

Previous Notice of Decision



City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: January 18, 2002

**AMENDED OFFICIAL NOTIFICATION OF
DECISION**

Sandia Tech Center, LLC
6707 Academy Road, NE
Albuquerque, NM 87109

FILE: 01128 01757 / 01110 01758 (Project 1000262)

LEGAL DESCRIPTION: Request approval of a Zone Map Amendment from SU-1/C-2 Permissive to SU-1/C-2 Permissive with IP Permissive Uses, plus approval of a Site Development Plan for Subdivision for Tract 2, Costco Development, Manzano Mesa Addition, located on Southern Boulevard SE between Eubank Boulevard SE and Elizabeth Street SE, containing approximately 13.1696 acres. (L-21)
Debbie Stover, Staff Planner

On January 17, 2002, the Environmental Planning Commission voted to approve 01128 01757, a site development plan for subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision for Tract B-1, Costco Development, an approximately 13 acre site, located on Southern Boulevard between Eubank Boulevard and Elizabeth Street SE.
2. The site plan meets the *Zoning Code* definition for a site development plan for subdivision.
3. The site development plan conforms with the policies of the *Comprehensive Plan* (Policies d, e, i, j) as it is compatible with the neighborhood; the commercial development in is an existing commercial area where services area available; the employment and service uses complement the neighborhood; and as the retail center is located at a major intersection with access to transit.
4. The submitted site development plan for subdivision mirrors and compliments the Design Guidelines established for other similar development in this area.
5. The detention pond is not included in this request. The detention pond surrounding land and fence is owned and maintained by Costco.
6. The owners of Tract B-1 Sandia Tech Center, LLC have agreed to form and have in place an owner's association upon subdivision of the parcel.

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CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. 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. Future site development plans for building permit shall be delegated to the DRB for approval.
3. Public Works Department, Transportation Planning conditions of approval shall include:
 - a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for. Completion of the required TIS mitigation measures, per Transportation Development Staff, for the adjacent sites must be completed if assumed to be in place for the current TIS for this site.
 - b. Access points to be located per DPM standards.
 - c. Provide common access agreements.
 - d. Developer is responsible for on-site related improvements associated with Southern Blvd (permanent pavement ½ width, curb & gutter, sidewalk, trail, etc.) where required.
4. IP user(s) for tech/assembly/light manufacturing type uses on Southern Avenue frontage will be limited to a 24,000 square foot building footprint size and shall have an office type exterior. No service or loading facility for an IP user shall front on Southern Avenue. Unarticulated facades for this user(s) shall not exceed thirty (30) feet in length.

On January 17, 2002, the Environmental Planning Commission voted to approve 01110 01758, a zone map amendment from SU-1/C-2 Permissive to SU-1/C-2 Permissive with IP Permissive Uses, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a zone map amendment from SU-1 C-2 Permissive to SU-1 C-2 Permissive and IP Permissive Uses for Tract B-1, Costco Development, an approximately 13 acre site, located on Southern Boulevard between Eubank Boulevard and Elizabeth Street SE.
2. This request meets the test of Resolution 270-1980 by establishing that there are changed community conditions that justify the zone map amendment and the proposed zoning category will be more advantageous to the community as articulated in the *Comprehensive Plan* (Established Urban Area Goal and Policies d and e).

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3. The request complies with the *Albuquerque/Bernalillo County Comprehensive Plan* (Established Urban Area Goal and Policies d and e) and its policies to create a quality urban environment with individual but integrated communities that offer variety and maximum choice work areas and life styles while creating a visually pleasing built environment and where vacant land is contiguous to existing facilities and services and where the integrity of existing neighborhoods can be ensured.
4. The detention pond is not included as part of this zoning request and will remain a portion of the adjacent Costco site, zoned SU-1/C-2 Permissive.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY **FEBRUARY 1, 2002** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATOR COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER 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 MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC.

Sincerely,


For Victor J. Chavez
Planning Director

VJC/DS/nat

cc: DCSW, Inc., Architects, 320 Central Avenue SW, Albuquerque, NM 87102
Susan Henderson, Willowood N.A., 1031 Los Padres Place SE, Albuquerque, NM 87123

18. 01128-01757 DCSW Inc. Architects, agents for Sandia Tech Center LLC, request approval of a
01110-01758 Zone Map Amendment from SU-1/C-2 Permissive to SU-1/C-2 Permissive with
Project 1000262 IP Permissive Uses, plus approval of a Site Development Plan for Subdivision for
Tract 2, Costco Development, Manzano Mesa Addition, located on Southern
Boulevard SE between Eubank Boulevard SE and Elizabeth Street SE, containing
approximately 13.1696 acres. (L-21) Debbie Stover, Staff Planner

STAFF PRESENT:

Deborah Stover, Planner

PERSONS WHO SPOKE IN SUPPORT OF REQUEST:

Mike Silbert, Sandia Tech Center, 6707 Academy Road, NE
Susan Henderson, 1031 Los Padres Place, SE

NO ONE SPOKE IN OPPOSITION TO THE REQUEST:

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 01128 01757, a site development plan for subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision for Tract B-1, Costco Development, an approximately 13 acre site, located on Southern Boulevard between Eubank Boulevard and Elizabeth Street SE.
2. The site plan meets the *Zoning Code* definition for a site development plan for subdivision.
3. The site development plan conforms with the policies of the *Comprehensive Plan* (Policies d, e, i, j) as it is compatible with the neighborhood; the commercial development in is an existing commercial area where services area available; the employment and service uses complement the neighborhood; and as the retail center is located at a major intersection with access to transit.
4. The submitted site development plan for subdivision mirrors and compliments the Design Guidelines established for other similar development in this area.
5. The detention pond is not included in this request. The detention pond surrounding land and fence is owned and maintained by Costco.
6. The owners of Tract B-1 Sandia Tech Center, LLC have agreed to form and have in place an owner's association upon subdivision of the parcel.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. 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.
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MOVED BY COMMISSIONER JOHNSON
SECONDED BY COFMMISSIONER BEGAY

MOTION CARRIED UNANIMOUSLY
(Commissioners Chavez & Serrano were
absent)

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 01110 01758, a zone map amendment from SU-1/C-2 Permissive to SU-1/C-2 Permissive with IP Permissive Uses, based on the following Findings and subject to the following Conditions:

FINDINGS:

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3. The request complies with the *Albuquerque/Bernalillo County Comprehensive Plan* (Established Urban Area Goal and Policies d and e) and its policies to create a quality urban environment with individual but integrated communities that offer variety and maximum choice work areas and life styles while creating a visually pleasing built environment and where vacant land is contiguous to existing facilities and services and where the integrity of existing neighborhoods can be ensured.
4. The detention pond is not included as part of this zoning request and will remain a portion of the adjacent Costco site, zoned SU-1/C-2 Permissive.

MOVED BY COMMISSIONER JOHNSON
SECONDED BY COMMISSIONER BEGAY

MOTION CARRIED UNANIMOUSLY
(Commissioners Chavez & Serrano were
absent)

(NOTE: COMMISSIONER CHAVEZ RETURNED)

19. 01110-01759 Consensus Planning, Inc., agents for Jude Baca, request approval of a Zone Map
01128-01760 Amendment from SU-1 for Equestrian Center to SU-1 for PRD/43 single family
01128-01761 du, plus approval of a Site Development Plan for Subdivision, plus approval of a
Project 1001628 Site Development Plan for Building Permit for Lot Z1, Unit 2, Saddle Ridge,
located on Montano NW between Unser Boulevard NW and Coors Boulevard
NW, containing approximately 8 acres. (E-11) Lola Bird, Staff Planner

STAFF PLANNER:

Lola Bird, Planner
Richard Dineen, Division Manager

PERSON SPEAKING IN FAVOR OF THE REQUEST:

Jim Strozier, no address given
Jose P. Lopez, III, 5816 Morgan Lane

PERSONS SPEAKING IN OPPOSITION TO THE REQUEST:

Christine Davis, 6212 Dellyne Court, NW
Jennifer Russin, 5800 Equestrian Court
Russ Falter, 5704 Hayes
Kathy Falter, 5704 Hayes
Ceil van Berkel, Taylor Ranch Neighborhood Association, no address given