

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



OFFICIAL NOTIFICATION OF DECISION

August 19, 2021

Alamo Center LLC
13405 Pino Ridge Place
Albuquerque NM, 87111

Project #2021-005687, SI-2021– 00985
Amendment to Site Plan

LEGAL DESCRIPTION:

Consensus Planning Inc., agent for Alamo Center LLC, requests the above action for all or a portion of Tracts B, C, D Alameda West Addition; Tract E-1-A and Tract E-1-B plat of tract E-1-A & E-1-B A Alameda West; Tract E-2, Tracts E-1 and E-2 Alameda West; a tract of land within the Town of Alameda Grant and a portion of Tract 5 Questa del Rio Subdivision MRGCD Map #25, zoned MX-M and NR-C, located at 10,127 Coors Blvd. NW, between 7 Bar Loop Rd. NW and Old Airport Rd. NW, approximately 17.5 acres (B-14-Z).
Staff Planner: Leroy Duarte

On August 19, 2021, the Environmental Planning Commission (EPC) voted to APPROVE Project #2021-005687, SI-2021– 00985, Amendment to Site Plan, based on the following Findings and subject to the following Conditions of Approval:

FINDINGS:

1. The request is for a Major Amendment of a Prior Approved Site Development Plan for a property legally described as Tracts B, C, D Alameda West Addition; Tract E-1-A and Tract E-1-B plat of tract E-1-A & E-1-B A Alameda West; Tract E-2, Tracts E-1 and E-2 Alameda West; a tract of land within the Town of Alameda Grant and a portion of Tract 5 Questa del Rio Subdivision MRGCD Map #25, zoned MX-M and NR-C, located at 10,127 Coors Blvd. NW, located between 7 Bar Loop Rd. NW and Old Airport Rd. NW, approx. 17.5 acres (the subject site)
2. The applicant proposes to amend the prior approved site plan in order to redevelop the southeastern portion of the site (approx. 1 acre) with two restaurants, a taproom, and outdoor patio.
3. The subject site is zoned MX-M (Mixed Use – Medium Intensity). The purpose of the MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors. Allowable uses are shown in IDO Table 4-2-1. Taproom and restaurants are permissive in the MX-M zone district.

4. The EPC is hearing this case pursuant to IDO section 14-16-6-4(Z) Amendments of Pre-IDO Approvals. Major amendments shall be reviewed by the decision-making body that issued the permit or approval being amended, following the procedures for the most closely equivalent decision in Part 14-16-6 (Administration and Enforcement). The amendment exceeds the thresholds found in IDO table 6-4-4: Allowable Minor Amendments, therefore it is classified as a Major Amendment pursuant to IDO section 14-16-6-4(Z)(1)(b).
5. The subject site is located in an Area of Change and at the intersection of two Major Transit Corridor at Seven Bar Loop NW and Coors Blvd NW.
6. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
7. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 5: Land Use:

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

The request would facilitate growth as a community of strong Centers connected by a multi-modal network of corridors because the subject site sits along two designated Corridors.

B. Policy 5.1.5 – Employment Centers: Create centers that prioritize employment opportunities and foster synergy among business.

The request would facilitate the development of two restaurants and a taproom which would activate the corridor with more people using transit and walking to nearby commercial services, encourage development, and make the nearby transit service accessible.

8. The request furthers the following, additional polices regarding Centers and Corridors from Comprehensive Plan Chapter 5: Land Use.

A. Goal 5.2 Complete Communities: Foster communities where residents can live, work, learn, shop and play together.

The request would facilitate development of the subject site with restaurants and a taproom, which would provide additional opportunities for the residents to the west of the site to live, work, and shop in the area.

9. The request furthers the following, additional polices regarding Centers and Corridors from Comprehensive Plan Chapter 5: Land Use.

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 subject site is already served by existing infrastructure and public facilities, so the redevelopment made possible by the request would generally 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 subject site is an infill site located in an area already served by existing infrastructure and public facilities. The request would support additional growth along two established Corridors.

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

The subject site is located in an Area of Change, where growth is expected and desired the request would encourage, enable, and direct growth to it.

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

- A. Goal 7.3 – Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes.

The request would reinforce the sense of place using the existing infrastructure and designing within the existing shopping center and under the guidelines of the Coors Boulevard Overlay Zone; creating architecture that will seemingly blend into its built environment.

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

The request would allow the parcel of a partially reclaimed drainage pond to be re-developed into eateries and a taproom that will serve the surrounding areas, which in turn will enhance the built environment.

11. The request is consistent with the following Comprehensive Plan Goal from Chapter 8: Economic Development.

- A. Goal 8.1 –Placemaking: Create places where business and talent will stay and thrive

The proposed development of the subject site will encourage business diversity within the shopping center.

12. 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) The site plan is consistent with the ABC Comp Plan, as amended.

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 site plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the subject property and any related development agreements and/or regulations.

The subject site is zoned MX-M; therefore, this criterion does not apply.

- C. 14-16-6-6(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 will comply with all applicable provisions of the IDO. The request will need to be reviewed by the Development Review Board (DRB) to ensure compliance with applicable provisions of the Development Process Manual (DPM). As per the IDO, the EPC will determine whether any deviations from typical Mixed-Use development are acceptable in this proposed major amendment.

- D. 14-16-6-6(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 maximum extent practicable.

The request will be reviewed by the Development Review Board (DRB), which is charged with addressing infrastructure and ensuring that infrastructure such as streets, trails, sidewalks, and drainage systems has sufficient capacity to serve a proposed development.

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

The future, proposed development will be required to comply with the decisions made by two bodies- the EPC and the DRB. The EPCs' conditions of approval will improve compliance with the IDO, which contains regulations to mitigate site plan impacts to surrounding areas. The DRB's conditions will ensure infrastructure is adequately addressed so that a proposed development will not burden the surrounding area.

- F. 14-16-6-6(J)(3)(f) If the subject site is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

The subject property is not within an approved Master Development Plan; therefore, this criterion does not apply.

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

The subject property is not within the Railroad and Spur Area and no cumulative impact analysis is required, therefore this criterion does not apply.

13. Based on existing mature trees along Seven Bar Loop and the potential negative impact to the trees from construction of a sidewalk, the alternative pedestrian diagram shown on the site plan is supported.
14. The affected, registered neighborhood organization is the Westside Coalition of Neighborhood Associations which was notified as required. Property owners within 100 feet of the subject site were also notified as required.
15. Based on existing mature trees along Seven Bar Loop and the potential negative impact to the trees from construction of a sidewalk, the alternative pedestrian diagram shown on the site plan is supported.
16. As of this writing, Staff has not been contacted and is unaware of any opposition.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB) to ensure all technical issues are resolved. The DRB is responsible for ensuring that technical EPC Conditions have been satisfied and that other applicable City requirements have been met.
2. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
3. The applicant shall meet with the Staff planner prior to applying to the DRB to ensure that all conditions of approval are addressed and met. Upon receiving sign-off from the DRB, the applicant shall submit a finalized version of the site plan for filing at the Planning Department.
4. Site Plan General:
 - A. Setbacks standards for Coors Boulevard shall comply with IDO Section 14-16-3-4-(C)(3)(b)
 - B. A HC Sign detail shall be provided.
 - C. A Motorcycle sign detail shall be provided.
 - D. A guard rail detail shall be provided.
 - E. A wall screening detail shall be provided.

5. Pedestrian Access & Circulation:

A. Proposed sidewalks within development shall be dimensioned to ensure compliance with DPM standards, pursuant to IDO subsection 14-16-5-3(D)(1)(a).

B. A detail of crosswalk indicating dimensions and materials shall be provided.

6. Parking & Circulation:

A. Parking calculations shall be shown clearly on-site plan, and shall comply with existing governing site plan.

7. Landscaping:

A. All street trees must be planted in accordance to IDO Section 14-16-5-6(D)(1)(c).

B. Remove *Caryopteris Clandonensis* Blue Mist Spirea 'Dark Knight' from plant list and substitute with a xeric plant.

8. Lighting:

A. Provide a note on the Site Plan stating that lighting shall be provided in accordance with IDO section 14-16-5-8 Outdoor and Site Lighting.

B. Provide lighting placement on site plan.

C. Specify color for parking lot light pole.

9. Clarification:

A. Specify color for dumpster enclosure detail.

10. 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. Perimeter landscape design should abide by any easement restrictions and not impact PNM facilities.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **September 3, 2021**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the IDO, Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal 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 recommendation.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

Sincerely,

for Alan M. Varela
Planning Director

AV/LD

cc:

Westside Coalition of Neighborhood Associations, Rene Horvath aboard111@gmail.com
Westside Coalition of Neighborhood Associations, Elizabeth Haley ekhaley@comcast.net
Alamo Center LLC, 13405 Pino Ridge Pl., Albuquerque NM, 87111
Consensus Planning, cp@consensusplanning.com
Legal, kmorrow@cabq.gov
EPC file