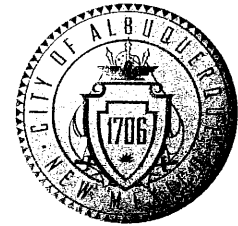


CITY OF ALBUQUERQUE



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

November 11, 2016

Jaime Galles
1601 Lomas NE
ABQ, NM 87102

Project# 1009154
16EPC-40061 Site Development Plan for Building Permit

LEGAL DESCRIPTION:

The above action for all or a portion of Lot 1, Big I Commerce Center, zoned M-1, located on the southeast corner Candelaria Rd. NE, and University Blvd. NE, containing approximately 9.2 acres. (H-15) Staff Planner: Maggie Gould

PO Box 1293

On November 10, 2016 the Environmental Planning Commission (EPC) voted to **APPROVE** Project #1009154/16EPC-40061, A Site Development Plan for Building Permit, based on the following findings and conditions:

Albuquerque

FINDINGS:

NM 87103

1. This is a request for a Site Development Plan for Building Permit for Tract 1, Big I Commerce Center located at the Southwest Corner of University Blvd. and Candelaria Blvd. containing approximately 9.2.
2. The proposed car dealership development includes a 41,282 square foot building with showroom, reception and service area and parking for employees, patrons and vehicle display.
3. The subject site was platted in 2013 at the DRB (13DRB-70509).
4. The subject site is within the boundaries of the Established Urban Area of the Comprehensive Plan. There are no Area Plans or Sector Development Plans for the area.
5. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

www.cabq.gov

Land Use

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.

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The request furthers policy II.B.5e because the subject site has access to a full range of existing urban infrastructure, including roads, water and sewer service, electricity and public safety. The subject site is not directly adjacent to an existing single family neighborhood; there are single family neighborhoods south of I-40, approximately .5 miles from the site and east of Carlisle Blvd. approximately 1.2 miles from the site.

Policy II.B.5i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The request furthers policy II.B.5i because the request will allow the development of a new commercial use that will provide services and possible employment to area residents, but will not negatively impact those areas. The subject site is close enough to provide services, but separated enough from the residential areas so that any noise, traffic or lighting issues will not impact the neighborhoods. Additionally, the Site Development Plan for Building Permit shows light poles at 20 feet in height, low enough to prevent light pollution.

Policy II.B.5o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

The request furthers Policy II.B.5o because the subject site is located in the Established Urban Area of the Comprehensive Plan; the request allows development on a vacant lot, in an older part of the City.

Economic Development

Policy II.D.6a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

The request furthers Policy II.D.6a because the request will allow the development of a new commercial use that may offer new employment opportunities.

Policy II.D.6b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized. *The request furthers Policy II.D.6b because the owner is a local business person.*

Developed Landscape

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 furthers policy II.C.8d because the Site Development Plan for Building Permit shows a variety of low water and medium water use plants throughout the site. The slope along I-25 will be planted with native seed. All of the planting areas will help to prevent erosion from water and wind and will keep down dust.

6. There are no recognized neighborhood associations or coalitions for the subject site. Property owners within 100 feet of the site were notified of the request. A facilitated meeting was not recommended or requested. Staff has not received any public comment as of this writing.

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CONDITIONS:

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.

Prior to application submittal to the ORB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

[Agent has set up meeting with Maggie Gould for Tuesday, 10:00 AM on the 29th of November to review submittal.](#)

3. The applicant shall coordinate with PNM regarding landscaping and drainage placement. The Honey Locust tree in the PNM easement in the employee parking area shall be replaced with a shorter tree to address the PNM concerns regarding mature tree height.

[The Landscape plan has been revised to show a shorter tree at this location. The Civil Engineer consultant has been coordinating with PNM to resolve all issues.](#)

4. Transportation conditions shall be addressed prior to DRB.

[The Civil Engineering consultant has met transportation concerns and is continuing to coordinate with NMDOT.](#)

5. Material for the retaining walls shall be shown the site plan and retaining wall height shall be clarified prior to DRB sign off.

[Material for retaining wall is shown on the revised Site plan, and heights are shown on the Grading and Drainage plan.](#)

6. Monument signs shown at the two entryways shall comply with all applicable requirements and be shown with dimensions on the site plan.

[Monuments signs have been dimensioned on the revised Site plan.](#)

7. 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.

[The Site development plan to our knowledge is in compliance.](#)

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **November 28, 2016**. 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

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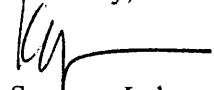
the deadline for filing the appeal.

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: Jaime Galles, 1601 Lomas NE, ABQ, NM 87102
Vigil Associates Arch. Group, 4477 Irving NW, ABQ, NM 87114