

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
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OFFICIAL NOTIFICATION OF DECISION

December 21, 2023

Sceye Incorporated
50 George Applebay Way
Building 200
Moriarty NM, 87035

Project # PR-2020-004447
SI-2023-01767 – Site Plan- EPC

LEGAL DESCRIPTION:

Consensus Planning, Inc., agent for Sceye Incorporated, requests a Site Plan-EPC, for an approximately 8.2-acres portion of Tract A-1, Plat of Tracts A-1 and A-2, Sunport Municipal addition, located on Columbia Dr., west of Girard Blvd. and north of Miles Rd., approximately 2,300 acres (M-16-Z).

Staff Planner: William Steele

On December 21, 2023 the Environmental Planning Commission (EPC) voted to APPROVE Project # PR-2020-004447, SI-2023-01767 – Site Plan- EPC, based on the following Findings and subject to the Conditions of Approval:

1. The request is for a Site Plan-EPC, for an approximately 8.2-acre portion of Tract A-1, Plat of Tracts A-1 and A-2, Sunport Municipal addition, located on Columbia Dr., west of Girard Blvd. and north of Miles Rd., approximately 2,300 acres (the “subject site”).
2. The subject site is zoned NR-SU (Non-Residential Sensitive Use Zone District), is located in an Area of Change as designated by the Comprehensive Plan.
3. The Environmental Planning Commission (EPC) is hearing this case pursuant to the Integrated Development Ordinance (IDO) Section 14-16-6-6(I)(1)(A), which states that all site plans in the NR-SU zone district shall be reviewed and decided by the EPC. Additionally, pursuant to the Albuquerque International Sunport Sustainable Airport Master Plan this property will require a Site Development Plan to be approved by the EPC.
4. The Site Plan shall specify uses, site standards, and development standards, to be reviewed and decided by the EPC pursuant to IDO section 14-16-2-5(E) for the NR-SU zone district.
5. Staff reviewed the Site Plan drawings for compliance with applicable IDO Development Standards and regulations. No other City divisions have reviewed the drawings as part of the EPC-Site Plan. Future DFT reviewers shall check the Site Plan for compliance with the DPM and all development standards for the use. Staff has placed conditions of approval on the site plan.

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 generally consistent with Comprehensive Plan Chapter 5: Land Use, Chapter 7: Urban Design and Chapter 8: Economic Development.
8. The subject site is in an Area of Change as designated by the Comp Plan, where new development is desired. By directing growth to Areas of Change, there is less pressure on established neighborhoods to absorb the types of growth that would negatively impact their character. The proposed Site Plan could enhance the surrounding area by facilitating similar aviation related development.
9. The proposed Site Plan would supersede the 8.2-acre subject site, which is a part of the prior approved Site Plan-EPC (PR-2020-004447/SI-2020-01023), which is valid through November 12, 2027 pursuant to IDO section 14-16-6-4(X) Expiration of Approvals.
10. The request is consistent with the following Comprehensive Plan Goal and Policy regarding Development Patterns from 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 request is consistent with the Goal and would facilitate development in an area already served by infrastructure, public facilities, and intended for aerospace-related industry. The subject site will be leased from the City Aviation Department and will support the public good by providing new jobs and industry to the City while expanding the tax base. The existing infrastructure near the subject site such as the easily accessible transit routes and major street networks, together with existing water and sewer utilities maximize the efficient use of the surrounding land.

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

The Site Plan would facilitate development on a parcel that is served by existing infrastructure such as direct access to Gibson Blvd SE, a Commuter Corridor via Girard Blvd SE and public utilities such as water and sewer that could accommodate additional growth. The proposed site would be in alignment with the Albuquerque International Sunport Sustainable Airport Master Plan by engaging in light manufacturing related to aviation.

11. The request is consistent with the following Comprehensive Plan Goal and Policies regarding Development Areas from Chapter 5: Land Use.
 - A. Goal 5.6-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.

The project site is in a designated Area of Change where growth is expected for development of

light manufacturing, industrial and commercial-related uses to aviation. The project site is next to Areas of Consistency on the north and west where the proposed development will reinforce the character and intensity of the surrounding office and light manufacturing uses surrounding the Sunport.

- B. 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 subject site is located within an Area of Change and directs growth and more intense development to industrial and business parks near the airport. The Albuquerque International Sunport Sustainable Airport designates the subject site as an extension of the ACE Site Plan (superseded) to the east which was to be developed to accommodate strategic aerospace and aviation innovations and partnerships. The request would also expand employment opportunities, create jobs in an area adjacent to the airport and next to NR-LM zoning with office and industrial uses. Additionally, the subject site is near a freight route that is not abutting residential uses, and in a location where adequate infrastructure and community services exist.

- C. Policy 5.6.4 -Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

The subject site is consistent with the policy because it is in an Area of Change abutting an industrial park to the west and a business park to the north in which both are in Areas of Consistency. The transitions would be from the proposed use of light manufacturing in the NU-SU district to industrial or office land uses which are both in the NR-LM light manufacturing zoning district. Setbacks to the north, east and west of the building are larger than any required setback at 107 ft, 94 ft and 96 ft respectively and provide landscaping that buffers the development with street trees, and additional plants. The building height within the Horizontal Surface for the airport at 32'6" is substantially lower than the 150 ft maximum height limit based on the elevation of the project site. The land use to the east and south of the subject site is designated airport use and is vacant.

12. The request is consistent with the following Comprehensive Plan Policy 7.3.5 – Development Quality from Chapter 7: Urban Design: Encourage innovative and high-quality design in all development.

The proposed Site Plan incorporates high-quality design for a large-scale production facility that includes a large area of blue tinted glazing on the east elevation and front of the building which is not typically seen for light manufacturing use. Additionally, the proposed building has changes in color and in its articulation on the facades. The proposed Landscape Plan would transform and stabilize the west slope down to Columbia Drive in an innovative way by while avoiding the need to install a large and unattractive retaining wall facing Columbia Dr SE. Further, Site Plan's for NR-SU require Site Standards, Uses, and Development Standards to be reviewed and decided by the EPC, which would help ensure high quality design. The request is consistent with Policy 7.3.5-Development Quality.

13. The request is consistent with the following Comprehensive Plan Policies regarding Placemaking 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 development would encourage economic development and synergistic economic development efforts that could grow the community's economic base. The proposed use could provide job growth with livable wages and could foster local economic opportunities associated with it and bring additional income into the region. The proposed development could add to the diverse economy by increasing light manufacturing related to the aviation industry in the area. Though not guaranteed, the proposed development would contribute to a more robust economy and generally improve opportunities and quality of life for new and existing residents.

- B. 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 providing a new light manufacturing use in the private sector. As a private company this would help reduce reliance on government spending. The efforts would focus on the aerospace technology economic base cluster that is important to the region and which complements existing work at the Air Force Research Laboratory, Sandia National Laboratories, Kirtland Air Force Base, and their affiliated partners.

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

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

The applicant has adequately demonstrated, through a policy-based analysis, that the request would be consistent with the Comprehensive Plan as required pursuant to IDO Section 14-16-6-6(I)(3)- Review and Decision Criteria for Site Plan-EPC. The applicant's responses are contained in the revised project dated October 26, 2020 (see attachment). Staff agrees with the applicant's main arguments that the request would direct growth to where it is intended, provide economic-base jobs (manufacturing, not retail jobs) and foster economic resiliency, and occupy an infill site earmarked for this type of use and thereby promote efficient development patterns.

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

The development is consistent with Albuquerque International Sunport Sustainable Airport Master Plan. The proposed development is consistent with the intended manufacturing uses related to aviation. The proposed site plan will supersede the prior approved Site Plan-EPC (PR-2020-004447/SI-2020-01023) on the 8.2-acre portion of the site.

- C. 6-6(I)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of

the property in a prior permit or approval affecting the property.

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 Facilitation Team (DFT) to ensure compliance with applicable provisions of the Development Process Manual (DPM) and to ensure that infrastructure is sufficient.

IDO section 2-5(E)(2) Table 2-5-9 Other Applicable IDO Sections outlines the applicable standards for the NR-SU zone district. The Site Plan specifies site standards, uses, and development standards which are to be reviewed and decided by the EPC. Where the Site Plan is Silent, IDO standards apply.

Pursuant to IDO Section 14-16-6-4(P), 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(I).

- D. 6-6(I)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

The existing infrastructure and public improvement have adequate capacity for the proposed development. The development will connect to existing water and sewer lines. The project site is surrounded by existing paved roads, an existing multi-use trail and sidewalks. A new detention basin will be installed to meet stormwater storage requirements. The request will be reviewed by the DRT, which is charged with addressing infrastructure and ensuring that infrastructure such as streets, trails, sidewalks, and drainage systems has sufficient capacity to serve the proposed development.

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

The proposed development will mitigate significant impacts to the surrounding area because it will comply with applicable FAA and airport regulations, including those of the Airport Protection Overlay zone that limit noise, lighting, height, and uses. The assembly operations will not produce hazardous material by-products and will take place inside an enclosed building. Also, the IDO's regulations mitigate Site Plan impacts to surrounding areas.

- F. 6-6(I)(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 site is within the Albuquerque International Sunport Sustainable Airport Master Plan and meets its relevant standards for the proposed development and adheres to the applicable standards in the IDO and as negotiated through the Site Plan approval process with the EPC.

- G. 6-6(I)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and IDO Section 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.

A cumulative impact is not required because the subject site is not in the Railroad and Spur Small Area.

15. The applicant notified the Victory Hills Neighborhood Association (NA), District 6 Coalition of Neighborhood Associations and property owners within 100 feet of the subject site as, required.
16. A pre-application facilitated neighborhood meeting was not held and no opposition or support is known for the request.

CONDITIONS OF APPROVAL

1. After approval by the Environmental Planning Commission (EPC), the applicant shall submit the proposed site plan to the Development Facilitation Team (DFT) for final sign-off. The reviewer will be responsible for ensuring that all EPC Conditions have been satisfied and that the IDO, DPM, and all other applicable City requirements have been met.
2. The applicant shall coordinate with the Staff Planner prior to submitting to the DFT to ensure that the EPC Conditions in the Official Notification of Decision have been met.
3. Site Plan-EPC Sheet
 - A. Parking Standards: Loading spaces shall be provided on the site plan pursuant to IDO Section 14-16-5-5(H) which details requirements for off-street loading spaces and the layout and design of loading areas.
 - B. A keyed note shall be provided identifying crosswalks on the Site Plan and Landscaping Plan. The crosswalks on the east side of the proposed building shall be modified to connect to sidewalks and not to parking spaces.
4. Exterior Building Elevations – EPC Sheet

Lighting: Exterior decorative wall sconce heights shall be pursuant to IDO Section 14-16-5-8(D)(4) and noted on the Exterior Building Elevations – EPC Sheet. Conversely, if the prefabricated decorative wall sconces are for security lighting this shall be included in Note #7 on the Exterior Building Elevations – EPC Sheet.
5. Condition from AMAFCA: The applicant shall work with AMAFCA prior to DFT final sign-off to provide evidence that the site grading is not going to negatively impact any downstream property with its developed stormwater discharge

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by January 5, 2023. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(V) of the Integrated Development Ordinance (IDO), Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal an EPC Recommendation to the City Council since this is not a final decision.

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

Sincerely,



for Alan M. Varela,
Planning Director

AV/WS/MJ

cc: Consensus Planning Inc., Jackie Fishman, fishman@consensusplanning.com
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