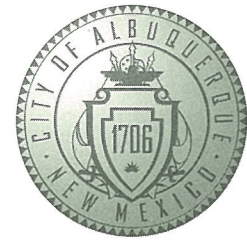


CITY OF ALBUQUERQUE



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

OFFICIAL NOTIFICATION OF DECISION

February 13, 2020

City of Albuquerque
Planning Department
Urban Design & Development
600 2nd St. NW, 3rd Floor
Albuquerque, NM 87102

Project #2019-002765
SI-2019-00380 –Site Improvement

LEGAL DESCRIPTION:

Modulus Architect Inc., agent for Red Shamrock 4 LLC, request the above action for all or a portion of Lots 1 Thru 9 Coors Pavilion (Being A Replat Of Tract X-1-A2, of Tracts X-1-A1 & X-1-A2 University Of Albuquerque Urban Center), located on Coors Blvd. NW, between St. Josephs Dr. NW, and Coors Blvd. NW , containing approximately 21 acres. (G-11)
Staff Planner: Leslie Naji

PO Box 1293

On February 13, 2020 the Environmental Planning Commission (EPC) voted to Approve Project 2019-002765/SI-2019-00380, Major Site Amendment, based on the following Findings:

FINDINGS –SI-2019-00380, February 13, 2020-Site Plan Major Amendment

- NM 87103
www.cabq.gov
1. The request is for a Major Amendment of a Prior Approval of a Site Development Plan for an approximately 21.3-acre parcel located on St. Josephs Drive NW between Coors Blvd. and Atrisco Drive. The request consists of the following four major changes to the existing, governing site development plan:
 2. The request exceeds the thresholds for a Minor Amendment, and therefore is being considered pursuant to Section 14-16-6-4(Y)(1)(b)1, which states that Major Amendments shall be reviewed and decided by the decision-making body that issued the approval being amended. The EPC approved the existing site development plan for the subject site prior to effective date of the IDO. Pursuant to IDO Section 14-6-4(P)(2), the decision-making body may impose conditions necessary to bring the application into compliance with the requirements of this IDO.
 3. The subject site is located in an Area of Change area as designated by the Comprehensive Plan. Located along Coors Blvd., the subject site is along a Major Transit Corridor.

OFFICIAL NOTICE OF DECISION

Project #2019-002765

January 9, 2020

Page 2 of 7

4. 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.
5. The request generally furthers the following, applicable Comprehensive Plan policies:

- a. 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 allow new infill development and employment opportunities to be located along a designated Corridor, a location that is deemed appropriate area to accommodate higher density and intensity of growth over time to facilitate the City's vision for sustainable growth patterns, while reducing development pressures on the urban fringe and established neighborhoods. The request furthers Goal 5.1-Centers & Corridors and Policy 5.1.1-Desired Growth.

- b. Policy 5.1.2-Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The subject site is located in a the Ladera Activity Center and in an Area of Change that is intended to provide convenient, day-to-day services at a neighborhood scale to serve the surrounding area. The multiple lots can provide a mix of neighborhood commercial and office space.

- c. Policy 5.1.5 - Employment Centers: Create Centers that prioritize employment opportunities and foster synergy among businesses. Prioritize office and commercial employment in areas with good access via automobile and transit.

With approximately 14 acres for commercial development, the site provides concentrated employment opportunities along a transit corridor and within easy vehicular access.

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

This request furthers this policy because an amended Site Plan allowing for smaller lots will allow medium scale mixed use development with a range of services and amenities that supports healthy lifestyles. Future site development of individual lots will require DRB approval whereby Site Design Standards and Guidelines requiring connectivity within the overall development and pedestrian friendly access, as well as landscaping and open spaces, can be reviewed and enforced.

- e. Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods. [ABC]

OFFICIAL NOTICE OF DECISION

Project #2019-002765

January 9, 2020

Page 3 of 7

The request would make possible, development of commercial uses along Coors Blvd with close proximity to the surrounding neighborhoods on the north, east, south and west sides of this corridor which is conveniently accessible from surrounding neighborhoods.

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

The property, located at the Ladera Activity Center area, is served by existing infrastructure. It is designated as an area where infill development is desired.

- g. 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 Property is located in an Area of Change and will direct growth and more intense development to this corridor where change is encouraged. The proposed amendment will encourage growth and high-quality future development in accordance with this policy along a Major Transit Corridor with adequate infrastructure.

- h. 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.

As each parcel is developed, necessary setbacks, buffering and limits on building heights will be assured through DRB site review. The changes with this Site Plan Amendment will not affect transitions.

- i. Policy 6.1.3-Auto Demand: Reduce the need for automobile travel by increasing mixed-use development, infill development within Centers, and travel demand management (TDM) programs.

This request would reduce the need for automobile traveling by increasing mixed use development, infill development within the Ladera Activity Center on Albuquerque's Westside, reducing the need for cross river trips. This request furthers Policy 6.1.3 – Auto Demand. Mixed-use development along a major transit corridor and adjacent to transit stops on Coors Blvd. will further reduce auto demand as jobs and shopping on the site can be easily reached by multiple bus routes.

- j. Policy 8.1.1 Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

Although the proposal creates significantly smaller lots than what is currently available, there is still a range of lot sizes ranging from 1.1 acres to 5.5 acres. This will still enable a wide variety of potential economic opportunities

OFFICIAL NOTICE OF DECISION

Project #2019-002765

January 9, 2020

Page 4 of 7

- k. 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. [ABC]

This request will encourage economic development that will provide jobs, goods, and services which improve the life for new and existing residents on the Westside and contribute to a diverse and vibrant economy by creating new opportunities for neighborhood scale commercial development in an area with growth that is consistent with and enhances the establish character of existing development.

- l. Policy 8.1.3 Economic Base: Strengthen and diversify the economic base to help reduce reliance on government spending. [ABC]

This request furthers this Policy by allowing for future development of the property providing an incentive to local business to expand and diversify employment, promote local hiring, higher wages and business that contributes to the economic base of the community and region that helps reduce reliance on government spending.

- 6. The applicant has adequately justified the request pursuant to the Integrated Development Ordinance (IDO) Section 6-6(H)(3)-Review and Decision Criteria for Site Plan- EPC as follows:

- a. Criterion A: The Site Plan is consistent with the ABC Comp Plan, as amended. It supports and promotes several of the Comprehensive Plan's Goals and Policies as noted in Finding 5.
- b. Criterion 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.

This site was previously zoned SU-3 to include O-1 & C-2 uses with associated design standards. Since adoption of the IDO, the site is now zoned NR-C (Non-Residential Commercial). The request will not replace the design standards of the previous approval and will follow applicable terms and conditions that have been previously approved. The proposed site plan changes the amount of (O-1) Office use on the site designations from 7 acres to 5.5 acres. Both uses are permissible within the IDO NR-C designation, as well as light industrial.

- c. Criterion C: The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

The Amended Site Plan will comply with all prior approved design standards put in place as the site continues to develop. There will be a reduction of O-1 uses per previous

OFFICIAL NOTICE OF DECISION

Project #2019-002765

January 9, 2020

Page 5 of 7

approvals. The NR-C Zone allows medium-scale retail, office, commercial, and institutional uses.

- d. Criterion 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.

As the request is for replating of the approved development, there will be no additional burden on the City's infrastructure. Subsequent development on each plot may still require DRB review and approval, based on IDO development process thresholds.

- e. Criterion E: The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

The approved design standards in place with the original approval and layout of the new tracts are intended to ensure that future development will complement residential areas; future development will continue to be in line with the existing subdivision design standards that have been established. This will cause no adverse effects of noise, lighting pollution, and traffic on residential environments. Smaller lots will simply encourage future site developments to emerge. All uses shall comply with the standard that have been approved for this subdivision. Where the site plan's design standards are silent, the IDO's standards, including Neighborhood Edge requirements, will apply.

- 7. The applicant's policy analysis adequately demonstrates that the request furthers a preponderance of applicable Goals and policies in the Comprehensive Plan and does not significantly conflict with it. The proposed site plan amendment would be more advantageous to the community if it promotes development of the site.
- 8. The applicant notified the Ladera Heights Neighborhood Associations (NA), The Enclave at Oxbow HOA, Rancho Encantado HOA, Westside Coalition of NA, and Vista Grande NA as required. Property owners within 100 feet of the subject site were also notified as required.
- 9. The applicant conducted an informal neighborhood meeting. They state that the three neighborhood representatives in attendance were not opposed to the request, rather inquired on the previous projects that were proposed on the site and that they would like to see the land developed.
- 10. As of this writing, staff has received no community comments concerning this application.
- 11. Although traffic generated by the reduced lot sizes may change from the original site plan, it is not possible to determine until parcels are designed. As this transpires, new traffic generated reports should be provided for each parcel.

OFFICIAL NOTICE OF DECISION

Project #2019-002765

January 9, 2020

Page 6 of 7

RECOMMENDATION - SI-2019-00380, February 13, 2020

APPROVAL of Project #2019-002765, Case #SI-2019-00380, a Major Amendment to an existing Site Plan for an approximately 47.7-acre site located at St. Joseph Drive NW between Coors Blvd. and Atrisco Drive; Tracts X-1-A1 (portion of Parcel A) & Lots 1 thru 9, X-1-A2 (Parcel B), University of Albuquerque Urban Center, based on the preceding Findings and subject to the following condition of approval.

Condition of Approval

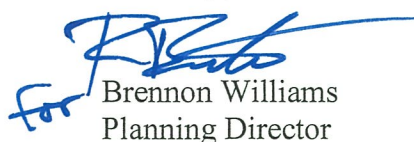
1. A Trip Generation Rate report for each new building proposed in Coors Pavilion shall be provided with site approval application as the project continues to develop to ensure that the trip generation rate does not exceed 10% above the trip generation rate assumed in the 2016 Traffic Impact Study. Should the project generate above the 10% allowance, a new Traffic Impact Study will be required.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **February 28, 2020**. 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,


Brennon Williams
Planning Director

BW/LN

OFFICIAL NOTICE OF DECISION

Project #2019-002765

January 9, 2020

Page 7 of 7

cc: COA Planning Department, , 600 2nd St. NW, 3rd Fl., ABQ, NM 87102
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Rancho Encantado HOA, John Vigil, jvigil@centurylink.net
Rancho Encantado HOA, John Marco, jjm@vmnet.us
Westside Coalition of Neighborhood Associations, Harry Hendriksen, hlhen@comcast.net
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