

18 June 2024

Justification for Proposed Site Plan Changes

Site: 3101 Menaul Blvd NE, Albuquerque NM 87107

Approved Site Development Plan: Z-96-129

The Owner of the property (American Crossing LLC) has previously changed the zoning classification from MX-M to NR-C with the intention of leasing building space to warehousing tenant(s). The proposed construction work entails changes to loading docks and truck loading areas on the north (rear) and west sides of Unit A, to make the property useable for a warehouse tenant. The proposed changes are not visible from Menaul Blvd. Additional plant materials are proposed to be added in the existing landscape area, to provide a screen to block visibility of the loading area from Richmond Drive. The proposed vegetative screening does not affect site access, clear sight triangles or parking. Although the proposed new loading area requires the elimination of eight parking spaces on the west side of the building, the changes from Retail use to Warehouse use result in reduced vehicle parking requirements, so there remains a large excess of parking spaces on the site, (refer to the Parking Analysis on the Site Plan sheet). The proposed amendment does not conflict with the original Site Development Plan requirements. The proposed amendments are within thresholds for minor amendments established in the IDO. The proposed amendments do not require infrastructure changes. The proposed amendments do not significantly alter the vehicle circulation patterns on the site.