

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

January 13, 2017

Guardian Storage
Attn: Paul Hedges
7501 Holly Av. NE
ABQ, NM 87113

Project# 1004167
16EPC-40071 Amended Site Development Plan for Subdivision

LEGAL DESCRIPTION:

The above action for all or a portion of of Lots 1-4, 5A, 6A, 7A, 8A, 9, 10A, 10B1, 10B2, Bosque Plaza Subdivision, zoned C-1 (SC), located on SE Corner of La Orilla Rd. NW and SW corner of Coors Blvd. NW, containing approximately 11.5 acres (E-12)
Staff Planner: Maggie Gould

PO Box 1293

On January 12, 2017 the Environmental Planning Commission (EPC) voted to APPROVE Project 1004167/16EPC-40071, an Amended Site Development Plan for Subdivision, based on the following findings:

Albuquerque

FINDINGS:

NM 87103

1. This is a request for an amendment to a Site Development Plan for Subdivision for Lots 1-4, 5A, 6A, 7A, 8A, 9, 10A, 10B1, 10B2, Bosque Plaza Subdivision, zoned C-1 (SC), Bosque Plaza Subdivision located (location) and containing approximately 12 acres.
2. The applicant proposes to amend the approved Site Development Plan for Subdivision to clarify indoor storage as a conditional use, add design requirements for larger buildings on lot 1, increase the FAR on lot 1 to and add a conceptual landscape plan.
3. The Site Development Plan for Subdivision was originally approved in 2006 (05-EPC-01237).
4. The ZHE approved a conditional use for indoor storage for lot 1 in March of 2016, this decision was appealed to the BOA in April of 2016. The BOA found that the ZHE had not addressed the conditional use criteria and reversed the ZHE decision. The BOA decision was appealed to City Council in August of 2016. City Council chose to remand the case to the ZHE, requiring that any relevant amendments to the SPS occur prior to the ZHE rehearing the case.

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OFFICIAL NOTICE OF DECISION

Project #1004167

January 12, 2017

Page 2 of 6

5. The site is subject to the requirements of the approved Site Development Plan for Subdivision with design standards and the requirements of §14-16-3-2, Shopping Center Regulations. Future Site Development Plans for Building Permit on the site will be reviewed by the EPC.
6. The Albuquerque/Bernalillo County Comprehensive Plan, Westside Strategic Plan, Coors Corridor Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. Section 14-16-3-11 of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." The attached site development plan has been evaluated for conformance with applicable goals and policies in the Comprehensive Plan, and other applicable Plans.
8. The subject site is within the boundaries of the Established Urban Area of the Comprehensive Plan. The following policies are applicable:
 - A. Policy II.B.5d: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

Policy II.B.5d is furthered because the proposed changes add additional design requirements for large buildings on lot 1 and require ground floor retail as part of the large building. These requirements will help a larger building be compatible with the existing development. The increased FAR will allow a larger building on lot one, but that building will be compatible with the existing development because of the additional design requirements.
 - B. Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

Policy II.B.5e is furthered because the subject site has access to a full range of urban services including water and sewer, electrical service and roads and provision of emergency service.

Developed Landscape
 - A. Policy II.C.8d: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

The request clearly illustrates a landscape design for the entire shopping center site. The proposed plants include native and low to medium water use plants that are generally successful in the area. Policy II.C.8d is furthered by this request.

OFFICIAL NOTICE OF DECISION

Project #1004167

January 12, 2017

Page 3 of 6

9. The subject site is within the boundaries of the West Side Strategic Plan. The following policies are applicable to the request:

A. Policy 3.12: The Taylor Ranch Community is an appropriate location for continued growth due to its contiguous location to the rest of the City and efficient location for receiving City services.

Policy 3.12 is furthered because the proposed changes will add design guidelines for larger buildings and clarify an additional use. These actions may encourage continued growth at the shopping center.

B. Policy 3.15: Allow appropriately designed development throughout the Taylor Ranch Community which will not degrade views to and from the Escarpment through design guidelines and consistent enforcement.

Policy 3.15 is furthered because all future development will comply with the provisions of the Coors Corridor Plan and the approved Site Development Plan for Subdivision (SPS). The design standards in the SPS are comprehensive and provide guidance on signage, lighting, parking, pedestrian connections, and specify an architectural style with clear requirements for building elements. The additional design elements for large buildings on lot 1 add will help a larger blend with the existing development. The Coors Corridor plan requires buildings to meet the view plane to preserve views by limiting height. The underlying C-1 zone also limits height to 26 feet. All of these requirements ensure view protection even with the proposed changes.

10. The subject site is within section 3 of the Coors Corridor Plan. The following policies are applicable to the request :

A. Issue 3 land use and intensity of development: Intensity of development shall be compatible with the roadway function, existing zoning, or recommended land use, environmental concerns and design guidelines.

The request furthers issue 3 because the clarification of the conditional use is allowed in the existing zoning; the additional design requirements for large buildings will ensure that a large building on lot 1 is compatible with the existing design guidelines.

B. Issue 4 visual impressions and urban design overlay zone. Section b policy 2 building setback, height and bulk: Buildings should be located and designed to provide a pleasing and functional relationship to the roadway, the site and to the adjacent or related building and structures.

The request furtheres issue 4 because future development on the site is subject to the requirements of the approved Site Development Plan for Subdivision which contains comprehensive design guidelines that ensure that the style of the buildings is similar. The greater FAR may allow a greater mass of building but the building design will still be compliant with the applicable design standards. The additional design standards for large buildings on lot 1 will help a large building be compatible with the surrounding development.

OFFICIAL NOTICE OF DECISION

Project #1004167

January 12, 2017

Page 4 of 6

11. The Rio Oeste Homeowners Association, Alban Hills and Taylor Ranch Neighborhood Associations and the West Coalition of Neighborhoods were notified. A facilitated meeting was offered. Property owners within 100 feet of the site were notified. Staff has not received any written comments as of this writing.

CONDITIONS OF APPROVAL:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Based on the conditions in the 2006 Notice of Decision, the applicant will remove references on the site plan and in the design standards to the vehicle connection at Winterhaven Road, including:
 - Under the Access section on Sheet, the following sentence will be added: Access to Winterhaven Road shall remain restricted to pedestrian access.
 - Under section L. Pedestrian Plan on Sheet 3, the following bullet will be added: Pedestrian only access is indicated on the Plan from Winterhaven Road to Bosque Plaza Lane (Per condition # 4 original Notice of Decision). A note shall be added to the Pedestrian plan that restricts access to pedestrians only.
4. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
5. A note shall be added to the Site Plan that states "Indoor Storage, Lot 1 only: FAR Maximum up to 1.0 only if the Coors Corridor Plan View Regulations for massing and height are in compliance, large truck access/turning movements are incorporated, and in accordance with an approved grading and drainage plan to ensure that the drainage is fully functional and aesthetically pleasing."
6. Section G.3.3 Territorial Style Elements for Larger Buildings (Sheet) should reflect the changes provided by the applicant(attachment 1) and read into the record.

OFFICIAL NOTICE OF DECISION

Project #1004167

January 12, 2017

Page 5 of 6

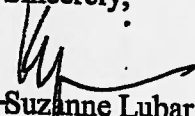
APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **JANUARY 27, 2017**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

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

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

Sincerely,


for Suzanne Lubar
Planning Director

SL/MG

- cc: Guardian Storage, Paul Hedges, 7501 Holly Av. NE, ABQ, NM 87113
Consensus Planning, Jim Stozier, 302 8th St. NW, ABQ, NM 87102
Alban Hills N.A. (ABH), Patsy Nelson, 3301 La Rambla NW, Albuquerque, New Mexico 87120
Alban Hills N.A. (ABH), Lynne Scott, 6419 Camino Del Arbol NW, Albuquerque, New Mexico 87120
Rio Oeste H.O.A. (ROH), Judy Ortiz-Aragon, 4115 Palacio Real NW, Albuquerque, New Mexico 87120
Rio Oeste H.O.A. (ROH), Sandra Tinlin, 4105 Moncloa Ct. NW, Albuquerque, New Mexico 87120
Westside Coalition of N.A.'S, Harry Hendriksen, 10592 Rio Del Sole Ct. NW, ABQ, New Mexico 87114
Westside Coalition of N.A.'S, Rene Horvath, 5515 Palomino Dr. NW, Albuquerque, New Mexico 87120
Taylor Ranch N.A. (TRN) "R", Rene Horvath, 5515 Palomino Dr. NW, Albuquerque, New Mexico 87120

OFFICIAL NOTICE OF DECISION

Project #1004167

January 12, 2017

Page 6 of 6

**Taylor Ranch N.A. (TRN) "R", Jolene Wolfley, 7216 Carson Trl. NW, Albuquerque, New Mexico 87120
Nita Day, 6127 Deergrass Circle NW, ABQ, NM 87120**