

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
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OFFICIAL NOTIFICATION OF DECISION

October 19, 2023

Amerace Corporation
6625 Bluewater Road NW
Albuquerque, NM 87121

Project # PR-2023-009209
SI-2023-01491- Site Plan- EPC

LEGAL DESCRIPTION:

Madison Jurewicz, Kimley-Horn and Associates, agent for Amerace Corporation, requests a Site Plan-EPC, Major Amendment for all or a portion of Tract A Atrisco Business Park Unit 1, located at 6625 Bluewater Rd. NW, between Coors Blvd. NW and Airport Dr. NW, approximately 40.3 acres (J-10-Z)

Staff Planner: Seth Tinkle

On October 19, 2023 the Environmental Planning Commission (EPC) voted to APPROVE Project # PR-2023-009209, SI-2023-01491- Site Plan-EPC, Major Amendment, based on the following Findings and subject to the following Conditions or Approval:

1. The request is for an EPC-Major Amendment for an approximately 40.3-acre site legally described as Tract A Atrisco Business Park Unit 1, located at 6625 Bluewater Rd. NW, between Coors Blvd. NW and Airport Dr. NW, zoned NR-BP (the "subject site").
2. This request is for a Major Amendment to the controlling Site Development Plan for Building Permit to allow for an approximately 93,000 SF expansion of the existing 92,658 SF warehouse. The expansion would include an additional manufacturing area, a customer experience center, conference room, employee break area, and restrooms. The request would also result in new landscaping, relocation of existing parking and increased onsite paved parking, and relocation of an existing onsite fire hydrant and fire supply line.
3. The EPC is hearing this request (SI-2023-01491) because Major amendments return to the original approving body pursuant to 14-16-6-4(Y)(3). The request exceeds the thresholds for a minor amendment because the amendment proposes an increase of standards beyond the thresholds allowed as minor amendments pursuant to Table 6-4-4 in the IDO. In this case, the building expansion is greater than 10% of the previously approved development.
4. The subject site is within an Area of Change, the Coors Boulevard Character Protection Overlay Zone (CPO-2), and 660' of the Coors Blvd. Major Transit Corridor.

5. 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.
6. The request is consistent with the following applicable Policies from Comprehensive Plan Chapter 4: Character:

A. Goal 4.1 Character: Enhance, protect, and preserve distinct communities.

The request would enhance a distinct community by facilitating an expansion of established and existing uses, while increasing the amount of landscaping on-site, which is cohesive with the Atrisco Business Park Master Development Plan and the CPO-2 overlay zone. The request would protect and preserve a distinct community through adherence with the Atrisco Business Park Master Development Plan and IDO standards. The request includes two new onsite detention basins to collect and detain drainage on the subject site, which would further protect and preserve the surrounding community.

B. Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The request would protect the identity and cohesiveness of the existing neighborhood because it is consistent with the scale, uses, and character of nearby and adjacent development. The location of development within the proposed expansion accounts for the character and natural features both on the subject site and abutting the subject site. The request furthermore aligns with the design guidelines established in the Atrisco Business Park Master Development Plan along with the NR-BP Zone District's standards and requirements.

7. The request is consistent with the following Comprehensive Plan Goals and Policies regarding Centers and Corridors from Chapter 5: Land Use:

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

The request would strengthen the Coors Blvd. Major Transit Corridor because it would facilitate an expansion of the existing on-site facility, which would promote employment growth within the Transit Corridor.

B. 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 capture regional growth within a Major Transit Corridor and help shape the built environment into a sustainable development pattern because it is a proposed expansion to an existing building that is adequately served by infrastructure and utilities. An expansion to the existing facility would promote employment growth, incorporate sustainable building practices (building adaptation), in-fill and compact development.

- C. 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 area is within the Coors Blvd. Major Transit Corridor and an Area of Change, where growth is both desired and encouraged. The request would facilitate more intense development within the Transit Corridor and Area of change.

8. The request is consistent with the following Comprehensive Plan Goals and Policies regarding Land Use and Development Patterns from Chapter 5: Land Use:

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

The request would foster a community where residents can live, learn, shop, and play because it would result in the expansion of existing uses on site, which would increase employment opportunities near residential housing and commercial amenities.

- B. 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 would make possible development that maximizes the utility of existing infrastructure and public facilities because the subject site is located within a developed area. The proposed expansion would support the public good in the form of economic development, job creation, and an expansion to the tax base.

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

The request would support additional growth in areas with existing infrastructure and public facilities because the proposed expansion would occur on an in-fill site that is connected to infrastructure and near several public facilities (the Los Volcanes Senior Center and an APD Substation).

- D. Policy 5.3.2 Leapfrog Development: Discourage growth in areas without existing infrastructure and public facilities.

The request would discourage growth in area without existing infrastructure and public facilities because the proposed expansion would result in in-fill development in an area that has experienced leapfrog development in the past.

- E. Policy 5.4.2 West Side Jobs: Foster Employment opportunities on the West Side.

The subject site's location is on the West Side of Albuquerque, so the development made possible by the request would foster employment opportunities on the West Side.

9. The request is consistent with the following Comprehensive Plan Goals and Policies regarding Land Use and Development Patterns 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 to ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The request would encourage and direct growth to an Area of Change by facilitating the expansion of a facility that is currently on-site.

- 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 request would facilitate development that would direct growth and more intense development to the Coors/I-40 Activity Centers and the Coors Blvd. Major Transit Corridor, where more intense development and growth is encouraged.

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

- A. Policy 7.4.2 Parking Requirements: Establish off-street parking requirements based on development context.

The request would establish off-street parking requirements based on the development context because the proposed expansion would comply with IDO parking requirements and is cohesive with nearby and adjacent development. While the request does propose considerably more than the required number of parking spaces, it does so because of the subject site's location and development context.

- B. Policy 7.5.1 Landscape Design: Encourage landscape treatments that are consistent with the high desert climate to enhance our sense of place.

The request would encourage landscape treatments consistent with the high desert climate to enhance sense of place because it would result in additional landscaping that far exceeds the scale of landscaping currently on-site. The request incorporates native and local landscaping features.

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

Policy 8.1.3 Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster robust, resilient, and diverse economy.

The request would encourage economic development efforts that improve quality of life for new and existing residents because it would result in increased employment opportunities. The request would foster a robust, resilient, and diverse economy because it would expand an existing business and Albuquerque's manufacturing base.

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

- A. 14-16-6-6(I)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as amended.

As demonstrated by the policy-based analysis, the request is generally consistent with applicable Comprehensive Plan Goals and policies.

- B. 14-16-6-6(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 subject property and any related development agreements and/or regulations.

The subject site was originally zoned SU-1 for Planned Industrial Park. This zone converted to NR-BP upon adoption of the IDO. The request will not replace the design standards of the previous approval and will follow applicable terms and conditions that have been previously approved.

- C. 14-16-6-6(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.

The subject site shall comply with all applicable provisions of the IDO, the DPM, other adopted City regulations, including the Atrisco Business Park Master Development Plan.

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

Existing infrastructure and public improvements have adequate capacity to serve the proposed development and any burdens on those systems shall be mitigated as the site continues to develop.

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

The application mitigates significant adverse impacts on the surrounding area to the maximum extent practicable. Development made possible by the request is required to meet all Non-residential Zone District Dimensional Standards per IDO Table 5-1-3 and all Buffering and Landscaping requirements per IDO 14-16-5-6. Although the application does not avoid Sensitive Lands per the IDO Sensitive Lands Analysis criteria IDO 5-2(C), constructing two detention basins on site will mitigate the increased impervious runoff prior to draining to the on-site flood zone (AE).

- F. 14-16-6-6(I)(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 within the Atrisco Business Park Master Development Plan area and the Amended Site Plan meets relevant standards in the Master Development Plan in addition to the standards applicable in the NR-BP Zone District.

- G. 14-16-6-6(I)(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, the above criterion does not apply.

13. The applicant notified the Los Volcanes Neighborhood Association, South West Alliance of Neighborhoods, and property owners within 100 feet of the subject site, as required.
14. A pre-submittal neighborhood meeting was offered and held. The applicant met with the President of the Los Volcanes Neighborhood Association, who viewed a presentation on the project and asked relevant questions that were then answered by the applicant.
15. Applicant should coordinate with the Albuquerque Metropolitan Arroyo Flood Control Authority, Albuquerque Bernalillo County Water Utility Authority, Transportation Development Services, and Solid Waste Management Department on comments provided to this application.
16. As of this writing, Staff has not been contacted by any members of the public and is unaware of any opposition.

CONDITIONS OF APPROVAL – SI-2023-01491

1. After approval by the Environmental Planning Commission (EPC), the applicant shall submit the proposed site plan to the Development Facilitation Team (DFT) for a Site Plan-Administrative Review. 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. The staff planner will provide a post-EPC memo to the DFT.
3. The Site Plan shall be in compliance with all CPO-2 regulations.

4. Site Plan Lighting – light fixtures shall be compliant with all CPO-2 regulations regarding Outdoor Lighting. Height shall be reduced from 28’ to 20’.
5. The Site Plan shall be in compliance with the City of Albuquerque’s Amended Pollen Ordinance (2004).
6. CONDITIONS FROM THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY (AMAFCA):

The approved grading and drainage plan for this site shall clearly identify the retention volume required for the increase in impervious area proposed by this plan.

7. CONDITIONS FROM THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA):

Request for Availability shall be acquired to evaluate fire protection requirements and domestic water demands of the proposed expansion.

8. CONDITIONS FROM THE ALBUQUERQUE POLICE DEPARTMENT:

The approved Site Plan shall take into consideration the Crime Prevention through Environmental Design (CPTED) comments provided by the Albuquerque Police Department to this application.

9. CONDITIONS FROM TRANSPORTATION DEVELOPMENT SERVICES:

- a. The developer shall be responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Facilitation Team (DFT).
- b. An approved Traffic Circulation Layout shall be acquired and the site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

10. CONDITIONS FROM THE SOLID WASTE MANAGEMENT DEPARTMENT:

- a. A site plan shall be provided to the Solid Waste Management Department to seek approval for access.
- b. The site plan shall be to scale and include the proposed refuse plan for the addition to this site.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC’s decision or by **November 3, 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,

Catalina Lehner

for Alan M. Varela,
Planning Director

AV/CL/ST

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EPC File