEER

DATE

## **Submittal**

The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to the City Traffic Engineer [mgrush@cabq.gov](mailto:mgrush@cabq.gov) . Call 924-3362 for information.

### **Site Plan/Traffic Scoping Checklist**

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([\*check MRCOG Bikeways and Trails in the 2040 MTP map\*](#))
4. Location of nearby multi-use trails, if applicable ([\*check MRCOG Bikeways and Trails in the 2040 MTP map\*](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify v/c ratio on this form.



## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-101 Date: 6/8/2021 Email: tgoodwill@hansen-rice.com

Address: 2001 4<sup>th</sup> St SW

### AGENCY REPRESENTATIVES

Planning: Catalina Lehner (clehner@cabq.gov) James Aranda (imaranda@cabq.gov)

Zoning/Code Enforcement: Carl Garcia (cagarcia@cabq.gov)

Fire Marshal: Antonio Chinchilla (achinchilla@cabq.gov) or call 505-924-3611 (if needed)

Transportation: Jeanne Wolfenbarger (jwolfenbarger@cabq.gov)

Hydrology: Ernest Armijo, P.E. (earmijo@cabq.gov)

Solid Waste: Herman Gallegos (hgallegos@cabq.gov)

Water Authority: David Gutierrez - dggutierrez@abcwua.org or call 505.289.3307; 505.241.9630

### PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!

THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL.

*Additional research may be necessary to determine the exact type of application and/or process needed.*

*Factors unknown at this time and/or thought of as minor could become significant as the case progresses.*

**REQUEST:** A new freezer expansion to the existing facility. The new freezer expansion will include the following support spaces: Electrical. Mechanical and Fire Pump. Site improvement include a new fire access road, detention pond, and fencing.

### SITE INFORMATION:

Zone: NR-GM

Size: 5.8977

Use: Non-Residential

Overlay zone: x

Comp Plan Area of: Consistency

Comp Plan Corridor: MS

Comp Plan Center: x

MPOS or Sensitive Lands: Flood Zone X

Parking: 5-5

MR Area: x

Landscaping: 5-6

Street Trees: 5-6(D)(1)

Use Specific Standards: Allowable Uses, Table 4-2-1

Dimensional Standards: Table 5-1-3: Non-residential Zone District Dimensional Standards

\*Neighborhood Organization/s: Barelas NA

*\*This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at [www.cabq.gov/neighborhoods.resources](http://www.cabq.gov/neighborhoods.resources).*

### PROCESS:

Type of Action: 6-6(J) SITE PLAN - EPC

Review and Approval Body: EPC Is this a PRT requirement? See Table 6-1-1

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-101 Date: 6/8/2021 Email: tgoodwill@hansen-rice.com  
Address: 2001 4<sup>th</sup> St SW

### NOTES:

See the **Integrated Development Ordinance**

<https://documents.cabq.gov/planning/IDO/IDO-2019-Effective-2020-11-02.pdf>

### Download Forms & Applications

<https://www.cabq.gov/planning/online-forms>

### New Public Notice Forms

We have created forms for all email/mailed public notice and for Pre-submittal Neighborhood Meetings. Please complete these forms for public notice:

- Neighborhood Meeting - <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>
- Public Notice - <http://www.cabq.gov/planning/urban-design-development/public-notice>

### Records requests

To request a site plan and/or Notice of Decision, please use ABQ Records web page:

<https://www.cabq.gov/clerk/public-records>

Please include the site's address and the Case Tracking #s (see Zoning Comments) in your request.

### Requests to Inspect Public Records

Any person may submit their request to inspect public records to the Office of the City Clerk by clicking on the following link to request records using our ABQ Records portal. <https://cabq.nextrequest.com/>

This enables us to respond to requests in the order in which they are received. Plus, it's a better way to share large files.

### File Submittal

For Administrative Amendments, DRB, EPC, hydrology and traffic submittals, e-mail electronic files to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov). For questions about an application submittal or the submittal process itself, please contact Jay Rodenbeck at [jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov) and/or to Maggie Gould at [mgould@cabq.gov](mailto:mgould@cabq.gov).

For other questions, please contact the Planning representative at the top of the PRT Notes.

For Building Safety Plan Review, contact Building Safety at 924-3963. Website:

<https://www.cabq.gov/planning/building-safety-permits>



## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-101

Date: 6/8/2021

Email: tgoodwill@hansen-rice.com

Address: 2001 4<sup>th</sup> St SW

### Zoning Comments

#### PRT 21-101

### PROPERTY INFORMATION

- Address: 2001 4TH ST SW / 2115 2ND ST SW
- Lot: B1A Block: 0000
- Subdivision: SOUTH BARELAS INDUSTRIAL PARK UNIT 1
- Cumulative Impacts Analysis Requirements (IDO Section 6-4)
- Railroad and Spur Area
- Site Design and Sensitive Lands (IDO Section 5-2)
- Main Street Corridor Area - 1,320 foot Buffer
- Drainage Area
- Type: Change
- Calculated GIS Acres: 5.8956
- IDO Zoning: NR-GM
- Old Zoning Designation: M-2
- Old Zoning Category: INDUSTRIAL / WHOLESALE / MANUFACTURING

### CASE HISTORY

- Case Number: 1005319  
EPC Case: Y

### ALLOWABLE USE(S)

- Manufacturing - Permissive

### USE SPECIFIC STANDARDS

- 4-3(E)(4) Light Manufacturing

### DEFINITION(S)

- Light Manufacturing - The assembly, fabrication, or processing of goods and materials, including machine shop and growing food or plants in fully enclosed portions of a building, using processes that ordinarily do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building or lot where such assembly, fabrication, or processing takes place, where such processes are housed primarily within the fully enclosed portions of a building. Loading and unloading from rail spurs

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-101 Date: 6/8/2021 Email: tgoodwill@hansen-rice.com  
Address: 2001 4<sup>th</sup> St SW

and wholesaling of products manufactured at the facility are incidental to this use. This use does not include any use that meets the definition of Heavy Manufacturing or Special Manufacturing.

### **DEVELOPMENT STANDARDS**

- Table 5-1-3: Non-residential Zone District Dimensional Standards
- 5-2(F) DRAINAGE AREAS All drainage improvements in the Valley Drainage Area mapped below shall comply with applicable requirements of the DPM.
- 5-2(G) IRRIGATION FACILITY (ACEQUIA) STANDARDS
- 5-2(I)(4) Landscaping Adjacent to Arroyos
- **5-2(J) MAJOR PUBLIC OPEN SPACE EDGES**
- **5-2(J)(2) Lots Adjacent to Major Public Open Space**
- 5-3 ACCESS AND CONNECTIVITY
- 5-5 PARKING AND LOADING
- 5-6 LANDSCAPING, BUFFERING, AND SCREENING
- 5-7(E)(4) Walls Adjacent to Major Arroyos or Major Public Open Space
- 5-8 OUTDOOR AND SITE LIGHTING
- 5-11(E) MIXED-USE AND NON-RESIDENTIAL ZONE DISTRICTS

### **APPLICANT'S QUESTIONS**

- 

### **PROCESS**

- 6-6(J) SITE PLAN – EPC

*As always, if you have specific questions pertaining to zoning and/or development standards you are encouraged to reach out to the zoning counter at (505) 924-3857 option 1.*

### **Transportation Development Comments**

### **Information for Site Development – Transportation Development**

For additional information contact Jeanne Wolfenbarger (924-3991)

**Contact Jeanne Wolfenbarger for Site Plan EPC for discussions/comments/discussion.**

*If you would have additional questions or would like to schedule a follow-up Zoom meeting please contact Diego Ewell at dewell@cabq.gov*



July 1, 2021 (Revised July 28, 2021)

Tim MacEachen, Chairman  
Environmental Planning Commission  
City of Albuquerque  
600 Second Street NW  
Albuquerque, NM 87102

*Re: Approval of a Site Plan and Variance – EPC for Expansion of Bueno Foods*

Landscape Architecture  
Urban Design  
Planning Services

302 Eighth St. NW  
Albuquerque, NM 87102

(505) 764-9801  
Fax 842-5495  
cp@consensusplanning.com  
www.consensusplanning.com

Dear Mr. Chairman:

The purpose of this letter is to request approval of a Site Plan – EPC for the expansion of Bueno Foods’ manufacturing and warehousing facility located at 2001 4<sup>th</sup> Street SW. Concurrent with this request for the Site Plan approval, the Applicant is also requesting approval of a Variance – EPC of 24 percent to the 50 percent maximum light reflective value (LRV) for building colors on sites adjacent to Major Public Open Space (MPOS). The proposed expansion consists of a new refrigerated cold storage building and the exterior panels are a white color with an LRV equivalent of 74, which matches the white color of the existing, adjacent building.

The subject site is legally described as Tracts A1A1 and B1A, South Barelás Industrial Park along with Tract CA-1-A, Municipal Addition Number 6, containing 26.2861 acres (See Figure 1). The subject site is zoned NR-GM (Non-residential General Manufacturing). The EPC is hearing these requests due to the subject site being greater than 5 acres in size and situated adjacent to Major Public Open Space (MPOS) with the Bosque located adjacent to the west side of the site.



*Figure 1. Site vicinity map showing the subject site in blue.*

#### PRINCIPALS

James K. Strozier, FAICP  
Christopher J. Green, PLA,  
ASLA, LEED AP  
Jacqueline Fishman, AICP

## PROJECT CONTEXT

### Existing Conditions and Land Use

The northern approximately two-thirds of the subject site is presently developed with Bueno Foods' current facility, consisting of light manufacturing (food production), warehousing/cold storage, and distribution uses. The subject property is within the Central ABQ Community Planning Area of the Comprehensive Plan and is designated as an Area of Change. The nearest Corridors and transit routes are located on 4<sup>th</sup> Street and Avenida Dolores Huerta approximately 1,200 feet to the north within the Bridge/4<sup>th</sup> Activity Center.

The area surrounding the subject site is predominantly other light manufacturing and heavy commercial uses along the 2<sup>nd</sup> Street corridor west of the railroad tracks and south of Avenida Cesar Chavez/Avenida Dolores Huerta. Immediately north of the site is the National Hispanic Cultural Center, a large institutional use. South of the site is the Barelitas Railroad Park.

Directly west of the subject site is the Rio Grande Bosque, which is designated as Major Public Open Space (MPOS). Adjacency to this MPOS requires EPC approval of the proposed site plan. Because this site plan requirement did not apply prior to the IDO, there is not a previous approval on file with the Planning Department for the existing buildings. These buildings and related parking, landscaping, and other site features were permissively allowed by the underlying zoning and approved via the administrative building permit process. As such, much of the current site plan documents those existing conditions and requests approval of the proposed 28,296 square foot warehouse/cold storage expansion on the south side of the existing development.



Figure 2. Land use context with the subject site bounded in orange.





## Zoning

Nearly all the properties west of the railroad tracks and south of Avenida Cesar Chavez/Avenida Dolores Huerta are zoned NR-GM (Non-residential General Manufacturing) based on a pre-IDO designation of M-2: Heavy Manufacturing.

Other surrounding zone districts include NR-PO-A (Barelas Railroad Park) and NR-PO-C (Rio Grande Valley State Park). A small amount of MX-H (Mixed-use High Intensity) exists along Avenida Cesar Chavez/Avenida Dolores Huerta and the zoning transitions down to MX-M and MX-L along the 4<sup>th</sup> Street corridor to the north and R-1A single-family residential in the Barelas, South Broadway, and San Jose neighborhoods (north of Avenida Cesar Chavez and east of the railroad tracks).

**TABLE 1. Surrounding Zoning & Land Use**

|              |         |  |
|--------------|---------|--|
| <b>NORTH</b> | NR-GM   | Light manufacturing, office, and institutional |
| <b>EAST</b>  | NR-GM   | Light manufacturing                            |
| <b>SOUTH</b> | NR-PO-A | Parks and recreation                           |
| <b>WEST</b>  | NR-PO-C | Major Public Open Space                        |

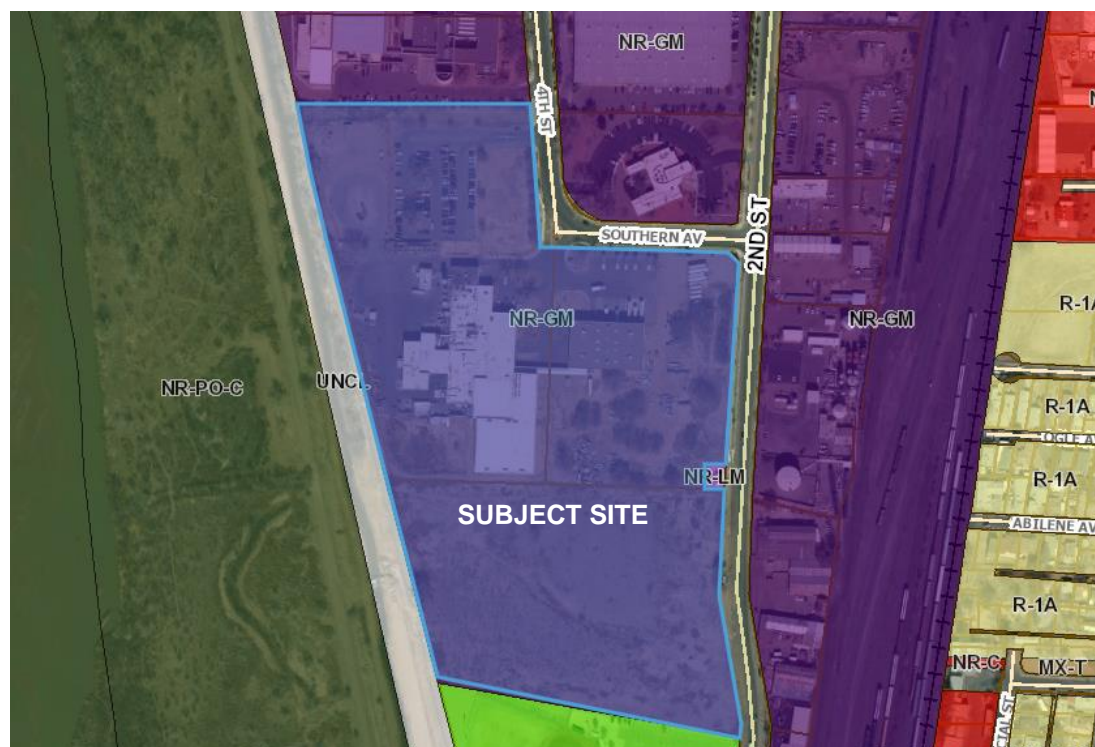


Figure 3. Existing zoning with the subject site in blue.

### Existing Use of Site Grandfathered

The project site currently consists of multiple buildings over three lots that are all owned by El Encanto, Inc. (Bueno Foods) – the “premises”. As described above, the uses on the premise consist of light manufacturing, warehousing, and distribution uses that pre-date adoption of the IDO. These uses were all permissive under the previous M-2 zoning and are listed as permissive in the NR-GM zone. However, under the new Use-specific Standards in IDO Section 4-3(E), each of these uses requires a Conditional Use Approval within 330 feet of MPOS. After discussing this change and the uses existing on the premises with the



Planning Director and City Council Planning Manager, it is our understanding that IDO Section 4-1(E) Previously Allowed Uses applies to this site. This section states, *“Each use that exists on the effective date of this IDO that is required by this IDO to obtain a Conditional Use Approval, but that was a permissive use or an approved conditional use prior to the effective date of this IDO is deemed to have a Conditional Use Approval to continue operation in structures and on land areas where the operation was conducted prior to the effective date of this IDO and to expand operations without the need to obtain a Conditional Use Approval, provided that the expansion complies with all Use-specific Standards and other requirements of this IDO (other than the requirement for a Conditional Use Approval).” [emphasis added]* This Section of the IDO indicates that the existing uses are considered an approved Conditional Use and may continue to operate and expand, and approval of this Site Plan – EPC is the appropriate process to evaluate conformance with the other requirements of the IDO.

### SUMMARY OF REQUEST

The Applicant, El Encanto, Inc. (Bueno Foods), is requesting approval of the following two requests:

1. Site Plan – EPC for the existing light manufacturing, warehousing, and distribution facility to include a 28,296 square foot warehouse/cold storage expansion.
2. Variance – EPC of 24 percent to the 50 percent maximum light reflective value (LRV) requirement for building colors adjacent to MPOS.

This expansion process has been supported by the City of Albuquerque Economic Development Department, and the City Council has approved industrial revenue bonds (IRBs) and Local Economic Development Act (LEDA) funding to assist the Applicant in bringing the new cold storage on-line. The goal of this project is to have the new warehouse constructed in time for next year’s chile harvest.

Due to the subject site’s size and location adjacent to the Bosque MPOS, the IDO requires EPC approval of the Site Plan per Sections 14-16-5-2(H)(2)(b)8 and 14-16-6-6(H)(1)(b)3. Per IDO Section 14-16-6-6(H)(2)(f), the EPC is also empowered to grant any necessary variances to IDO standards as part of the Site Plan approval process.

As this letter and the submitted Site Plan demonstrates, the proposed expansion meets the requirements for approval of a Site Plan – EPC and the related Variance request. There are several instances where the existing development on the site is nonconforming to the IDO Development Standards, and while those portions of the development will remain, future expansions or changes to those will be limited by the nonconformities section of the IDO.

### SITE PLAN CRITERIA

The Site Plan – EPC request complies with the criteria outlined in IDO Section 14-16-6-6(H)(3) as follows:

**6-6(H)(3)(a)** The Site Plan is consistent with the ABC Comp Plan, as amended.

***Applicant Response:*** *The Site Plan is consistent with the Comp Plan by furthering the following Goals and Policies:*



## **Comprehensive Plan Goals and Policies (responses in italics):**

### **Policy 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help share the built environment into a sustainable development pattern.**

***Applicant Response:** The proposed project is located just south of the Bridge/4<sup>th</sup> Activity Center, which is located at the intersection of two Main Street and Major Transit Corridors. While the site is not located directly within these corridors, the proximity of this facility and the jobs it creates helps capture growth in an appropriate location that is walkable to these areas as recommended by the Comprehensive Plan. The project further supports this policy through the sub-policy below.*

#### **i) Locate industrial development in Employment Centers or in existing industrial zones within the I-25 and I-40 corridors.**

***Applicant Response:** The proposed project is consistent with this sub-policy by locating an expanded light industrial and warehousing facility within an existing Non-residential General Manufacturing zone district near the I-25 corridor (approximately 0.85 miles east of the site). Expanding the facility at this location will create new jobs and generate tax revenue in an infill location that has been utilized for these uses for 35+ years since Bueno Foods moved into this facility in 1984.*

### **Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.**

***Applicant Response:** The project furthers this policy by creating additional infill development of a manufacturing and warehousing use that will provide job opportunities near the Barelás, South Broadway, and other surrounding neighborhoods, and by supporting the following sub-policies explained below.*

#### **h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.**

***Applicant Response:** This sub-policy is furthered by expanding an existing facility and matching the existing uses on the site, which is complementary with other nearby light manufacturing and warehousing uses in its form and scale.*

#### **n) Encourage more productive use of vacant lots and under-utilized lots, including surface parking.**

***Applicant Response:** This sub-policy is supported by this project because the proposed expansion is being made to the south of the existing facility on vacant land that was formerly used as a wastewater treatment facility and makes more productive use of that property.*

### **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.**

**Applicant Response:** The request furthers this goal by expanding an existing facility that will take advantage of the existing infrastructure to create additional jobs and tax revenue for the City of Albuquerque as more specifically described in the response to Policy 5.3.1.

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

**Applicant Response:** The project furthers this policy by developing a portion of the subject property that has been vacant for 25+ years within the central part of Albuquerque. As an expansion of the existing development, the site has access to existing infrastructure and public facilities, including additional utility connections along 2<sup>nd</sup> Street. The efficient use of this infill property for this economic development project supports the public good through the expansion of jobs and increases in gross receipts taxes.

**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.**

**Applicant Response:** The request furthers this policy by expanding an existing light manufacturing and warehousing use in the South Barelás Industrial Park, where it has been located since 1984. The South Barelás Industrial Park is also a designated Metropolitan Redevelopment Area and is an appropriate location to direct new growth and private investment such as what is proposed.

**b) Encourage development that expands employment opportunities.**

**Applicant Response:** According to documents submitted to the City as part of the LEDA funding process, this expansion will create 49 full-time equivalent jobs over a 5-year period and 80-100 construction jobs over 9 months following approval of this site plan; therefore, the request furthers this sub-policy by expanding employment opportunities in an appropriate location.

**e) Encourage job creation in business and industrial parks, near freight routes, and where adequate transitions and buffers can be provided to protect abutting residential uses.**

**Applicant Response:** As described above, the proposed project is in the South Barelás Industrial Park, where it has been located since 1984. The nearest residential uses are located over 600 feet to the east across the railroad tracks, which is a significant transition and buffer area that will protect those residential uses from the impacts of the expanded facility.

**Policy 5.7.1 Coordinated Public Investment: Prioritize public investments and program funding by the City and County to be consistent with and to implement Comp Plan land use goals and policies.**

**Applicant Response:** The requested expansion of Bueno Foods is utilizing Industrial Revenue Bonds and LEDA funding, which is a coordinated public investment in a company that has a long history in Albuquerque and the Barelás neighborhood. These investments are





implementing the Comp Plan as outlined in this justification letter, as well as described in the materials submitted to and reviewed by the Albuquerque Development Commission and City Council for approval of economic development support (see attached LEDA project staff report and application).

**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.**

- b) Encourage the production, local sale, and export of locally-grown and made goods.**

**Applicant Response:** *The requested Site Plan furthers the goals of the city to create a resilient economy by allowing for a significant expansion of a 70-year-old local company that prepares and processes foods for distribution both locally and for export to other markets.*

- c) Prioritize local job creation, employer recruitment, and support for development projects that hire local residents.**

**Applicant Response:** *The proposed project furthers this sub-policy because it will result in the addition of 49 full-time equivalent jobs over a 5-year period and 80-100 construction jobs over 9 months (80% of which are expected to be hired locally).*

- d) Grow the community's economic base through recruitment, retention/expansion, and new business startups to bring additional income into the region.**

**Applicant Response:** *The proposed expansion with additional freezer capacity will specifically allow Bueno foods to produce all products throughout the year and expand to new markets outside of New Mexico. More than 55% of Bueno Foods' sales are outside of New Mexico and this expansion will only allow them to bring additional money back into the state economy, thus furthering this sub-policy.*

**Policy 8.1.3 Economic Base: Strengthen and diversify the economic base to help reduce reliance on government spending.**

**Applicant Response:** *The request is for the expansion of a local, private company, so it furthers this policy to continue diversifying the economy and reducing the reliance on government spending as more specifically identified through the sub-policy below.*

- a) Promote and support local export-based businesses (e.g. manufacturing) as a way to stimulate local economic activity.**

**Applicant Response:** *Approval of the requested Site Plan directly supports a local food processing and manufacturing company that exports its products for approximately 55% of its sales, thus bringing money back into the local economy and stimulating local economic activity.*

**6-6(H)(3)(b)** The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

***Applicant Response:*** *The zoning of the property is NR-GM and the site is being reviewed by the EPC due to the size and adjacency to Major Public Open Space. No site plan has previously been approved for the site and there are no conditions applicable from a prior approval applicable to this request.*

**6-6(H)(3)(c)** The Site Plan is consistent with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to the development of the property in a prior permit or approval affecting the property.

***Applicant Response:*** *The proposed development complies with the applicable provisions of the IDO for the NR-GM zone and the proposed warehousing/cold storage use, which is permissive except for the light reflective value requirement for site adjacent to MPOS. As described later in this justification letter, the proposed colors match the existing building colors and are necessary for the operation of the proposed facility. Approval of the requested Variance – EPC will bring this into compliance with the IDO requirements. The proposed project has already received approval of a Grading and Drainage Plan, Fire 1 plan, and no Traffic Circulation Layout was required by Transportation staff because the proposed expansion is not changing any access points, parking, circulation, loading areas, etc.*

**6-6(H)(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 extent practicable.

***Applicant Response:*** *The City's existing infrastructure has adequate capacity for the proposed development. The proposed expansion of the facility with additional warehousing and cold storage space is utilizing existing utilities found adjacent to the property and no changes are being made to existing site access points, parking, or other vehicular circulation patterns. The Applicant is extending the sidewalk along 2<sup>nd</sup> Street from its current end point to the southern edge of the proposed project area. The project has already obtained approval of a Grading and Drainage Plan and Fire 1 plan, which demonstrates that the impacts of the proposed expansion are being mitigated to the maximum extent practicable and as required by the IDO and DPM.*

**6-6(H)(3)(e)** The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

***Applicant Response:*** *The Applicant has designed the site to mitigate significant adverse impacts on the surrounding area to the maximum extent practicable. The proposed freezer expansion is located in the center of the site to the south of the existing development, which provides a significant buffer and transition area both between it and the Bosque MPOS to the west and from the 2<sup>nd</sup> Street corridor on the east. The proposed building design will match the existing facility and complies with the requirements of the zone district and will be compatible with the other uses in the surrounding area. Lastly, the Applicant is proposing additional landscaping on the eastern and western edges of the expansion area to mitigate*



*the impacts to pedestrian and vehicular traffic along 2<sup>nd</sup> Street to the east and users of the multi-use trail within the Bosque MPOS to the west.*

**6-6(H)(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.

***Applicant Response:*** *The subject property is not located within an approved Master Development Plan, so this criterion does not apply.*

**6-6(J)(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 expected impacts.

***Applicant Response:*** *The subject property is within the Railroad and Spur Area pursuant to the referenced IDO Sections. The Applicant has provided a Cumulative Impacts Analysis Memorandum as part of this application, addressing the requirements of the IDO. The proposed freezer expansion as shown on this Site Plan does not create any material adverse impacts to water quality or other land in the surrounding area through increases in traffic or parking congestion, noise, vibration, light spillover, or other nuisances. The proposed expansion does not change the access, parking, circulation, or loading facilities from what presently exists on the property. The proposed expansion is only for warehousing and cold storage uses, so no additional noise or vibration is expected since no more intense manufacturing uses accompany this request. New shielded source lighting is proposed on the building over doorways and is limited to 14 feet above grade. Combined with the distance the proposed building is setback from the property lines, this will not spillover onto adjacent properties, into the Bosque, or other public rights-of-way. The site has existing utilities, and the additional storage will not require an increase in the water or sewer capacities necessary to operate, and the Applicant has received approval of a Grading and Drainage plan that adequately addresses stormwater runoff through additional ponding.*

## **VARIANCE JUSTIFICATION**

As part of this Site Plan – EPC request, the Applicant is also seeking approval of a Variance – EPC to allow the new building expansion to match the existing facility and utilize a white exterior panel system, which is typical of refrigerated cold storage facilities. The light reflective value (LRV) of the proposed panel system is 74, whereas the IDO requirement for properties within 330 feet of MPOS is to limit colors to those between 20 and 50 percent, so the Applicant is requesting approval of a variance of 24 percent to the 50-percent maximum LRV.

The most used exterior wall material in cold storage construction is Insulated Metal Panels (IMP's). IMP's are "lightweight, composite exterior wall and roof panels with metal skins and an insulating foam core" as defined by the Metal Construction Associations (MCA). The outer skin serves as either metal wall siding or metal roofing using standard profiles, while the inner face serves as a metal interior finish or liner. The rigid insulation between the



metal skins gives the panels their superior energy conservation properties and provides a rigid core for extensive spanning capabilities across structural members. IMP's are weather-tight and provide a strong thermal and moisture barrier, providing protection from wind, rain, and moisture.

The most used IMP color in cold storage construction is white. The reason for this is the extreme temperature differential between the exterior environment and the interior environment. For example, a 100°F summer day in Albuquerque would create a 110°F temperature differential from the interior environment of a -10°F freezer. Significant temperature differentials like that which is previously listed can have a measurable effect on the performance of IMP's. As the exterior metal skin heats up, it expands; as it cools, it contracts. Significant expansion subjects the panels to thermal stress which results in a slight bending of the panel towards the warm side of the wall; this is known as thermal bowing. Thermal bowing can break the most important element of cold storage construction, the vapor barrier. If the vapor barrier is compromised, the resulting factor is vapor drive, which will lead to ice, snow, frost, and fog build up inside the facility. The previously listed results of vapor drive are a significant maintenance concern in food facilities as they can create food safety and employee safety concerns. The color white on the exterior skin of an IMP greatly reduces unnecessary heat gain which helps the IMP's perform as efficient as possible. The color white significantly reduces the risk of thermal bowing whereas darker colors absorb more heat energy which greatly increase the risk of thermal bowing. There are a limited number of IMP manufacturers across the country. Kingspan, Metl-Span, and Greenspan are three of the primary manufacturers. All three manufacturers offer white IMP's that have a Solar Reflective Index (SRI) or Light Reflective Value (LRV) of around 75-85.

The existing facility that this new freezer expansion is being built adjacent to is white. Any new trim materials on the new freezer expansion facades will be white to match the IMP's. We ask that the Environmental Planning Commission (EPC) allow the use of white IMP's with a maximum LRV of 74, which is on the lower end of the typical range described above.

The proposed building expansion is located over 300 feet from the west property line that is adjacent to the MPOS and is setback farther from the MPOS than the existing building that it will match. In addition, the property is separated from the MPOS by the Albuquerque Riverside Drain, a facility managed by the Middle Rio Grande Conservancy District.

Per IDO Section 6-6(N)(3), a Variance EPC shall be approved if it meets the following criteria:

**6-6(N)(3)(a) General**

1. There are special circumstances applicable to a single lot that are not self-imposed and that do not apply generally to other property in the same zone district and vicinity, including but not limited to size, shape, topography, location, surroundings, physical characteristics, natural forces, or by government actions for which no compensation was paid. Such special circumstances of the lot either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or economic return on the property, or practical difficulties result from strict compliance with the minimum standards.

**Applicant Response:** *There are special circumstances applicable to the subject property that are not self-imposed and do not apply generally to other property in the same zone district and vicinity. Bueno Foods is a unique use in Albuquerque and in the NR-GM zone district and the vicinity. As a food processing business that has been located near the Bosque MPOS for more than 35 years, the existing manufacturing and warehousing buildings long pre-date the limitations on color and light reflective value (LRV) in building design. Further, unlike other enterprises, the cold storage uses necessary for this longstanding business to function require lighter colors with higher reflectivity to ensure adequate temperature control and operation. The change to building design requirements to this property after establishment of this business constitutes a government action that creates an extraordinary hardship and practical difficulty in designing buildings for their industry. As described above, utilizing a darker color significantly increases the risk of thermal bowing, maintenance issues, and the potential for disruption to Bueno Foods' operations. To continue to utilize this property, which has a significant amount of remaining vacant land, for the current and future expansions that will benefit the entire Albuquerque community, approval of the requested variance to allow the new building expansion to match the existing western building and to use colors appropriate for the proposed use as cold storage is necessary.*

2. The Variance will not be materially contrary to the public safety, health, or welfare.

**Applicant Response:** *The variance will not be materially contrary to the public safety, health, or welfare. The variance only allows the proposed expansion to match the color of the existing building and corrects a nonconforming issue for the existing structures on the property that have the same white color. This color has existed on the property in this location adjacent to MPOS for more than 20 years and has not proven to create any adverse impacts on the public safety, health, or welfare. To the contrary, the proposed building materials and color as necessary for the proposed cold storage use to function properly, which promotes the public health and welfare by preserving Bueno Foods' products and creating jobs and income for the community.*

3. The Variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.

**Applicant Response:** *The variance is limited to the color and reflectivity of the buildings on the subject property, which does not create any impacts on the surrounding properties or infrastructure. The proposed building expansion is more than 300 feet from the property line adjacent to MPOS and is farther from the MPOS than the existing building that includes a brighter white building color. This building has existed on the site for over 20 years and has not created any adverse impacts on the surrounding area. In addition, the Applicant has placed trees along the western portion of the site to mitigate any minor impacts of the building color to users of the multi-use trail and from within the MPOS.*

4. The Variance will not materially undermine the intent and purpose of this IDO or the applicable zone district.

**Applicant Response:** *The variance will not materially undermine the intent and purpose of the IDO or the NR-GM zone district. The purpose of the NR-GM zone district is to accommodate a wide variety of industrial, manufacturing, and heavy commercial uses, particularly those with noise, glare, or heavy traffic impacts, in areas separated from*



*Residential and Mixed-use areas and less intense, lighter impact businesses, so allowing a brighter color with a higher LRV will not undermine the zone district because it is designed to allow for more intense uses. The requested variance will not materially undermine the intent and purpose of the MPOS regulations either because there are not many food-based businesses that require as large of warehousing and cold storage facilities on their properties near MPOS, and perhaps none other than Bueno Foods that existed in such a location prior to adoption of the IDO and creation of this limitation on LRV. New businesses will be free to locate on other properties farther from MPOS and therefore be able to plan their sites to avoid having this regulation create extraordinary hardships and practical difficulties on them and their related development.*

5. The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.

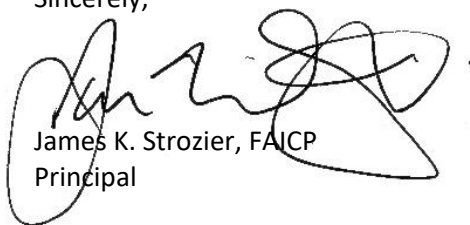
***Applicant Response:*** *The variance is the minimum necessary to avoid extraordinary hardship and practical difficulties. The requested variance is necessary for the proper design of the freezer expansion, which is the basis of this Site Plan – EPC request, the economic development funding appropriated by the city, and the creation of new jobs and an increased tax base. Without approval of the requested variance, the extraordinary hardship and resulting practical difficulties, additional energy usage and cost, and could undermine this important community project.*

Sections 6-6(M)(3)(b) and (c) are not applicable to this variance request.

## **CONCLUSION**

Based on all the information provided, on behalf of El Encanto, Inc. (Bueno Foods), we respectfully request approval of the proposed Site Plan and Variance – EPC requests for expansion of their facilities at 2001 4<sup>th</sup> Street SW with a new cold storage warehouse, including the allowance for a building color and LRV of 74.

Sincerely,




James K. Strozier, FAICP  
Principal

Att: LEDA 21-3 ADC Staff Report  
Sensitive Lands Analysis Memorandum  
Cumulative Impact Analysis Memorandum

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## Sensitive Lands Analysis Memorandum

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**To:** City of Albuquerque Environmental Planning Commission  
**From:** Jim Strozier, FAICP   
**Date:** June 30, 2021  
**Re:** Sensitive Lands Analysis for Bueno Foods Expansion Project

This memo responds to the Sensitive Lands Criteria as identified in IDO Section 14-16-5-2 for the referenced property in Figure 1. We have analyzed the project site for the presence of sensitive lands and the related constraints to such lands. As outlined in this memorandum, none of these sensitive land features are present on the subject property.

The project is proposing to construct an additional 28,296 square feet for a freezer warehouse expansion on the south side of the existing facility.



Figure 1: Site Location

1. **Arroyos 5-2(C)(1)(a):** There are no arroyos on the property. Utilizing the AMAFCA Interactive Facilities Map (<http://data.amafca.org/#>), the closest AMAFCA Drainage Facility is the "South Diversion Channel" (See Figure 2) and is approximately 4,340 feet to the east as measured from the eastern boundary of the subject property.





Figure 2: AMAFCA Interactive Facilities Map –Closest Arroyo Location to the Subject Property

2. **Floodplains and Special Flood Hazard Areas 5-2(C)(1)(b):** There are no floodplains or special flood hazard areas on the property. Utilizing both the FEMA Flood Map Service Center and the City of Albuquerque Advanced Map Viewer, the subject property is located in the FEMA Flood Zone Designation “X” = Area of Minimal Flood Hazard (See Figure 3).

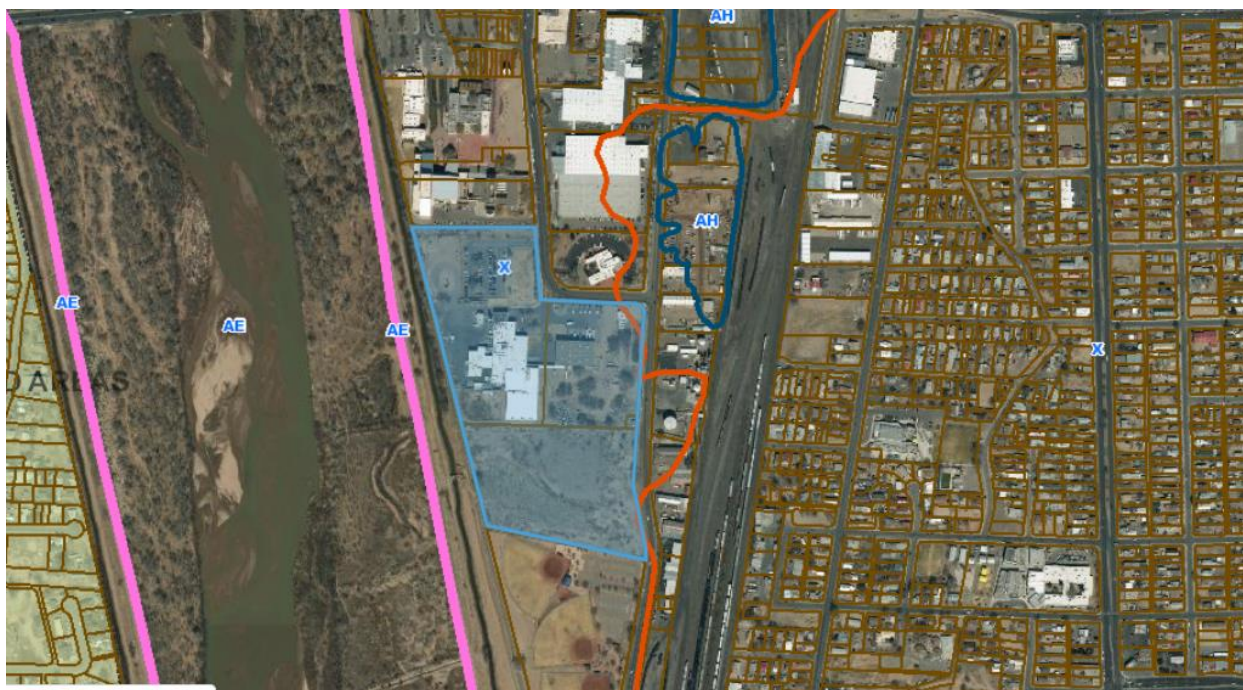


Figure 3: CABQ Advanced Map Viewer – Flood Zone Designation X for Subject Property



3. **Irrigation Facilities 5-2(C)(1)(c):** There are no irrigation facilities on the subject property. Utilizing a combination of Google Earth Imagery and Middle Rio Grande Conservancy District Maps (Map 41), there is one (1) irrigation facility that borders the western boundary of the subject property.

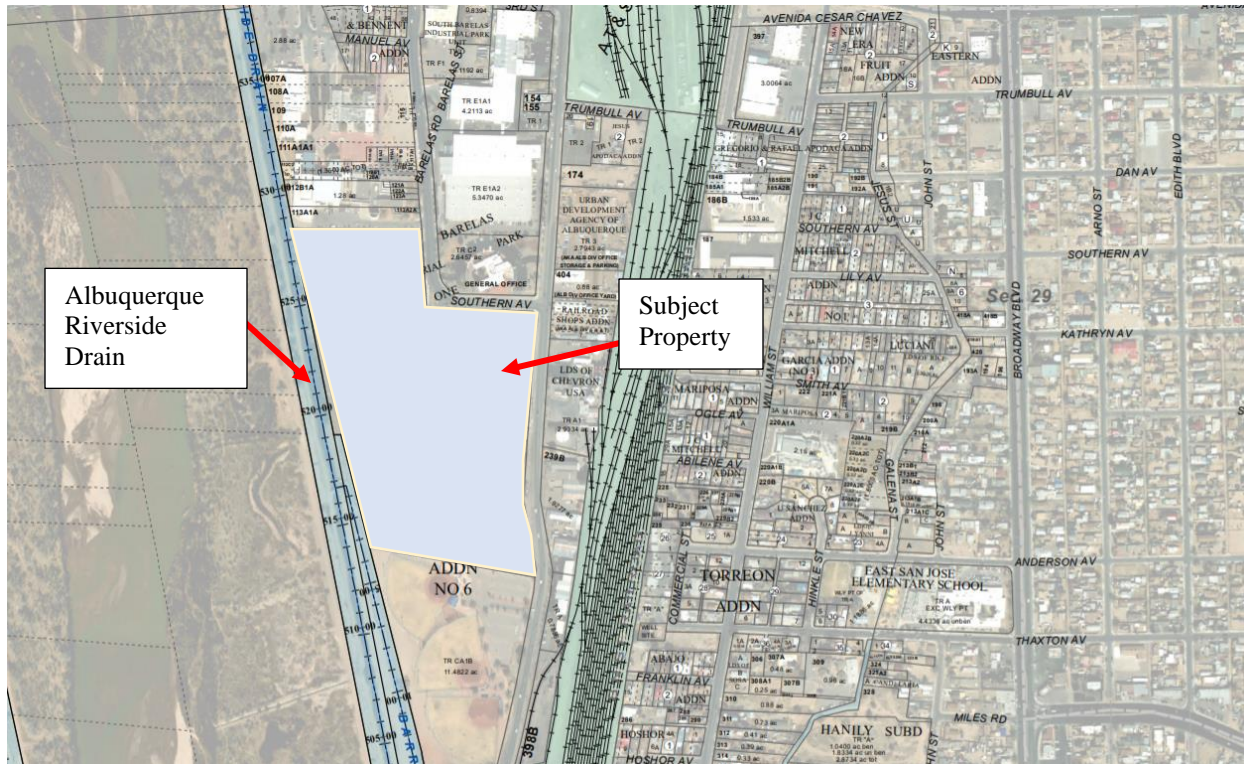


Figure 4: MRGCD Map 41 Screen Capture Shows the Albuquerque Riverside Drain

4. **Large Stands of Mature Trees 5-2(C)(1)(d):** There are no large stands of mature trees that will be impacted by this project. The IDO define this as “A collection of 5 or more trees 30 years or older or having trunk diameters averaging at least 16 inches in diameter.” Utilizing Google Earth and reviewing historic photography, the trees that exist in the area where the freezer expansion is proposed on the site plan were not in existence in aerial photography dating back to 11/2012 (see Figure 5) and are considered newer trees that have grown over the past 10 +/- years.



Figure 5: Google Earth 2012 Aerial View

5. **Rock Outcroppings 5-2(C)(1)(e):** The IDO define this as “Bedrock or other stratum a minimum of 6 feet high on its steepest side as measured from the adjacent 10 percent slope line and in excess of 500 square feet in surface area.” Using a combination of available topographic information on the City of Albuquerque’s Advanced Map Viewer and averaging the properties length, the subject property averages less than 2-3 % in slope and does not have any 10% slope lines or bedrock/stratum that is 6 feet high.
6. **Significant Archaeological Sites 5-2(C)(1)(f):** There are no known archeological sites on the property. The property has received a “Certificate of No Effect” from the City of Albuquerque on June 2, 2021.
7. **Steep Slopes and Escarpments 5-2(C)(1)(g):** There are no steep slopes on the property. The IDO definition this as “Land with 9 percent slope or more.” Using a combination of available topographic information on City of Albuquerque’s Advanced Map Viewer and averaging the properties length, the subject property averages 2% in slope and does not meet the IDO definition of 9% or more.
8. **Wetlands 5-2(C)(1)(h):** There are no wetlands on the property. Utilizing the U.S. Fish and Wildlife’s National Wetlands Inventory Mapper (<https://www.fws.gov/wetlands/data/mapper.html>), it was determined that no wetlands exist on this property (See Figure 6).



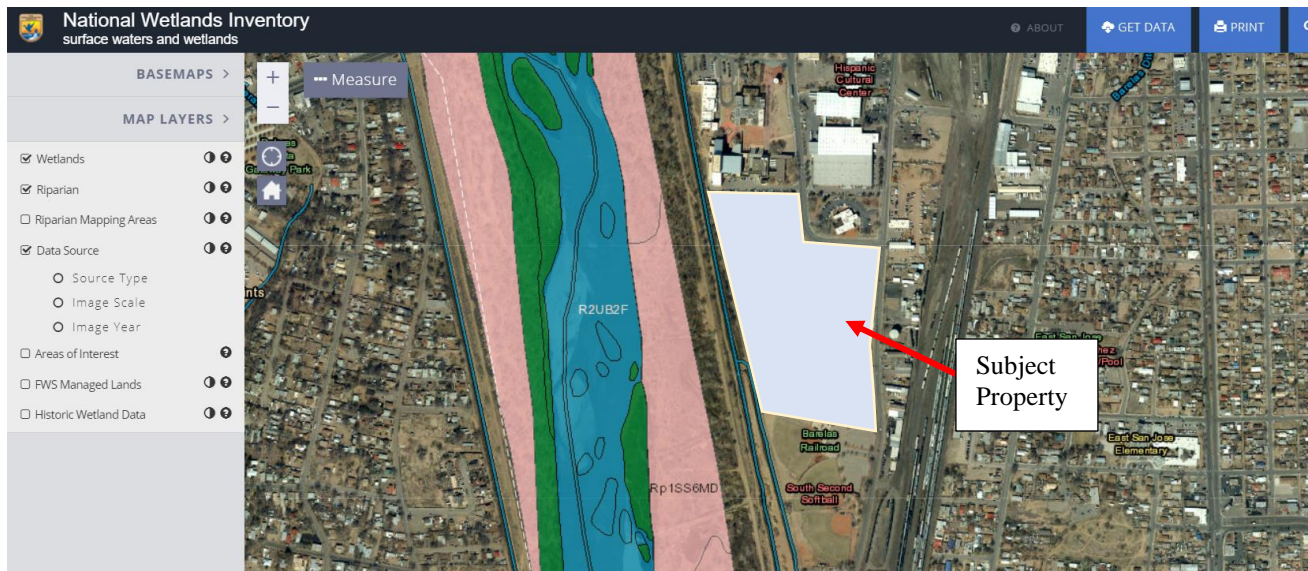


Figure 6: U.S. Fish and Wildlife Wetland Mapper Tool

## Conclusion


*The subject property does not include any sensitive lands as defined by the IDO. This analysis supports this conclusion.*

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## Cumulative Impact Analysis Memorandum

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**To:** City of Albuquerque Environmental Planning Commission

**From:** Jim Strozier, FAICP 

**Date:** July 1, 2021

**Re:** Cumulative Impact Analysis for Bueno Foods

This memo responds to the Cumulative Impact Criteria as identified in IDO Section 14-16-5-2 for the referenced property in Figure 1. As outlined in this memorandum, the cumulative impacts from the addition of a new cold storage facility (freezer building) will not increase impacts to any surrounding residential areas. The project is being designed in way that does not modify the existing access points, circulation, parking, or traffic patterns of the current Bueno Foods facility and operations. The requested change allows for an expansion of their cold storage area which is needed to expand their internal chile processing capacity.

*Figure 1 – Subject Property*



### 5-2(E) CUMULATIVE IMPACTS

5-2(E)(2) Requirements Development or redevelopment meeting all of the criteria of Subsection 14-16- 5-2(E)(1) shall do all of the following:

*The Bueno Foods property meets the IDO criteria to require a Cumulative Impact Analysis based on the location within ½ mile to the BSNF Railroad right-of-way (Railroad and Spur Area), is within 1,320 feet from a residentially zoned property (the nearest residential zoned property is over 600 feet away and on the other side of the railroad tracks) and is for Light Manufacturing.*

5-2(E)(2)(a) Mitigate any material negative cumulative impacts on surrounding residential development through adequate and effective measures, including but not limited to all of the following:

1. Locating and designing vehicle access, circulation, parking, and loading to minimize impacts on residential uses within 660 feet in any direction of the subject property.

*The current project is adding a new cold storage building to the south end of the property. No changes are proposed to the existing access, circulation, parking, and loading areas. The primary access to the property is located off Southern Avenue which is over 1,000 feet to the nearest residentially zoned land on the other side of the railroad tracks to the east.*

2. Locating, designing, and orienting site lighting to be compatible with residential uses within 660 feet in any direction of the subject property.

*The existing site lighting is located more than 660 feet from any residential uses. The nearest residential uses are located east of the railroad tracks.*

3. Locating the storage of hazardous materials, as defined by federal regulation, to minimize impact on surrounding residential uses.

*The proposed freezer building will not include any hazardous materials. The existing food production operations are compliant with all federal regulations. There is no anticipated impact to any residential uses, which are located east of the railroad tracks.*

4. Locating outdoor storage of materials or equipment to minimize impact on surrounding residential uses.

*No outdoor storage is visible to any residential uses.*

5. Locating activities on the site that generate noise to minimize impacts on residential uses within 660 feet in any direction of the subject property.

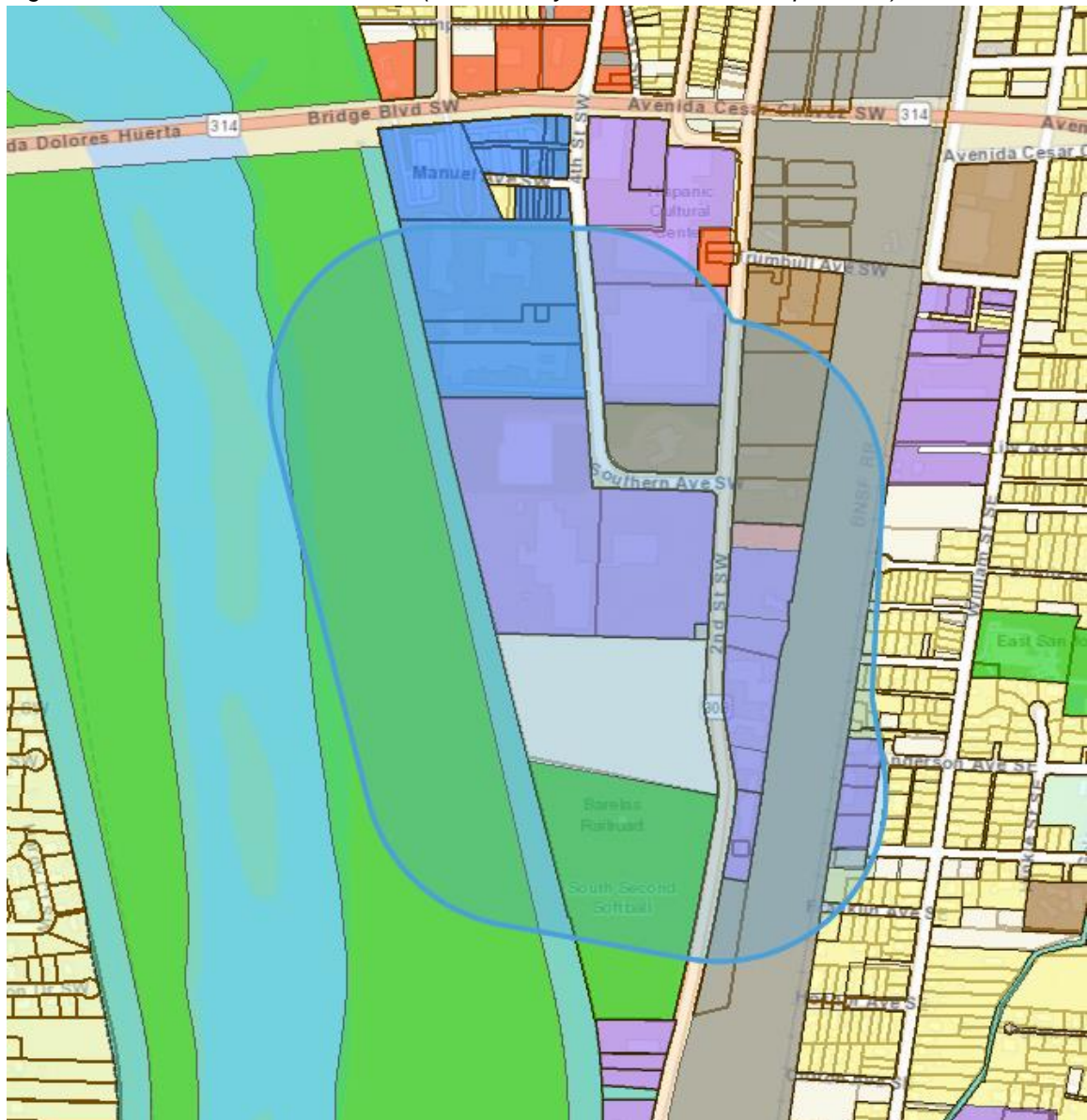
*The new freezer building will not increase noise generated from the property since all uses are indoors. The nearest residential properties are over 600 feet away and on the other side of the railroad tracks.*

5-2(E)(2)(b) Provide a cumulative impact analysis to the EPC that addresses, at a minimum, the items required in Subsection 14-16-6-4(H), which the EPC may use as the basis to require mitigation of identified impacts through conditions of approval.

6-4(H)(2) The cumulative impacts analysis shall include all of the following:  
6-4(H)(2)(a) A list of other uses listed in Subsection 14-16-5-2(E)(1)(c) that are within 660 feet in any direction of the subject property.

*The property is within an established industrial area with many light industrial uses located in the area between 2<sup>nd</sup> Street and the railroad tracks. As evidenced by the City's GIS Land Use mapping (see Figure 2), the property is surrounded by a combination of institutional, industrial, office, and recreation and open space uses.*

Figure 2 – Land Uses within 660 feet (Source: City AGIS Advanced Map Viewer)





6-4(H)(2)(b) A Traffic Impact Study, pursuant to Subsection 14-16-5-2(E)(2)(c).

*The proposed freezer building expansion does not require any modifications to the access, circulation, and parking for the facility. A TIS is not required due to the nature of the project.*

6-4(H)(2)(c) A list, estimated amount, and storage location of hazardous materials, as defined by federal regulation, to be used for operations, including but not limited to fuels.

*No hazardous materials, as defined by federal regulation, are stored on the property.*

6-4(H)(2)(d) A summary of sewer and storm water discharge, including volumes.

*An approved Grading and Drainage Plan is provided as part of the EPC Site Plan application. No significant changes to the volume and nature of the stormwater discharge are anticipated with this freezer building expansion. There is an existing stormwater pond on site.*

6-4(H)(2)(e) A Letter of Availability from the ABCWUA, including estimate of volume of water to be used annually for operations.

*Water consumption will not change. Bueno Foods consumes an average of 1.5 million gallons per month during non-peak processing periods. In the peak season, Bueno Foods consumes an average of 8 million gallons per month.*

6-4(H)(2)(f) The operating hours of the facility, including but not limited to times when there may be delivery or movement of freight vehicles to and from the property and activities that generate noise and occur outdoors.

*This freezer building expansion will not change the existing hours of operation or delivery and movement of freight vehicles to and from the property. All activities associated with the freezer building expansion shall be indoors and shall not generate additional noise impacts.*

6-4(H)(2)(g) A list of and copies of all permits required for the use.

*This information will be provided in a separate transmittal.*

5-2(E)(2)(c) Provide a traffic impact study pursuant to Article 7-5(D) of the Development Process Manual, notwithstanding the thresholds or mitigation requirements in the Development Process Manual, which the EPC may use as the basis to require mitigation of the traffic generated by the use through conditions of approval.

*The proposed freezer building expansion does not require any modifications to the access, circulation, and parking for the facility. A TIS is not required due to the nature of the project.*

5-2(E)(2)(d) Be reviewed by the Environmental Planning Commission (EPC), pursuant to Subsection 14-16-6-6(J).

*The site plan is being submitted for review and approval by the EPC.*

5-2(E)(2)(e) Have an approved Site Plan – EPC that meets conditions of approval deemed necessary by the EPC to further compliance with the above standards to minimize impact on the surrounding residential uses and maximize compatibility of the proposed development prior to the submittal of any request for platting on the property.

*The site plan will be reviewed and approved by the EPC. Any necessary conditions of approval that EPC deems necessary will be included as part of the site plan approval.*

### **Conclusion**

Bueno Foods has existing at this location for over 35 years. The freezer building expansion will enable this successful local business to expand their New Mexico Chile processing capabilities by expanding their freezer capacity. As stated previously, this expansion does not adversely impact any surrounding residentially zoned lands, which are over 600 feet away and on the other side of the railroad tracks. No changes are proposed to the existing access, circulation, parking, and loading areas. The primary access to the property is located off Southern Avenue which is over 1,000 feet to the nearest residentially zoned land on the other side of the railroad tracks to the east.

This project supports key City economic development goals, is a significant employment generator, and was recently granted both State and Local LEDA funds as well as Industrial Revenue Bonds by the City Council in support of this project.



## STAFF INFORMATION

July 14, 2021

TO: Michael Vos, AICP  
Consensus Planning

FROM: Silvia Bolivar, PLA, ASLA/ *SB*  
Current Planner  
City of Albuquerque Planning Department

RE: PROJECT #2021-005679/SI-2021-00967/VA-2021-00253  
Site Plan – EPC including any Variances

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I have completed the initial review of the application, including the justification letter for the proposed Site Plan and Variance approval. Please provide the following:

A revised justification letter (one copy) by the end of the day on Friday, July 23, 2021. If you have difficulty with this deadline, please let me know.

I will also need one (1) set of the submitted plans in 24" x 36" (Site Plan, Landscaping Plan, Grading & Drainage Plan, Utility Plan, Building & Structure Elevations) . If the plans are readily available they may be dropped off at Plaza del Sol prior to July 23, 2021.

1. Introduction

- A. Although I have done my best for this review, additional items may arise as the case progresses. If so, I will inform you immediately.
- B. This is what I have for the legal description: Tract A1A1 & B1A South Barelás Industrial Park & Tract CA-1-A, Municipal Addition Number 6.

2. Process

- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:  
<http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>
- B. Timelines and EPC calendar: EPC Public Hearing is scheduled for Thursday, August 19, 2021. Final Staff Reports will be available on Thursday, August 12, 2021.
- C. Once Agency comments are distributed I will email you a copy and will forward any late comments to you.

3. Notification & Neighborhood Issues

*Notification requirements for a zone change are explained in Section 14-16-6-4(K), Public Notice (IDO, p. 378). The required notification consists of: 1) an emailed letter to neighborhood representatives indicated by the ONC, and ii) a mailed letter (first-class) to property owners within 100 feet of the subject site.*

- A. The pre-submittal neighborhood meeting notification required pursuant to 14-16-6-4(C) appears to be correct and complete.
- B. A neighborhood meeting has not been requested. Have any neighborhood representatives or members of the public contacted you with comments or concerns?

4. Site Plan Criteria - Justification and Policy Analysis

Please see the notes listed below for your consideration in revising the justification letter. Most of the policies listed are generally appropriate to the request. When revising the justification letter, please keep the response to the Goals separate from the Policy, and Subpolicy responses.

Criterion A - Please see comments listed under each Goal or policy as the arguments/responses need to be strengthened in order to justify the request.

Goals and Policies in Chapter 4 – Land Use

Policy 5.1.1 Desired Growth: Capture regional growth in Centers & Corridors to help shape the built environment into a sustainable development pattern.

Subpolicy 5.1. 1(i): Locate industrial development in Employment Centers or in existing industrial zones within the I-25 and I-40 corridors.

Please separate the Policy/Subpolicy responses.

Policy 5.2.1 Land Uses – Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from the surrounding neighborhoods.

Subpolicy 5.2.1 (h) - Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

Subpolicy 5.2.1(n) – Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

Separate the Policy/Subpolicy response.

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.

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

Please separate the Goal/Policy response.

Goal 5.6.2 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

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.

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

Subpolicy 5.6.2(e); Encourage job creation in business and industrial parks, near freight routes, and where adequate transitions and buffers can be provided to protect abutting residential uses.

Please separate the Goal/Policy/subpolicy responses.

Policy 5.7.1 Coordinated Public Investment: Prioritize public investments and program funding by the City and County to be consistent with and to implement Comp Plan land use goals and policies.

Response is adequate.

#### Goals and Policies in Chapter 8

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

Subpolicy 8.1.2(b): Encourage the production, local sale, and export of locally-grown and made goods.

Subpolicy 8.1.2(c): Prioritize local job creation, employer recruitment, and support for development projects that hire local residents.

Subpolicy 8.1.2(d) Grow the community's economic base through recruitment, retention/expansion, and new business startups to bring additional income into the region.

Please separate the Policy from the subpolicy response.

Policy 8.1.3 Economic Base: Strengthen and diversify the economic base to help reduce reliance on government spending.

Subpolicy 8.1.3(a): Promote and support locale export-based businesses (e.g. manufacturing) as a way to stimulate local economic activity.

Please separate the Policy from the subpolicy response.

- Criterion B. The response is appropriate to the request.
- Criterion C. The response is appropriate to the request.
- Criterion D. The response is appropriate to the request.
- Criterion E. The response is appropriate and meets the criteria listed.
- Criterion F. The response is appropriate to the request.
- Criterion G. The response is appropriate to the request.

5. Variance-EPC Justification

Response is adequate.

6. Thank you for submitting the LEDA 21-3: Bueno Foods Project Staff Report.

7. Sensitive Lands Analysis.

Thank you for providing a memorandum of the analysis and for keeping it separate from the Cumulative Impact Analysis.

8. Cumulative Impact Analysis.

Thank you for providing a memorandum of the analysis and for keeping it separate from the Sensitive Lands Analysis.

Thank you.

## NOTIFICATION

**From:** Carmona, Dalaina L.  
**To:** Michael Vos  
**Subject:** 2001 4th Street SW Public Notice Inquiry  
**Date:** Wednesday, June 30, 2021 9:28:13 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image006.png](#)  
[IDOZoneAtlasPage L-14-Z\\_Site.pdf](#)

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

| Association Name | First Name | Last Name | Email  | Address Line 1    | Address Line 2 | City        | State | Zip   | Phone      |
|------------------|------------|-----------|--|-------------------|----------------|-------------|-------|-------|------------|
| Barelas NA       | Lisa       | Padilla   | <a href="mailto:lisa@swop.net">lisa@swop.net</a>                         | 904 3rd Street SW |                | Albuquerque | NM    | 87102 | 5054537154 |
| Barelas NA       | Courtney   | Bell      | <a href="mailto:liberty.c.bell@icloud.com">liberty.c.bell@icloud.com</a> | 500 2nd Street SW | #9             | Albuquerque | NM    | 87102 | 5059299397 |

**PLEASE NOTE:** The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: [devhelp@cabq.gov](mailto:devhelp@cabq.gov), or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>. Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each: <https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

Thanks,



*Dalaina L. Carmona*

Senior Administrative Assistant  
Office of Neighborhood Coordination  
Council Services Department  
1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor  
Albuquerque, NM 87102  
505-768-3334  
[dlcarmona@cabq.gov](mailto:dlcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)  
Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.



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**From:** webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov

**Sent:** Tuesday, June 29, 2021 10:33 PM

**To:** Office of Neighborhood Coordination <vos@consensusplanning.com>

**Cc:** Office of Neighborhood Coordination <onc@cabq.gov>

**Subject:** Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Environmental Planning Commission

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Michael Vos

Telephone Number

5057649801

Email Address

[vos@consensusplanning.com](mailto:vos@consensusplanning.com)

Company Name

Consensus Planning, Inc.

Company Address

302 8th Street NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

Tracts A1A1 and B1A, South Barelás Industrial Park and Tract CA-1-A, Municipal Addition No. 6

Physical address of subject site:

2001 4th Street SW

Subject site cross streets:

2nd Street and Southern Ave

Other subject site identifiers:

SWC of referenced intersection (Bueno Foods)

This site is located on the following zone atlas page:

L-14

**From:** [Michael Vos](#)  
**To:** [Lisa](#); [Courtney Bell](#)  
**Subject:** Public Notice of Application for Bueno Foods  
**Date:** Thursday, July 1, 2021 9:09:00 AM  
**Attachments:** [Public Notice Information.pdf](#)

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Good morning Barelás Neighbors,

This email is notice that Consensus Planning has submitted the request for approval of a Site Plan – EPC for Bueno Foods that we emailed you about on June 15<sup>th</sup>. Per our previous communications, if you would like us to attend your July 13<sup>th</sup> Board meeting, we are more than happy to do so to present the project and this request.

After further review during preparation of the Site Plan package, a request for approval of a Variance – EPC alongside the site plan was added. This variance is to the IDO limitation on light reflective value (LRV) of exterior building colors, to allow the proposed cold storage expansion to utilize a white panel system like what was used on the existing facility. The LRV of the proposed panel system is 74, so a variance of 24 percent above the 50 percent maximum is being requested.

Additional information is attached to this email, and a copy of the proposed site plan set can be downloaded at this link: <https://www.dropbox.com/t/a8MCr1QZkp6leNf3>

The EPC Public Hearing on this request will be held on **Thursday, August 19, 2021, beginning at 8:30 AM via Zoom**. The information for the Zoom meeting is below:

Join Zoom Meeting: <https://cabq.zoom.us/j/2269592859>

Meeting ID: 226 959 2859

One tap mobile

+12532158782,,2269592859# US (Tacoma)

+13462487799,,2269592859# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

Meeting ID: 226 959 2859

Find your local number: <https://cabq.zoom.us/j/2269592859>

As always, please do not hesitate to reach out if you have any questions or would like to meet and discuss this project before the public hearing.

Sincerely,

**Michael Vos, AICP**

**CONSENSUS PLANNING, INC.**

302 Eighth Street NW  
Albuquerque, NM 87102  
phone (505) 764-9801  
[vos@consensusplanning.com](mailto:vos@consensusplanning.com)

[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed/Emailed to a Neighborhood Association**

Date of Notice\*: July 1, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: Barelas Neighborhood Association

Name of NA Representative\*: Courtney Bell and Lisa Padilla

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: liberty.c.bell@icloud.com and lisa@swop.net

**Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 1901 & 2001 4th Street SW and 2115 2nd Street SW  
Location Description Southwest corner of 2nd Street and Southern Ave
2. Property Owner\* El Encanto, Inc. (Bueno Foods)
3. Agent/Applicant\* [if applicable] Consensus Planning, Inc. and Hanson-Rice, Inc. for Bueno Foods
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - ☐ Conditional Use Approval
  - ☐ Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - ☒ Site Plan
  - ☐ Subdivision \_\_\_\_\_ (Minor or Major)
  - ☐ Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - ☒ Variance
  - ☐ Waiver
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>\*:

Site Plan - EPC for a 28,296 square foot warehouse/cold storage expansion of  
the existing Bueno Foods facility. Variance - EPC to accompany request asking for a  
variance of 24 percent to the 50 percent maximum light reflective value (LRV) for building  
colors to allow white exterior panels for the new cold storage building.

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (\*) are required.]

5. This application will be decided at a public meeting or hearing by\*:

- ☐ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)  
☐ Landmarks Commission (LC) ☒ Environmental Planning Commission (EPC)

Date/Time\*: Thursday, August 19, 2021 at 8:30 AM

Location\*<sup>3</sup>: See attached Official Notice Form for Zoom information

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>4</sup>:

Please contact Michael Vos with Consensus Planning for more information at [vos@consensusplanning.com](mailto:vos@consensusplanning.com) or by calling (505) 764-9801.

**Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)\*<sup>5</sup> L-14-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

- ☐ Deviation(s) ☒ Variance(s) ☐ Waiver(s)

Explanation\*:

Requesting a variance of 24 percent to the maximum light reflective value (LRV) of 50 percent for exterior building colors in order to allow a white panel system with an LRV of 74 for the new warehousing/cold storage building.

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☒ Yes ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

A pre-submittal neighborhood meeting was not requested.

<sup>3</sup> Physical address or Zoom link

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:
- ✓ a. Location of proposed buildings and landscape areas.\*
  - ✓ b. Access and circulation for vehicles and pedestrians.\*
  - ✓ c. Maximum height of any proposed structures, with building elevations.\*
  - ☐ d. **For residential development\***: Maximum number of proposed dwelling units.
  - ✓ e. **For non-residential development\***:
    - ✓ Total gross floor area of proposed project.
    - ✓ Gross floor area for each proposed use.

**Additional Information [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

1. Area of Property [typically in acres] 26.28 acres
  2. IDO Zone District NR-GM (Non-residential General Manufacturing)
  3. Overlay Zone(s) [if applicable] N/A
  4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Light manufacturing (food processing), warehousing, and distribution.

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: \_\_\_\_\_ [Other Neighborhood Associations, if any]  
\_\_\_\_\_

<sup>6</sup> Available here: <https://tinyurl.com/idozoningmap>

**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



**PART I - PROCESS**

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Site Plan - EPC and Variance - EPC

Decision-making Body: Environmental Planning Commission

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☒ Yes ☐ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☒ Yes ☐ No **Note: if yes, see second page**

**PART II – DETAILS OF REQUEST**

Address of property listed in application: 1901 & 2001 4th Street SW and 2115 2nd Street SW

Name of property owner: El Encanto, Inc. (Bueno Foods)

Name of applicant: Bueno Foods (Agents: Hanson-Rice, Inc. and Consensus Planning, Inc.)

Date, time, and place of public meeting or hearing, if applicable: August 19, 2021 at 8:30 AM

See next page for Zoom information.

Address, phone number, or website for additional information:

Contact Michael Vos with Consensus Planning at vos@consensusplanning.com or call (505) 764-9801 for more information

**PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE**

☒ Zone Atlas page indicating subject property.

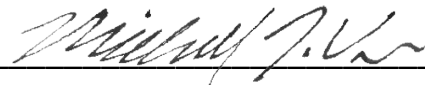
☒ Drawings, elevations, or other illustrations of this request.

☒ Summary of pre-submittal neighborhood meeting, if applicable. N/A

☒ Summary of request, including explanations of deviations, variances, or waivers.

**IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [SUBSECTION 14-16-6-4\(K\)](#) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.**

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

 (Applicant signature) July 1, 2021 (Date)

**Note:** Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.





**PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY**

Provide a site plan that shows, at a minimum, the following:

- ☒ a. Location of proposed buildings and landscape areas.
- ☒ b. Access and circulation for vehicles and pedestrians.
- ☒ c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- ☒ e. For non-residential development:
  - ☒ Total gross floor area of proposed project.
  - ☒ Gross floor area for each proposed use.

**August 19, 2021 EPC Hearing Zoom Information**

Join Zoom Meeting: <https://cabq.zoom.us/j/2269592859>

Meeting ID: 226 959 2859

One tap mobile

+12532158782,,2269592859# US (Tacoma)

+13462487799,,2269592859# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

Meeting ID: 226 959 2859

Find your local number: <https://cabq.zoom.us/j/2269592859>





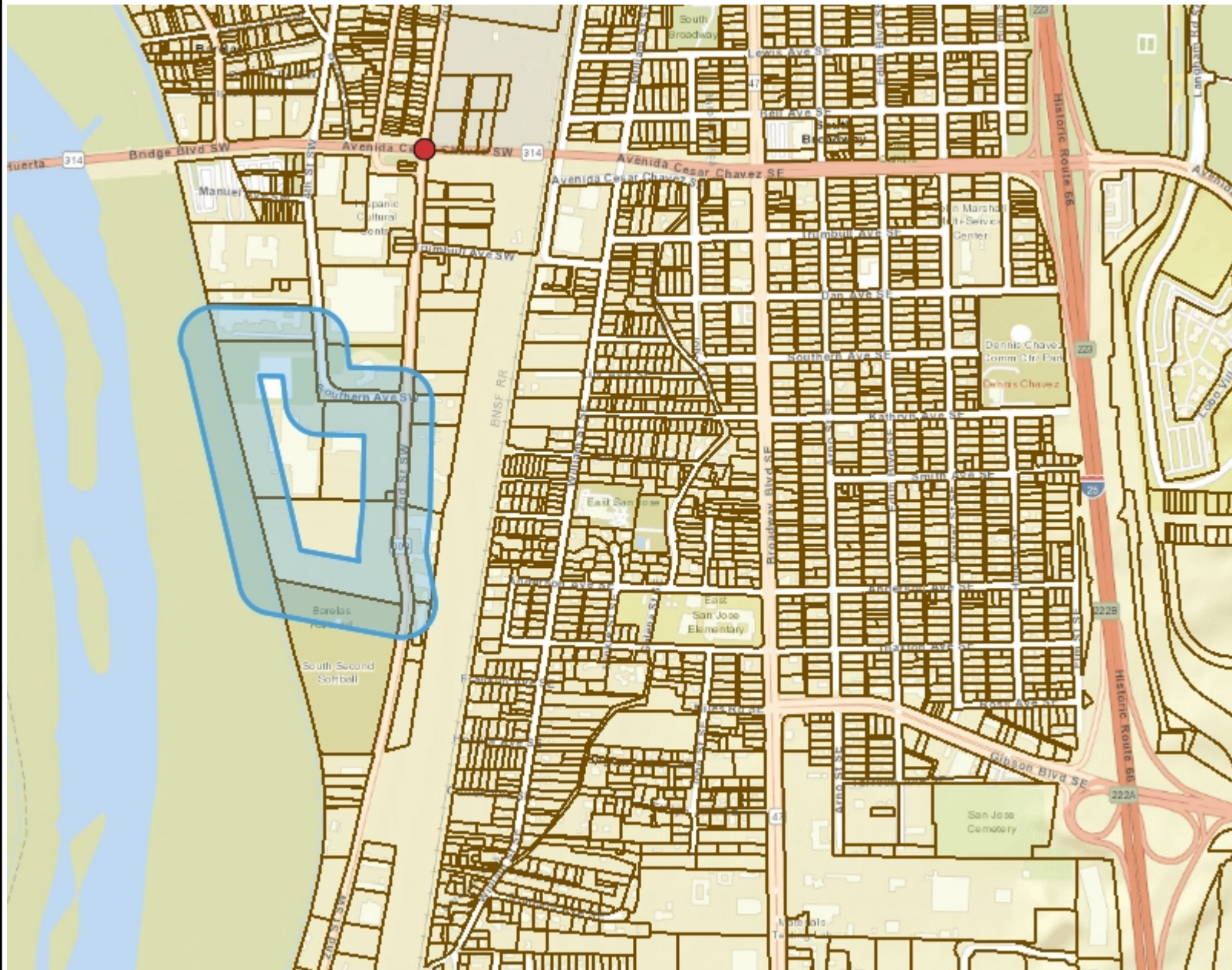


# Southern Ave & 2nd St SW



## Legend

Bernalillo County Parcels



## Notes

Buffer Map: 200 Ft.  
ROW Southern Ave SW: 100 Ft.

1,742 0 871 1,742 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
5/27/2021 © City of Albuquerque

1: 10,455

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

CITY OF ALBUQUERQUE  
PO BOX 1293  
ALBUQUERQUE NM 87103-1293

CITY OF ALBUQUERQUE  
PO BOX 1293  
ALBUQUERQUE NM 87103-2248

MIDDLE RIO GRANDE CONSERVANCY  
PO BOX 581  
ALBUQUERQUE NM 87103-0581

STUCKMAN DAVID N  
2112 2ND ST SW  
ALBUQUERQUE NM 87102-4513

EL ENCANTO INC (BUENO FOODS)  
ATTN: CONTROLLER  
PO BOX 293  
ALBUQUERQUE NM 87103-1293

WESTERN REFINING TERMINALS LLC  
ATTN: PROPERTY TAX DEPT  
PO BOX 592809; TX1-047  
SAN ANTONIO TX 78259-0190

3RIA INC  
1701 2ND ST SW  
ALBUQUERQUE NM 87102-4505

KEYMAN INDENTURE LLC  
571 TURNER DR  
DURANGO CO 81301

EL ENCANTO INC  
2001 4TH ST SW  
ALBUQUERQUE NM 87102-4520

ALBUQUERQUE BERNALILLO COUNTY  
WATER UTILITY AUTHORITY  
PO BOX 1293  
ALBUQUERQUE NM 87103-1293

EL ENCANTO INC (BUENO FOODS)  
ATTN: CONTROLLER  
PO BOX 293  
ALBUQUERQUE NM 87103-0293

MIDDLE RIO GRANDE CONSERVANCY  
PO BOX 581  
ALBUQUERQUE NM 87103-0581

KEYMAN INDENTURE LLC  
571 TURNER DR  
DURANGO CO 81301

[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: July 1, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: \_\_\_\_\_

Mailing Address\*: \_\_\_\_\_

**Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 1901 & 2001 4th Street SW and 2115 2nd Street SW  
Location Description Southwest corner of 2nd Street and Southern Ave
2. Property Owner\* El Encanto, Inc. (Bueno Foods)
3. Agent/Applicant\* *[if applicable]* Consensus Planning, Inc. and Hanson-Rice, Inc. for Bueno Foods
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*
  - ☐ Conditional Use Approval
  - ☐ Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - ☒ Site Plan
  - ☐ Subdivision \_\_\_\_\_ (Minor or Major)
  - ☐ Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - ☒ Variance
  - ☐ Waiver
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>1</sup>\*:

Site Plan - EPC for a 28,296 square foot warehouse/cold storage expansion of  
the existing Bueno Foods facility. Variance - EPC as described in more detail below.

5. This application will be decided at a public meeting or hearing by\*:
  - ☐ Zoning Hearing Examiner (ZHE)
  - ☐ Development Review Board (DRB)
  - ☐ Landmarks Commission (LC)
  - ☒ Environmental Planning Commission (EPC)

<sup>1</sup> Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (\*) are required.]

Date/Time\*: Thursday, August 19, 2021 at 8:30 AM

Location\*<sup>2</sup>: See attached Official Notice Form for Zoom information

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>3</sup>:

Please contact Michael Vos with Consensus Planning for more information at [vos@consensusplanning.com](mailto:vos@consensusplanning.com) or by calling (505) 764-9801. The site plan set can be downloaded here: <https://www.dropbox.com/t/a8MCR1QZkp6leNf3>

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)\*<sup>4</sup> L-14-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

☐ Deviation(s)      ☒ Variance(s)      ☐ Waiver(s)

Explanation\*:

Requesting a variance of 24 percent to the maximum light reflective value (LRV) of 50 percent for exterior building colors in order to allow a white panel system with an LRV of 74 for the new warehousing/cold storage building.

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☒ Yes    ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

A pre-submittal neighborhood meeting was not requested.

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☒ a. Location of proposed buildings and landscape areas.\*
- ☒ b. Access and circulation for vehicles and pedestrians.\*
- ☒ c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

- ☐ d. **For residential development\***: Maximum number of proposed dwelling units.
- ☒ e. **For non-residential development\***:
  - ☒ Total gross floor area of proposed project.
  - ☒ Gross floor area for each proposed use.

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 26.28 acres
  2. IDO Zone District NR-GM (Non-residential General Manufacturing)
  3. Overlay Zone(s) [if applicable] N/A
  4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Light manufacturing (food processing), warehousing, and distribution.

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinyurl.com/idozoningmap>



**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



**PART I - PROCESS**

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Site Plan - EPC and Variance - EPC

Decision-making Body: Environmental Planning Commission

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☒ Yes ☐ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☒ Yes ☐ No **Note: if yes, see second page**

**PART II – DETAILS OF REQUEST**

Address of property listed in application: 1901 & 2001 4th Street SW and 2115 2nd Street SW

Name of property owner: El Encanto, Inc. (Bueno Foods)

Name of applicant: Bueno Foods (Agents: Hanson-Rice, Inc. and Consensus Planning, Inc.)

Date, time, and place of public meeting or hearing, if applicable: August 19, 2021 at 8:30 AM

See next page for Zoom information.

Address, phone number, or website for additional information:

Contact Michael Vos with Consensus Planning at vos@consensusplanning.com or call (505) 764-9801 for more information

**PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE**

☒ Zone Atlas page indicating subject property.

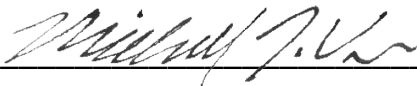
☒ Drawings, elevations, or other illustrations of this request.

☒ Summary of pre-submittal neighborhood meeting, if applicable. N/A

☒ Summary of request, including explanations of deviations, variances, or waivers.

**IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [SUBSECTION 14-16-6-4\(K\)](#) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.**

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

 (Applicant signature) July 1, 2021 (Date)

**Note:** Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



**PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY**

Provide a site plan that shows, at a minimum, the following:

- ☒ a. Location of proposed buildings and landscape areas.
- ☒ b. Access and circulation for vehicles and pedestrians.
- ☒ c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- ☒ e. For non-residential development:
  - ☒ Total gross floor area of proposed project.
  - ☒ Gross floor area for each proposed use.

**August 19, 2021 EPC Hearing Zoom Information**

Join Zoom Meeting: <https://cabq.zoom.us/j/2269592859>

Meeting ID: 226 959 2859

One tap mobile

+12532158782,,2269592859# US (Tacoma)

+13462487799,,2269592859# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

Meeting ID: 226 959 2859

Find your local number: <https://cabq.zoom.us/j/2269592859>



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87102

FIRST-CLASS



PITNEY BOWES  
US POSTAGE  
\$ 000.51<sup>0</sup>  
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0002118651 JUL 01 2021  
MAILED FROM ZIP CODE 87102

MIDDLE RIO GRANDE CONSERVANCY  
PO BOX 581  
ALBUQUERQUE NM 87103-0581

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V  
87102

FIRST-CLASS



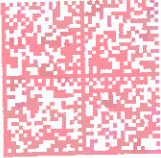
PITNEY BOWES  
US POSTAGE  
\$ 000.51<sup>0</sup>  
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0002118651 JUL 01 2021  
MAILED FROM ZIP CODE 87102

EL ENCANTO INC  
2001 4TH ST SW  
ALBUQUERQUE NM 87102-4520

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87102

FIRST-CLASS



PITNEY BOWES  
US POSTAGE  
\$ 000.51<sup>0</sup>  
02 1P  
0002118651 JUL 01 2021  
MAILED FROM ZIP CODE 87102

WESTERN REFINING TERMINALS LLC  
ATTN: PROPERTY TAX DEPT  
PO BOX 592809; TX1-047  
SAN ANTONIO TX 78259-0190

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W  
M 87102

FIRST-CLASS



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0002118651 JUL 01 2021  
MAILED FROM ZIP CODE 87102

MIDDLE RIO GRANDE CONSERVANCY  
PO BOX 581  
ALBUQUERQUE NM 87103-0581

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87102

FIRST-CLASS



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US POSTAGE  
02 1P \$ 000.51<sup>0</sup>  
0002118651 JUL 01 2021  
MAILED FROM ZIP CODE 87102

EL ENCANTO INC (BUENO FOODS)  
ATTN: CONTROLLER  
PO BOX 293  
ALBUQUERQUE NM 87103-0293

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87102

FIRST-CLASS



PITNEY BOWES  
US POSTAGE  
02 1P \$ 000.51<sup>0</sup>  
0002118651 JUL 01 2021  
MAILED FROM ZIP CODE 87102

KEYMAN INDENTURE LLC  
571 TURNER DR  
DURANGO CO 81301

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7  
187102

FIRST-CLASS

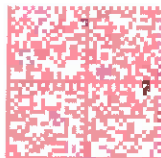


PITNEY BOWES  
US POSTAGE  
\$ 000.51<sup>0</sup>  
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0002118651 JUL 01 2021  
MAILED FROM ZIP CODE 87102

3RIA INC  
1701 2ND ST SW  
ALBUQUERQUE NM 87102-4505

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187102

FIRST-CLASS



PITNEY BOWES  
US POSTAGE  
\$ 000.51<sup>0</sup>  
02 1P  
0002118651 JUL 01 2021  
MAILED FROM ZIP CODE 87102

STUCKMAN DAVID N  
2112 2ND ST SW  
ALBUQUERQUE NM 87102-4513

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187102

FIRST-CLASS




PITNEY BOWES  
US POSTAGE  
\$ 000.51<sup>0</sup>  
02 1P  
0002118651 JUL 01 2021  
MAILED FROM ZIP CODE 87102

ALBUQUERQUE BERNALILLO COUNTY  
WATER UTILITY AUTHORITY  
PO BOX 1293  
ALBUQUERQUE NM 87103-1293

CONSENSUS PLANNING  
302 EIGHTH ST. NW  
ALBUQUERQUE, NM 87102

FIRST-CLASS



\*\*\* FITNEY BOWES \*\*\*  
 **US POSTAGE**  
02 1P **\$ 000.51<sup>0</sup>**  
0002118651 JUL 01 2021  
MAILED FROM ZIP CODE 87102

CITY OF ALBUQUERQUE  
PO BOX 1293  
ALBUQUERQUE NM 87103-1293



**From:** [Courtney Bell](#)  
**To:** [Michael Vos](#)  
**Subject:** Re: Pre-Application Neighborhood Notice for Bueno Foods Expansion  
**Date:** Wednesday, June 16, 2021 11:16:53 AM

---

Hi Michael,

Thanks so much for all of this information. As Cristina mentioned, we really appreciate you being so prepared and willing to work with the neighborhood! I think your suggestion to forgo facilitation is a good one. Let me see if the other board members agree. I'll try to have an answer for you today.

Thanks,  
Courtney

Courtney Bell  
[liberty.c.bell@icloud.com](mailto:liberty.c.bell@icloud.com)  
505.929.9397

On Jun 15, 2021, at 7:55 PM, Michael Vos <[Vos@consensusplanning.com](mailto:Vos@consensusplanning.com)> wrote:

Courtney,  
My message below was returned as undeliverable, perhaps because of the attachments. Please see below. The original attachments can be downloaded here:  
<https://www.dropbox.com/t/aTiOb1Vo4Oe3wDDj>

Best,  
Michael

---

**From:** Michael Vos  
**Sent:** Tuesday, June 15, 2021 7:51 PM  
**To:** [liberty.c.bell@icloud.com](mailto:liberty.c.bell@icloud.com); [lisa@swop.net](mailto:lisa@swop.net)  
**Cc:** Jim Strozier <[cp@consensusplanning.com](mailto:cp@consensusplanning.com)>; Cristina Rogers <[cristina@barel原因.net](mailto:cristina@barel原因.net)>  
**Subject:** Pre-Application Neighborhood Notice for Bueno Foods Expansion

Good evening Barel原因 Neighborhood Representatives,

Following up on our earlier emails, this email contains the required pre-application notice information for the proposed Site Plan – EPC related to the expansion of the Bueno Foods facility with a new warehouse/cold storage building. This Site Plan is required due to the site's proximity to Major Public Open Space (the Bosque).

The existing development on the property consists of approximately 102,991 square feet of manufacturing, wholesale and distribution, and warehouse space across several

buildings. The proposed expansion will add a new 28,053 square foot warehouse/cold storage building to the south of the existing buildings as shown on the attached plans.

Based on our initial review of the plans, three potential actions may be necessary:

1. Site Plan – EPC for the existing and proposed development to be reviewed and approved in accordance with the IDO.
2. Conditional Use for the warehousing/cold storage facility located within 330 feet of Major Public Open Space.
  - a. Note: We believe this action will not be required since there are existing warehousing uses on the site, so it should be grandfathered in, but we need to confirm this with City staff.
3. Waiver to sidewalk construction along the 2<sup>nd</sup> Street frontage south of where the existing sidewalk ends.

As we discussed in previous correspondence, you have 15 days to respond to this meeting request. Our goal is to submit the Site Plan application to the Environmental Planning Commission on July 1<sup>st</sup> for an August 19<sup>th</sup> hearing. Should you desire to meet, we are more than happy to schedule a meeting for the end of this month before our deadline, we can attend your July 13<sup>th</sup> Board meeting, or both. Please let us know and we look forward to working with you on this project.

Sincerely,

**Michael Vos, AICP**

**CONSENSUS PLANNING, INC.**

302 Eighth Street NW

Albuquerque, NM 87102

phone (505) 764-9801

[vos@consensusplanning.com](mailto:vos@consensusplanning.com)

[Note: Items with an asterisk (\*) are required.]

## Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request\*: June 15, 2021

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: Barelas Neighborhood Association

Name of NA Representative\*: Courtney Bell and Lisa Padilla

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: liberty.c.bell@icloud.com and lisa@swop.net

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.<sup>2</sup>

Email address to respond yes or no: vos@consensusplanning.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

\_\_\_\_\_

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 1901 & 2001 4th Street SW and 2115 2nd Street SW  
Location Description Southwest corner of 2nd Street and Southern Ave
2. Property Owner\* El Encanto, Inc. (Bueno Foods)
3. Agent/Applicant\* [if applicable] Consensus Planning, Inc. and Hanson-Rice, Inc. for Bueno Foods
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - ☒ Conditional Use Approval
  - ☐ Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - ☒ Site Plan
  - ☐ Subdivision \_\_\_\_\_ (Minor or Major)

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (\*) are required.]

- ☐ Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
- ☐ Variance
- ☐ Waiver
- ☐ Zoning Map Amendment
- ☐ Other: \_\_\_\_\_

Summary of project/request<sup>3\*</sup>:

Site Plan - EPC approval for existing 102,991 sq. ft. manufacturing, wholesale and distribution facility and new approximately 28,053 sq. ft. freezer building warehouse expansion to south of existing structures. Site Plan requirement due to adjacency to Major Public Open Space on west side of site.

Conditional Use only required if expansion cannot be grandfathered along with existing uses on the site.

5. This type of application will be decided by<sup>\*</sup>: ☐ City Staff

OR at a public meeting or hearing by:

- ☒ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)  
ZHE only required for Conditional Use if proposed expansion cannot be grandfathered along with the existing uses.  
☐ Landmarks Commission (LC) ☒ Environmental Planning Commission (EPC)  
☐ City Council

6. Where more information about the project can be found<sup>\*4</sup>:

Please contact Michael Vos with Consensus Planning for more information at vos@consensusplanning.com or by calling (505) 764-9801.

**Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)<sup>\*5</sup> L-14-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project<sup>\*</sup>:  
☐ Deviation(s) ☐ Variance(s) ☒ Waiver(s)

Explanation:

Applicant is considering a waiver to the construction of sidewalk along the 2nd Street frontage south of where the existing sidewalk ends.

4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1<sup>\*</sup>: ☒ Yes ☐ No

<sup>3</sup> Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☒ a. Location of proposed buildings and landscape areas.\*
- ☒ b. Access and circulation for vehicles and pedestrians.\*
- ☒ c. Maximum height of any proposed structures, with building elevations.\*
- ☐ d. **For residential development\***: Maximum number of proposed dwelling units.
- ☒ e. **For non-residential development\***:
  - ☒ Total gross floor area of proposed project.
  - ☒ Gross floor area for each proposed use.

**Additional Information:**

1. From the IDO Zoning Map<sup>6</sup>:

- a. Area of Property [typically in acres] 26.3 acres
- b. IDO Zone District NR-GM (Non-residential General Manufacturing)
- c. Overlay Zone(s) [if applicable] N/A
- d. Center or Corridor Area [if applicable] N/A

2. Current Land Use(s) [vacant, if none] Manufacturing, wholesale and distribution center, and warehousing. Southern portion of property is vacant.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: \_\_\_\_\_ [Other Neighborhood Associations, if any]

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<sup>6</sup> Available here: <https://tinyurl.com/idozoningmap>

**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



**PART I - PROCESS**

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Site Plan - EPC

Decision-making Body: Environmental Planning Commission

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☒ Yes ☐ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☒ Yes ☐ No **Note: if yes, see second page**

**PART II – DETAILS OF REQUEST**

Address of property listed in application: 1901 & 2001 4th Street SW and 2115 2nd Street SW

Name of property owner: El Encanto, Inc. (Bueno Foods)

Name of applicant: Bueno Foods (Agents: Hanson-Rice, Inc. and Consensus Planning, Inc.)

Date, time, and place of public meeting or hearing, if applicable: To be determined but anticipating an application on July 1st for a public hearing on August 19, 2021.

Address, phone number, or website for additional information:

Contact Michael Vos with Consensus Planning at vos@consensusplanning.com or call (505) 764-9801 for more information

**PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE**

☒ Zone Atlas page indicating subject property.

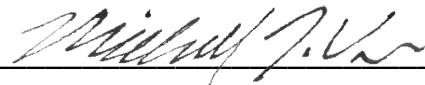
☒ Drawings, elevations, or other illustrations of this request.

☒ Summary of pre-submittal neighborhood meeting, if applicable.

☒ Summary of request, including explanations of deviations, variances, or waivers.

**IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [SUBSECTION 14-16-6-4\(K\)](#) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.**

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

 (Applicant signature) June 15, 2021 (Date)

**Note:** Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



**PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY**

Provide a site plan that shows, at a minimum, the following:

- ☒ a. Location of proposed buildings and landscape areas.
- ☒ b. Access and circulation for vehicles and pedestrians.
- ☒ c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- ☒ e. For non-residential development:
  - ☒ Total gross floor area of proposed project.
  - ☒ Gross floor area for each proposed use.



## PRE-SUBMITTAL MEETING

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## M E E T I N G   M I N U T E S

---

**Project:** Bueno Foods Freezer Expansion

**Date:** July 15, 2021

**Subject:** Barelás Neighborhood Meeting

**Meeting Date/Time:** July 13, 2021 at 6:00 PM

**Attendees:** Barelás Neighborhood Association

Dorothy Chavez (VP)

Courtney Bell (S)

Cristina Rogers (T)

Chad Young

Luke Davis

Maria Jose Ramos

Omega Delgado

Project Team

Gene Baca, Bueno Foods

Jim Strozier, Consensus Planning

Michael Vos, Consensus Planning

Tyler Goodwill, Hansen Rice

Chris Jocham, Hansen Rice

John Clark, Hansen Rice

### SUMMARY

Consensus Planning contacted the representatives of the Barelás Neighborhood Association to inform them of a Site Plan – EPC for the property located at on the south side of the existing Bueno Foods facility on 2<sup>nd</sup> Street. The meeting was held in person and virtually via the Zoom platform at La Esquinita at 4<sup>th</sup> and Coal. The following is a summary of the discussion:

**Project Summary and Meeting Timeline:**

- Gene Baca presented an overview of the history of Bueno Foods and their long-standing relationship with the Barelás Community. Currently their facility does not have enough freezer storage capacity and they must ship product to other locations for cold storage and then ship them back. This freezer expansion will eliminate the need to do that. This project also honors their commitment to the City of Albuquerque to develop on the southern parcel per the agreement when they purchased the property. He also stressed their relationship with the community over the past 37 years that they have been operating at this location.
- Michael Vos presented the application and reviewed the IDO requirements that require this Site Plan to be reviewed by the EPC. He reviewed the landscape plan that calls for street trees and a sidewalk extension along 2<sup>nd</sup> Street.

He also reviewed the new IDO requirements for projects adjacent to Major Public Open Space (Bosque), which includes limitations on the light reflectivity of new buildings. Having a light-colored exterior building color is very important to the operation of a cold storage facility and energy efficiency. The IDO restricts the LRV value to 50%. We are requesting a variance to the LRV value to allow 74%.

- The EPC Hearing is scheduled for August 19<sup>th</sup> at 8:30 am and will be held via Zoom. Michael Vos will provide a copy of the agenda and zoom link information prior to the meeting.

### **Neighborhood Questions and Feedback:**

- *Drainage Pond:* Why is the drainage pond located on the eastern side of the property?  
*Answer:* The pond is designed for detention of the first flush stormwater. It is designed to release the stormwater into an existing storm drain pipe in 2<sup>nd</sup> Street.
- *2<sup>nd</sup> Street Improvements:* Are there any improvements proposed to 2<sup>nd</sup> Street?  
*Answer:* There aren't any improvements to 2<sup>nd</sup> Street proposed with this project other than the sidewalk extension and street trees.
- *Light Reflectivity:* The group had a general discussion about the variance request and potential mitigation opportunities.
- Could additional trees be planted along the west edge of the property to screen the new building from the Bosque?  
*Answer:* Yes, we have discussed adding trees along the western edge of the property to screen the building. The architect comments that the trees will need to be separated from the building and that we can't have vegetation too close to the building. It was also mentioned that the intent is to extend the 6-foot privacy wall to the south as well. The white color allows for much better energy efficiency, which is critical for a freezer facility. A comment was made that this would be a win-win.
- *Neighborhood Benefits Agreement:* A Board Member brought up that back when Bueno Foods first developed, there was a neighborhood benefits agreement and Bueno provided funds to the neighborhood through the El Encanto fund.  
*Answer:* Gene Baca was not aware of the specifics from the previous process with the UDAG loan from the Federal Government, the City, and the neighborhood. We will do some research and get back with the Neighborhood Association. He also mentioned the support that has occurred on a regular basis for community events (like the Conservancy District Harvest Festival) and community food drives with Roadrunner and St. Martins. They have been and will continue to be a good neighbor. Gene also pointed out that a lot of their employees eat at the local restaurants and support the local Barel's businesses.
- *Local Hiring:* A Board Member also asked about local hiring for the new jobs being created?  
*Answer:* Gene Baca indicated that they are very interested in hiring from the community. He indicated that he will definitely work with them to hire local. He will provide their current job postings and look forward to working with the community right now and in the future.
- *Future Expansion:* Are there plans for any additional expansion to the south?  
*Answer:* There are no plans for expansion at this time. If demand grows, they will consider any necessary expansion at that time and will coordinate with the neighbors.

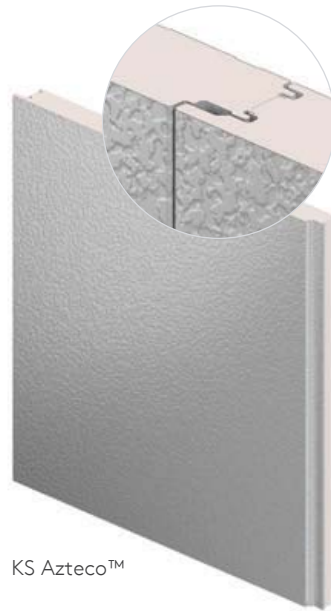
VARIANCE

PRODUCT INFORMATION

# Products at a Glance

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## Wall – Vertical and Horizontal Application





WILL LOOK LIKE THIS

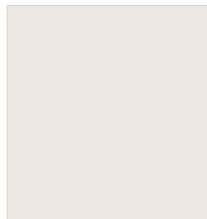
BUT WITHOUT THESE FINS

# High Performance Color Coatings

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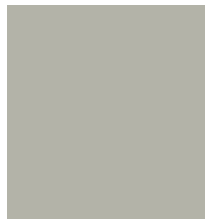
## Standard Colors

### MP (Modified Polyester)

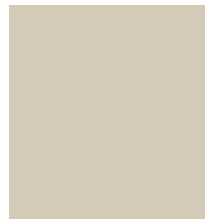


Imperial White  
SR:0.62 E:0.86 SRI:74

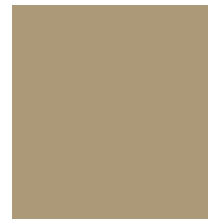
### SMP (Siliconized Modified Polyester)



Driftwood  
SR:0.55 E:0.86 SRI:64

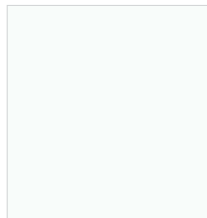


Sandstone  
SR:0.49 E:0.86 SRI:56

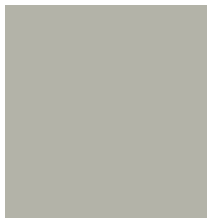


Surrey Beige  
SR:0.41 E:0.86 SRI:45

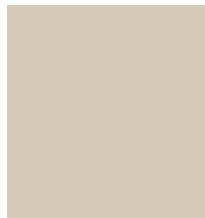
### Solid Fluoropon PVDF Colors – Kynar 500 / Hylar 5000



Regal White  
SR:0.70 E:0.86 SRI:85



Driftwood  
SR:0.45 E:0.86 SRI:50



Sandstone  
SR:0.61 E:0.85 SRI:72



Surrey Beige  
SR:0.48 E:0.86 SRI:54

---

## Panel Interior

### Modified Polyester (MP)

(standard for facing, optional for exterior facing)

A high-performance 2-coat system with cost effective resistance to environmental weathering, offering remarkable color, gloss retention, and chalk resistance. A 1.0 mil top coat USDA, CFIA accepted for food contact areas.

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## Flurothane Coastal PVDF

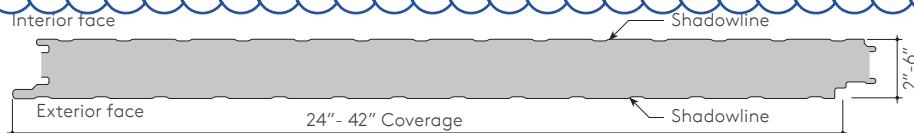
This is a premium Fluoropolymer (PVDF) system developed for use in the most extreme coastal environments (less than 1500 feet from the coastline). The unique aspect about this system is the innovative thick film primer. This is field-proven and provides a high performance exterior finish delivering outstanding resistance to ultraviolet rays.



## KS Shadowline

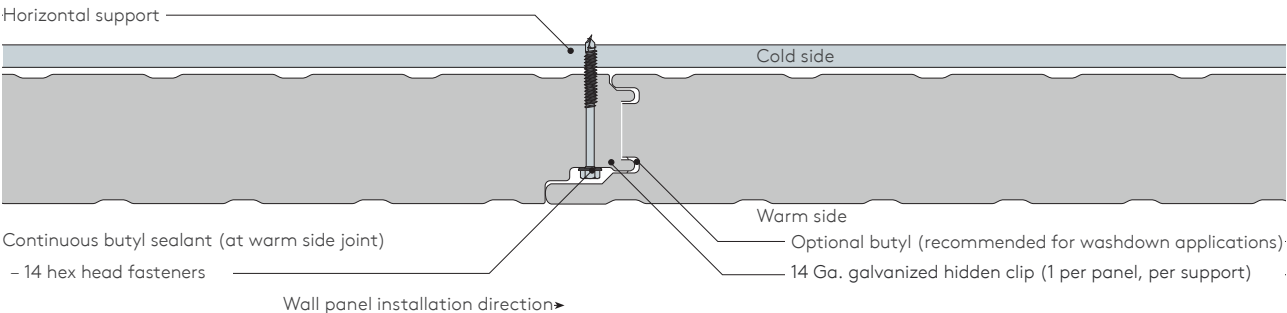
KS Shadowline is the go-to panel for controlled environment needs. KS Shadowline Exterior Panels are ideal for use on Food Distribution and Cold Storage Warehouse facilities.

|                   |  |
|-------------------|--|
| Insulation Core:  | QuadCore® Technology or PIR  |
| Profile:          | Exterior: Shadowline<br>Interior: Shadowline   |
| Embossing:        | Exterior: Stucco or non-embossed<br>Interior: Stucco or non-embossed   |
| Gauge:            | Exterior: 26, 24, 22 ga<br>Interior: 26, 24, 22 ga   |
| Width:            | 24", 30", 36", 42"   |
| Thickness:        | 2", 2.5", 3", 4", 5", 6"   |
| Length:           | 8' - 53'   |
| Reveal option:    | Vertical: 1/8"<br>Horizontal: 1/8" or 3/8"   |
| Orientation:      | <b>Vertical</b> or Horizontal  |
| Post fabrication: | Trimless ends, folded corners<br>(Manufacturing Limitations apply.<br>Please contact us for detailed<br>information)   |
| R-value:          | QuadCore® Technology:<br>≈ 8 per inch per ASTM C518 @ 75°F<br>≈ 9 per inch per ASTM C518 @ 35°F<br>PIR:<br>≈ 7.2 per inch per ASTM C518 @ 75°F<br>≈ 8.25 per inch per ASTM C518 @ 35°F |



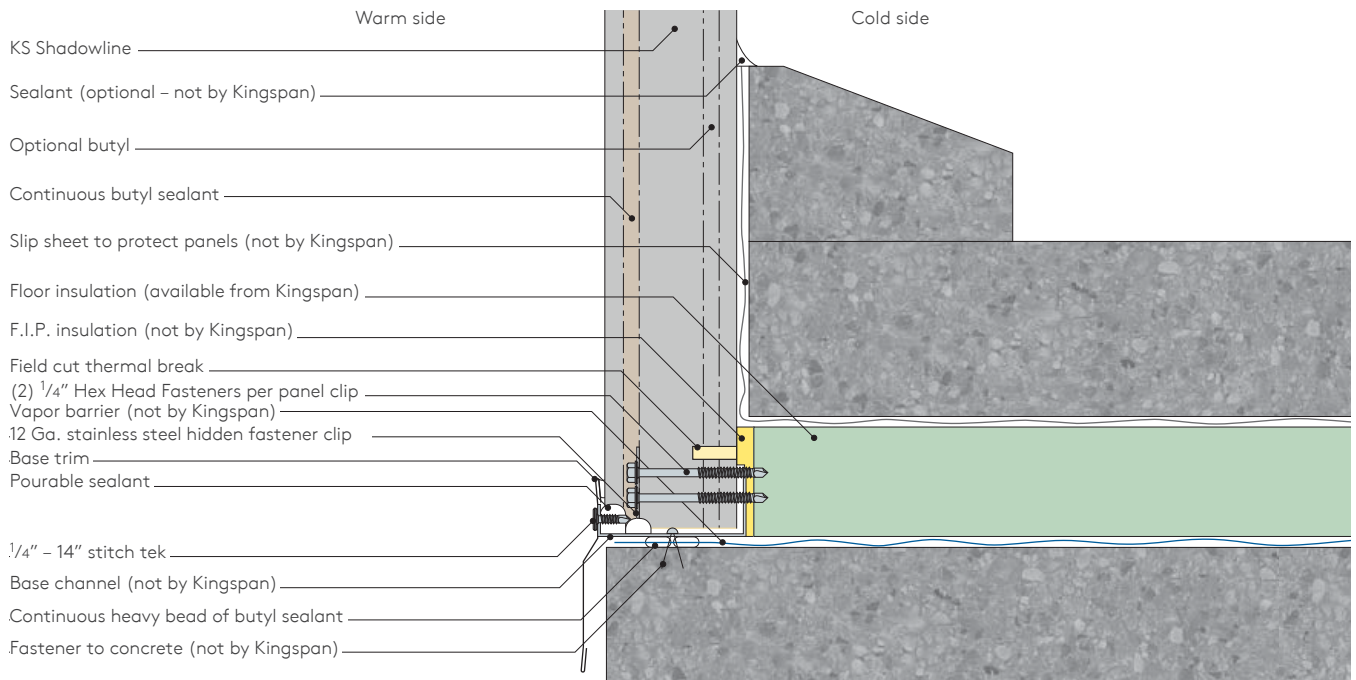
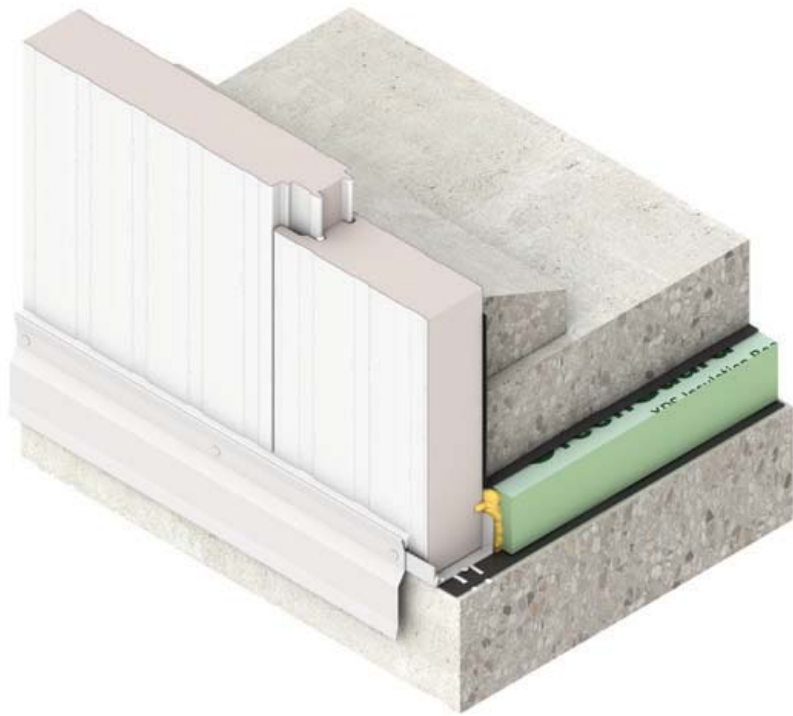
# Construction Details

## KS Shadowline Engaged Panel Joint



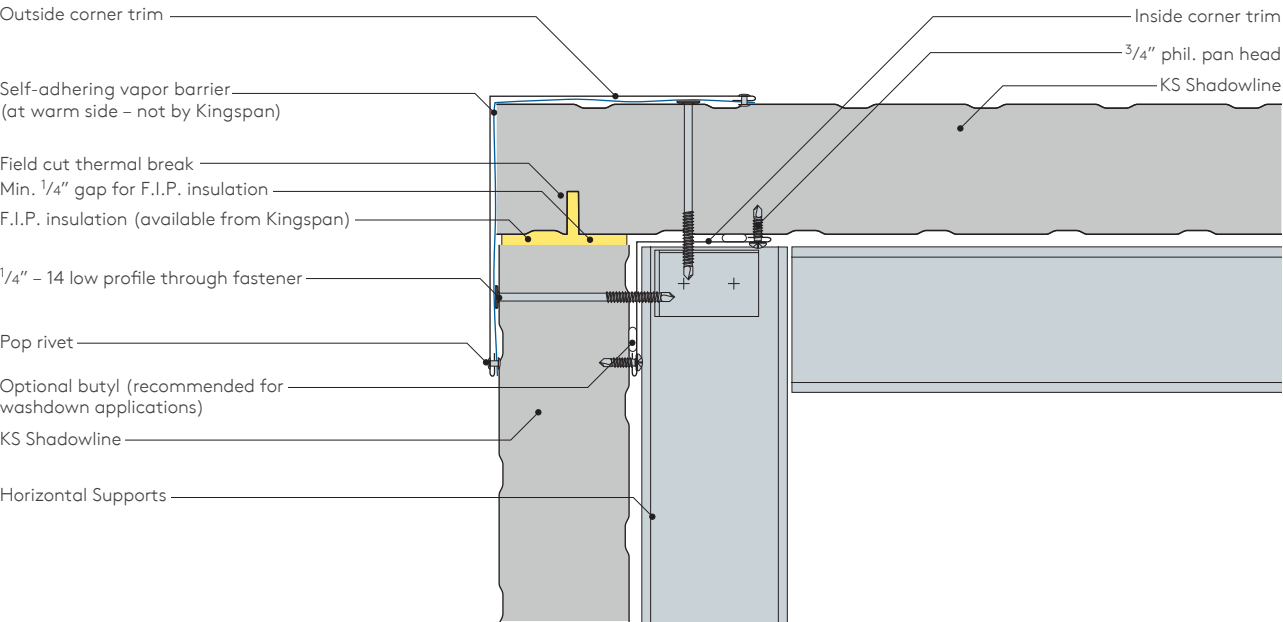
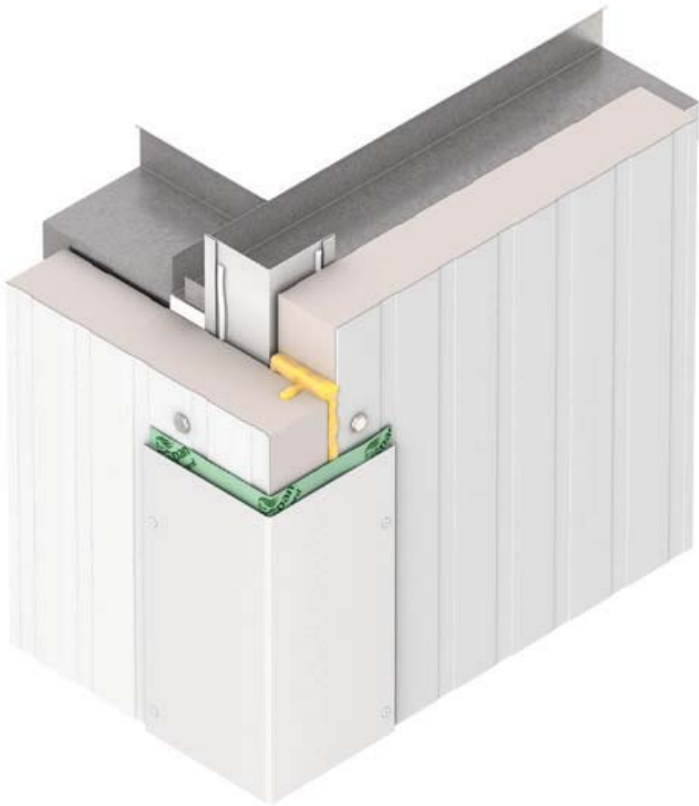
# Construction Details

## KS Shadowline Base with Insulated Slab



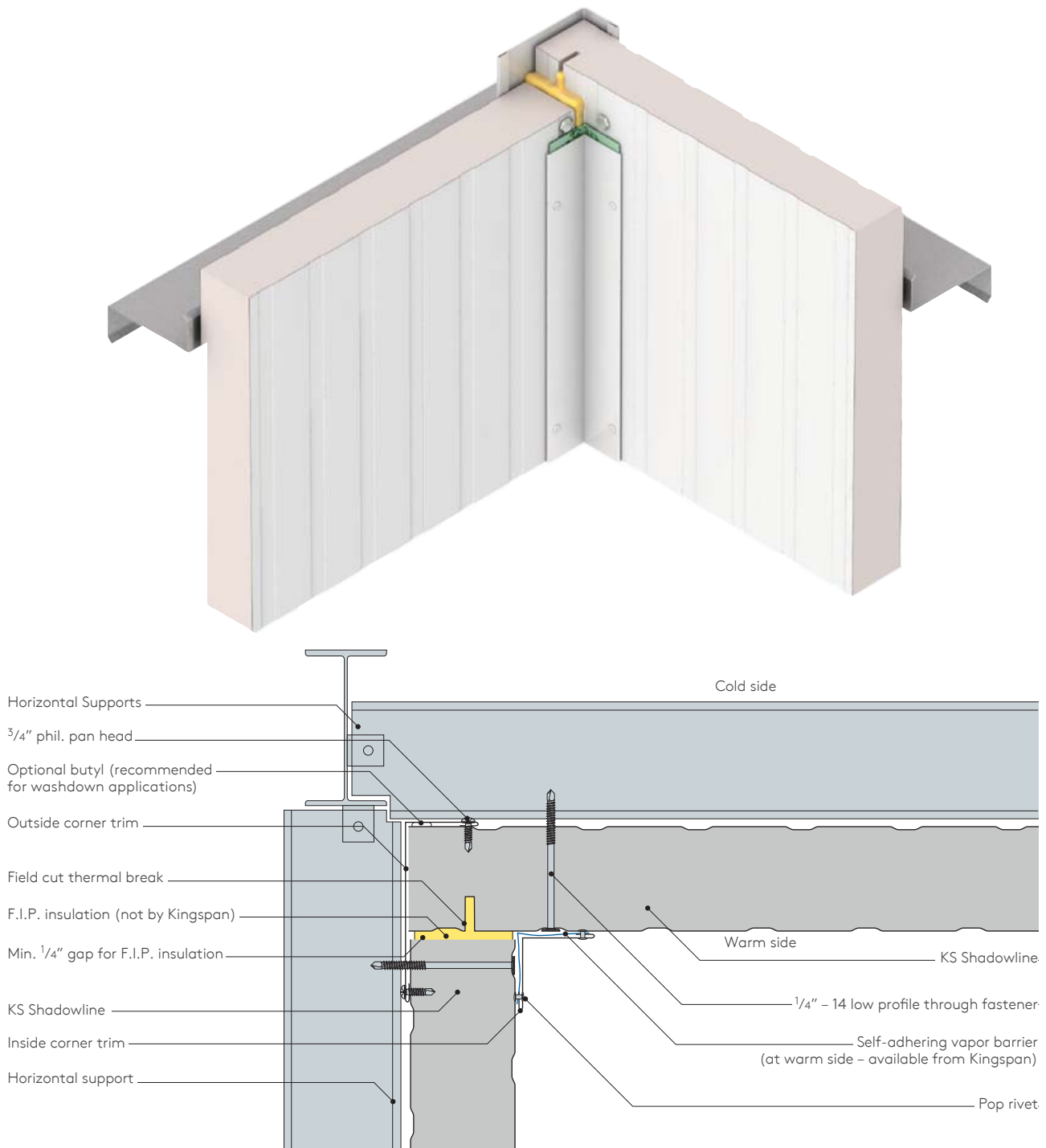
# Construction Details

## KS Shadowline Outside Corner Flush Trim



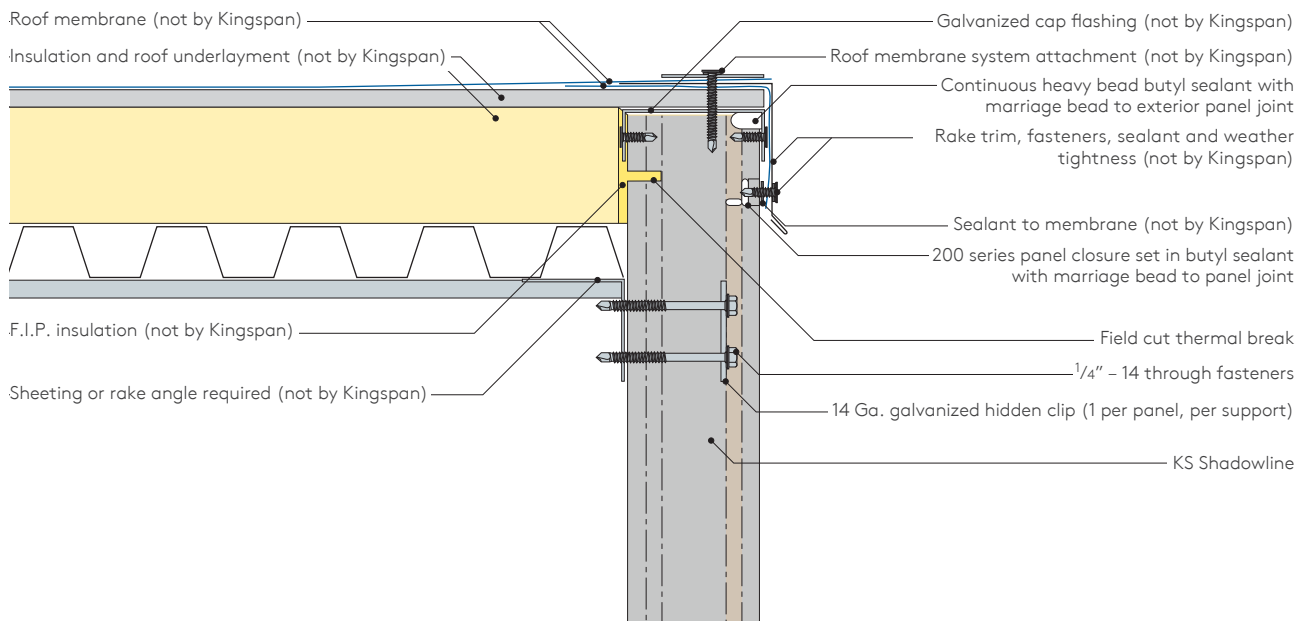
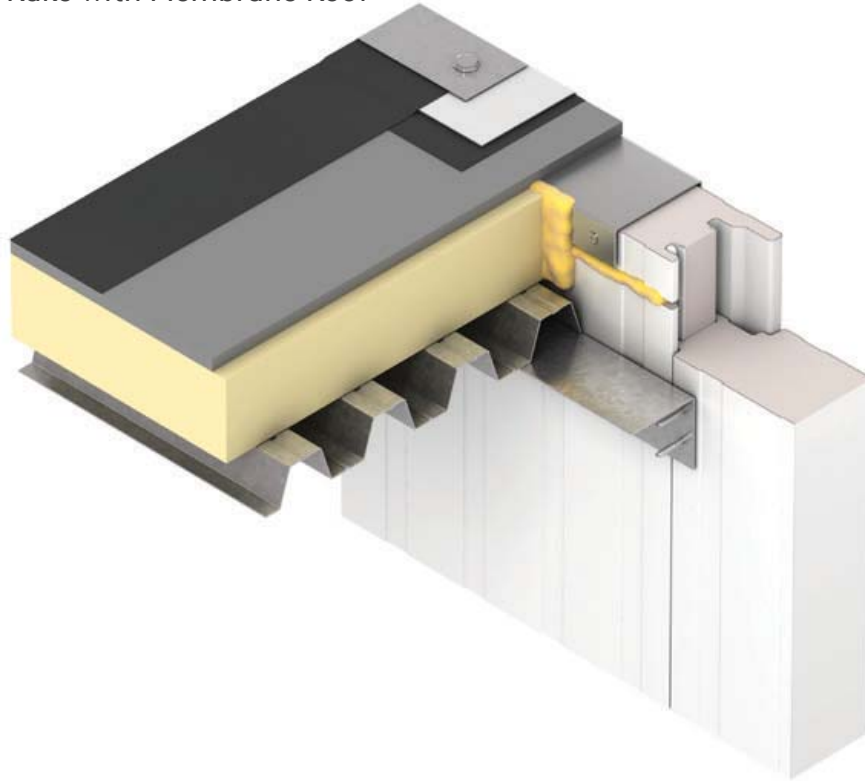
# Construction Details

## KS Shadowline Inside Corner Flush Trim



# Construction Details

## KS Shadowline Rake with Membrane Roof



## SITE PLAN REDUCTIONS



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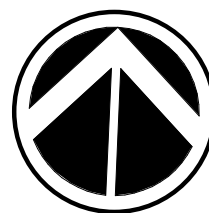
## SHEET NOTES:

- EXISTING CHAIN LINK FENCE.
- EXISTING PARKING LOT
- EXISTING PROPERTY LINE
- EXISTING SIDEWALK
- EXISTING PEDESTRIAN ACCESS ROUTE
- EXISTING ENTRY
- EXISTING LANDSCAPING
- EXISTING GUARD HOUSE
- EXISTING ADA SIDEWALK RAMP
- EXISTING TREE - TYPICAL
- EXISTING DETENTION POND
- NEW FIRE ACCESS ROAD
- EXISTING CURB CUT
- EXISTING ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY PROPERTY - SURROUNDED W/ EXISTING CHAIN LINK FENCE AND RAZOR WIRE
- NEW DETENTION POND
- NEW SIDEWALK
- EXISTING PRIVACY FENCE TO BE RELOCATED ALONG THE PROPERTY LINE TO ALLOW ROOM FOR NEW FIRE ACCESS ROAD
- EXISTING ELECTRICAL EQUIPMENT
- EXISTING FIRE ACCESS ROAD
- EXISTING TRASH ENCLOSURE
- EXISTING OUTDOOR STORAGE AREA
- 45' LANDSCAPE BUFFER
- EXISTING PRIVACY FENCE
- EXISTING EASEMENT - TYPICAL
- EXISTING PEDESTRIAN ACCESS ROUTE
- EXISTING TRAILER PARKING
- EXISTING (9) LOADING DOCK DOORS
- EXISTING (4) BICYCLE RACK
- EXISTING (1) ACCESSIBLE PARKING STALL
- NEW CHAIN LINK FENCE W/ BARBED WIRE TO MATCH EXISTING FENCING
- NEW CHAIN LINK FENCE GATE W/ BARBED WIRE TO MATCH EXISTING FENCING
- NEW TRANSFORMER
- NEW ELECTRICAL EQUIPMENT

## LEGEND:

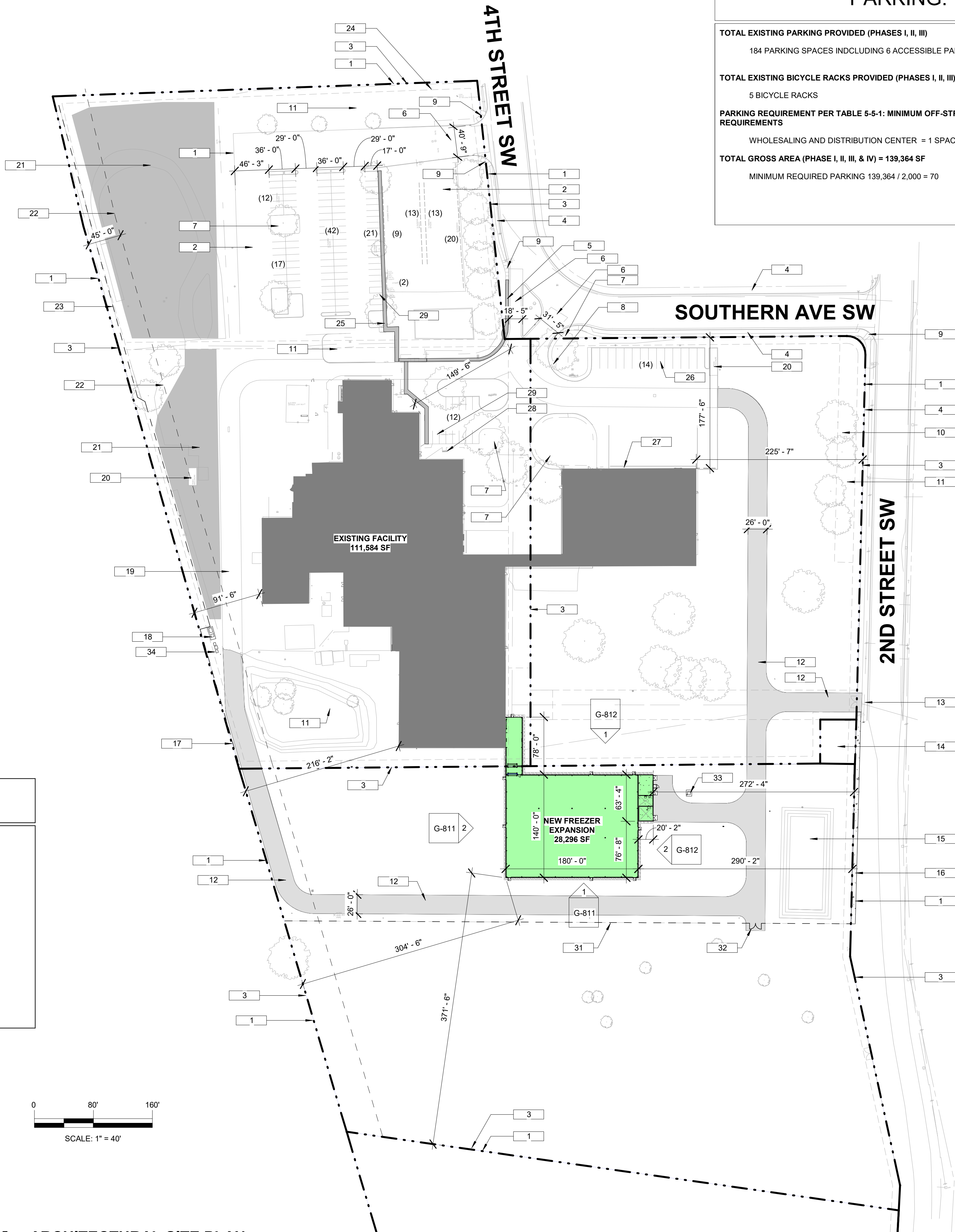
- SCREENED LINES INDICATE EXISTING ASSEMBLIES/SYSTEMS TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- HATCH INDICATES EXISTING CONSTRUCTION TO REMAIN AND BE PROTECTED FROM CONSTRUCTION. NO WORK IN THIS AREA, TYPICAL UNLESS REQUIRED TO FACILITATE WORK INDICATED WITHIN OTHER AREAS OF WORK.
- NEW FREEZER EXPANSION

0 80' 160'  
SCALE: 1" = 40'



## 1 ARCHITECTURAL SITE PLAN

1" = 80'-0"



## PARKING:

TOTAL EXISTING PARKING PROVIDED (PHASES I, II, III)

184 PARKING SPACES INCLUDING 6 ACCESSIBLE PARKING SPACES.

TOTAL EXISTING BICYCLE RACKS PROVIDED (PHASES I, II, III)

5 BICYCLE RACKS

PARKING REQUIREMENT PER TABLE 5-5-1: MINIMUM OFF-STREET PARKING REQUIREMENTS

WHOLESALE AND DISTRIBUTION CENTER = 1 SPACE / 2,000 SQ. FT. GFA

TOTAL GROSS AREA (PHASE I, II, III, & IV) = 139,364 SF

MINIMUM REQUIRED PARKING 139,364 / 2,000 = 70

## DEVELOPMENT DATA:

NET AREA: 26.29 ACRES

ZONING: NR-GM (NON RESIDENTIAL)

LAND USE: WAREHOUSING, LIGHT MANUFACTURING

| SET BACKS: | FRONT   | REAR    | SIDES   |
|------------|---------|---------|---------|
| REQUIRED:  | 5'      | 0'      | 0'      |
| PROVIDED:  | 272'-4" | 304'-6" | 371'-6" |

BUILDING HEIGHT:  
MAXIMUM: 65'  
PROVIDE: 45'-9"

PARKING CALCULATIONS PER LAND USE AND SIZE PER TABLE 5-5-1:  
REQUIRED: 117  
EXISTING: 161

ACCESSIBLE PARKING PER NBC TABLE 1106.1 NUMBER OF ACCESSIBLE PARKING SPACES  
REQUIRED: 8 TOTAL (2 VAN ACCESSIBLE)  
EXISTING: 5 TOTAL

MOTORCYCLE PARKING TABLE 5-5-4 MINUM MOTORCYCLE PARKING REQUIREMENTS  
REQUIRED: 4  
EXISTING: 0

BICYCLE PARKING TABLE 5-5-5 MINIMUM BICYCLE PARKING REQUIREMENTS:  
REQUIRED: 12  
EXISTING: 4

## PROJECT DESCRIPTION

COUNTY: BERNALILLO COUNTY

ADDRESS: 2001 4th St. SW  
ALBUQUERQUE, NM 87102

OWNER: EL ENCANTO INC (BUENO FOODS)

ZONING: NON-RESIDENTIAL - GENERAL MANUFACTURING  
ZONE DISTRICT (NR-GM).

PROJECT DESCRIPTION:

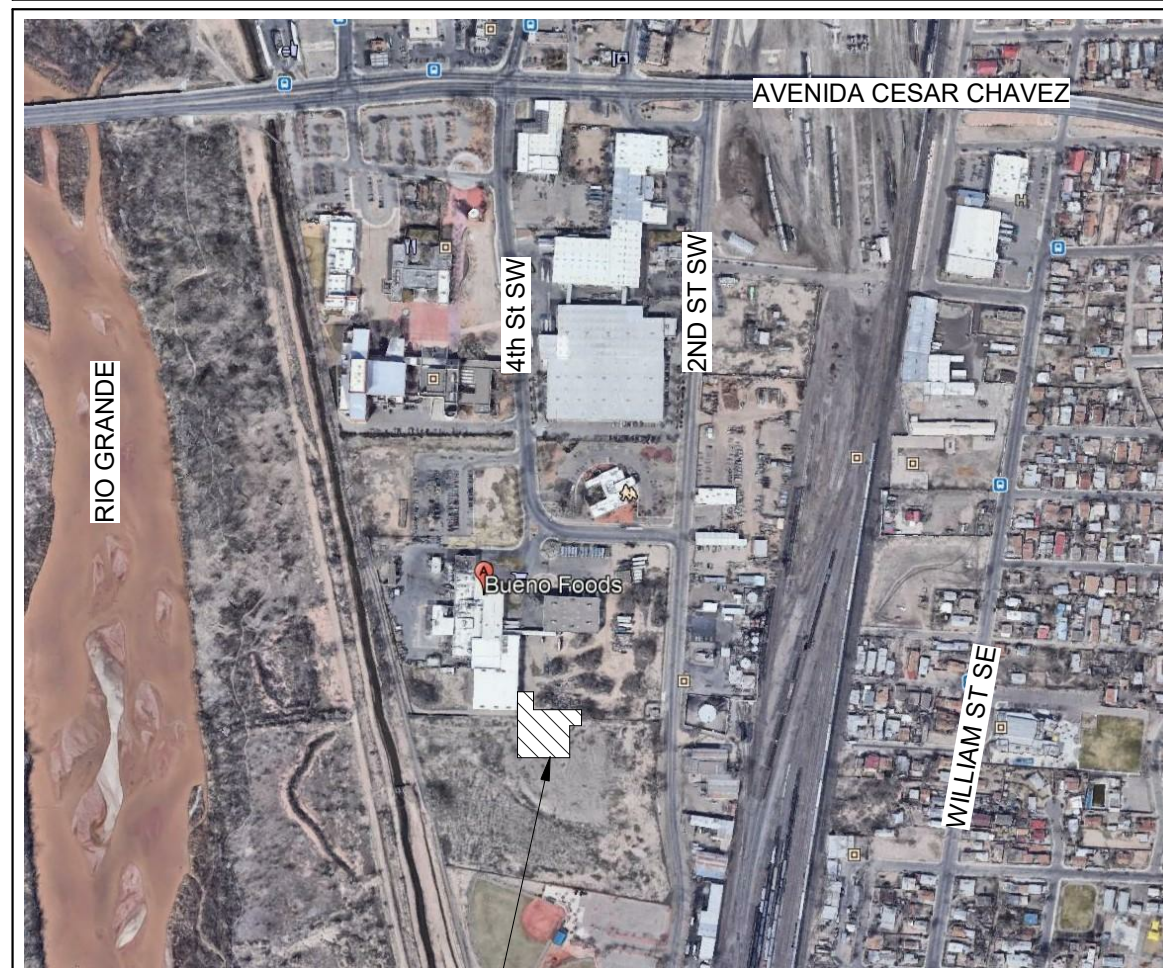
BUENO FOODS IS EXPANDING THEIR FREEZER STORAGE CAPACITY DUE TO AN INCREASE IN BUSINESS AND ARE PLANNING TO EXPAND THEIR EXISTING S-2 STORAGE AREAS TO THE SOUTH. THE INTENT IS TO INFILL THE EXISTING FREEZER TO THE SOUTH TO CREATE A NEW FREEZER, FIRE PUMP ROOM AND ELECTRICAL ROOM.

CONSTRUCTION WILL BE CONCRETE FOOTINGS, SLAB ON GRADE, STRUCTURAL STEEL FRAME, INSULATED METAL PANELS, METAL DECK ROOF, RIGID INSULATION WITH TPO SINGLE PLY ROOF SYSTEM.

THE EXISTING FIRE RISER ROOM WILL REMAIN. FIRE PROTECTION WILL BE PROVIDED FROM EXISTING FIRE CONNECTION TO THE EAST OF EXPANSION THE EXPANSION TO THE NEW FIRE PUMP ROOM.

THE NEW FREEZER ADDITION WILL HAVE ITS OWN ELECTRICAL ROOM TO SUPPORT THE NEW REFRIGERATION EQUIPMENT.

## VICINITY MAP



FREEZER EXPANSION  
2001 4TH ST SW  
ALBUQUERQUE, NM 87102

PARCEL NUMBERS:

PARID: 10140560625930418  
10.7184 ACRES

PARID: 101405611124630419  
5.8977 ACRES

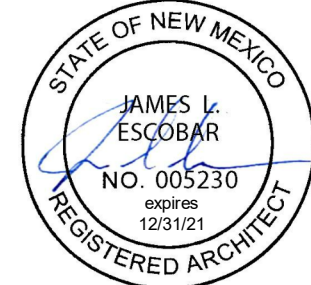
PARID: 101405609518530434  
9.67 ACRES



1717 E Chisholm Dr.  
Nampa, ID 83687  
P 208 465 0200  
F 208 465 0272

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## PROFESSIONAL SEAL



## DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY HANSEN-RICE, INC. OF ANY DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.



CLIENT DESCRIPTION:  
**BUENO FOODS**

2001 4TH ST SW ALBUQUERQUE, NM 87102  
**FREEZER EXPANSION - PHASE IV**

DATE

12/2021  
8/8/2021

DESCRIPTION

ISSUED FOR EPC REVIEW  
REISSUED FOR EPC REVIEW

NO.

0  
1

JOB NUMBER

20002500

DRAWN BY

A.PLASCENCIA

SHEET NAME

EPC - SITE PLAN

REVISION

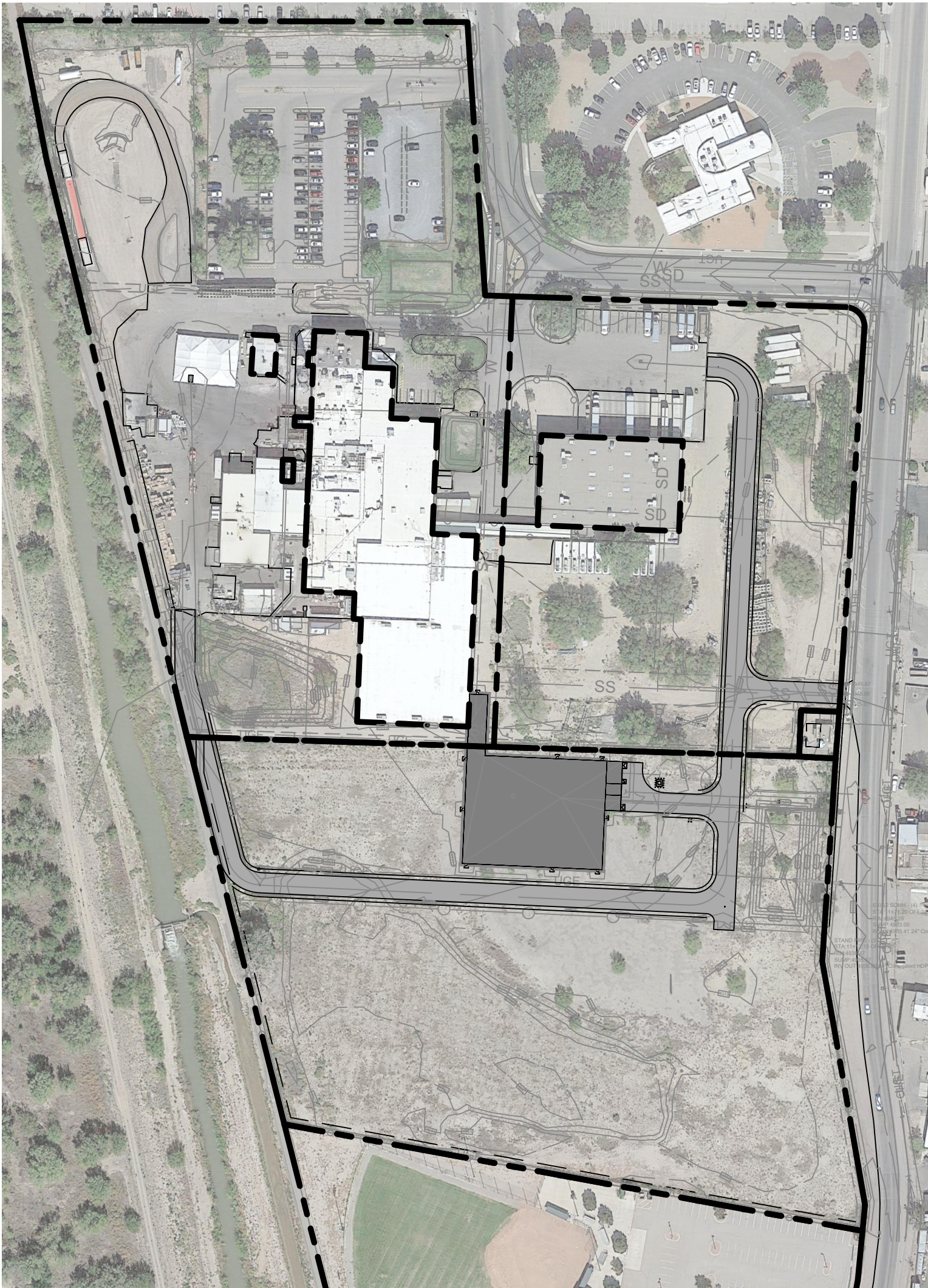
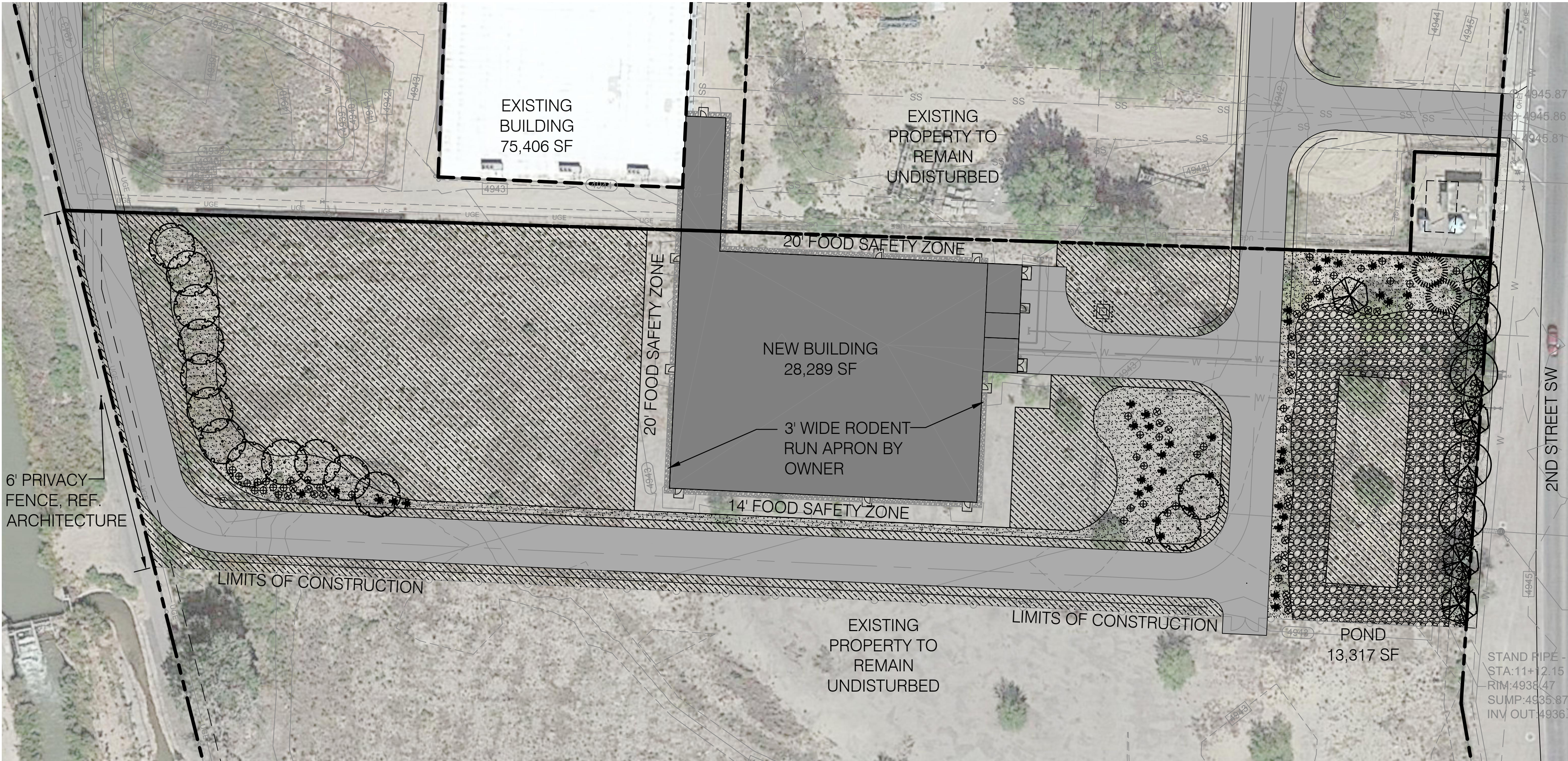
1

SHEET

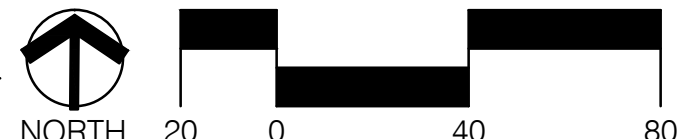
G-801

8/9/2021 7:12:37 PM

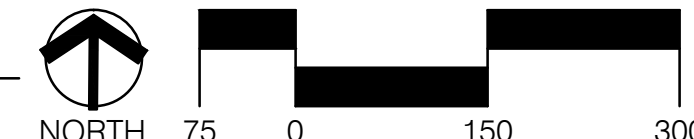




A1 LANDSCAPE PLAN  
SCALE: 1"=40'-0"



A1 KEY MAP  
SCALE: 1"=150'-0"



GENERAL LANDSCAPE NOTES

**IRRIGATION**  
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUND COVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUND COVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. TREES, SHRUBS AND GROUND COVERS WILL BE GROUPED ON THE SAME VALVE.

**RESPONSIBILITY OF MAINTENANCE**  
MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

**METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE**  
THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS.

**PNM COORDINATION**  
COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

**CLEAR SIGHT DISTANCE:**  
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA.

| LANDSCAPE AREA COVERAGE  |                 |
|--|-----------------|
| TOTAL SITE AREA (3.91 AC.):  | 170,102 SF      |
| BUILDING AREA:   | - 28,289 SF     |
| NET AREA   | 141,813 SF      |
| REQUIRED LANDSCAPE AREA (15% OF NET AREA):   | 21,272 SF       |
| PROVIDED LANDSCAPE AREA  |                 |
| PROPOSED LANDSCAPE (EXCLUDING FOOD SAFETY ZONE, PONDING AREA AND REVEGETATION AREAS) | 21,278 SF (15%) |

**LANDSCAPE LIVE VEGETATIVE COVERAGE**  
LANDSCAPE COVERAGE REQUIREMENTS SPECIFY TREE CANOPIES AND GROUND-LEVEL PLANTS SHALL COVER A MINIMUM OF 75%. A MINIMUM OF 25% SHALL BE PROVIDED AS GROUND-LEVEL PLANTS (SHRUBS, GRASSES, ETC.) OF THE REQUIRED VEGETATIVE COVERAGE.

|  |           |
|--|-----------|
| REQUIRED LIVE VEGETATIVE MATERIAL COVERAGE (75%) | 15,959 SF |
| PROVIDED LIVE VEGETATIVE MATERIAL COVERAGE (76%) | 16,194 SF |
| REQUIRED GROUND-LEVEL PLANT COVERAGE (25%)       | 3,990 SF  |
| PROVIDED GROUND-LEVEL PLANT COVERAGE (25%)       | 4,026 SF  |

**STREET TREES**  
STREET TREE REQUIREMENTS SPECIFY THE SPACING BETWEEN STREET TREES, WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE INSTALLED AT A FREQUENCY OF 30 FEET PER LINEAR FOOT OF STREET FRONTAGE. NEW STREET TREES SHALL BE PLANTED ALONG 2ND STREET.

2ND STREET: 217 LF / 30 FEET PER TREE =  
- REQUIRED TREES: 7  
- PROVIDED: 8 TREES

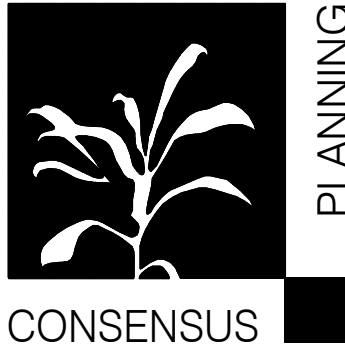
PLANT LEGEND

| QTY.                           | SYMBOL | SCIENTIFIC NAME<br>COMMON NAME (WATER USE)   | SIZE     | MATURE SIZE        |
|--------------------------------|--------|--|----------|--------------------|
| <b>TREES</b>                   |        |  |          |                    |
| 5                              |        | CHILOPSIS LINEARIS<br>DESERT WILLOW 'BUBBA' (RW)   | 24"-BOX  | 20' HT. X 25' SPR. |
| 4                              |        | FRAXINUS ANGUSTIFOLIA OXYCARPA<br>RAYWOOD ASH (M)  | 2.5" B&B | 35' HT. X 25' SPR. |
| 2                              |        | PINUS NIGRA<br>AUSTRIAN PINE (M)   | 6' HT.   | 35' HT. X 25' SPR. |
| 14                             |        | FRAXINUS ANGUSTIFOLIA OXYCARPA<br>RAYWOOD ASH (M+)   | 2.5" B&B | 35' HT. X 25' SPR. |
| <b>SHRUBS AND GROUNDCOVERS</b> |        |  |          |                    |
| 40                             |        | CARYOPTERIS CLANDONENSIS<br>DARK KNIGHT BLUE MIST SPIREA (M)   | 5-GAL    | 3' HT. X 4' SPR.   |
| 40                             |        | RHUS TRILOBATA<br>THREE-LEAF SUMAC (L)   | 5-GAL    | 6' HT. X 6' SPR.   |
| 30                             |        | SPOROBOLUS WRIGHTII<br>GIANT SACATON (L)   | 5-GAL    | 5' HT. X 5' SPR.   |
| 23                             |        | PYRACANTHA COCCINEA<br>FIRETHORN (M)   | 5-GAL    | 10' HT X 10' SPR.  |
| <b>MULCHES AND BOULDERS</b>    |        |  |          |                    |
| 21,278 SF                      |        | 3/8" AMARETTO BROWN CRUSHED GRAVEL 3" DEPTH OVER FILTER FABRIC WITH STEEL EDGING   |          |                    |
| 76,413 SF                      |        | REVEGETATION AREAS SHALL BE HYDROMULCH APPLICATION PER COA SPECIFICATION SECTION 1012. LIMITS OF RE-VEGETATED SEEDING SHOWN ON PLANS IS SCHEMATIC. CONTRACTOR SHALL APPLY REVEGETATED SEED TO LIMIT OF DISTURBANCE. SANDY SOILS MIX (20 LBS. PLS PER ACRE TOTAL) |          |                    |
| 12,696 SF                      |        | REVEGETATIVE SEEDING WITH 1"-4" ROCK OVER DIRT   |          |                    |

NOTE:POND TREATMENT TO COMPLY WITH EPA CGP 2.2.14b

GENERAL LANDSCAPE NOTES

- PRIOR TO BEGINNING WORK ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT IN THE FIELD WITH THE OWNER'S REPRESENTATIVE. IF DISCREPANCIES OCCUR BETWEEN THE DRAWINGS AND THE SITE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR CLARIFICATION PRIOR TO PROCEEDING ON THAT PORTION OF WORK.
- IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.
- ALL PLANTING AREAS ARE TO HAVE WEEDS AND COMPETITIVE VEGETATION REMOVED PRIOR TO PREPARATION FOR PLANTING.
- THE OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT MATERIAL PRIOR TO PLANTING. IN ADDITION, THE OWNER REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE. THE OWNER'S REPRESENTATIVE IS TO APPROVE ANY AND ALL SUBSTITUTIONS.
- FILTER FABRIC TO BE DEWITT PRO-5 WEED CONTROL, OR EQUAL.
- PLANT QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY, PLANS SHALL TAKE PRECEDENCE.



Landscape Architecture  
Urban Design  
Planning Services

302 EIGHTH ST. NW  
Albuquerque, NM 87102  
Phone (505) 764-9801  
Fax (505) 842-5495

| REVISIONS |             |
|-----------|-------------|
| #         | Description |
|           |             |
|           |             |
|           |             |
|           |             |
|           |             |
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|           |             |
|           |             |

Project Name: **BUENO FOODS**

ALBUQUERQUE, NEW MEXICO

Landscape Architect's Seal:  
  
EPC SUBMITTAL

Designed By: KP

Drawn By: KP

Checked By: CG

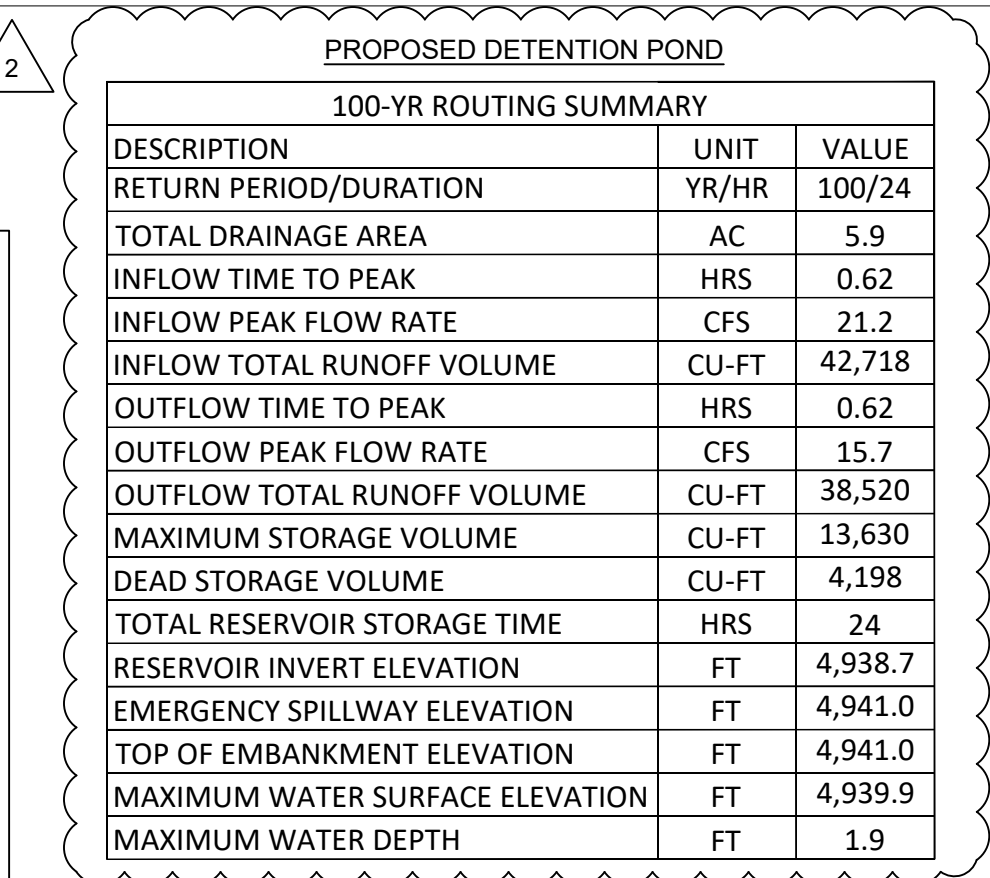
Date: 8/9/21

Project No:

Sheet Title:

LANDSCAPE  
PLAN  
  
L101





CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (DPM)  
PROCEDURE FOR 40 ACRE AND SMALLER BASINS

THE PRIMARY METHOD FOR HYDROLOGY CALCULATIONS IN THE DPM IS BASED ON THE ARID-LANDS HYDROLOGIC MODEL (AHYMO) CALCULATIONS. A SIMPLIFIED PROCEDURE FOR PROJECTS WITH BASINS SMALLER THAN 40 ACRES HAS BEEN DEVELOPED BASED ON INITIAL ABSTRACTION/UNIFORM INFILTRATION PRECIPITATION LOSSES AND RATIONAL METHOD PROCEDURES.

PRECIPITATION ZONES: SECTION 6-2(A)(1)

BERNALILLO COUNTY WITHIN CITY LIMITS HAS BEEN DIVIDED INTO 4 PRECIPITATION ZONES THAT CAN BE REVIEWED IN SECTION 6-2(a)(1). DPM IS BASED ON NATIONAL OCEANIC AND ATMOSPHERIC AGENCY (NOAA) ATLAS 14 PRECIPITATION DATA. FOR THE PROJECT SITE, ZONE 2 HAS BEEN SELECTED FOR LOCATIONS "BETWEEN THE RIO GRANDE AND SAN MATEO" AN EXCERPT OF PRECIPITATION DATA FROM TABLE 6.2.8 FOR ZONE 2 FOR THE 100-YEAR STORM EVENT IS INCLUDED BELOW:

| PRECIPITATION FOR ZONE 2: 100-YEAR STORM EVENT |       |       |      |       |       |       |       |       |       |       |       |       |
|--|-------|-------|------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
|  | 5     | 10    | 12   | 15    | 30    | 60    | 2     | 3     | 6     | 24    | 4     | 10    |
|  | MIN   | MIN   | MIN  | MIN   | MIN   | MIN   | HR    | HR    | HR    | HR    | DAY   | DAY   |
| DEPTH (IN)                                     | 0.565 | 0.860 |      | 1.070 | 1.440 | 1.780 | 2.030 | 2.100 | 2.290 | 2.590 | 2.960 | 3.620 |
| INTENSITY (IN/HR)                              | 6.78  | 5.16  | 4.81 | 4.28  | 2.88  | 1.78  | 1.02  | 0.70  | 0.38  | 0.11  | 0.03  | 0.02  |

FROM DPM TABLE 6.2.8

LAND TREATMENTS: SECTION 6-2(A)(2)

LAND AREAS ARE DESCRIBED BY ONE OF FOUR BASIC LAND TREATMENTS OR BY A COMBINATION OF THE FOUR LAND TREATMENTS. LAND TREATMENTS CAN BE REVIEWED IN TABLE 6.2.9.

| LAND TREATMENTS IN PROJECT SITE |      |                          |                          |                          |                          |
|---------------------------------|------|--------------------------|--------------------------|--------------------------|--------------------------|
| BASIN                           | AREA | LAND TREATMENT A (ACRES) | LAND TREATMENT B (ACRES) | LAND TREATMENT C (ACRES) | LAND TREATMENT D (ACRES) |
| SITE (HISTORIC)                 | 5.9  | 1.7                      |                          | 4.1                      | 0.1                      |
| SITE (DEVELOPED)                | 5.9  | 0.9                      |                          | 1.7                      | 3.3                      |
| FROM TABLE 6.2.9 IN DPM         |      |                          |                          |                          |                          |

ABSTRACTIONS: SECTION 6-2(A)(3)

INITIAL ABSTRACTION IS THE PRECIPITATION DEPTH THAT MUST BE EXCEEDED BEFORE DIRECT RUNOFF BEGINS. INITIAL ABSTRACTION MAY BE INTERCEPTED BY VEGETATION, RETAINED IN SURFACE DEPRESSIONS, OR ABSORBED ON THE WATERSHED SURFACE.

| ABSTRACTION IN PROJECT SITE BY LAND TREATMENT |                                   |                                   |                                   |                                   |                                      |
|---|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|--------------------------------------|
| BASIN   | ABSTRACTION<br>FOR<br>TREATMENT A | ABSTRACTION<br>FOR<br>TREATMENT B | ABSTRACTION<br>FOR<br>TREATMENT C | ABSTRACTION<br>FOR<br>TREATMENT D | WEIGHTED INITIAL<br>ABSTRACTION (IN) |
| SITE<br>(HISTORIC)                            | 0.65                              | 0.50                              | 0.35                              | 0.10                              | 0.54                                 |
| SITE<br>(DEVELOPED)                           | 0.65                              | 0.50                              | 0.35                              | 0.10                              | 0.31                                 |

FROM TABLE 6.2.11 IN DPM

EXCESS PRECIPITATION AND VOLUMETRIC RUNOFF: SECTION 6-2(A)(4)

EXCESS PRECIPITATION, E, IS THE DEPTH OF PRECIPITATION REMAINING AFTER ABSTRACTIONS ARE REMOVED. EXCESS PRECIPITATION DOES NOT DEPEND ON WATERSHED AREA. EXCESS PRECIPITATION IS DETERMINED BY SUBTRACTING THE INITIAL ABSTRACTION AND INFILTRATION FROM THE DESIGN STORM HYDROGRAPH.

HISTORIC VOLUMETRIC RUNOFF PER EQUATION 6.2 = 26,426 CU-FT  
DEVELOPED VOLUMETRIC RUNOFF PER EQUATION 6.2 = 42,718 CU-FT

| EXCESS PRECIPITATION IN PROJECT SITE BY LAND TREATMENT |                                  |                                  |                                  |                                  |                                    |
|--|----------------------------------|----------------------------------|----------------------------------|----------------------------------|------------------------------------|
| BASIN  | EXCESS PRECIPITATION TREATMENT A | EXCESS PRECIPITATION TREATMENT B | EXCESS PRECIPITATION TREATMENT C | EXCESS PRECIPITATION TREATMENT D | WEIGHTED EXCESS PRECIPITATION (IN) |
| SITE (HISTORIC)  | 0.62                             | 0.80                             | 1.03                             | 2.33                             | 0.77                               |
| SITE (DEVELOPED)                                       | 0.62                             | 0.80                             | 1.03                             | 2.33                             | 1.58                               |
| FROM TABLE 6.2.13 IN DPM                               |                                  |                                  |                                  |                                  |                                    |

PEAK DISCHARGE RATE FOR SMALL WATERSHEDS: SECTION 6-2(A)(5)

PEAK DISCHARGE RATES ARE GIVEN IN TABLE 6.2.14 FOR SMALL WATERSHEDS, LESS THAN OR EQUAL TO 40 ACRES, WHERE THE TIME OF CONCENTRATION IS ASSUMED TO BE 12 MINUTES.

HISTORIC PEAK DISCHARGE RATE PER EQUATION 6.6 = 15.9 CFS  
DEVELOPED PEAK DISCHARGE RATE PER EQUATION 6.6 = 21.1 CFS

## STORM WATER QUALITY VOLUME


TO CALCULATE THE REQUIRED SWQV, THE IMPERVIOUS AREA IS MULTIPLIED BY 0.42" FOR NEW DEVELOPMENT OR 0.26" FOR REDEVELOPMENT SITES.

( 3.3 AC \* 43,560 FT / AC ) \* ( 0.26 IN \* 1 FT / 12 IN ) = 3,115 CU-FT  
 REQUIRED VOLUME TO BE RETAINED IN BMP: 3,115 CU-FT  
 PROVIDED VOLUME TO BE RETAINED IN BMP: 4,198 CU-FT

City of Albuquerque  
Planning Department  
Development Review Services  
**HYDROLOGY SECTION**  
**APPROVED**  
07/12/21  
DATE: \_\_\_\_\_  
BY: *Renee C. Brunsell* \_\_\_\_\_  
HydroTrans # **L14D001A**

THE APPROVAL OF THESE PLANS REPORT SHALL NOT BE  
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THE CITY OF ALBUQUERQUE FROM MAKING  
CORRECTION, OR REVISION OR MODIFICATIONS IN PLANS,  
SPECIFICATIONS, OR CONSTRUCTION, AS APPROVED IN WRITING.  
APPROVAL SHALL NOT BE CHALLENGED, NOR SHALL IT BE  
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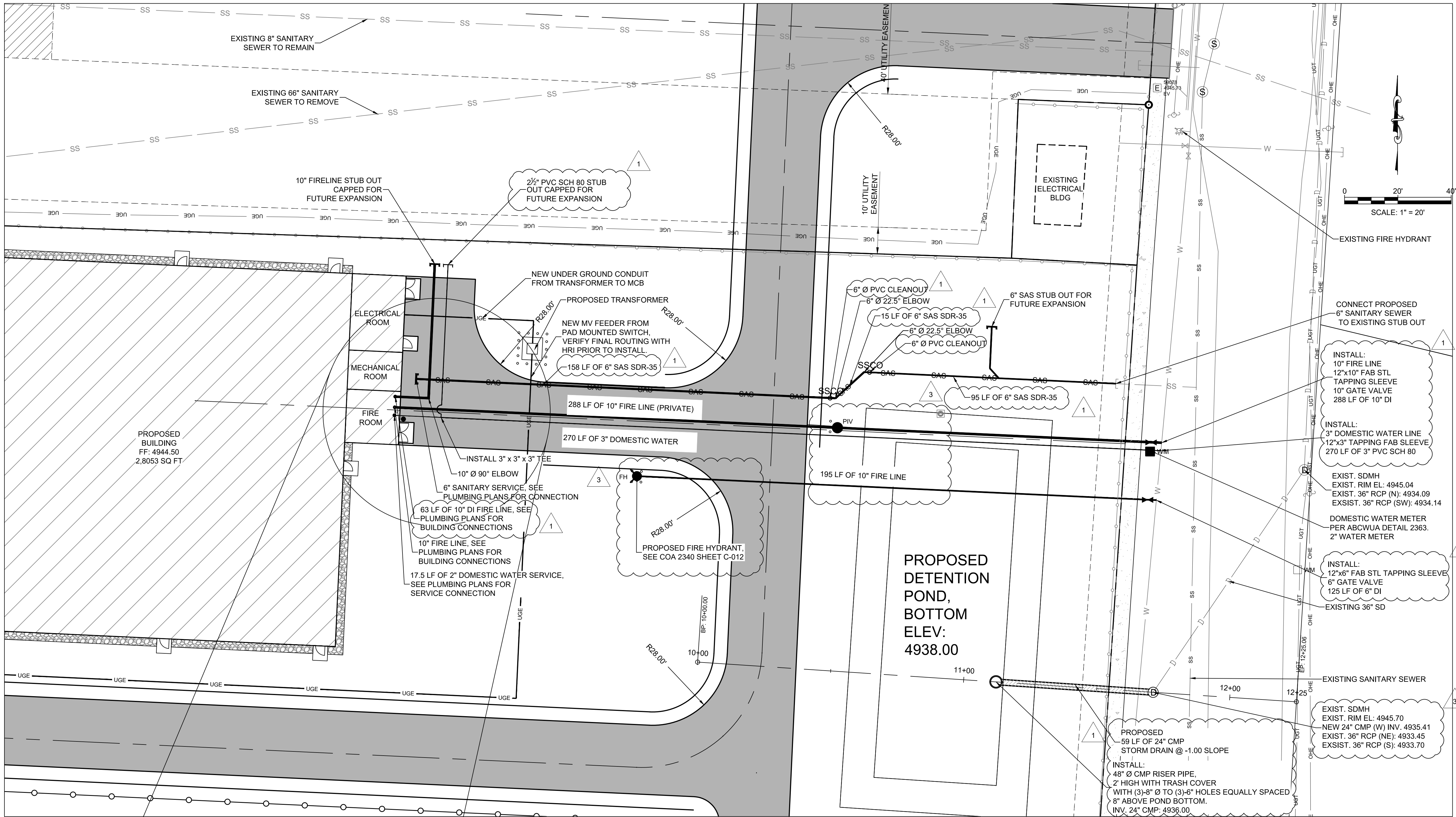
# BUENO FOODS

2001 4TH ST SW ALBUQUERQUE, NM 87102

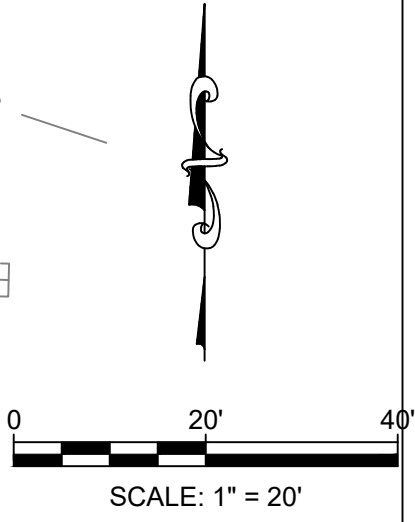
**FREEZER EXPANSION - PHASE IV**

| NO.  |  | DESCRIPTION                                  | DATE       |
|--|--|--|------------|
| 0  |  | ISSUED FOR PERMIT REVIEW                     | 04/09/2021 |
| 1  |  | ADDED CALL-OUT FOR STORMWATER QUALITY VOLUME | 05/13/2021 |
| 2  |  | REVISED PER FIRE MARSHALL COMMENTS           | 06/18/2021 |
|  |  |  |            |
|  |  |  |            |
|  |  |  |            |
|  |  |  |            |
|  |  |  |            |
|  |  |  |            |
|  |  |  |            |
| JOB NUMBER                                     |  | SCALE @ 24"x36"                              |            |
| 20002500                                       |  | As indicated                                 |            |
| DRAWN BY<br>CYO                                |  | DATE ISSUED<br>4/09/2021                     |            |
| SHEET NAME<br><b>GRADING AND DRAINAGE PLAN</b> |  |  |            |
| REVISION                                       |  | SHEET<br><b>C-004</b>                        |            |

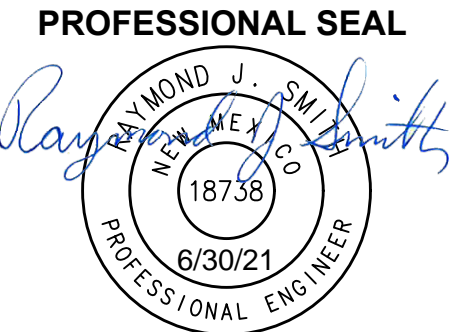




CITY OF ALBUQUERQUE APPROVAL



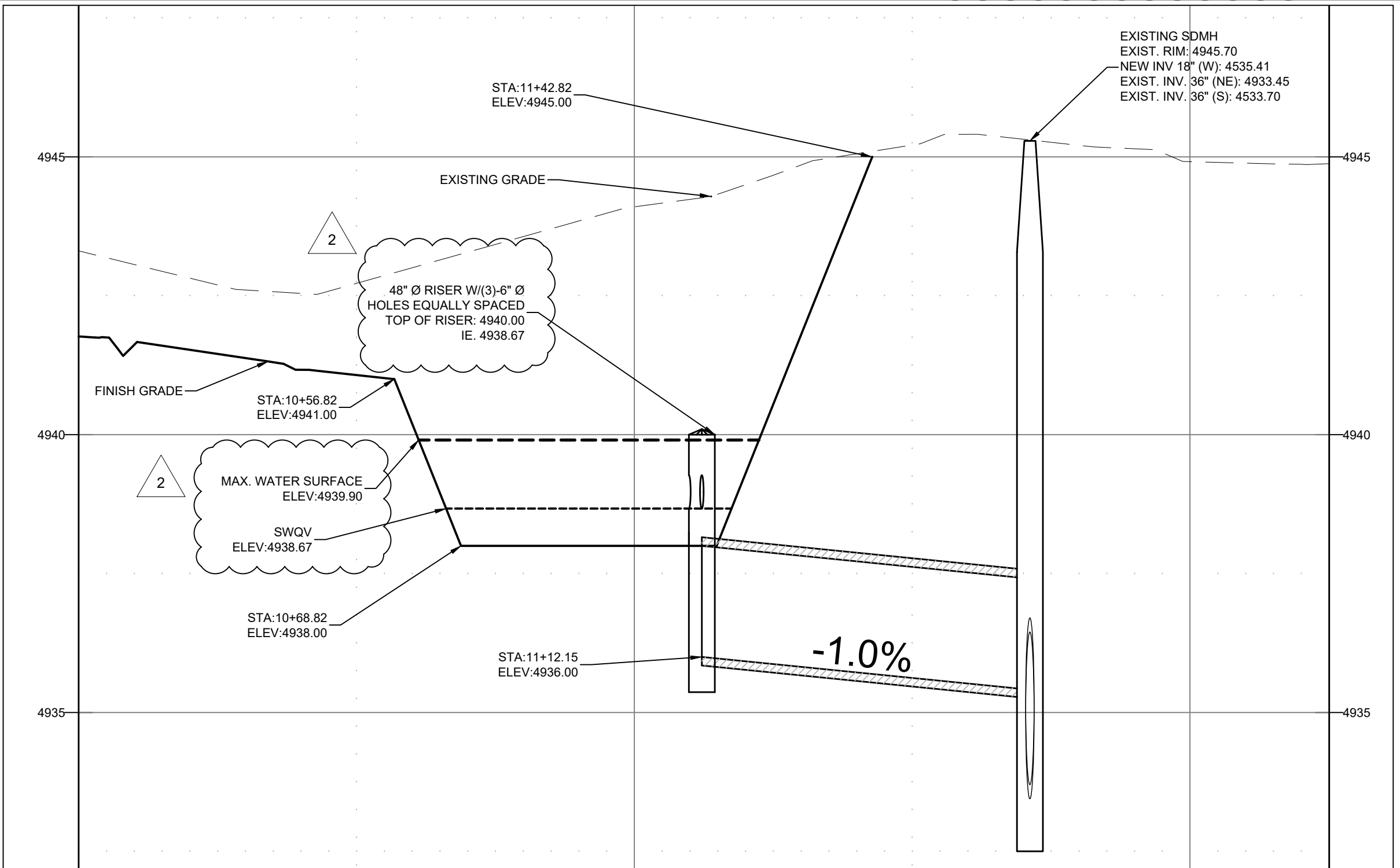
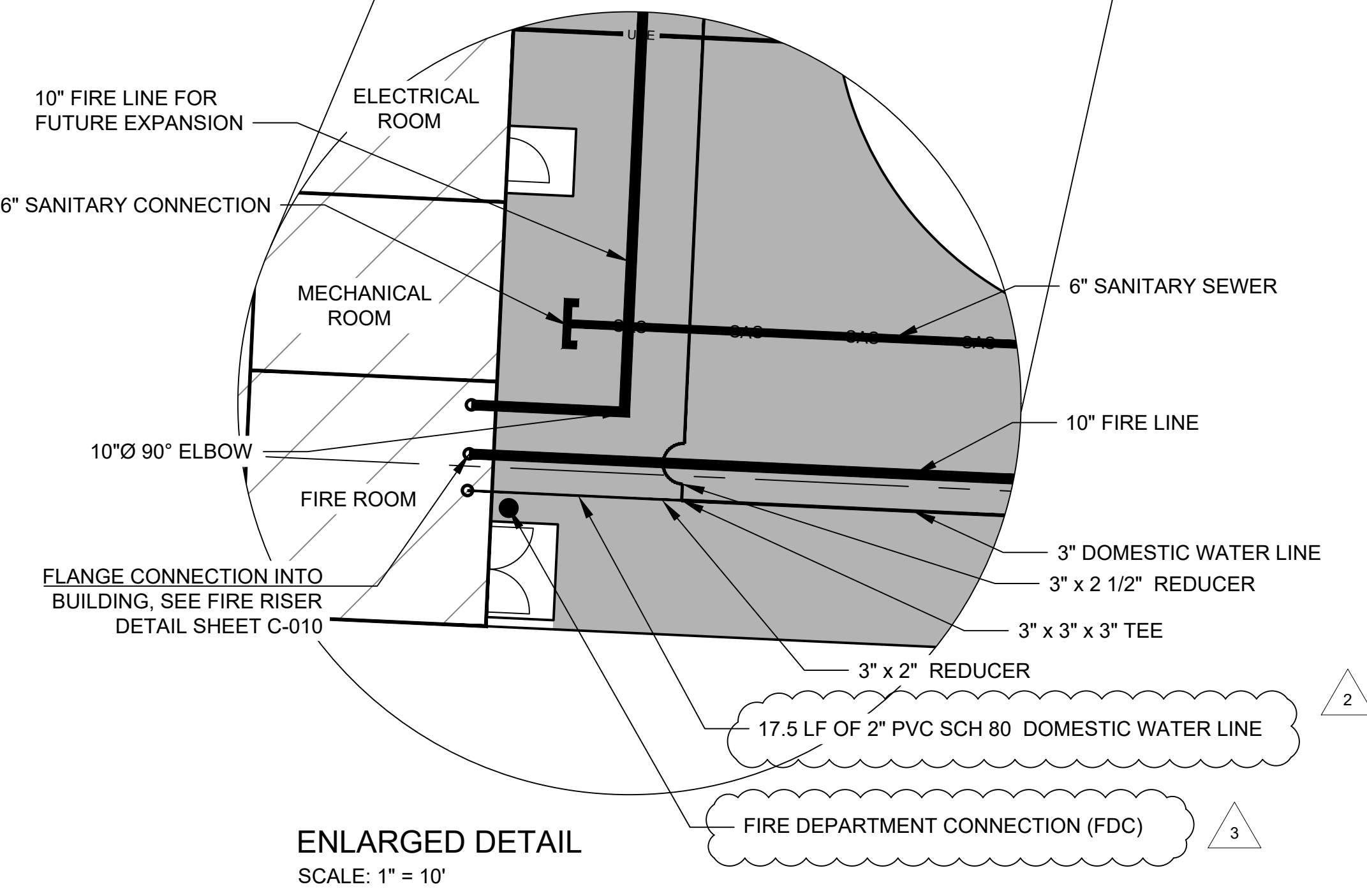
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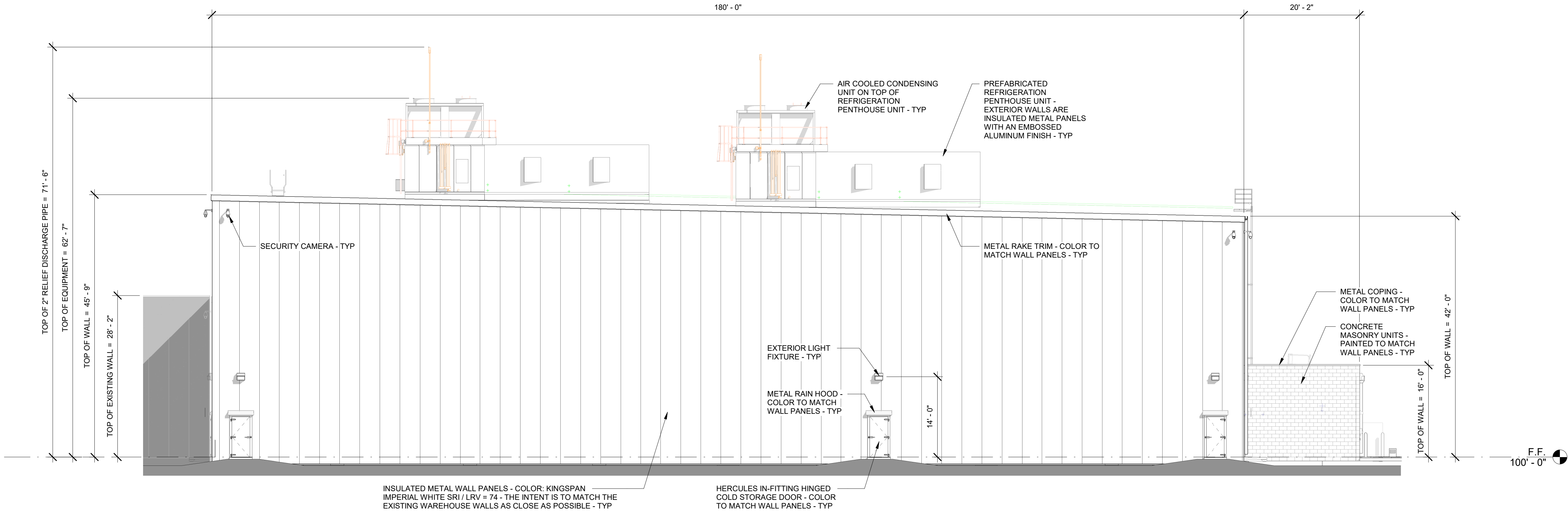
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2001 4TH ST SW ALBUQUERQUE, NM 87102  
**FREEZER EXPANSION - PHASE IV**



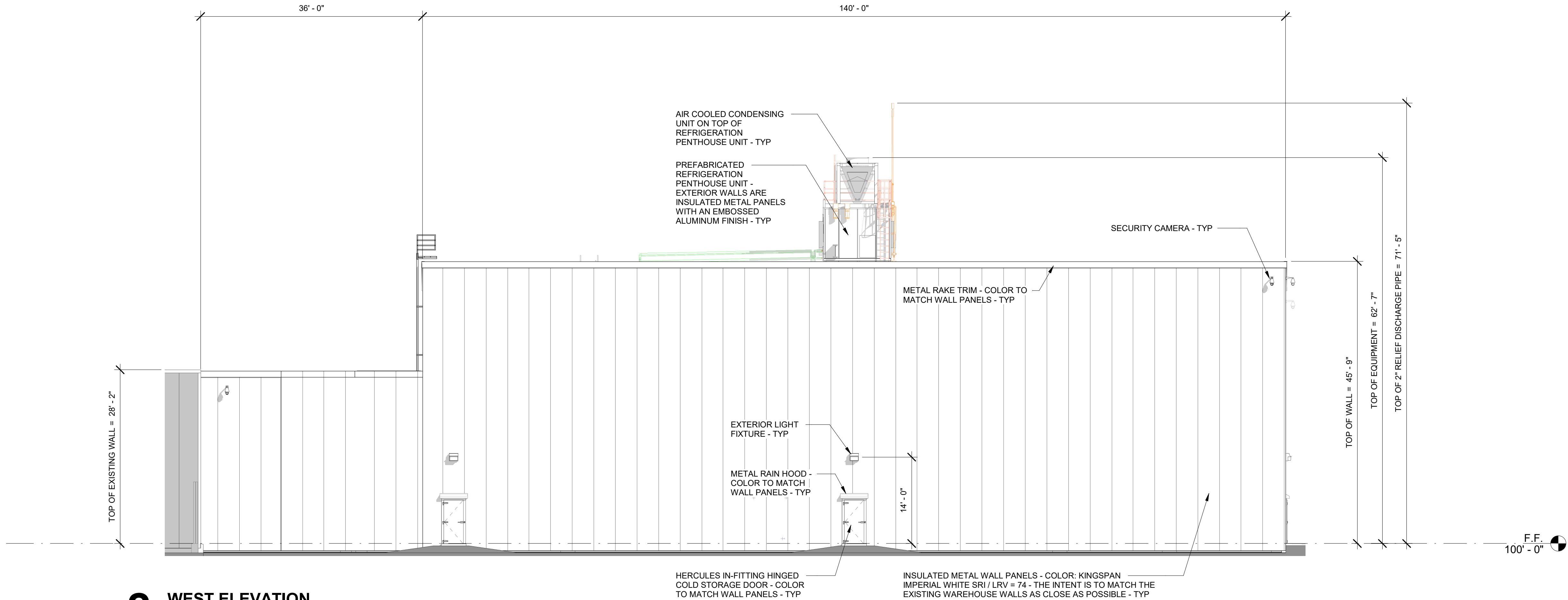
| NO.  | DATE        | DESCRIPTION                                     |
|--|-------------|---|
| 1  | 04/09/2021  | ISSUED FOR PERMIT REVIEW                        |
| 2  | 04/28/2021  | ADDENDUM PERMIT COMMENTS                        |
| 3  | 05/13/2021  | ADDENDUM CALL-OUT FOR STORMWATER QUALITY VOLUME |
|  | 06/18/2021  | REVISED PER FIRE MARSHALL COMMENTS              |
| JOB NUMBER 20002500 SCALE @ 24"x36" As indicated |             |   |
| DRAWN BY CZW                                     |             | DATE ISSUED 4/09/2021                           |
| SHEET NAME UTILITY PLAN                          |             |   |
| REVISION   | SHEET C-009 |   |



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**1 SOUTH ELEVATION**  
1" = 10'-0"



**2 WEST ELEVATION**  
1" = 10'-0"



1717 E Chisholm Dr.  
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F 208 465 0272  
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CLIENT DESCRIPTION:  
**BUENO FOODS**

2001 4TH ST SW ALBUQUERQUE, NM 87102  
**FREEZER EXPANSION - PHASE IV**

| NO.  | DATE     | DESCRIPTION                    |
|--|----------|--------------------------------|
| 0  | 7/7/2021 | ISSUED FOR EPC REVIEW          |
| JOB NUMBER   | 20002500 | SCALE @ 24"x36"<br>1" = 10'-0" |
| DRAWN BY   | Author   | DATE ISSUED<br>5/7/2021        |
| SHEET NAME<br><b>EPC - EXTERIOR<br/>ELEVATIONS</b> |          |                                |
| REVISION   | 0        | SHEET<br><b>G-811</b>          |

Architectural elevation drawing of a cold storage facility. The drawing includes the following annotations and dimensions:

- Dimensions:**
  - Overall width: 140' - 0"
  - Overall height: 78' - 0"
  - Top of 2" relief discharge pipe: 71' - 6"
  - Top of equipment: 62' - 7"
  - Top of wall: 42' - 0"
  - Top of wall: 27' - 6"
  - Top of wall: 16' - 0"
  - Overall width of lower section: 63' - 4"
  - Overall height of lower section: 14' - 0"
- Annotations:**
  - AIR COOLED CONDENSING UNIT ON TOP OF REFRIGERATION PENTHOUSE UNIT - TYP
  - PREFABRICATED REFRIGERATION PENTHOUSE UNIT - EXTERIOR WALLS ARE INSULATED METAL PANELS WITH AN EMBOSSED ALUMINUM FINISH - TYP
  - METAL GUTTER - COLOR TO MATCH WALL PANELS - TYP
  - METAL DOWNSPOUT - COLOR TO MATCH WALL PANELS - TYP
  - EXTERIOR LIGHT FIXTURE - TYP
  - METAL RAIN HOOD - COLOR TO MATCH WALL PANELS - TYP
  - GALVANIZED STEEL ROOF ACCESS LADDER
  - METAL COPING - COLOR TO MATCH WALL PANELS - TYP
  - SECURITY CAMERA - TYP
  - HERCULES IN-FITTING HINGED COLD STORAGE DOOR - COLOR TO MATCH WALL PANELS - TYP
  - CONCRETE MASONRY UNITS - PAINTED TO MATCH WALL PANELS - TYP
  - HOLLOW METAL DOOR - PAINTED TO MATCH WALL PANELS - TYP
  - GALVANIZED STEEL BOLLARD PAINTED SAFETY YELLOW - TYP
  - INSULATED METAL WALL PANELS - COLOR: KINGSPAN IMPERIAL WHITE SRI / LRV = 74 - THE INTENT IS TO MATCH THE EXISTING WAREHOUSE WALLS AS CLOSE AS POSSIBLE - TYP

The logo for Hansen-Rice Construction features a stylized, dark green 'HR' monogram above the company name 'HANSEN-RICE' in a bold, black, sans-serif font. Below the name, the word 'CONSTRUCTION' is written in a smaller, black, sans-serif font. A small 'INC.' is visible to the right of 'RICE'.

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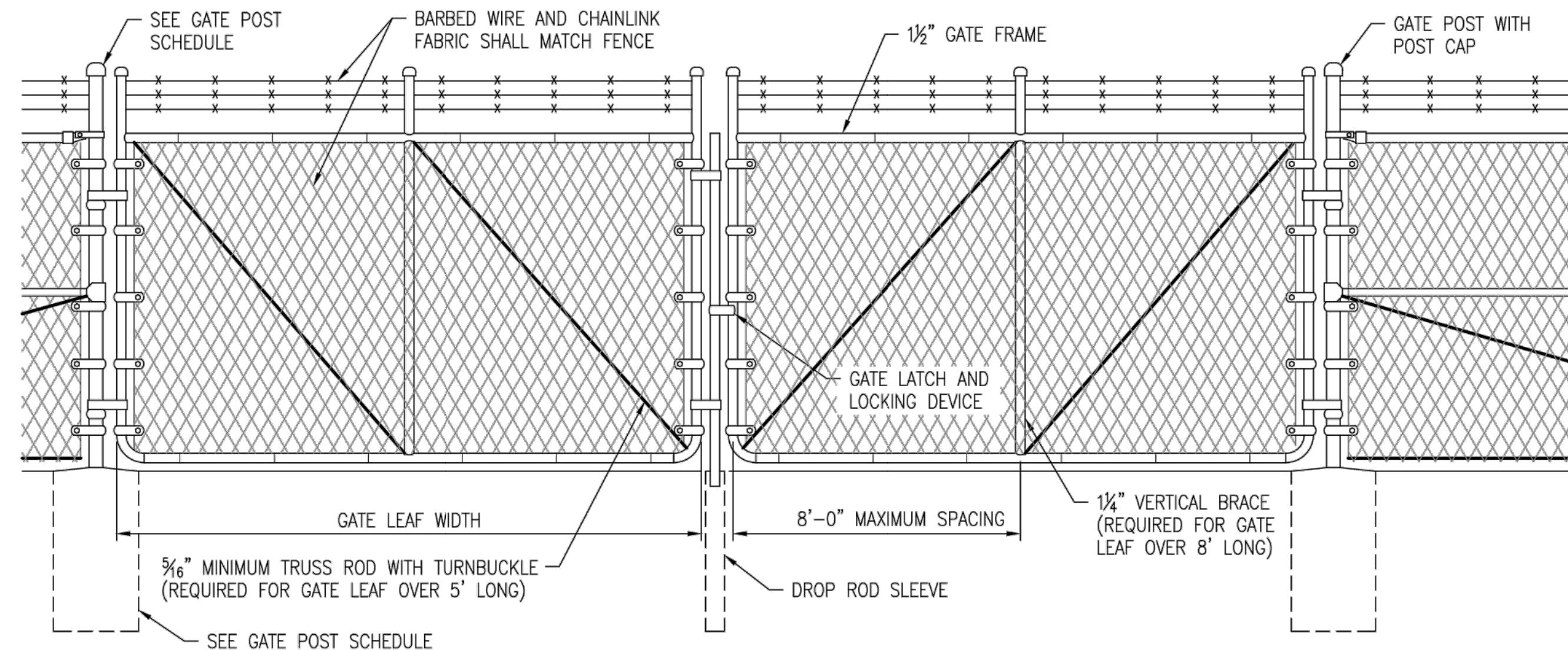
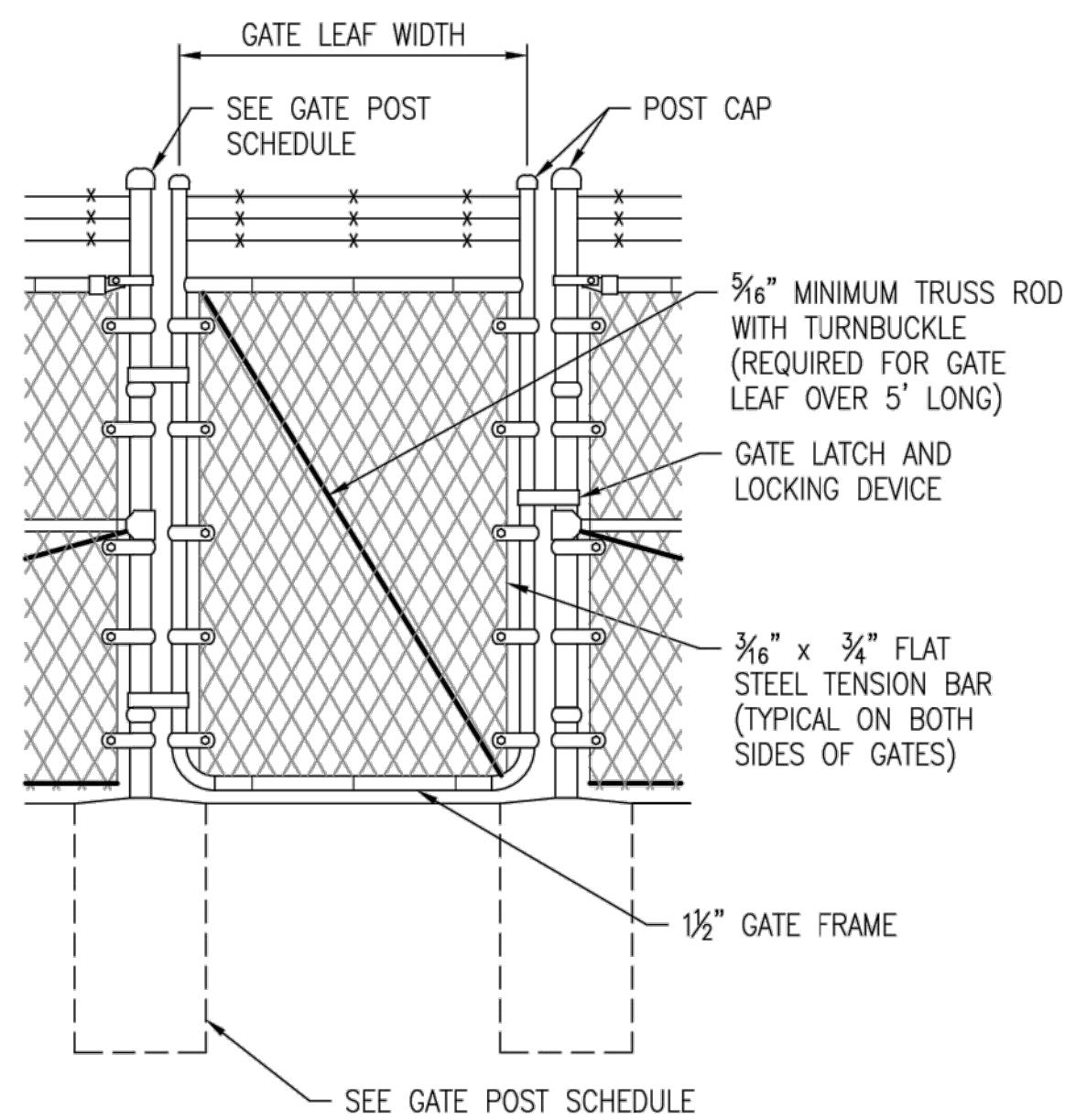


**2001 4TH ST SW ALBUQUERQUE, NM 87102**

***FREEZER EXPANSION - PHASE IV***

|                           |          |                       |             |
|---------------------------|----------|-----------------------|-------------|
| DATE                      |          | 7/1/2021              |             |
| DESCRIPTION               |          | ISSUED FOR EPC REVIEW |             |
| NO.                       | 0        |                       |             |
| JOB NUMBER                | 20002500 | SCALE @ 24"x36"       | 1" = 10'-0" |
| DRAWN BY                  | Author   | DATE ISSUED           | 5/7/2021    |
| SHEET NAME                |          |                       |             |
| EPC - EXTERIOR ELEVATIONS |          |                       |             |
| REVISION                  | 0        | SHEET                 | G-812       |



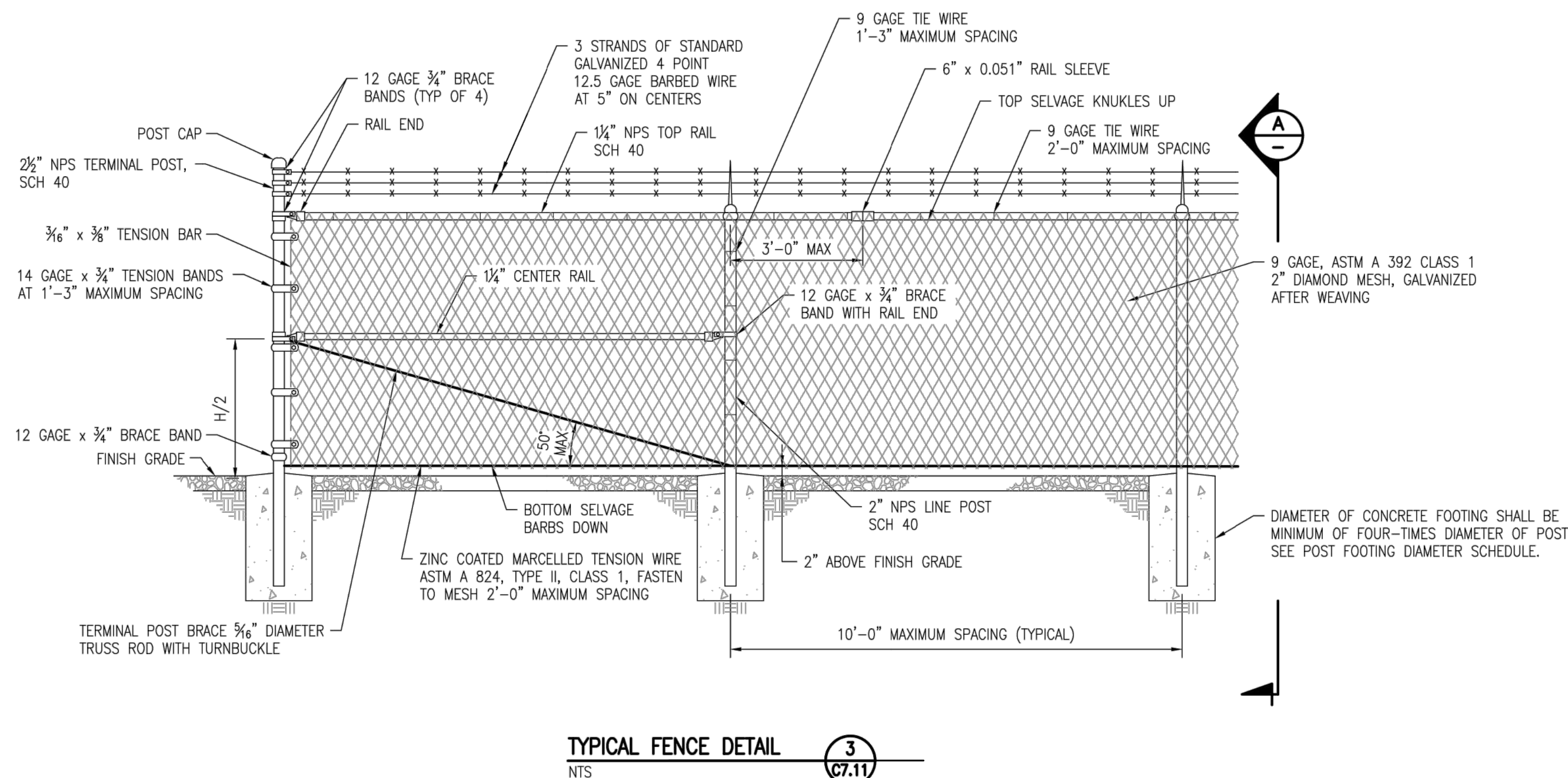
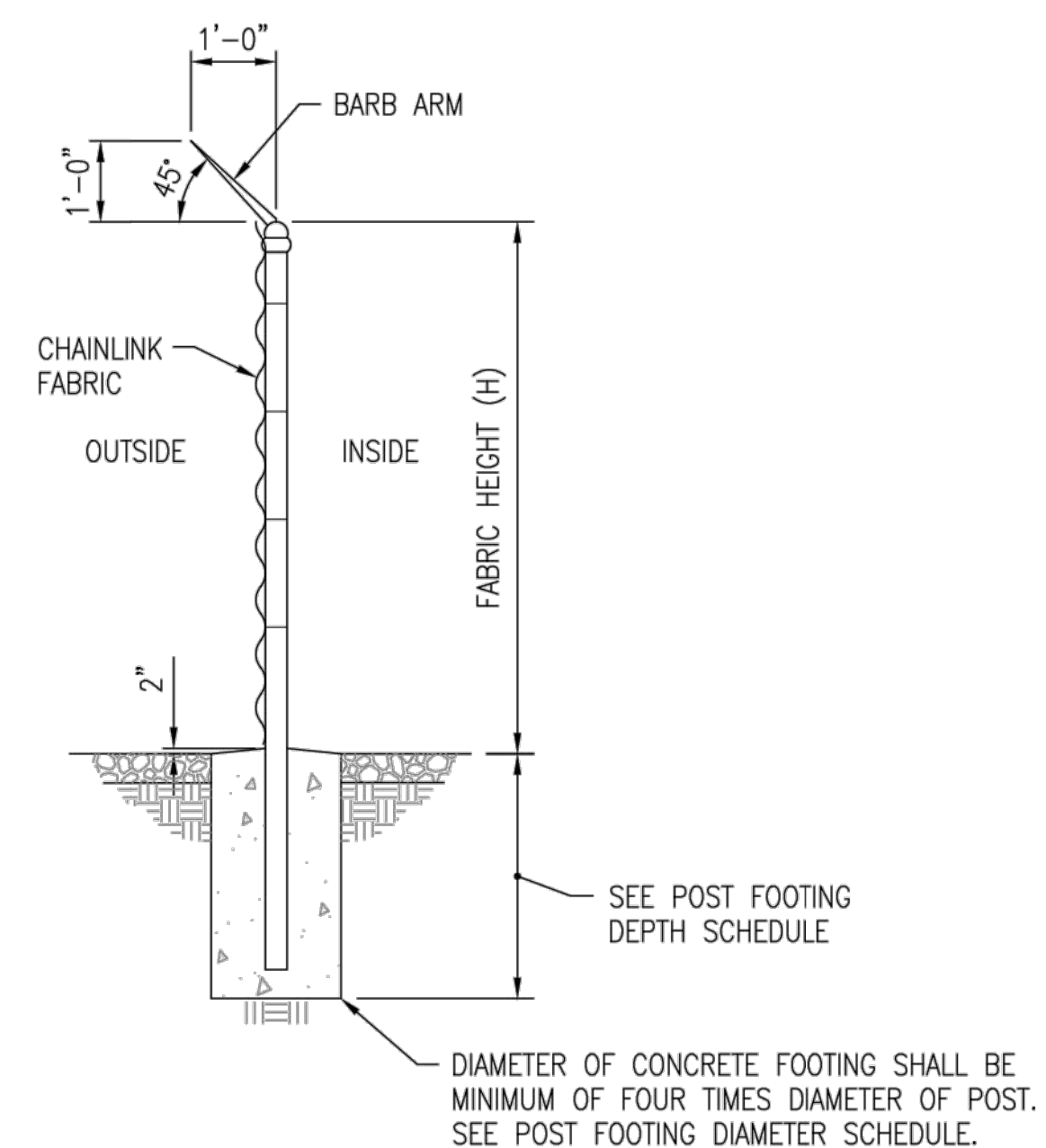


| PIPE SIZE TERMINOLOGY |              |                    |                         |
|-----------------------|--------------|--------------------|-------------------------|
| TRADE SIZE (INCHES)   | NPS (INCHES) | ACTUAL OD (INCHES) | WALL THICKNESS (INCHES) |
| 1½                    | 1            | 1.315              | 0.133                   |
| 1½                    | 1½           | 1.660              | 0.140                   |
| 2                     | 1½           | 1.900              | 0.145                   |
| 2½                    | 2            | 2.375              | 0.154                   |
| 3                     | 2½           | 2.875              | 0.203                   |

REFERENCE ASTM F 669-90A

| GATE POST SCHEDULE                   |                              |   |                                    |
|--------------------------------------|------------------------------|---|------------------------------------|
| MAXIMUM GATE<br>LEAF WIDTH<br>(FEET) | GATE POST<br>NPS<br>(INCHES) | MINIMUM<br>FOOTING DIAMETER<br>(INCHES) | MINIMUM<br>FOOTING DEP<br>(INCHES) |
| 6                                    | 2½                           | 10                                      | 36                                 |
| 12                                   | 3½                           | 12                                      | 36                                 |
| 18                                   | 6                            | 16                                      | 42                                 |
| 24                                   | 8                            | 18                                      | 48                                 |

REFERENCE ASTM F 567-00



| MINIMUM LINE AND<br>TERMINAL POST FOOTING<br>DIAMETER SCHEDULE |                      |
|--|----------------------|
| NPS<br>(INCHES)  | DIAMETER<br>(INCHES) |
| 2  | 9½                   |
| 2½   | 11½                  |
| 3½   | 16                   |
| 6  | 26½                  |
| 8  | 34½                  |

REFERENCE ASTM F 567-84

| LINE AND TERMINAL<br>POST FOOTING<br>DEPTH SCHEDULE |                              |
|---|------------------------------|
| FABRIC<br>HEIGHT (H)<br>(INCHES)                    | FOOTING<br>DEPTH<br>(INCHES) |
| 36  | 24                           |
| 42  | 24                           |
| 48  | 24                           |
| 60  | 27                           |
| 72  | 30                           |
| 84  | 33                           |
| 96  | 36                           |
| 108   | 39                           |
| 120   | 42                           |
| 144   | 48                           |

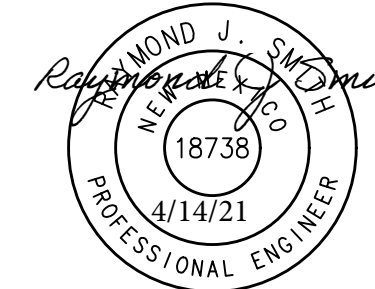
REFERENCE ASTM F 567-84

CITY OF ALBUQUERQUE APPROVAL

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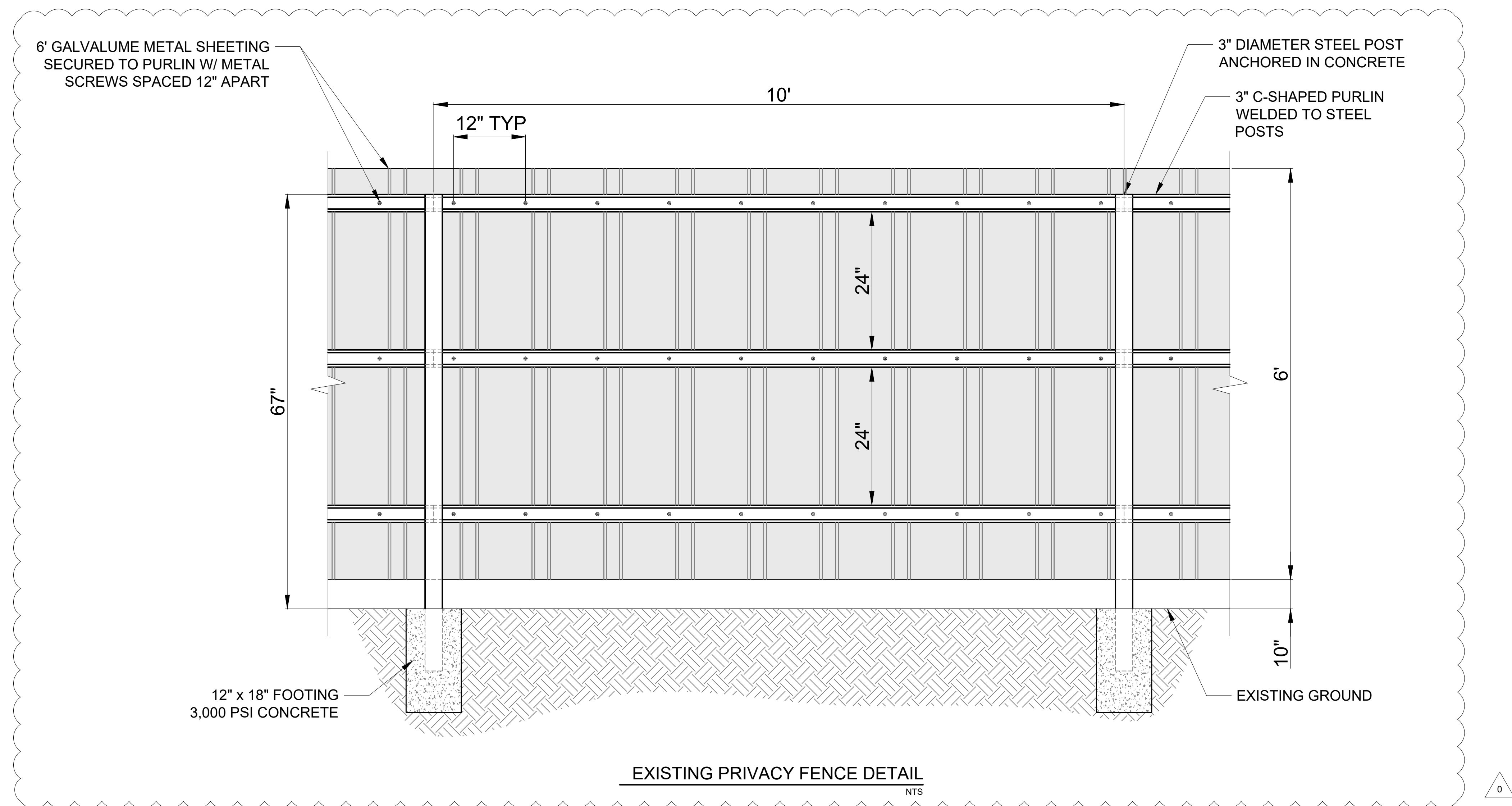


**CLIENT DESCRIPTION:**  
**BUENO FOODS**


2001 4TH ST SW ALBUQUERQUE, NM 87102  
FREEZER EXPANSION - PHASE IV

|   |                          |  |              |                      |                     |  |
|---|--------------------------|--|--------------|----------------------|---------------------|--|
| <b>DATE</b>                                     | 4/9/2021                 |  |              |                      |                     |  |
| <b>DESCRIPTION</b>                              | ISSUED FOR PERMIT REVIEW |  |              |                      |                     |  |
| <b>NO.</b>                                      | 0                        |  |              |                      |                     |  |
| <b>JOB NUMBER</b>                               | <b>20002500</b>          |  |              | <b>SCALE @ "x36"</b> | <b>As indicated</b> |  |
| <b>DRAWN BY</b>                                 | <b>PZR</b>               |  |              | <b>DATE ISSUED</b>   | <b>04/09/2021</b>   |  |
| SHEET NAME<br><b>MISCELLANEOUS<br/>DETAILS2</b> |                          |  |              |                      |                     |  |
| <b>REVISION</b>                                 | <b>0</b>                 |  | <b>SHEET</b> | <b>C-011</b>         |                     |  |



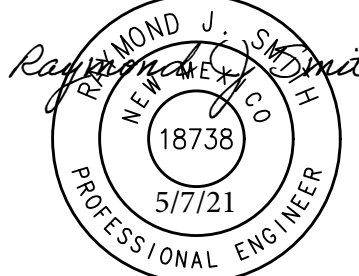


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## PROFESSIONAL SEA



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CONDITIONS AND DIMENSIONS  
AT THE JOB SITE AND NOTIFY  
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DIMENSIONAL ERRORS, OMISSIONS  
OR DISCREPANCIES BEFORE  
BEGINNING OR FABRICATING  
ANY WORK.

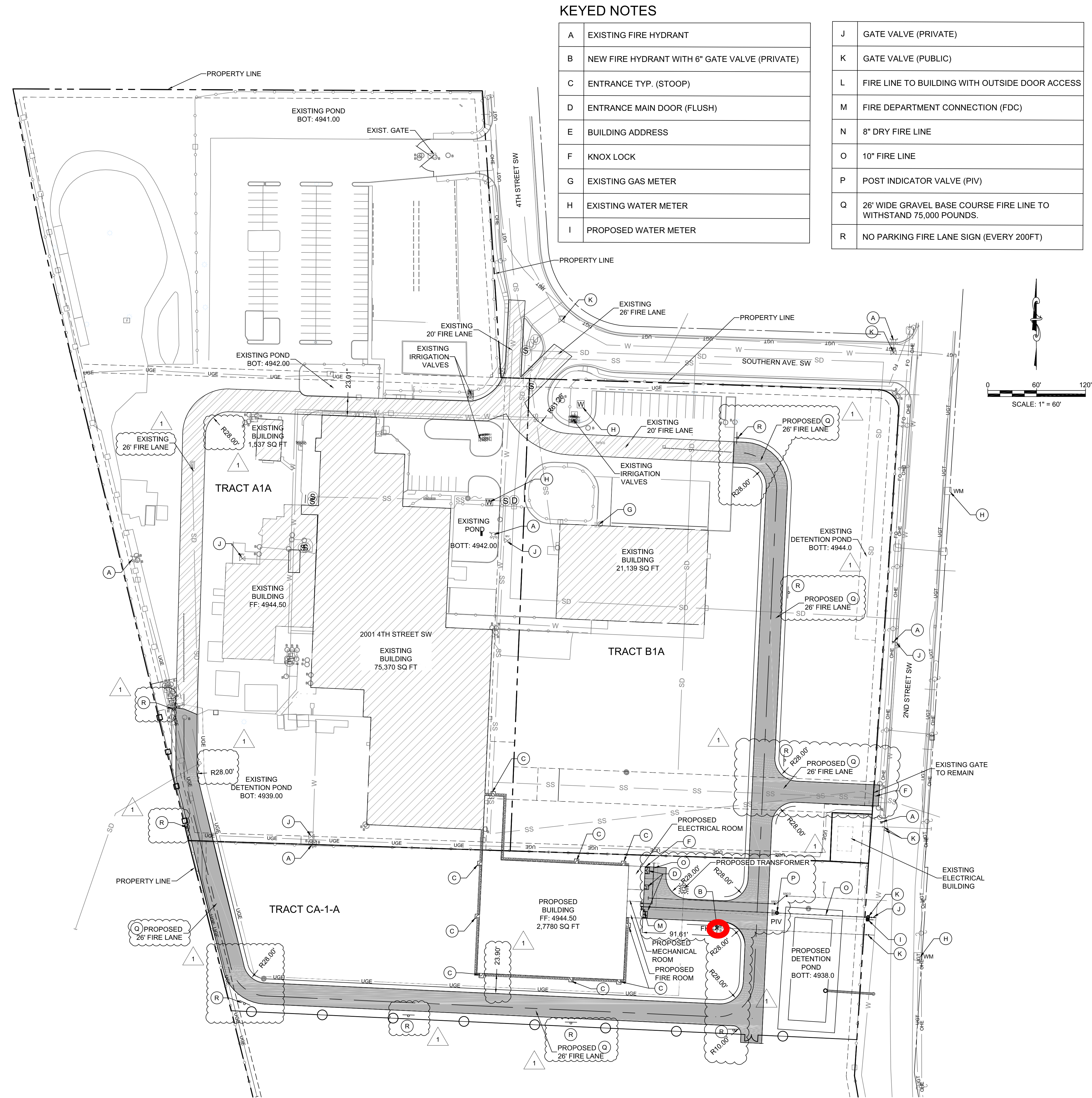


# BUENO FOODS

2001 4TH ST SW ALBUQUERQUE, NM 87102

|                            |            |                                       |  |
|----------------------------|------------|---------------------------------------|--|
| DATE                       | 05/07/2021 |                                       |  |
| NO.                        | 0          | ADDED "EXISTING PRIVACY FENCE DETAIL" |  |
| JOB NUMBER                 |            | SCALE @ 24"x36"                       |  |
| 20002500                   |            | As indicated                          |  |
| DRAWN BY                   |            | DATE ISSUED                           |  |
| PZR                        |            | 5/07/2021                             |  |
| SHEET NAME                 |            |                                       |  |
| MISCELLANEOUS<br>DETAILS 4 |            |                                       |  |
| REVISION                   |            | SHEET                                 |  |
|                            |            | C-013                                 |  |





KEYED NOTES

|   |   |
|---|---|
| A | EXISTING FIRE HYDRANT   |
| B | NEW FIRE HYDRANT WITH 6" GATE VALVE (PRIVATE)                     |
| C | ENTRANCE TYP. (STOOP)   |
| D | ENTRANCE MAIN DOOR (FLUSH)  |
| E | BUILDING ADDRESS  |
| F | KNOX LOCK   |
| G | EXISTING GAS METER  |
| H | EXISTING WATER METER  |
| I | PROPOSED WATER METER  |
| J | GATE VALVE (PRIVATE)  |
| K | GATE VALVE (PUBLIC)   |
| L | FIRE LINE TO BUILDING WITH OUTSIDE DOOR ACCESS                    |
| M | FIRE DEPARTMENT CONNECTION (FDC)                                  |
| N | 8" DRY FIRE LINE  |
| O | 10" FIRE LINE   |
| P | POST INDICATOR VALVE (PIV)  |
| Q | 26' WIDE GRAVEL BASE COURSE FIRE LINE TO WITHSTAND 75,000 POUNDS. |
| R | NO PARKING FIRE LANE SIGN (EVERY 200FT)                           |

CAUTION:

ALL EXISTING UTILITIES SHOWN WERE SURVEYS OR INFORMATION PROVIDED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION OF THE UTILITIES PRIOR TO STARTING THE WORK. ANY CHANGES TO THE UTILITIES MUST BE COORDINATED AND APPROVED BY THE ENGINEER.



**ALBUQUERQUE FIRE MARSHAL'S  
DIVISION OFFICE PLANS  
CHECKING DIVISION**  
**PERMIT**  
PERMIT NUMBER: FP-21-006245  
ISSUANCE DATE: 06/14/21  
**APPROVED**  
THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.

CITY OF ALBUQUERQUE APPROVAL



VICINITY MAP

ZONE ATLAS MAP L-14  
NTS

LEGAL DESCRIPTION:

A PORTION OF TRACKS A-1-A, B-1-A AND CA-1-A OF SOUTH BARELAS INDUSTRIAL PARK, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 9, 1990.

NOTES:

- ON SITE FIRE LANE ROAD SHALL BE MARKED ON BOTH SIDES, AS DIRECTED BY FIRE MARSHAL.
- FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE AND SHALL HAVE AN ALL WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 LBS.
- KEY BOX (KNOX BOX) SHALL BE MOUNTED BETWEEN 4 AND 6 FEET ABOVE GRADE AND SHALL BE ILLUMINATED.

LEGEND

- FIRE ACCESS
- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING PROPERTY
- EXISTING EASEMENT
- CHAINLINK FENCE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- WATER METER
- WATER METER
- EXISTING VALVE
- PROPOSED VALVE
- EXISTING BOLLARDS
- POST INDICATOR VALVE

| BUENO FOODS<br>FREEZER EXPANSION - PHASE IV<br>2001 4TH STREET SW<br>ALBUQUERQUE, NM 87102 |                    |                     |           |
|--|--------------------|---------------------|-----------|
| ROOM NUMBER  | ROOM TITLE         | OCCUPANCY TYPE      | AREA      |
| 101  | FIRE PUMP ROOM:    | S-1                 | 362 SF    |
| 102  | ELECTRICAL ROOM:   | S-1                 | 535 SF    |
| 103  | FREEZER EXPANSION: | S-2                 | 24,881 SF |
| 104  | HALLWAY:           | S-1                 | 242 SF    |
| 105  | HALLWAY:           | S-1                 | 1,486 SF  |
| 106  | MECHANICAL ROOM:   | S-1                 | 274 SF    |
|  |                    |                     | 27,780 SF |
| NUMBER OF STORIES/ BUILDING HEIGHT:  |                    | 1 FLOOR/ 45'-9 1/2" |           |

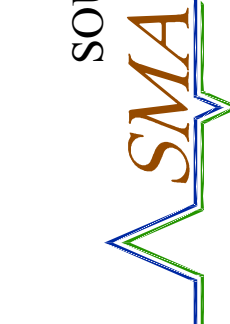
TOTAL FIRE FLOW REQUIRED FOR THIS SITE IS 2,500 GPM @ 83.9 PSI RESIDUAL PRESSURE, STATIC FLOW @ 94.2 PSI. THIS FLOW MUST BE PROVIDED FROM MINIMUM OF 1 FIRE HYDRANTS. EACH FIRE HYDRANT MUST SUPPLY A MINIMUM OF 2,500 GPM @ 83.9 PSI RESIDUAL PRESSURE AT HYDRANT OUTLET TO BE ACCEPTABLE.

CODE USED FOR ANALYSIS: 2018 IFC WITH 2019 AMENDMENTS  
OCCUPANCY GROUP(S): F1  
CONSTRUCTION TYPE(S): IIB  
FIRE FLOW CALCULATION AREA: BUILDING 27,780 SF  
THIS BUILDING IS FULLY PROTECTED WITH AN AUTOMATIC SPRINKLER SYSTEM.

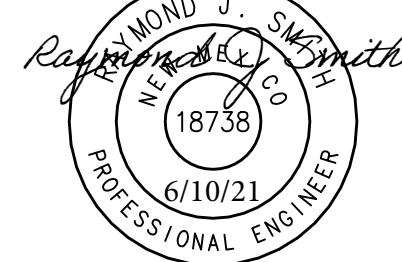


R7-22D-12  
R/W  
18" X 12"

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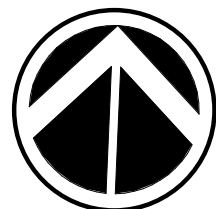
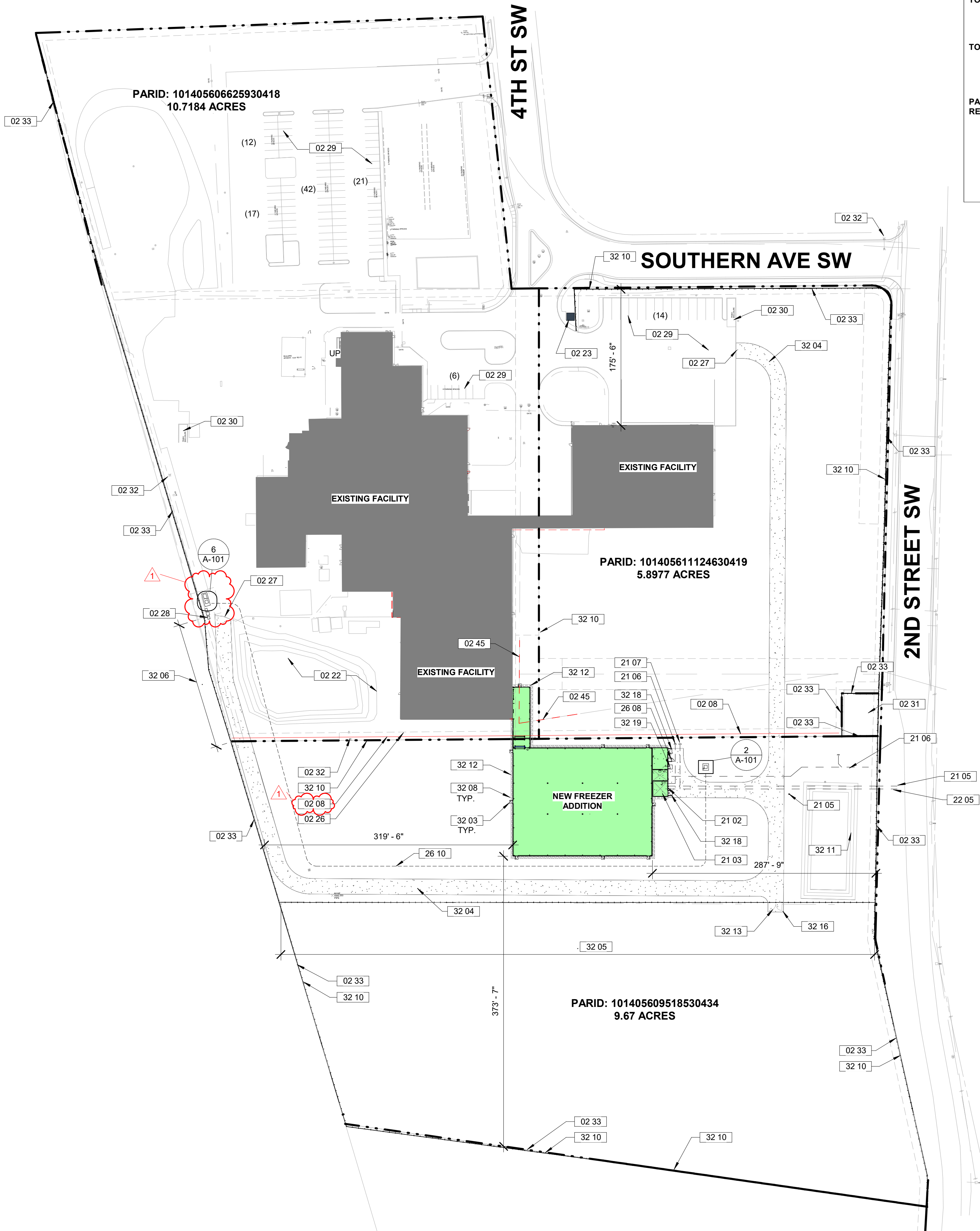
CLIENT DESCRIPTION:  
**BUENO FOODS**

2001 4TH ST SW ALBUQUERQUE, NM 87102  
**FREEZER EXPANSION - PHASE IV**

| DATE       | DESCRIPTION               | NO. | JOB NUMBER | SCALE @ 24"x36" |
|------------|---------------------------|-----|------------|-----------------|
| 05/07/2021 | ISSUED FOR PERMIT REVIEW  | 0   | 20002500   | As indicated    |
| 06/09/2021 | REVISED PER CITY COMMENTS | 1   |            |                 |
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# 1 ARCHITECTURAL SITE PLAN

1" = 80'-0"

## PARKING:

TOTAL EXISTING PARKING PROVIDED (PHASES I, II, III)  
184 PARKING SPACES INCLUDING 6 ACCESSIBLE PARKING SPACES.

TOTAL EXISTING BICYCLE RACKS PROVIDED (PHASES I, II, III)  
5 BICYCLE RACKS

PARKING REQUIREMENT PER TABLE 5-5-1: MINIMUM OFF-STREET PARKING REQUIREMENTS  
WHOLESALE AND DISTRIBUTION CENTER = 1 SPACE / 2,000 SQ. FT. GFA

## LEGEND:

- SCREENED LINES INDICATE EXISTING ASSEMBLIES/SYSTEMS TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- HATCH INDICATES EXISTING CONSTRUCTION TO REMAIN AND BE PROTECTED FROM CONSTRUCTION. NO WORK IN THIS AREA, TYPICAL UNLESS REQUIRED TO FACILITATE WORK INDICATED WITHIN OTHER AREAS OF WORK.
- DASHED LINE INDICATES EXISTING CONSTRUCTION TO BE DEMOLISHED.
- RELATED SPECIFICATION DIVISION
- SHEET NOTE, RE: SHEET NOTES LIST ON CURRENT PAGE
- SHEET NOTE

## SHEET NOTES:

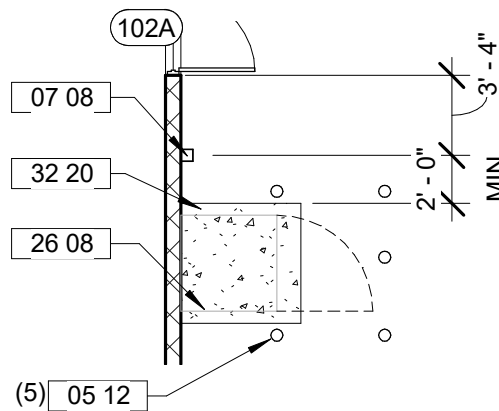
- 02 08 REMOVE EXISTING FENCE IN ITS ENTIRETY.  
02 22 EXISTING DETENTION POND TO REMAIN.  
02 23 EXISTING SECURITY STATION ENTRANCE TO REMAIN.  
02 26 EXISTING EASEMENT. COORDINATE WITH THE CIVIL DRAWINGS.  
02 27 EDGE OF EXISTING PAVEMENT. COORDINATE WITH THE CIVIL DRAWINGS.  
02 28 EXISTING TRANSFORMERS TO REMAIN. SEE THE ELECTRICAL DRAWINGS.  
02 29 EXISTING PARKING TO REMAIN. NO WORK IN THIS AREA.  
02 30 EXISTING TRASH ENCLOSURES TO REMAIN.  
02 31 EXISTING ELECTRICAL BUILDING TO REMAIN.  
02 32 EXISTING FIRE HYDRANT TO REMAIN.  
02 33 EXISTING SECTION OF FENCE TO REMAIN.  
02 45 EXISTING SANITARY SEWER LINE TO BE REMOVED. 60 FEET BEYOND THE NEW BUILDING'S FOOT PRINT. COORDINATE WITH THE CIVIL DRAWINGS.
- 02 52  
05 12 8" DIAMETER EXTERIOR PIPE BOLLARD TO BE GALVANIZED. SEE DETAIL 6/A-580.  
07 08 SCUPPER WITH DOWNSPOUT. PROVIDE SPLASH BLOCK AT BOTTOM OF DOWNSPOUT. PRE-FINISHED. COLOR: WHITE. SEE DETAIL 1/A-521.  
21 02 PROVIDE KNOX BOX. COORDINATE EXACT LOCATION WITH THE FIRE MARSHAL PRIOR TO INSTALLATION.  
21 03 FIRE PUMP ROOM. COORDINATE WITH THE FIRE SUPPRESSION DRAWINGS.  
21 05 NEW FIRE SERVICE LINE. COORDINATE WITH CIVIL DRAWINGS.  
21 06 FUTURE FIRE SERVICE LINE. COORDINATE WITH THE CIVIL PLANS.  
21 07  
22 05 NEW WATER SERVICE LINE. COORDINATE WITH THE CIVIL DRAWINGS.  
26 08 MOBILE GENERATOR BOX. VERIFY GENERATOR BOX DOOR SWING PRIOR TO BOLLARD INSTALLATION TO MAINTENANCE ACCESS TO EQUIPMENT. SEE DETAIL 5/A-101. COORDINATE WITH THE ELECTRICAL DRAWINGS.  
26 09 NEW EXTERIOR TRANSFORMER. VERIFY TRANSFORMER MAINTENANCE ACCESS PRIOR TO BOLLARD INSTALLATION. COORDINATE WITH THE ELECTRICAL DRAWINGS.  
26 10 NEW MV FEEDER. COORDINATE WITH THE ELECTRICAL AND CIVIL DRAWINGS.  
26 11  
32 03 NEW CONCRETE STOOP. SEE DETAIL 8/A-530. COORDINATE WITH THE STRUCTURAL CONCRETE AND THE CIVIL DRAWINGS.  
32 04 NEW GRAVEL FIRE LANE. COORDINATE WITH THE CIVIL DRAWINGS.  
32 05 NEW CHAINLINK FENCE TO MATCH THE EXISTING DESIGN TYPE AND THE FENCE HEIGHT. COORDINATE WITH THE CIVIL DRAWINGS.  
32 06 RELOCATE EXISTING FENCE TO ALLOW FOR A FIRE LANE ACCESS. COORDINATE WITH THE CIVIL DRAWINGS.  
32 08 GRADE TO BE SLOPED AWAY FROM THE PAD. SEE DETAIL 9/A-530. COORDINATE WITH THE CIVIL DRAWINGS.  
32 10 PROPERTY LINE. SEE THE CIVIL DRAWINGS.  
32 11 NEW DETENTION POND. COORDINATE WITH THE CIVIL DRAWINGS.  
32 12 RODENT RUN AROUND FREEZER ADDITION. SLOPE RODENT RUN AWAY FROM THE BUILDING COORDINATE WITH THE CIVIL DRAWINGS.  
32 13 16'-0" DOUBLE SWING MANUAL GATE. COORDINATE WITH THE CIVIL DRAWINGS.  
32 14 8" THICK X 7'-0" W X 8'-0" L. WITH ONE MAT #4 @ 12" O.C. HOUSEKEEPING PAD FOR ELECTRICAL TRANSFORMER.  
32 16 EXTEND NEW GRAVEL ROAD 10'-0" (MINIMUM) FROM NEW FENCE.  
32 18 NEW CONCRETE STOOP. SEE DETAIL 4/A-101 AND THE STRUCTURAL CONCRETE DRAWINGS.  
32 19 NEW CONCRETE STOOP. SEE DETAIL 3/A-101 AND THE STRUCTURAL CONCRETE DRAWINGS.  
32 20 6" THICK X 5'-0" W X 5'-0" L. WITH ONE MAT #4 @ 12" O.C. HOUSEKEEPING PAD FOR GENERATOR.  
32 21 8" THICK X 7'-0" W X 17'-0" L. WITH ONE MAT #4 @ 12" O.C. HOUSEKEEPING PAD FOR ELECTRICAL TRANSFORMER.

## GENERAL NOTES:

- MAINTAIN THE INTEGRITY OF ALL REMAINING BUILDING SYSTEMS AND RATINGS. REPAIR ANY DAMAGE DONE TO SURROUNDING AREAS DURING CONSTRUCTION.
- ALL EXISTING CONDITIONS ARE NOT INDICATED ON THE DRAWINGS. CONTRACTOR SHALL CAREFULLY EXAMINE THE EXISTING INSTALLATION AND ALL PROJECT DRAWINGS TO BECOME FAMILIAR WITH THE SCOPE OF WORK. NO ADDITIONAL CHARGES WILL BE ALLOWED DUE TO THE LACK OF PRE-BID SITE EXAMINATION.
- CLEAN CONSTRUCTION DEBRIS AND DUST DAILY BEYOND CONSTRUCTION LIMITS.
- VERIFY ALL DIMENSIONS IN FIELD.
- CONTRACTOR SHALL PATCH AND REPAIR ANY DAMAGE OR PENETRATIONS AT ALL ELEMENTS TO REMAIN (INCLUDING BUT NOT LIMITED TO WALLS, CEILINGS, FLOORS, ETC.) CAUSED BY DEMOLITION ACTIVITIES OR REMOVAL OF ELECTRICAL, MECHANICAL, AND ARCHITECTURAL ELEMENTS. REPLACE ITEMS NOT REPAIRABLE TO ORIGINAL STATE. EXISTING FINISH MATERIALS SHALL BE PROTECTED AND RETAINED, UNLESS OTHERWISE NOTED.
- REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR ELECTRICAL AND MECHANICAL SCOPE OF WORK.
- CONTRACTOR SHALL MAINTAIN A COMPLETE SET OF AS-BUILT DRAWINGS. AS-BUILT SET OF DRAWINGS SHALL BE UPDATED DAILY AND SHALL DOCUMENT THE ACTUAL INSTALLED CONDITION OF THE ENTIRE INSTALLATION. AS-BUILT SET OF DRAWINGS SHALL BE AVAILABLE AT ALL TIMES ON SITE FOR EXAMINATION BY CODE OFFICIALS, OWNER, ARCHITECT, AND ENGINEERS.
- EXISTING SITE LIGHTING TO REMAIN UNLESS OTHERWISE NOTED. PROTECT FROM DAMAGE.
- ACCESSIBLE ROUTE PROVIDED FROM ACCESSIBLE PARKING STALLS TO BUILDING ENTRANCES TO REMAIN.
- ALL EXISTING LANDSCAPE TO REMAIN UNLESS OTHERWISE NOTED.

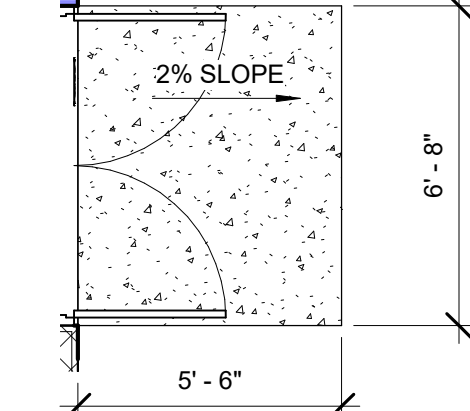
## 3 CONCRETE STOOP

1/4" = 1'-0"



## 2 TRANSFORMER PAD

1/8" = 1'-0"

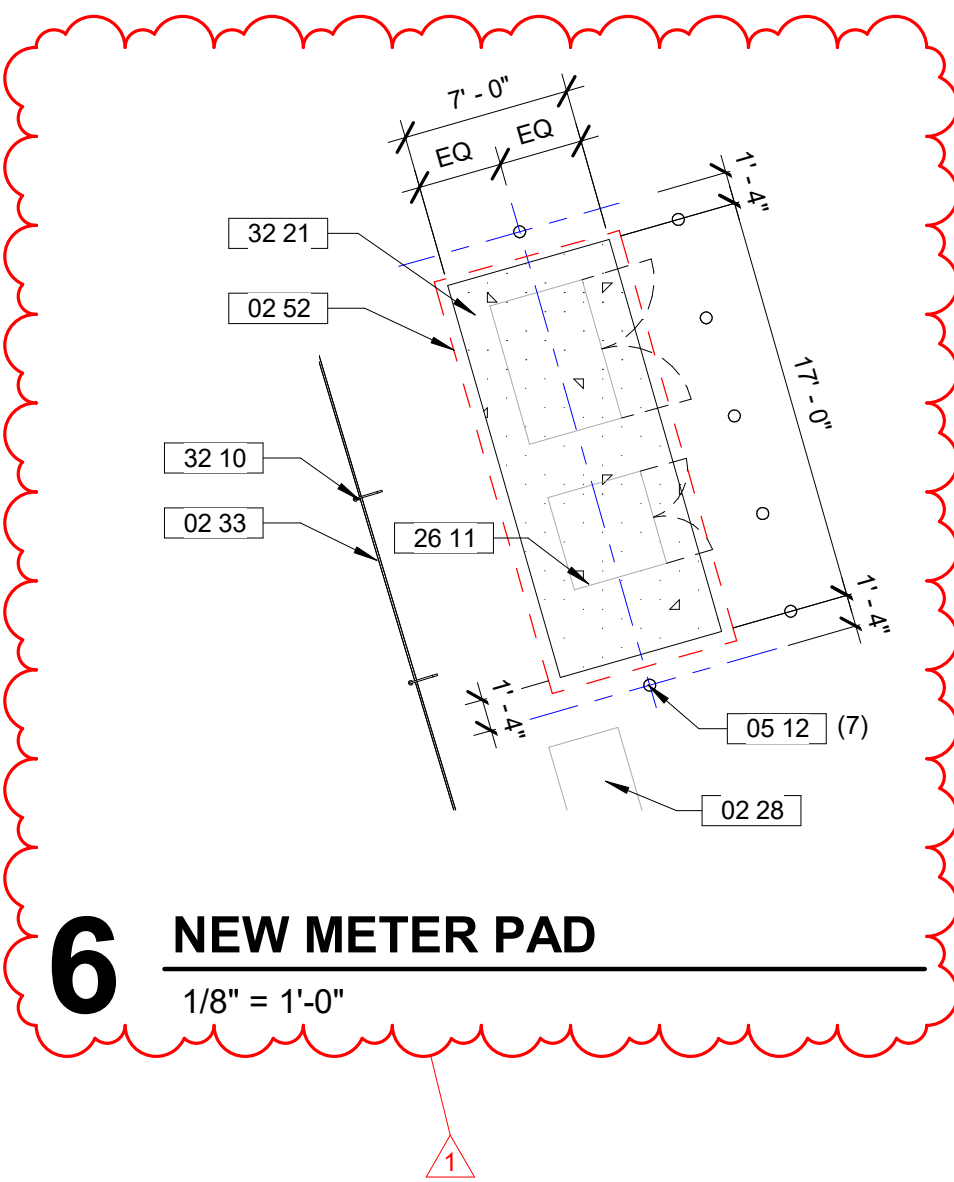


## 5 GENERATOR TAP BOX

1/8" = 1'-0"

## 4 CONCRETE STOOP

1/4" = 1'-0"



## 6 NEW METER PAD

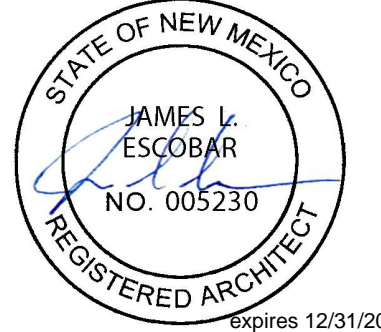
1/8" = 1'-0"



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CLIENT DESCRIPTION:  
**BUENO FOODS**

2001 4TH ST SW ALBUQUERQUE, NM 87102  
**FREEZER EXPANSION - PHASE IV**

| DATE | 4/9/2021  |
|------|-----------|
| DATE | 4/21/2021 |

| DESCRIPTION | ISSUED FOR PERMIT REVIEW |
|-------------|--------------------------|
| NO.         | 1                        |

| JOB NUMBER | 20002500                  |
|------------|---------------------------|
| SCALE      | @ 24"x36"<br>As indicated |

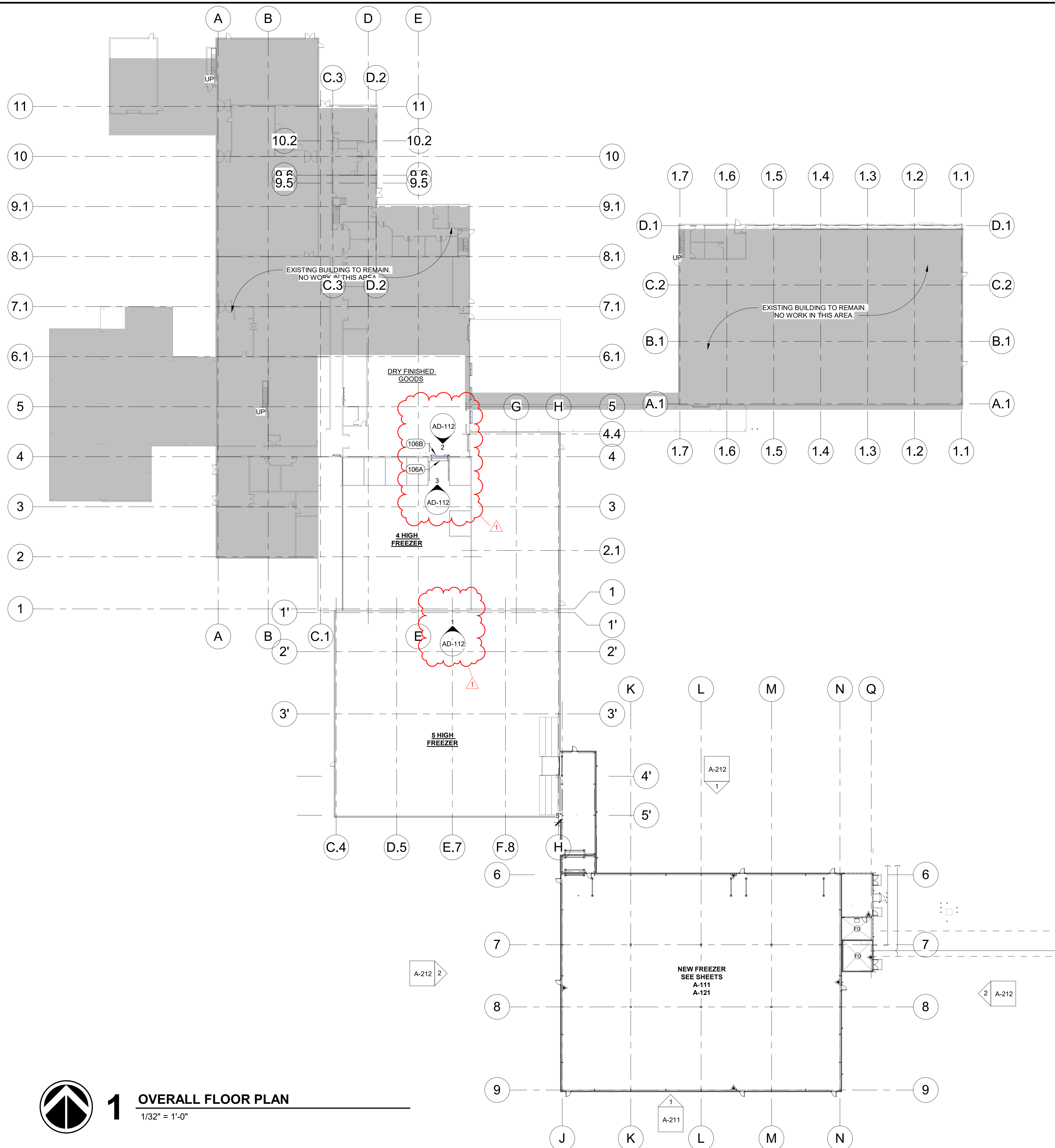
| DRAWN BY    | A.PLASCENCIA |
|-------------|--------------|
| DATE ISSUED | 4/9/2021     |

SHEET NAME  
**ARCHITECTURAL SITE PLAN**

| REVISION | 1     |
|----------|-------|
| SHEET    | A-101 |

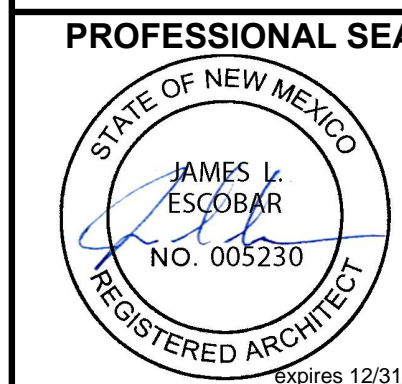
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**CLIENT DESCRIPTION:**  
**BUENO FOODS**

Since 1951  
2001 4TH ST SW ALBUQUERQUE, NM 87102

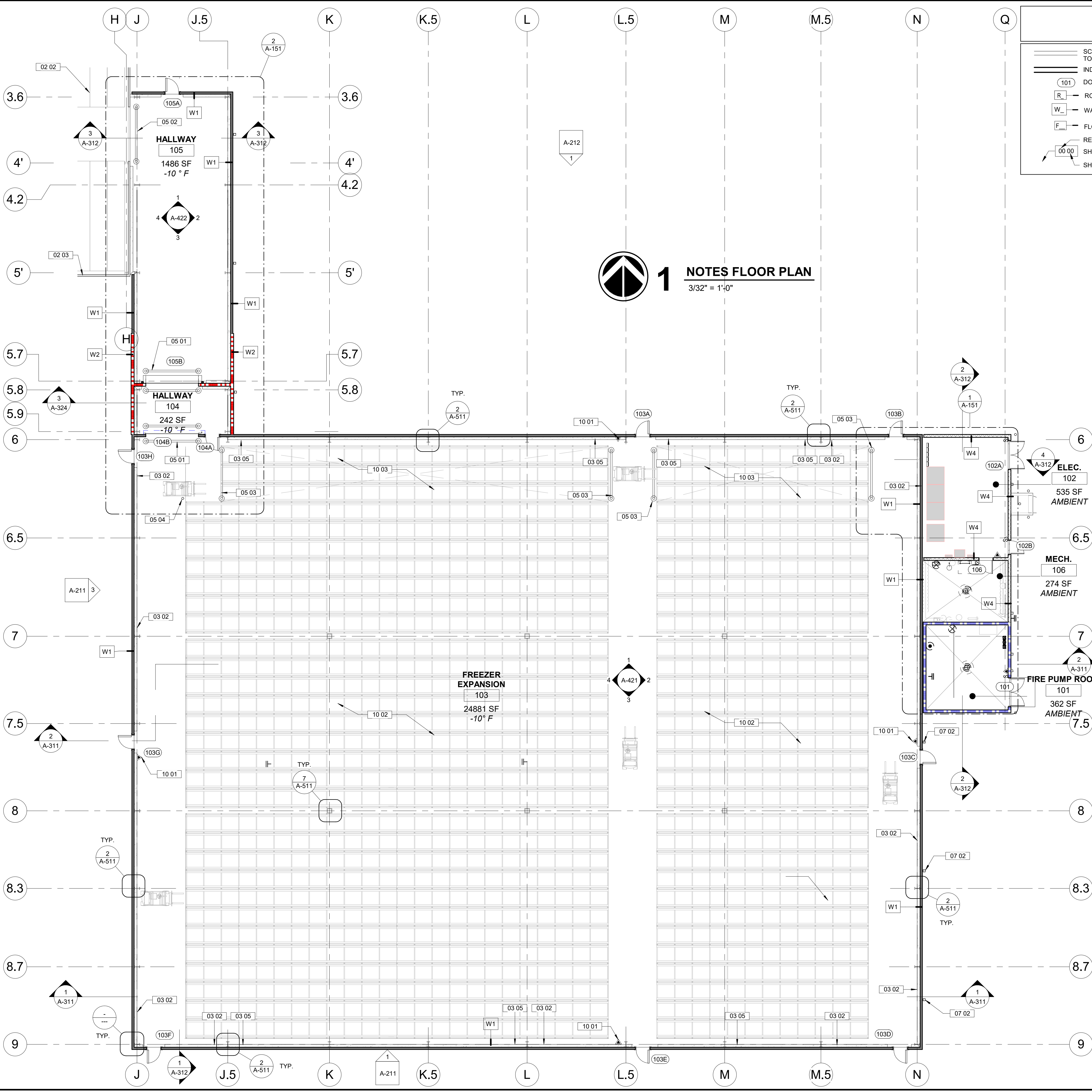
2001 4TH ST SW ALBUQUERQUE, NM 87102

***FREEZER EXPANSION - PHASE IV***

|                    |           |       |             |            |                 |          |             |
|--------------------|-----------|-------|-------------|------------|-----------------|----------|-------------|
| DATE               | 4/9/2021  | NO.   | DESCRIPTION | JOB NUMBER | SCALE @ 24"x36" | DRAWN BY | DATE ISSUED |
|                    | 4/21/2021 |       |             |            |                 |          |             |
| SHEET NAME         |           |       |             |            |                 |          |             |
| OVERALL FLOOR PLAN |           |       |             |            |                 |          |             |
| REVISION           |           | SHEET |             |            |                 |          |             |
| 1                  |           | A-110 |             |            |                 |          |             |



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## NOTES FLOOR PLAN

3/32" = 1'-0"

## LEGEND:

- SCREENED LINES INDICATE EXISTING ASSEMBLIES/SYSTEMS TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- INDICATES ASSEMBLIES/SYSTEMS TO BE CONSTRUCTED
- DOOR NUMBER, RE: A611 DOOR SCHEDULE
- ROOF TYPES, RE: 1/G-701
- WALL TYPES, RE: 2/G-701
- FLOOR TYPES, RE: 3/G-701
- RELATED SPECIFICATION DIVISION
- SHEET NOTE, RE: SHEET NOTES LIST ON CURRENT PAGE
- SHEET NOTE

## SHEET NOTES:

- EXISTING RACKING SYSTEM TO REMAIN. PROTECT FROM DAMAGE.
- EXISTING IMP WALL TO REMAIN. PROTECT FROM DAMAGE.
- NEW CONCRETE CURB TYPE 1. SEE DETAIL 5/A-511. COORDINATE WITH THE INTERIOR ELEVATIONS. SEE THE STRUCTURAL CONCRETE DRAWINGS.
- NEW CONCRETE CURB TYPE 2. SEE DETAIL 6/A-511. COORDINATE WITH THE INTERIOR ELEVATIONS. SEE THE STRUCTURAL CONCRETE DRAWINGS.
- NEW GOAL POST SEE DETAIL 2/A-580.
- INSTALL NEW GOAL POST AT HALLWAY SIDE ONLY. SEE DETAIL 3/A-580.
- GOAL POST AT RAKING TUNNEL ENTRY. SEE DETAILS 8/A-424 AND DETAIL 3/A-580.
- 6" DIAMETER SCH. 40 PIPE BOLLARD WITH (2) COATS OF SAFETY YELLOW PAINT. SEE DETAIL 7/A-580.
- NEW DOWNSPOUT. PROVIDE 5'-0" DOWNSPOUT LEADER, WITH SPLASH BLOCK. DOWNSPOUT COLOR TO MATCH IMP WALL.
- FIRE EXTINGUISHER. SEE DETAIL 2/G-101
- HIGH PILE STORAGE SYSTEM. COORDINATE WITH THE HIGH PILE STORAGE CONSULTANT DRAWINGS.
- FORKLIFT RACKING TUNNEL. PROVIDE MANUFACTURERS STANDARD PROTECTIVE NETTING TO PREVENT DEBRIS FROM FALLING IN THE TUNNEL. SEE THE RACK LAYOUT DRAWINGS.

## GENERAL NOTES:

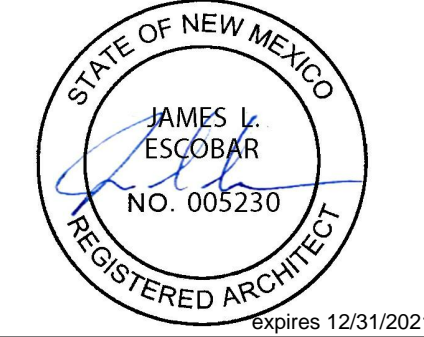
- MAINTAIN THE INTEGRITY OF ALL REMAINING BUILDING SYSTEMS AND RATINGS. REPAIR ANY DAMAGE DONE TO SURROUNDING AREAS DURING CONSTRUCTION.
- ALL EXISTING CONDITIONS ARE NOT INDICATED ON THE DRAWINGS. CONTRACTOR SHALL CAREFULLY EXAMINE THE EXISTING INSTALLATION AND ALL PROJECT DRAWINGS TO BECOME FAMILIAR WITH THE SCOPE OF WORK. NO ADDITIONAL CHARGES WILL BE ALLOWED DUE TO THE LACK OF PRE-BID SITE EXAMINATION.
- CLEAN CONSTRUCTION DEBRIS AND DUST DAILY BEYOND CONSTRUCTION LIMITS.
- VERIFY ALL DIMENSIONS IN FIELD.
- CONTRACTOR SHALL PATCH AND REPAIR ANY DAMAGE OR PENETRATIONS AT ALL ELEMENTS TO REMAIN (INCLUDING BUT NOT LIMITED TO WALLS, CEILINGS, FLOORS, ETC.) CAUSED BY DEMOLITION ACTIVITIES OR REMOVAL OF ELECTRICAL, MECHANICAL, AND ARCHITECTURAL ELEMENTS. REPLACE ITEMS NOT REPAIRABLE TO ORIGINAL STATE. EXISTING FINISH MATERIALS SHALL BE PROTECTED AND RETAINED, UNLESS OTHERWISE NOTED.
- EXISTING DOORS, FRAMES, AND ADA LEVER HARDWARE TO REMAIN AND BE PROTECTED UNLESS OTHERWISE NOTED.
- REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR ELECTRICAL AND MECHANICAL SCOPE OF WORK.
- GENERAL CONTRACTOR TO COORDINATE WITH FIRE ALARM CONTRACTOR FOR ANY NECESSARY PATCH AND REPAIR REQUIRED WHERE DEVICES ARE REMOVED AND RELOCATED.
- REMOVE ALL MISCELLANEOUS NAILS AND SCREWS FROM WALLS IN AREA OF WORK. PATCH AND REPAIR TO MATCH EXISTING ADJACENT SURFACES.
- CONTRACTOR SHALL MAINTAIN A COMPLETE SET OF AS-BUILT DRAWINGS. AS-BUILT SET OF DRAWINGS SHALL BE UPDATED DAILY AND SHALL DOCUMENT THE ACTUAL INSTALLED CONDITION OF THE ENTIRE INSTALLATION. AS-BUILT SET OF DRAWINGS SHALL BE AVAILABLE AT ALL TIMES ON SITE FOR EXAMINATION BY CODE OFFICIALS, OWNER, ARCHITECT, AND ENGINEERS.
- REFER TO FINISH SCHEDULE ON SHEET A-611 FOR INTERIOR FINISH INFORMATION.
- DIMENSIONS TO EXISTING WALLS ARE SHOWN FOR REFERENCE ONLY.
- FINISH FLOOR ELEVATION (100.00) IS FOR REFERENCE ONLY. RE: CIVIL SET FOR ACTUAL FLOOR ELEVATION.
- ALL WALL DIMENSIONS ARE TO FACE OF STUD AND/OR NOMINAL FACE OF IMP.
- PROVIDE BLOCKING WHERE REQUIRED FOR FIXTURE INSTALLATION. COORDINATE WITH FIXTURE INSTALLER FOR MOUNTING HEIGHTS.
- THE HINGE SIDE OF ALL DOOR FRAMES SHALL BE MOUNTED 4" FROM ADJACENT PERPENDICULAR WALL UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL PROVIDE BLOCKING OR BACKING FOR ALL WALL MOUNTED AND RECESSED ACCESSORIES AND EQUIPMENT. ASSURE THAT ALL REQUIRED BACKING IS INSTALLED IN WALLS PRIOR TO INSTALLING WALL COVERING. THIS INCLUDES BACKING FOR WALL-MOUNTED DOORSTOPS.



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CLIENT DESCRIPTION:  
**BUENO FOODS**

2001 4TH ST SW ALBUQUERQUE, NM 87102  
**FREEZER EXPANSION - PHASE IV**

DATE  
4/9/2021

DESCRIPTION  
ISSUED FOR PERMIT REVIEW

NO.  
0

JOB NUMBER  
20002500

SCALE @ 24"x36"  
As indicated

DRAWN BY  
A.PLASCENCIA

DATE ISSUED  
4/9/2021

SHEET NAME  
**NOTES FLOOR PLAN**

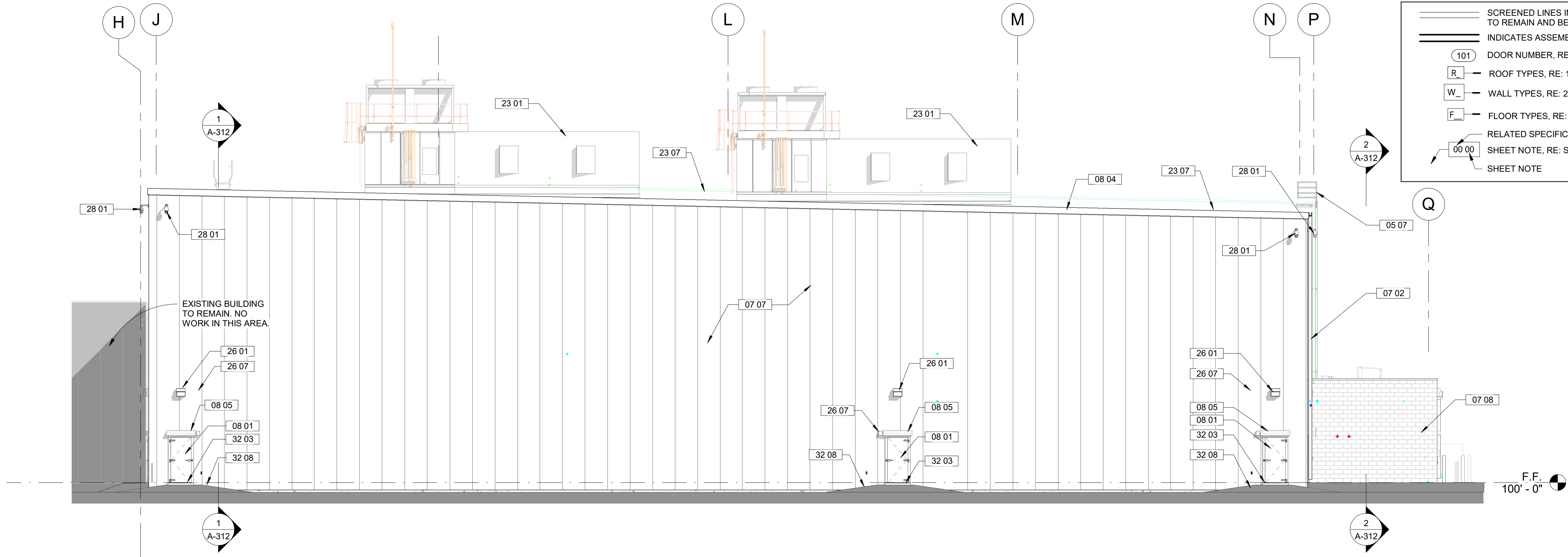
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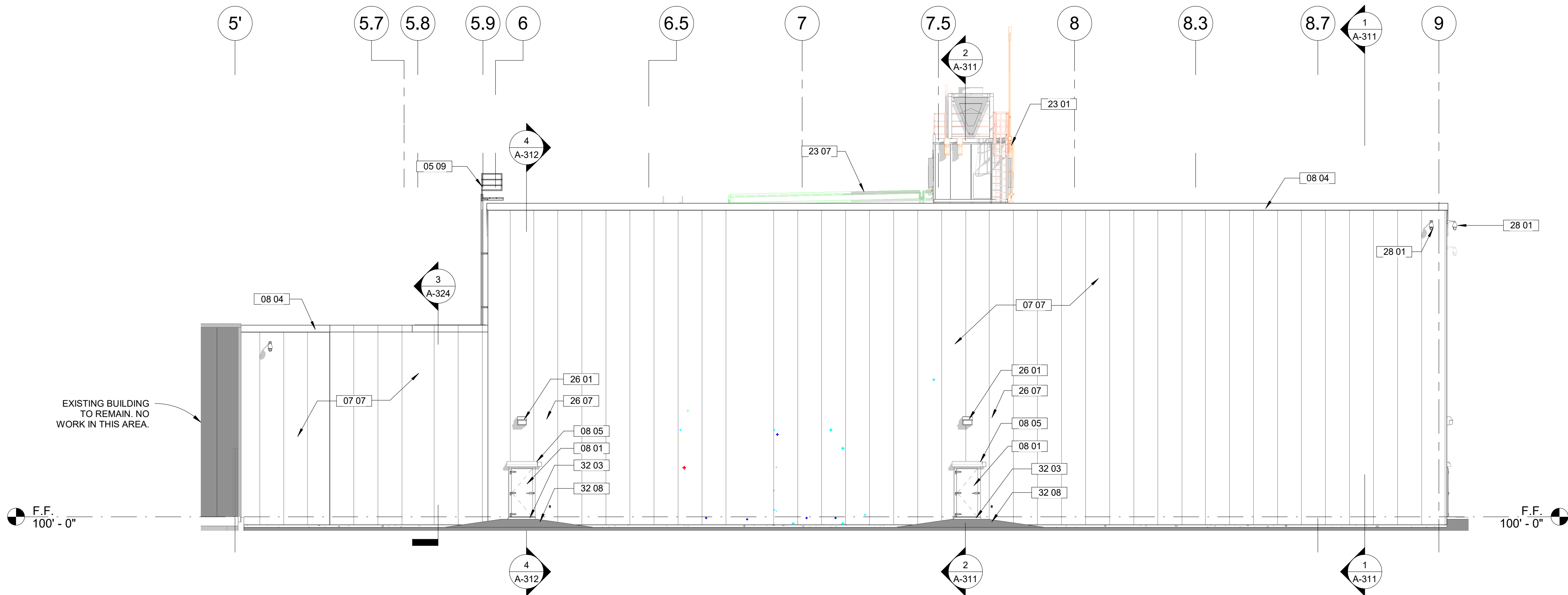


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# 1 SOUTH ELEVATION

1" = 10'-0"



# 3 WEST ELEVATION

1" = 10'-0"

## LEGEND:

- SCREENED LINES INDICATE EXISTING ASSEMBLIES/SYSTEMS TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- INDICATES ASSEMBLIES/SYSTEMS TO BE CONSTRUCTED
- 101 DOOR NUMBER, RE: A611 DOOR SCHEDULE
- R ROOF TYPES, RE: 1/G-701
- W WALL TYPES, RE: 2/G-701
- F FLOOR TYPES, RE: 3/G-701
- RELATED SPECIFICATION DIVISION
- 00 00 SHEET NOTE, RE: SHEET NOTES LIST ON CURRENT PAGE
- SHEET NOTE

## SHEET NOTES:

- 05 07 WALK THRU LADDER AT EAST ELEVATION. TO MEET OSHA STANDARDS, PROVIDE A PERSONAL FALL ARREST SYSTEM OR A LADDER SAFETY SYSTEM. PROVIDE GALVANIZE FINISH. SEE DETAILS 1/A-581 AND 2/A-581.
- 05 09 WALK THRU LADDER AT WEST ELEVATION. PROVIDE GALVANIZE FINISH. SEE DETAILS 3/A-581 AND 3/A-581.
- 07 02 NEW DOWNSPOUT. PROVIDE 5'-0" DOWNSPOUT LEADER, WITH SPLASH BLOCK. DOWNSPOUT COLOR TO MATCH IMP WALL.
- 07 07 PRE-FINISHED INSULATED METAL PANELS. COLOR: WHITE. SEE SHEET G-701 FOR ADDITIONAL PERFORMANCE CRITERIA.
- 07 08 SCUPPER WITH DOWNSPOUT. PROVIDE SPLASH BLOCK AT BOTTOM OF DOWNSPOUT. PRE-FINISHED. COLOR: WHITE. SEE DETAIL 1/A-521.
- 08 01 IN-FITTING HINGED COLD STORAGE DOOR. COLOR/WHITE. PROVIDE HEATER CABLES, COORDINATE WITH THE ELECTRICAL DRAWINGS. SEE DOOR SCHEDULE.
- 08 04 METAL RAKE. COLOR TO MATCH IMP WALLS. SEE DETAIL 2/A-520.
- 08 05 SHEET METAL RAIN HOOD AT FREEZER DOOR. COLOR TO MATCH IMP WALLS. SEE DETAIL 3/A-530.
- 23 01 ROOFTOP REFRIGERATION UNIT. COORDINATE WITH THE REFRIGERATION, ELECTRICAL, AND THE PLUMBING DRAWINGS.
- 23 07 REFRIGERATION PIPE CONNECTIONS. COORDINATE WITH THE REFRIGERATION AND THE PLUMBING DRAWINGS.
- 26 01 EXTERIOR WALL MOUNTED LIGHT FIXTURE. SEE THE ELECTRICAL DRAWINGS.
- 26 07 EXTERIOR WALL MOUNTED EMERGENCY LIGHT FIXTURE. SEE THE ELECTRICAL DRAWINGS.
- 28 01 EXTERIOR VIDEO SURVEILLANCE SYSTEM BY OWNER. COORDINATE WITH THE ELECTRICAL DRAWINGS.
- 32 03 NEW CONCRETE STOOP. SEE DETAIL 8/A-530. COORDINATE WITH THE STRUCTURAL CONCRETE AND THE CIVIL DRAWINGS.
- 32 08 GRADE TO BE SLOPED AWAY FROM THE PAD. SEE DETAIL 9/A-530. COORDINATE WITH THE CIVIL DRAWINGS.

## GENERAL NOTES:

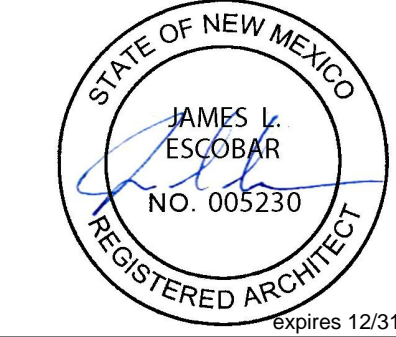
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- EXISTING DOORS, FRAMES, AND ADA LEVER HARDWARE TO REMAIN AND BE PROTECTED UNLESS OTHERWISE NOTED.
- REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR ELECTRICAL AND MECHANICAL SCOPE OF WORK.
- REMOVE ALL MISCELLANEOUS NAILS AND SCREWS FROM WALLS IN AREA OF WORK. PATCH AND REPAIR TO MATCH EXISTING ADJACENT SURFACES.
- REFER TO TOILET/ACCESSORY/EQUIPMENT MOUNTING HEIGHTS ON SHEET G-004.
- DIMENSIONS TO EXISTING WALLS ARE SHOWN FOR REFERENCE ONLY. FINISH FLOOR ELEVATION (100.00) IS FOR REFERENCE ONLY. COORDINATE WITH CIVIL PLANS.
- PROVIDE BLOCKING WHERE REQUIRED FOR FIXTURE INSTALLATION. COORDINATE WITH FIXTURE INSTALLER FOR MOUNTING HEIGHTS.
- THE HINGE SIDE OF ALL DOOR FRAMES SHALL BE MOUNTED 4" FROM ADJACENT PERPENDICULAR WALL UNLESS NOTED OTHERWISE.
- VERIFY ALL PLUMBING FIXTURES WITH PLUMBING DRAWINGS.



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CLIENT DESCRIPTION:  
**BUENO FOODS**

2001 4TH ST SW ALBUQUERQUE, NM 87102

**FREEZER EXPANSION - PHASE IV**

DATE  
4/9/2021

DESCRIPTION  
ISSUED FOR PERMIT REVIEW

NO.  
0

JOB NUMBER  
20002500

SCALE @ 24"x36"  
As indicated

DRAWN BY  
A.PLASCENCIA

DATE ISSUED  
4/9/2021

SHEET NAME  
**EXTERIOR ELEVATIONS**

REVISION  
0







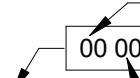
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**A-211**

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$$1'' = 10'-0''$$

# LEGEND:

|   |   |
|---|---|
|  | SCREENED LINES INDICATE EXISTING ASSEMBLIES/SYSTEMS TO REMAIN AND BE PROTECTED DURING CONSTRUCTION. |
|  | INDICATES ASSEMBLIES/SYSTEMS TO BE CONSTRUCTED  |
|  | DOOR NUMBER, RE: A611 DOOR SCHEDULE   |
|  | → ROOF TYPES, RE: 1/G-701   |
|  | → WALL TYPES, RE: 2/G-701   |
|  | → FLOOR TYPES, RE: 3/G-701  |
|  | RELATED SPECIFICATION DIVISION  |
|   | SHEET NOTE, RE: SHEET NOTES LIST ON CURRENT PAGE  |
|   | SHEET NOTE  |

- 04 01 CMU WALL. CLEAN, PREP, SEAL, PRIMER AND PAINT THE MASONRY TO MATCH THE ADJACENT INSULATED METAL PANELS (WHITE). COORDINATE WITH THE STRUCTURAL CONCRETE DRAWINGS.
- 05 07 WALK THRU LADDER AT EAST ELEVATION. TO MEET OSHA STANDARDS, PROVIDE A PERSONAL FALL ARREST SYSTEM OR A LADDER SAFETY SYSTEM. PROVIDE GALVANIZED FINISH. SEE DETAILS 1/A-581 AND 2/A-581.
- 05 09 WALK THRU LADDER AT WEST ELEVATION. PROVIDE GALVANIZED FINISH. SEE DETAILS 3/A-581 AND 3/A-581.
- 05 12 8" DIAMETER EXTERIOR PIPE BOLLARD TO BE GALVANIZED. SEE DETAIL 6/A-580.
- 07 01 NEW GUTTER. COLOR TO MATCH IMP WALL. TYPICAL.
- 07 02 NEW DOWNSPOUT. PROVIDE 5"Ø DOWNSPOUT LEADER, WITH SPLASH BLOCK DOWNSPOUT COLOR TO MATCH IMP WALL.
- 07 03 PRE-FINISHED INSULATED METAL PANELS. COLOR: WHITE. SEE SHEET G-701 FOR ADDITIONAL PERFORMANCE CRITERIA.
- 07 08 SCUPPER WITH DOWNSPOUT. PROVIDE SPLASH BLOCK AT BOTTOM OF DOWNSPOUT. PRE-FINISHED. COLOR: WHITE. SEE DETAIL 1/A-521.
- 07 10 ROOFER TO INSTALL SACRIFICIAL T.P.O. UNDER PIPE SUPPORT STANDS. COORDINATE WITH THE REFRIGERATION DRAWINGS.
- 08 01 IN-FITTING HINGE, COLD STORAGE DOOR. COLOR: WHITE. PROVIDE HEATER CABLES, COORDINATE WITH THE ELECTRICAL DRAWINGS. SEE DOOR SCHEDULE.
- 08 03 HOLLOW METAL DOOR AND FRAME. PROVIDE CARD READERS. COORDINATE WITH THE ELECTRICAL DRAWINGS. COLOR: WHITE. SEE DOOR SCHEDULE.
- 08 04 METAL RAKE. COLOR TO MATCH IMP WALLS. SEE DETAIL 2/A-520.
- 08 05 SHEET METAL RAIN HOOD AT FREEZER DOOR. COLOR TO MATCH IMP WALLS. SEE DETAIL 3/A-530.
- 08 07 SHEET METAL RAIN HOOD AT THE HOLLOW METAL DOOR. COLOR TO MATCH THE HOLLOW METAL DOOR. SEE DETAIL 6/A-530.
- 08 08 HOLLOW METAL DOOR AND FRAME. COLOR: WHITE. SEE DOOR SCHEDULE.
- 10 04 PROVIDE SIGNAGE IN THE EXTERIOR ACCESS DOOR. SIGNAGE SHALL STATE "FIRE FIGHTER ROOK IN A WEATHERPROOF CONTRASTING COLOR (AS REFLECTED). COORDINATE EXACT LOCATION WITH THE FIRE MARSHAL.
- 21 02 PROVIDE KNOX BOX. COORDINATE EXACT LOCATION WITH THE FIRE MARSHAL PRIOR TO INSTALLATION.
- 23 01 ROOFTOP REFRIGERATION UNIT. COORDINATE WITH THE REFRIGERATION, ELECTRICAL, AND THE PLUMBING DRAWINGS.
- 23 07 REFRIGERATION PIPE CONNECTIONS. COORDINATE WITH THE REFRIGERATION AND THE PLUMBING DRAWINGS.
- 26 01 EXTERIOR WALL MOUNTED LIGHT FIXTURE. SEE THE ELECTRICAL DRAWINGS.
- 26 05 ELECTRICAL FIXTURE. SEE THE ELECTRICAL DRAWINGS.
- 26 06 FORKLIFT RACKING TUNNEL LIGHT FIXTURE. LOCATED THE TOP OF THE LIGHT FIXTURE WITH THE BOTTOM OF THE RACKING. INSTALL THE LIGHT FIXTURE IN THE CENTER OF THE RACKING TUNNEL. SEE THE ELECTRICAL DRAWINGS.
- 26 07 EXTERIOR WALL MOUNTED EMERGENCY LIGHT FIXTURE. SEE THE ELECTRICAL DRAWINGS.
- 28 01 EXTERIOR VIDEO SURVEILLANCE SYSTEM BY OWNER. COORDINATE WITH THE ELECTRICAL DRAWINGS.
- 28 03 CARD READER. INSTALL THE CARD READER SO THAT TOP OF THE CARD READER IS NO MORE THAN 48" ABOVE THE FINISH GRADE. COORDINATE WITH THE ELECTRICAL DRAWINGS.
- 32 03 NEW CONCRETE STOOP. SEE DETAIL 8/A-530. COORDINATE WITH THE STRUCTURAL CONCRETE AND THE CIVIL DRAWINGS.
- 32 08 GRADE TO BE SLOPED AWAY FROM THE PAD. SEE DETAIL 9/A-530. COORDINATE WITH THE CIVIL DRAWINGS.

1. MAINTAIN THE INTEGRITY OF ALL REMAINING BUILDING SYSTEMS AND RATINGS. REPAIR ANY DAMAGE DONE TO SURROUNDING AREAS DURING CONSTRUCTION.
2. ALL EXISTING CONDITIONS ARE NOT INDICATED ON THE DRAWINGS. CONTRACTOR SHALL CAREFULLY EXAMINE THE EXISTING INSTALLATION AND ALL PROJECT DRAWINGS TO BECOME FAMILIAR WITH THE SCOPE OF WORK. NO ADDITIONAL CHARGES WILL BE ALLOWED DUE TO THE LACK OF PRE-BID SITE EXAMINATION.
3. CLEAN CONSTRUCTION DEBRIS AND DUST DAILY BEYOND CONSTRUCTION LIMITS.
4. VERIFY ALL DIMENSIONS IN FIELD.
5. CONTRACTOR SHALL PATCH AND REPAIR ANY DAMAGE OR PENETRATIONS AT ALL ELEMENTS TO REMAIN (INCLUDING BUT NOT LIMITED TO WALLS, CEILINGS, FLOORS, ETC.) CAUSED BY DEMOLITION ACTIVITIES OR REMOVAL OF ELECTRICAL, MECHANICAL, AND ARCHITECTURAL ELEMENTS. REPLACE ITEMS NOT REPAIRABLE TO ORIGINAL STATE. EXISTING FINISH MATERIALS SHALL BE PROTECTED AND RETAINED, UNLESS OTHERWISE NOTED.
6. EXISTING DOORS, FRAMES, AND ADA LEVER HARDWARE TO REMAIN AND BE PROTECTED UNLESS OTHERWISE NOTED.
7. REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR ELECTRICAL AND MECHANICAL SCOPE OF WORK.
8. REMOVE ALL MISCELLANEOUS NAILS AND SCREWS FROM WALLS IN AREA OF WORK. PATCH AND REPAIR TO MATCH EXISTING ADJACENT SURFACES.
9. REFER TO TOILET/ACCESSORY/EQUIPMENT MOUNTING HEIGHTS ON SHEET G-004.
10. DIMENSIONS TO EXISTING WALLS ARE SHOWN FOR REFERENCE ONLY. FINISH FLOOR ELEVATION (100.00) IS FOR REFERENCE ONLY. COORDINATE WITH CIVIL PLANS.
11. PROVIDE BLOCKING WHERE REQUIRED FOR FIXTURE INSTALLATION. COORDINATE WITH FIXTURE INSTALLER FOR MOUNTING HEIGHTS.
12. THE HINGE SIDE OF ALL DOOR FRAMES SHALL BE MOUNTED 4" FROM ADJACENT PERPENDICULAR WALL UNLESS NOTED OTHERWISE.
13. VERIFY ALL PLUMBING FIXTURES WITH PLUMBING DRAWINGS.

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CONTRACTOR SHALL VERIFY ALL  
CONDITIONS AND DIMENSIONS  
AT THE JOB SITE AND NOTIFY  
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DIMENSIONAL ERRORS, OMISSIONS  
OR DISCREPANCIES BEFORE  
BEGINNING OR FABRICATING  
ANY WORK.

## CLIENT DESCRIPTION:

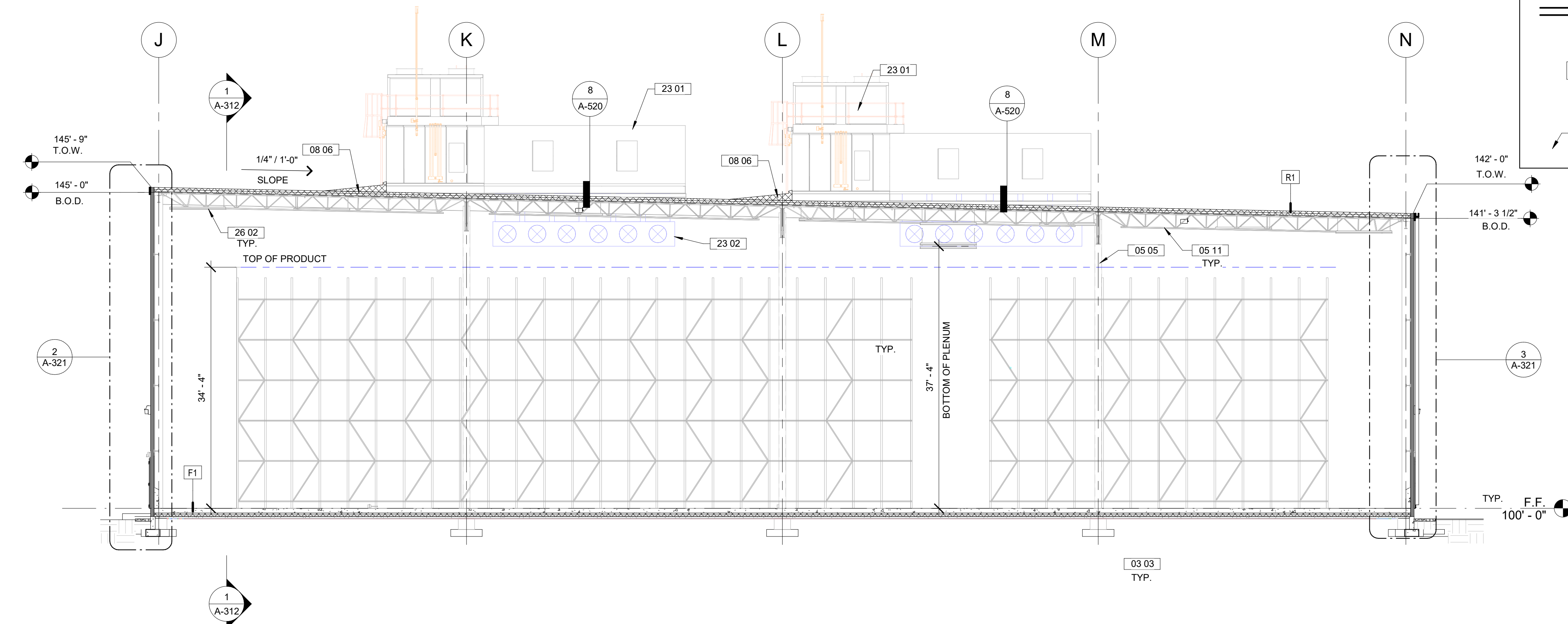
2001 4TH ST SW ALBUQUERQUE, NM 87102

**FREEZER EXPANSION - PHASE IV**

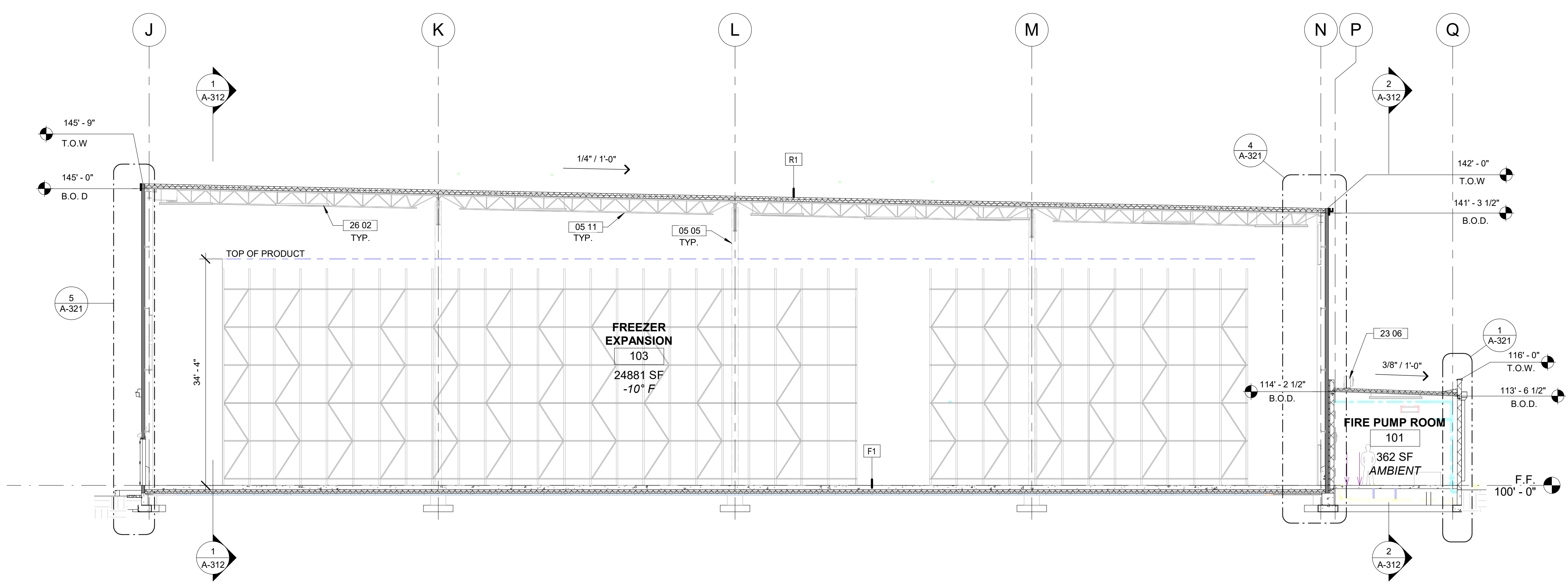
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|------------------|---|----------|------------------------|---------------------------------|--------------------------|-------------------------|--------------------------------------|----------|-------|
| DATE<br>4/9/2021 | DESCRIPTION<br>ISSUED FOR PERMIT REVIEW | NO.<br>0 | JOB NUMBER<br>20002500 | SCALE @ 24"x36"<br>As indicated | DRAWN BY<br>A.PLASCENCIA | DATE ISSUED<br>4/9/2021 | SHEET NAME<br>EXTERIOR<br>ELEVATIONS | REVISION | SHEET |
|                  |   |          |                        |                                 |                          |                         |                                      | 0        | A-212 |



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**1 BUILDING SECTION**  
1" = 10'-0"



**2 BUILDING SECTION**  
1" = 10'-0"

**LEGEND:**

- SCREENED LINES INDICATE EXISTING ASSEMBLIES/SYSTEMS TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- INDICATES ASSEMBLIES/SYSTEMS TO BE CONSTRUCTED
- 101 DOOR NUMBER, RE: A611 DOOR SCHEDULE
- R ROOF TYPES, RE: 1/G-701
- W WALL TYPES, RE: 2/G-701
- F FLOOR TYPES, RE: 3/G-701
- RELATED SPECIFICATION DIVISION
- 00 00 SHEET NOTE, RE: SHEET NOTES LIST ON CURRENT PAGE
- SHEET NOTE

**SHEET NOTES:**

- 05 05 STRUCTURAL COLUMN. COLOR: GREY. COORDINATE WITH THE STRUCTURAL STEEL DRAWINGS.
- 05 11 ROOF STRUCTURAL FRAMING. COORDINATE WITH THE STRUCTURAL STEEL DRAWINGS.
- 08 06 PROVIDE A ROOF CRICKET SHAPED WITH INSULATION. SEE DETAIL 9/A-520.
- 23 01 ROOFTOP REFRIGERATION UNIT. COORDINATE WITH THE REFRIGERATION, ELECTRICAL, AND THE PLUMBING DRAWINGS.
- 23 02 REFRIGERATION PLENUMS. COORDINATE WITH THE REFRIGERATION DRAWINGS.
- 23 06 ROOF TOP MECHANICAL UNIT. COORDINATE WITH THE MECHANICAL AND THE ELECTRICAL DRAWINGS.
- 26 02 INTERIOR LIGHT FIXTURE. LOCATED THE BOTTOM OF THE LIGHT FIXTURE FLUSH TO THE UNDERSIDE OF THE ROOF FRAMING. INSTALL LIGHT FIXTURE IN THE CENTER OF THE FRAMING JOIST. SEE THE ELECTRICAL DRAWINGS.

**GENERAL NOTES:**

- MAINTAIN THE INTEGRITY OF ALL REMAINING BUILDING SYSTEMS AND RATINGS. REPAIR ANY DAMAGE DONE TO SURROUNDING AREAS DURING CONSTRUCTION.
- ALL EXISTING CONDITIONS ARE NOT INDICATED ON THE DRAWINGS. CONTRACTOR SHALL CAREFULLY EXAMINE THE EXISTING INSTALLATION AND ALL PROJECT DRAWINGS TO BECOME FAMILIAR WITH THE SCOPE OF WORK. NO ADDITIONAL CHARGES WILL BE ALLOWED DUE TO THE LACK OF PRE-BID SITE EXAMINATION.
- CLEAN CONSTRUCTION DEBRIS AND DUST DAILY BEYOND CONSTRUCTION LIMITS.
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- REMOVE ALL MISCELLANEOUS NAILS AND SCREWS FROM WALLS IN AREA OF WORK. PATCH AND REPAIR TO MATCH EXISTING ADJACENT SURFACES.
- REFER TO TOILET/ACCESSORY/EQUIPMENT MOUNTING HEIGHTS ON SHEET G-004.
- DIMENSIONS TO EXISTING WALLS ARE SHOWN FOR REFERENCE ONLY. FINISH FLOOR ELEVATION (100.00) IS FOR REFERENCE ONLY. COORDINATE WITH CIVIL PLANS.
- PROVIDE BLOCKING WHERE REQUIRED FOR FIXTURE INSTALLATION. COORDINATE WITH FIXTURE INSTALLER FOR MOUNTING HEIGHTS.
- THE HINGE SIDE OF ALL DOOR FRAMES SHALL BE MOUNTED 4" FROM ADJACENT PERPENDICULAR WALL UNLESS NOTED OTHERWISE.
- VERIFY ALL PLUMBING FIXTURES WITH PLUMBING DRAWINGS.

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Nampa, ID 83687  
P 208 465 0200  
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**CLIENT DESCRIPTION:**

**BUENO FOODS**

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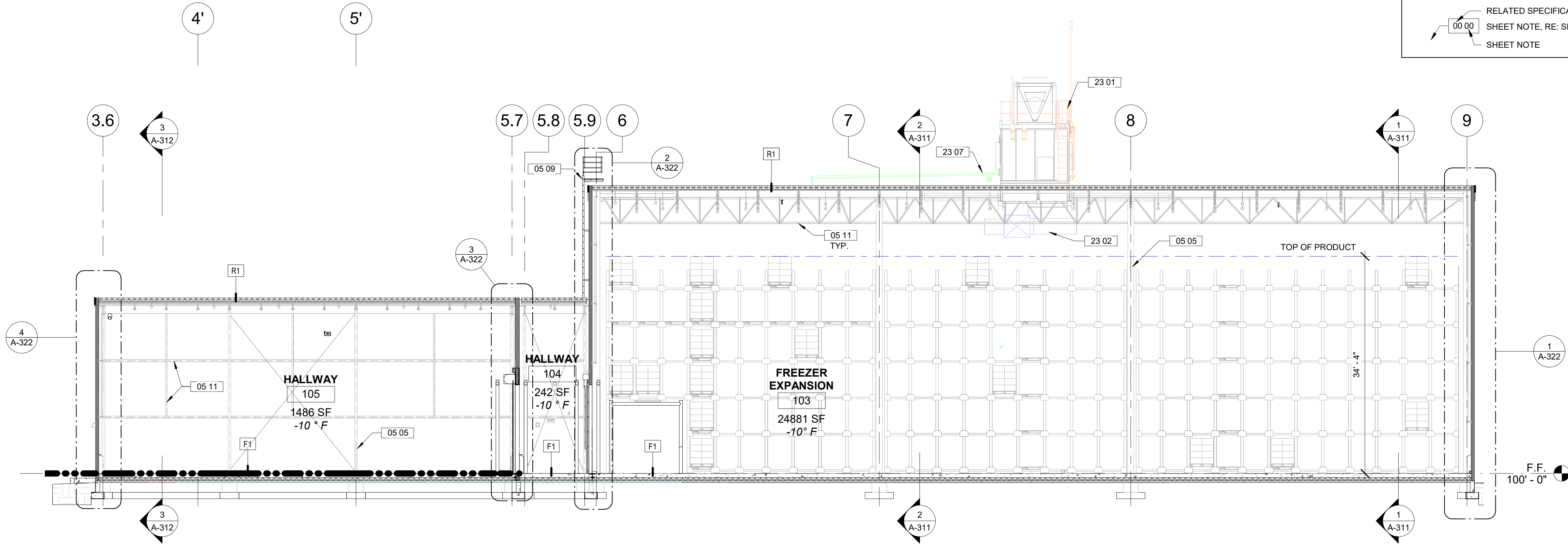
**FREEZER EXPANSION - PHASE IV**

| DATE     | DESCRIPTION              | NO. | JOB NUMBER                             | SCALE @ 24"x36"         |
|----------|--------------------------|-----|--|-------------------------|
| 4/9/2021 | ISSUED FOR PERMIT REVIEW | 0   | 20002500                               | As indicated            |
|          |                          |     | DRAWN BY<br>A.PLASCENCIA               | DATE ISSUED<br>4/9/2021 |
|          |                          |     | SHEET NAME<br><b>BUILDING SECTIONS</b> |                         |
|          |                          |     | REVISION<br><b>0</b>                   | SHEET<br><b>A-311</b>   |

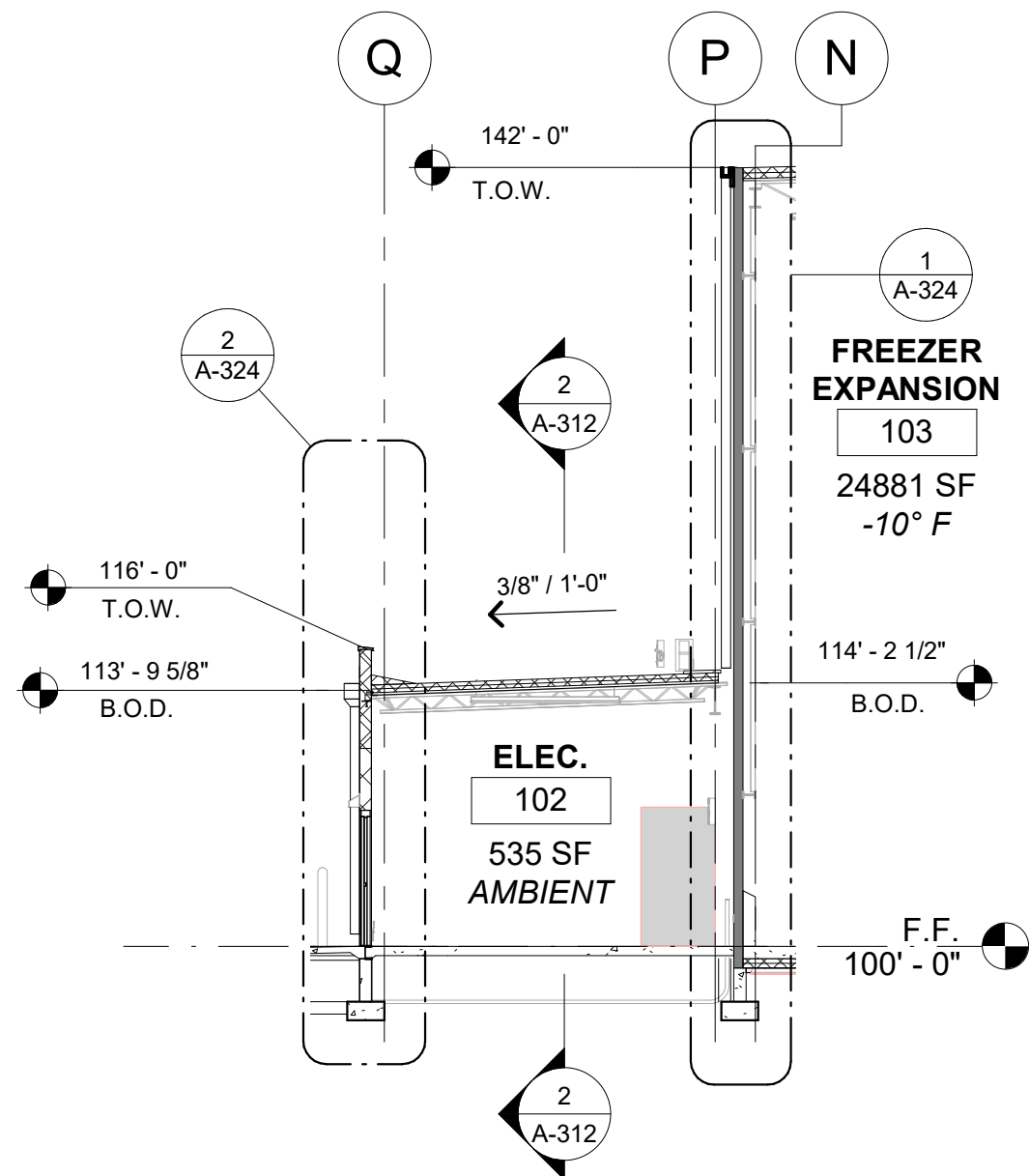
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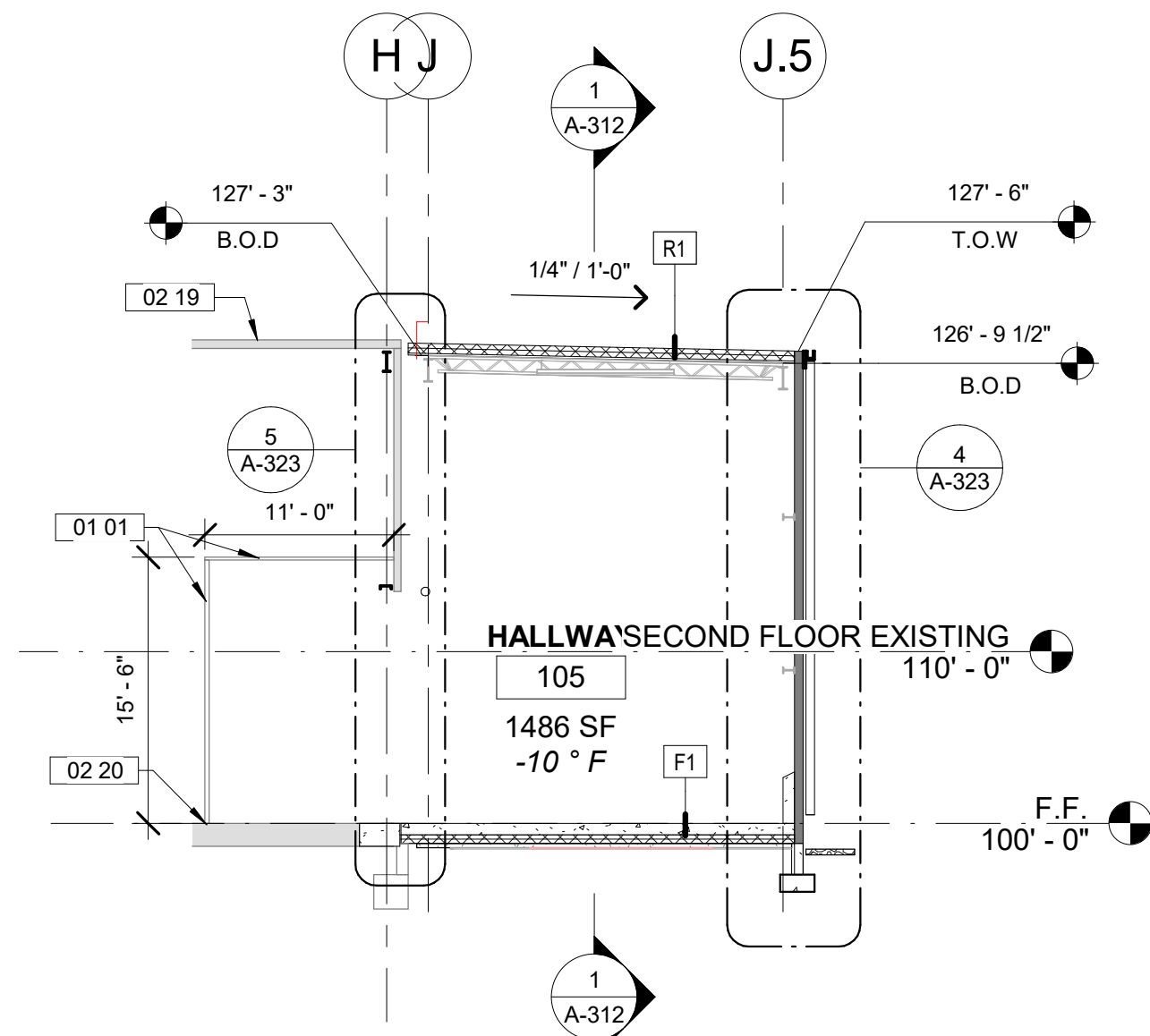
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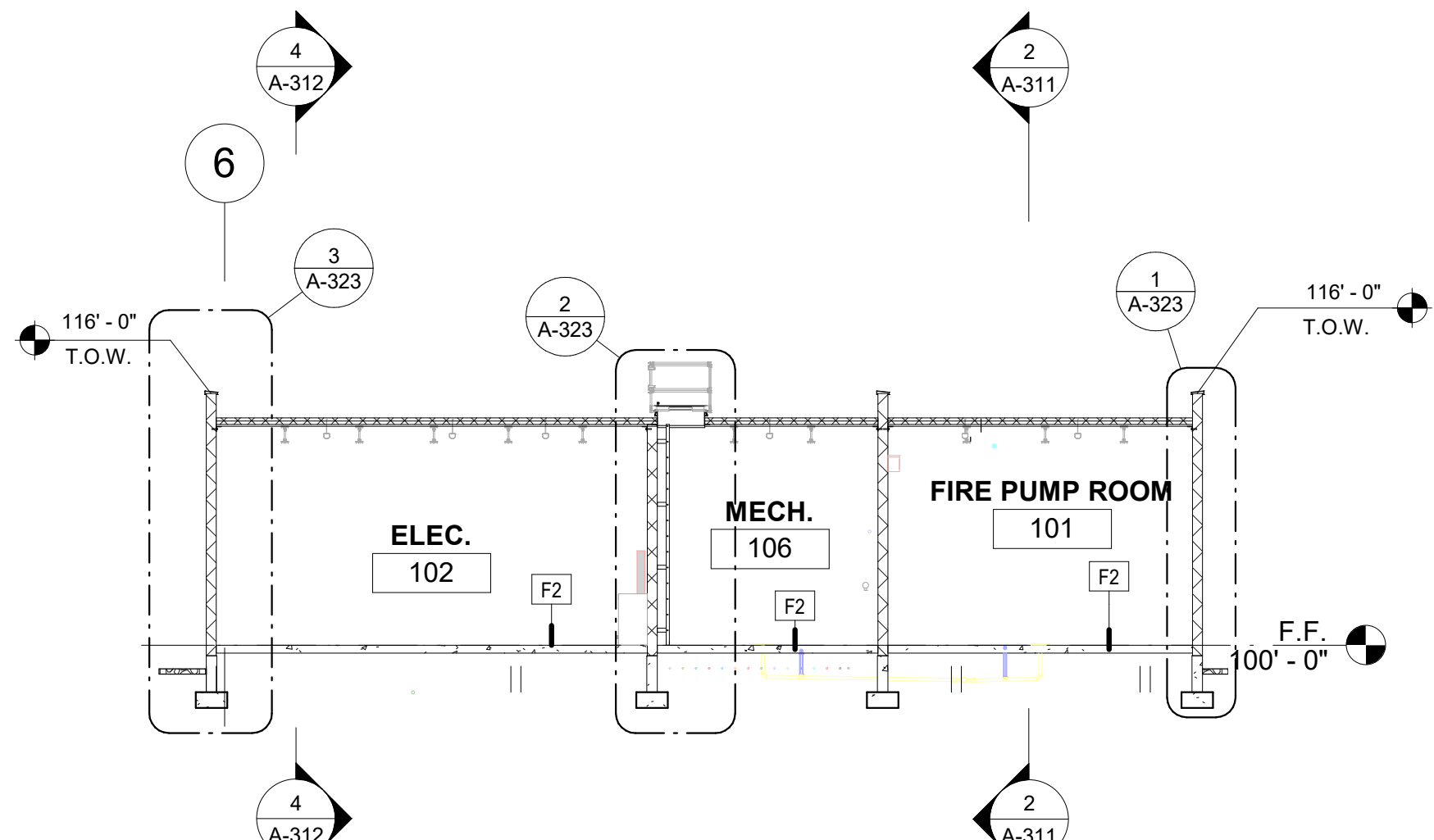
**1 BUILDING SECTION 3**  
1" = 10'-0"



**4 BUILDING SECTION**  
1" = 10'-0"



**3 BUILDING SECTION 5**  
1" = 10'-0"



**2 BUILDING SECTION 4**  
1" = 10'-0"

## LEGEND:

- SCREENED LINES INDICATE EXISTING ASSEMBLIES/SYSTEMS TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- INDICATES ASSEMBLIES/SYSTEMS TO BE CONSTRUCTED
- DOOR NUMBER, RE: A611 DOOR SCHEDULE
- ROOF TYPES, RE: 1/G-701
- WALL TYPES, RE: 2/G-701
- FLOOR TYPES, RE: 3/G-701
- RELATED SPECIFICATION DIVISION
- SHEET NOTE, RE: SHEET NOTES LIST ON CURRENT PAGE
- SHEET NOTE

## SHEET NOTES:

- 01 01 THERMAL CONTRACTOR TO PROVIDE TEMPORARY IMP SHELTER PRIOR TO THE DEMOLITION IN THIS AREA. THE WALLS AND CEILING OF THE SHELTER SHOULD BE BUILT TO CONTAIN ALL THE DUST AND DEBRIS FROM ENTERING THE EXISTING SPACE. COORDINATE WITH THE OWNER'S REPRESENTATIVE PRIOR TO WORK IN THIS AREA. REMOVE SHELTER AFTER CONSTRUCTION.
- 02 19 EXISTING ROOF TO REMAIN. NO WORK IN THIS AREA.
- 02 20 EXISTING FLOOR TO REMAIN. NO WORK IN THIS AREA.
- 05 05 STRUCTURAL COLUMN. COLOR: GREY. COORDINATE WITH THE STRUCTURAL STEEL DRAWINGS.
- 05 09 WALK THRU LADDER AT WEST ELEVATION. PROVIDE GALVANIZE FINISH. SEE DETAILS 3/A-581 AND 3/A-581.
- 05 11 ROOF STRUCTURAL FRAMING. COORDINATE WITH THE STRUCTURAL STEEL DRAWINGS.
- 23 01 ROOFTOP REFRIGERATION UNIT. COORDINATE WITH THE REFRIGERATION, ELECTRICAL, AND THE PLUMBING DRAWINGS.
- 23 02 REFRIGERATION PLENUMS. COORDINATE WITH THE REFRIGERATION DRAWINGS.
- 23 07 REFRIGERATION PIPE CONNECTIONS. COORDINATE WITH THE REFRIGERATION AND THE PLUMBING DRAWINGS.

## GENERAL NOTES:

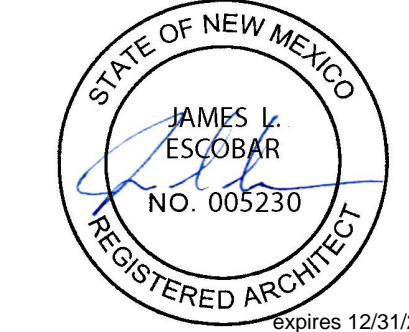
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CLIENT DESCRIPTION:  
**BUENO FOODS**

2001 4TH ST SW ALBUQUERQUE, NM 87102  
**FREEZER EXPANSION - PHASE IV**

DATE  
4/9/2021

DESCRIPTION  
ISSUED FOR PERMIT REVIEW

NO.  
0

JOB NUMBER  
20002500

DRAWN BY  
A.PLASCENCIA

SHEET NAME  
BUILDING SECTIONS

REVISION  
0

SCALE @ 24"x36"  
As indicated

DATE ISSUED  
4/9/2021

SHEET  
A-312

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