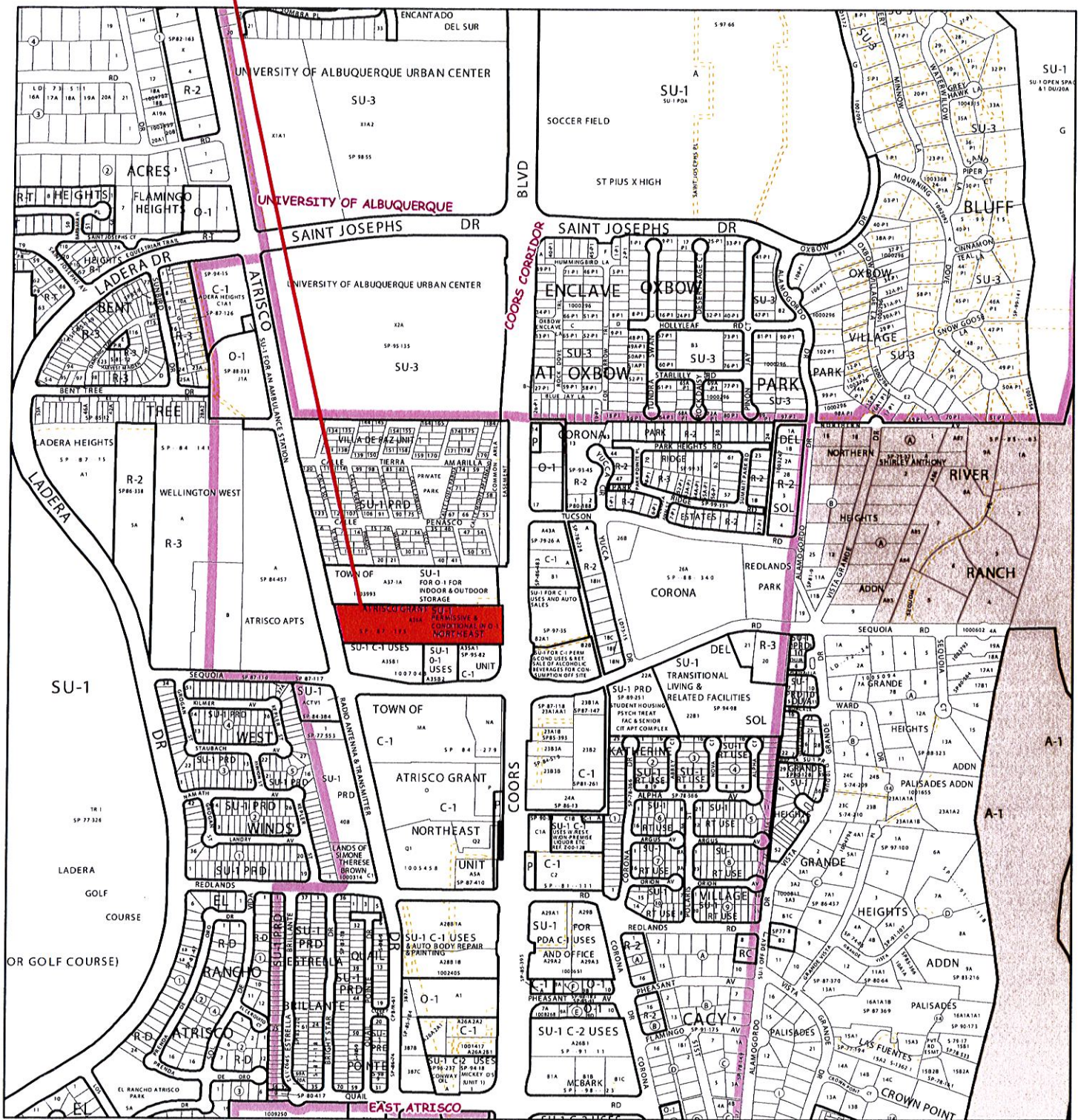


SITE



For more current information and details visit: <http://www.cabq.gov/gis>

Map amended through: 1/28/2016

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-11-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1,500 Feet

3421 Coors Boulevard NW
Albuquerque, NM 87120

March 26, 2018

Ms. Derek Bohannon, Chair.
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

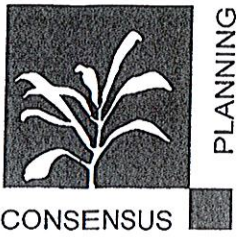
Dear Mr. Bohannon,

I hereby authorize Consensus Planning, Inc. to act as agent for all matters related to zone map amendment and site planning actions through the City of Albuquerque related to the entitlement and development of Tract A-36-A, Town of Atrisco Grant Northeast Unit. Michael Mortaji and Parasto Baghae-Pour are the owners of the property and Thakur Enterprises is the contract purchaser.

Sincerely,



Sujay Thakur
Thakur Enterprises



May 29, 2018

Ms. Kym Dicome, Chair
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

RE: Coors Storage – Project#1003993; Zone Change & Site Development Plan for Building Permit 18EPC-40018 & 18EPC-40020

Dear Ms. Dicome:

The purpose of this letter is to transmit the Site Plan for Building Permit to the Development Review Board for final sign-off. The project was approved by the Environmental Planning Commission (EPC) on May 10, 2018.

The Conditions of Approval and the applicant's responses are provided below:

Conditions 18EPC-40018 Zone Change

1. The map amendment does not become effective until the accompanying site development plan is approved by the DRB pursuant to §14-16-4-I(C)(16) of the Zoning Code. If such requirement is not met within six months after the date of EPC approval, the zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.

Agreed, this application and subsequent approval of the Site Development Plan for Building Permit satisfies this requirement.

Conditions 18EPC-40020 Site Development Plan for Building Permit

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.

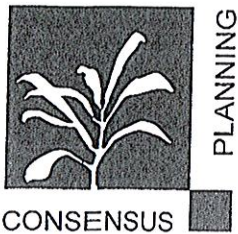
Agreed, the changes made to the site plan are in response to these conditions.

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

Agreed, the applicant met with Ms. Maggie Gould on May 23, 2018 to comply with this condition.

PRINCIPALS

James K. Strozier, AICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP



3. Building mounted signage that complies with the applicable signage regulations in the 0- 1 zone may be approved administratively, allowed size is up to 7.5 of the facade area to which it is applied.

Agreed.

4. The applicant will address transportation comments prior to DRB final sign off:

The property owner must contact Margaret Haynes at 288-2086 to coordinate Global Storage expansion, and the submittal of an access permit application for approval.

In addition to the permit submission the NMDOT is calling for sidewalk to be established along property frontage for north and south parcels.

Also the NM 45 (Coors Blvd) southbound right deceleration lane shall be reevaluated and lengthened. New deceleration length shall be coordinated with and approved by the NMDOT.

Agreed, the property is working with NMDOT on this request.

5. 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.

Agreed, the Site Development Plan complies with this requirement.

Thank you for considering our request. Please contact me at (505) 764-9801, if you have any questions.

Sincerely

A handwritten signature in black ink, appearing to read "Jacqueline Fishman", with a long horizontal line extending to the right.

Jacqueline Fishman, AICP
Principal

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

May 10, 2018

Thakur Enterprises, LLC
1501 University Blvd NE
ABQ, NM 87102

Project# 1003993
18EPC-40018 Zone Map Amendment
(Zone Change)
18EPC-40020 Site Development Plan
for Building Permit

LEGAL DESCRIPTION:

The above action for all or a portion of Tract A-36-A, Town of Atrisco Grant Northeast Unit, zoned SU-1 for uses permissive and conditional in O-1 to SU-1 for uses permissive and conditional in O-1 and Indoor and Outdoor Storage, located on Coors Blvd., NW, between Atrisco Dr., NW and Sequoia Rd NW., containing approximately 4.04 acres. (G-11) Staff Planner: Maggie Gould

PO Box 1293

Albuquerque

On May 10, 2018 the Environmental Planning Commission (EPC) voted to APPROVE Project 1003993/18EPC-40018, a Zone Map Amendment (Zone Change) & 18EPC-40020, a Site Development Plan for Building Permit, based on the following Findings and Conditions:

FINDINGS:

www.cabq.gov

1. This is a request for a zone change from SU-1 for uses permissive and conditional in the O-1 zone to SU-1 for uses permissive and conditional in the O-1 zone and indoor and outdoor storage for Tract A-36-A Town of Atrisco Grant Northeast Unit, located Coors Blvd. NW between Atrisco Dr. NW and Sequoia Rd NW and containing approximately 4.4 acres.
2. The subject site and the site to the north were annexed into the City in 1986 and zoned SU-1 for uses permissive and conditional in the O-1 zone. The site to the north was rezoned in 2005 to add the indoor storage uses and again in 2007 to add outdoor storage to the allowed uses. The zoning on the site to the north of subject is the same that the subject site is requesting to allow the expansion of the existing facility.
3. 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.

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4. A Site Development Plan for Building Permit (18EPC-40020) is heard concurrently with this request.
5. The subject site is within an Area of Change in the Comprehensive Plan and is also designated as an Activity Center. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

Policy 5.1.1- Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

b) Structure capital investment and land use regulations to direct growth to Centers, in particular those in need of public and private reinvestment.

c) Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

h) Encourage all new development, especially in designated Centers and Corridors, to address transit connections, linkages, and opportunities within the proposed development.

The requests allow the expansion of an existing business, placing private investment in a designated center. The requests add additional employment and services on an infill site in a designated center. The site plan for building permit shows two buildings and a large vehicle storage area. The vehicle storage area could easily be filled in with another use if it is not needed in the future. The site has access to several transit routes along Coors Boulevard and the site plan shows pedestrian access from Coors Boulevard to the proposed buildings. The request furthers policy 5.1.1 b), c) and h).

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 subject site access to existing infrastructure and public facilities and will allow the development of vacant lot. The request furthers Goal 5.3.

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

The site has access to full range of existing urban infrastructure and public services including water, sewer and electric service. Fire Station 17 is across Coors Boulevard from the site and there is a police substation 2 miles to south. The request furthers Policy 5.3.1.

Goal 5.6: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area. *The requests allow new growth in an area of change. The request includes a site plan that ensures that future development will be compatible with the areas of consistency to the west. The requests further Goal 5.6.*

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.

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b) Encourage development that expands employment opportunities.

e) Encourage job creation in business and industrial parks, near freight routes, and where adequate transitions and buffers can be provided to protect abutting residential uses.

g) Encourage development where adequate infrastructure and community services exist.

h) Encourage development in areas with a highly connected street grid and frequent transit service.

The proposed zoning will allow development that meets the need for services in the immediate area and surrounding community. The proposed development will add additional jobs at the expanded facility and in the proposed office building. The area has adequate transitions and buffers that protect the abutting residential uses to the north, west, and east. These buffers include Atrisco Drive and Coors Boulevard rights-of-way, the commercial retail, service, and office uses to the south and east. The proposed uses and development will occupy an infill property that is served by adequate infrastructure and existing community services. Furthermore, the area and site is within a highly connected street grid that provides access to the property from Coors Boulevard and Atrisco Drive, with cross-access from the property to the north. Frequent transportation service is provided by three different bus routes. The request furthers policy 5.6.2 b), e), g) and h)

POLICY 5.6.4 Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering; and limits on building height and massing.

a) Provide appropriate transitions between uses of different intensity or density and between non-residential uses and single-family neighborhoods to protect the character and integrity of existing residential areas.

b) Minimize development's negative effects on individuals and neighborhoods with respect to noise, lighting, air pollution, and traffic.

The site plan shows a maximum building height of 28 feet 6 inches, comparable to the existing development and lower than the height of the multi family development to the west. A landscaping buffer along Atrisco Road will act as a visual buffer for the vehicle storage. There are no single family developments adjacent to the site; the nearest single family development is along Sequoia Road, west of Atrisco road. The request furthers policy 5.6.4 , a) and b).

POLICY 7.3.4/infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

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- a) For Activity and Village Centers, ensure that infill and redevelopment is compatible with the character of the surrounding context and similar in height, mass, and volume to adjacent development.

The proposed site plan shows extensive landscaping along Coors Boulevard that will improve the streetscape. The storage and office building's designs are similar to the buildings north and will be of a similar height and to the buildings to the south, with two story storage building matching the two story building to the south and the office building matching the height of the building along Coors Boulevard. The requests further policy 7.3.4 and a)

6. The subject is within the boundaries of the Ladera Community of the West Side Strategic Plan. The following policies and objectives are relevant to the request.

Plan Objectives 1. Provide for a complete mix of land uses on the West Side, including opportunities for large-scale employment, in order to minimize the needs for cross-metro trips. Employment opportunities are encouraged on the West Side.

The request adds to the mix of uses on the west side and will offer an additional employment opportunity and services for the community that may reduce cross-metro trips. The requests further Plan Objective 1.

Plan Objectives 8. Promote job opportunities and business growth in appropriate areas of the West Side.

The request will allow the expansion of an existing business on the west side and will provide a small number of new job opportunities. The request further Plan objective 8.

Plan Goal 10. The Plan should create a framework to build a community where its citizens can live, work, shop, play, and learn together while protecting the unique quality of life and natural and cultural resources for West Side residents.

The request adds additional uses that will serve the community in conjunction with a site plan that gives the surrounding community certainty regarding what will develop on the site. The requests further Plan Goal 10

Policy 3.25: Proposals for new development and rezonings in this area should be carefully analyzed to avoid negative impacts on the National Monument and other surrounding properties. Review of proposed projects should consider the design and site layout implications of any new development on surrounding properties.

The request does not impact the Petroglyph National Monument. The subject site is east of the monument area and will not impact the views or access to the monument. The request further policy 3.25.

7. The subject site is within the boundaries of section 2 of the Coors Corridor Plan. The following policies are relevant:

Issue 1 Traffic Movement/ Access and Roadway Design, Policy 6 Streetscape:

Streetscape improvements for the public right-of-way of Coors Boulevard shall be required. These improvements include the planting of roadway edges and medians;

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preservation of existing vegetation; and selection of street furniture compatible with the built and natural environment. (p36)

The request furthers issue 1 policy 6 because the Coors Boulevard frontage will be planted with appropriate vegetation. The site plan shows a large patio area and wide sidewalks fronting Coors Boulevard.

Issue 3 Land Use and Intensity of Development, Policy 5 Development Intensity: Intensity of development shall be compatible with the roadway function, existing zoning or recommended land use, environmental concerns, and design guidelines. (p79)

The request furthers Issue 3 policy 5 because it will allow development that is compatible with the roadway function, existing zoning, and recommended land use while meeting the design guidelines of the CCP.

Issue 4b Policy 3 New Development: There should be a landscaped street yard along the entire frontage of properties adjacent to Coors Boulevard. (p.90)

The request furthers Issue 4b Policy 3 because the front street yard along Coors Boulevard NW will be landscaped.

Issue 4b Policy 5 Off-Street Parking: Generally, off-street parking facilities should be located to the rear of sites. Street frontages should be devoted to building architecture and landscaping. (p.94)

The proposal partially furthers Issue 4b Policy 5 because the off-street parking is located at the front and sides of the site. The parking on side is consistent with the intent to have less parking along the street frontage.

Issue 4b Policy 7 Access: Separate pedestrian and vehicular access should be provided. Pedestrian access to structures shall not utilize driveways as walkways. Pedestrian connections between uses in commercial developments shall be emphasized. (p.96)

The proposal furthers Issue 4b Policy 7 because separate pedestrian and vehicular access is provided. The pedestrian access from Coors Boulevard NW crosses the parking lot with specialty pavement and is therefore emphasized and does not utilize the driveway.

8. The applicant has justified the zone change request pursuant to R-270-1980 as follows:
 - A. The proposed additional uses will be consistent with the health, safety, morals, and general welfare of the city. The additional uses will not generate excess traffic or noise. The zoning will match the existing zoning the north and allow the expansion of a use that has been compatible with surrounding development. The request is consistent with goals and policies in the applicable plans.
 - B. The proposed zoning will not destabilize the area. The proposed zoning matches the zoning to the north and the request allows the expansion of an existing business that has been compatible with the surrounding development.
 - C. See policy analysis in findings 4,5 and 6

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- D. The existing zoning is inappropriate because a different use category is more advantageous to the community, as articulated by the Comprehensive Plan and other applicable plans. The proposed zone will be the expansion of an existing business that will serve the needs of the surrounding area by providing additional employment and services on the west side of the river where they are needed. The additional storage uses will serve the area by adding storage for household goods near multifamily development and by adding storage for Recreational Vehicles and boats. These vehicles are often difficult to store in residential neighborhoods or not allowed because of their size.

The requested zoning is accompanied by a Site Development Plan for Building Permit that will govern development on the site. This plan clearly demonstrates what will be developed on the site so that residents and property owners have certainty about future development.

The property has remained vacant under the existing O-1 zoning, so the additional uses will allow new development.

- E. The proposed zone adds two uses to the existing zoning. The proposed office use is allowed under the existing zoning. The storage uses are controlled by a site plan that provides landscaping buffers and walls to screen the storage use. The design mitigates the impact of the outdoor storage on the surrounding area. Additionally, the proposed uses are low traffic generators and will not have a negative impact on the area. The proposed zoning will be the same as the site to the north, which has not been harmful to the surrounding area.
- F. The applicant has justified this request as being more advantageous to the community as articulated in the applicable plans. Future development will be privately financed and will not create unprogrammed capital expenditures by the City.
- G. The applicant has justified this request as being more advantageous to the community as articulated in the comprehensive plan. While economics may be a factor in the request they are not the determining factor. The request furthers policies in the Comprehensive Plan, West Side Strategic Plan and Coors Corridor Plan.
- H. The applicant has justified this request as being more advantageous to the community as articulated in the applicable plans. The request furthers policies in the Comprehensive Plan, West Side Strategic Plan and Coors Corridor Plan. However, the location is appropriate for the use. The site has sufficient access to allow the use.
- I. There is existing SU-1 zoning adjacent to the subject site. The proposed uses will be compatible with the existing development and will not create a land use conflict. The intent of the prohibition on spot zones is to maintain compatible land uses. The request will not create a spot zone.
- J. There is existing SU-1 zoning adjacent to the subject site. The proposed uses will be compatible with the existing development and will not create a land use

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conflict. The intent of the prohibition on strip zones is to maintain compatible land uses. The request will not create a strip zone.

9. The Ladera Heights and Vista Grande Neighborhood Associations, the Villa de Paz Homeowners Association and the West Side Coalition of Neighborhoods were notified along with property owners within 100 feet of the site.
10. A facilitated meeting was not requested or recommended.
11. Staff has not received any public comment as of this writing.

CONDITIONS:

1. The map amendment does not become effective until the accompanying site development plan is approved by the DRB, pursuant to §14-16-4-1(C)(16) of the Zoning Code. If such requirement is not met within six months after the date of EPC approval, the zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.

FINDINGS:

1. This is a request for a Site Development Plan for Building Permit for Tract A-36-A Town of Atrisco Grant Northeast Unit, located Coors Blvd. NW between Atrisco Dr. NW and Sequoia Rd NW and containing approximately 4.4.
2. The request will allow the development of a 40,000 square foot indoor storage facility with associated RV storage and 9,000 square feet of office space. This request will facilitate the expansion of the existing storage facility to the north of the subject site.
3. A Zone Change from SU-1 for uses permissive and conditional in the O-1 zone to SU-1 for uses permissive and conditional in the O-1 zone and indoor and outdoor storage (18EPC-40018) is heard concurrently with the request.
4. 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.
5. The subject site is within an Area of Change in the Comprehensive Plan and is also designated as an Activity Center. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

Policy 5.1.1- Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

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- b) Structure capital investment and land use regulations to direct growth to Centers, in particular those in need of public and private reinvestment.
- c) Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.
- h) Encourage all new development, especially in designated Centers and Corridors, to address transit connections, linkages, and opportunities within the proposed development.

The request allows the expansion of an existing business, placing private investment in a designated center. The requests add additional employment and services on an infill site in a designated center. The site plan for building permit shows two buildings and a large vehicle storage area. The vehicle storage area could easily be filled in with another use if it is not needed in the future. The site has access to several transit routes along Coors Boulevard and the site plan shows pedestrian access from Coors Boulevard to the proposed buildings. The request furthers policy 5.1.1 b), c) and h).

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 subject site access to existing infrastructure and public facilities and will allow the development of vacant lot. The request furthers Goal 5.3.

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

The site has access to full range of existing urban infrastructure and public services including water, sewer and electric service. Fire Station 17 is across Coors Boulevard from the site and there is a police substation 2 miles to south. The request furthers Policy 5.3.1.

Goal 5.6 Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The requests allow new growth in an area of change. The request includes a site plan that ensures that future development will be compatible with the areas of consistency to the west. The requests further Goal 5.6.

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.

- b) Encourage development that expands employment opportunities.
- e) Encourage job creation in business and industrial parks, near freight routes, and where adequate transitions and buffers can be provided to protect abutting residential uses.

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g) Encourage development where adequate infrastructure and community services exist.

h) Encourage development in areas with a highly connected street grid and frequent transit service.

The proposed zoning will allow development that meets the need for services in the immediate area and surrounding community. The proposed development will add additional jobs at the expanded facility and in the proposed office building. The area has adequate transitions and buffers that protect the abutting residential uses to the north, west, and east. These buffers include Atrisco Drive and Coors Boulevard rights-of-way, the commercial retail, service, and office uses to the south and east. The proposed uses and development will occupy an infill property that is served by adequate infrastructure and existing community services. Furthermore, the area and site is within a highly connected street grid that provides access to the property from Coors Boulevard and Atrisco Drive, with cross-access from the property to the north. Frequent transportation service is provided by three different bus routes. The request furthers policy 5.6.2 b), e), g) and h)

POLICY 5.6.4 Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering; and limits on building height and massing.

a) Provide appropriate transitions between uses of different intensity or density and between non-residential uses and single-family neighborhoods to protect the character and integrity of existing residential areas.

b) Minimize development's negative effects on individuals and neighborhoods with respect to noise, lighting, air pollution, and traffic.

The site plan shows a maximum building height of 28 feet 6 inches, comparable to the existing development and lower than the height of the multi family development to the west. A landscaping buffer along Atrisco Road will act as a visual buffer for the vehicle storage. There are no single family developments adjacent to the site; the nearest single family development is along Sequoia Road, west of Atrisco road. The request furthers policy 5.6.4 , a) and b).

POLICY 7.3.4/infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

b) For Activity and Village Centers, ensure that infill and redevelopment is compatible with the character of the surrounding context and similar in height, mass, and volume to adjacent development.

The proposed site plan shows extensive landscaping along Coors Boulevard that will improve the streetscape. The storage and office building's designs are similar to the buildings north and will be of a similar height and to the buildings to the south, with two story storage building matching the two story building to

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the south and the office building matching the height of the building along Coors Boulevard. The request furthers policy 7.3.4 and a)

6. The subject is within the boundaries of the Ladera Community of the West Side Strategic Plan. The following policies and objectives are relevant to the request.

Plan Objectives 1. Provide for a complete mix of land uses on the West Side, including opportunities for large -scale employment, in order to minimize the needs for cross-metro trips. Employment opportunities are encouraged on the West Side.

The request adds to the mix of uses on the west side and will offer an additional employment opportunity and services for the community that may reduce cross-metro trips. The request furthers Plan Objective 1.

Plan Objectives 8. Promote job opportunities and business growth in appropriate areas of the West Side.

The request will allow the expansion of an existing business on the west side and will provide a small number of new job opportunities. The request furthers Plan objective 8.

Plan Goal 10. The Plan should create a framework to build a community where its citizens can live, work, shop, play, and learn together while protecting the unique quality of life and natural and cultural resources for West Side residents.

The request adds additional uses that will serve the community in conjunction with a site plan that gives the surrounding community certainty regarding what will develop on the site. The request furthers Plan Goal 10

Policy 3.25: Proposals for new development and rezonings in this area should be carefully analyzed to avoid negative impacts on the National Monument and other surrounding properties. Review of proposed projects should consider the design and site layout implications of any new development on surrounding properties.

The request does not impact the Petroglyph National Monument. The subject site is east of the monument area and will not impact the views or access to the monument. The request furthers policy 3.25.

7. The subject site is within the boundaries of section 2 of the Coors Corridor Plan. The following policies are relevant:

Issue 1 Traffic Movement/ Access and Roadway Design, Policy 6 Streetscape: Streetscape improvements for the public right-of-way of Coors Boulevard shall be required. These improvements include the planting of roadway edges and medians; preservation of existing vegetation; and selection of street furniture compatible with the built and natural environment. (p36)

The request furthers issue 1 policy 6 because the Coors Boulevard frontage will be planted with appropriate vegetation. The site plan shows a large patio area and wide sidewalks fronting Coors Boulevard.

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Issue 3 Land Use and Intensity of Development, Policy 5 Development Intensity: Intensity of development shall be compatible with the roadway function, existing zoning or recommended land use, environmental concerns, and design guidelines. (p.79)

The request furthers Issue 3 policy 5 because it will allow development that is compatible with the roadway function, existing zoning, and recommended land use while meeting the design guidelines of the CCP.

Issue 4b Policy 3 New Development: There should be a landscaped street yard along the entire frontage of properties adjacent to Coors Boulevard. (p.90)

The request furthers Issue 4b Policy 3 because the front street yard along Coors Boulevard NW will be landscaped.

Issue 4b Policy 5 Off-Street Parking: Generally, off-street parking facilities should be located to the rear of sites. Street frontages should be devoted to building architecture and landscaping. (p.94)

The proposal partially furthers Issue 4b Policy 5 because the off-street parking is located at the front and sides of the site. The parking on side is consistent with the intent to have less parking along the street frontage.

Issue 4b Policy 7 Access: Separate pedestrian and vehicular access should be provided. Pedestrian access to structures shall not utilize driveways as walkways. Pedestrian connections between uses in commercial developments shall be emphasized. (p.96)

The proposal furthers Issue 4b Policy 7 because separate pedestrian and vehicular access is provided. The pedestrian access from Coors Boulevard NW crosses the parking lot with specialty pavement and is therefore emphasized and does not utilize the driveway.

8. The Ladera Heights and Vista Grande Neighborhood Associations, the Villa de Paz Homeowners Association and the West Side Coalition of Neighborhoods were notified along with property owners within 100 feet of the site.
9. A facilitated meeting was not requested or recommended.
10. Staff has not received any public comment as of this writing.

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.

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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. Building mounted signage that complies with the applicable signage regulations in the O-1 zone may be approved administratively, allowed size is up to 7.5 of the façade area to which it is applied.
4. The applicant will address transportation comments prior to DRB final sign off:
The property owner must contact Margaret Haynes at 288-2086 to coordinate Global Storage expansion, and the submittal of an access permit application for approval.
In addition to the permit submission the NMDOT is calling for sidewalk to be established along property frontage for north and south parcels..
Also the NM 45 (Coors Blvd) southbound right deceleration lane shall be reevaluated and lengthened. New deceleration length shall be coordinated with and approved by the NMDOT.
5. 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.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **MAY 25, 2018**. 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 recommendation.

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).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-

OFFICIAL NOTICE OF DECISION


Project #1003993

May 10, 2018

Page 13 of 13

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,


David S. Campbell
Planning Director

DSC/MG

cc: Thakur Enterprises, LLC, 1501 University Blvd NE, ABQ, NM 87102
Consensus Planning, Inc., 302 Eight St. NW, ABQ, NM 87102
Ladera Heights NA, Allan Ludi, 6216 St. Josephs Ave. NW, ABQ, NM 87120
Ladera Heights NA, Marie Ludi, 6216 St. Josephs Ave. NW, ABQ, NM 87120
Villa De Paz HOA INC., Jacque Mangham, 6170 Cotton Tr. Rd NE, Rio Rancho, NM 87144
Villa De Paz HOA INC., Judith Kanester, 53 Calle Monte Aplanado NW, ABQ, NM 87120
Vista Grande NA, Berent Groth, 3546 Sequoia Pl. NW, ABQ, NM 87120
Vista Grande NA, Richard Schaefer, 3579 Sequoia Pl. NW, ABQ, NM 87120
Westside Coalition of Neigh. Assoc. Harry Hendriksen, P.O. Box 6270 ABQ, NM 87197
Westside Coalition of Neigh. Assoc. Gerald Worrall, 1039 Pinatubo Pl. NW, ABQ, NM 87120

PROJECT NUMBER 1003993
Application Number 18PC-4022

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) on May 10, 2018 and the Findings and Conclusions in the Official Notification of Decision are satisfied. The plan is consistent with the Official Notification of Decision and the Official Notification of Decision is an Infrastructure List required? () Yes () No. If not, then a letter of approval from the City Engineer is required for any construction within Public Right-of-Way for construction of public improvements.

DBB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Organization / Department	Date
Traffic Engineering, Transportation Division	
Water Utility Department	
Parks and Recreation Department	
City Engineer/Inspector	
Code Enforcement	
Environmental Health Department (conditional)	5-25-18
Soil Management	
DBB Champion, Planning Department	

GENERAL NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
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27. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

SITE DATA

TRACT NO.	1003993
SECTION NO.	1
PLAT NO.	1003993
PLAT DATE	10/10/18
PLAT AREA	1.23 AC
PLAT DIMENSIONS	327' 5" x 304' 10"
PLAT BEARING	S 89° 58' 10" W
PLAT CURVATURE	0.0000
PLAT AREA	1.23 AC
PLAT DIMENSIONS	327' 5" x 304' 10"
PLAT BEARING	S 89° 58' 10" W
PLAT CURVATURE	0.0000

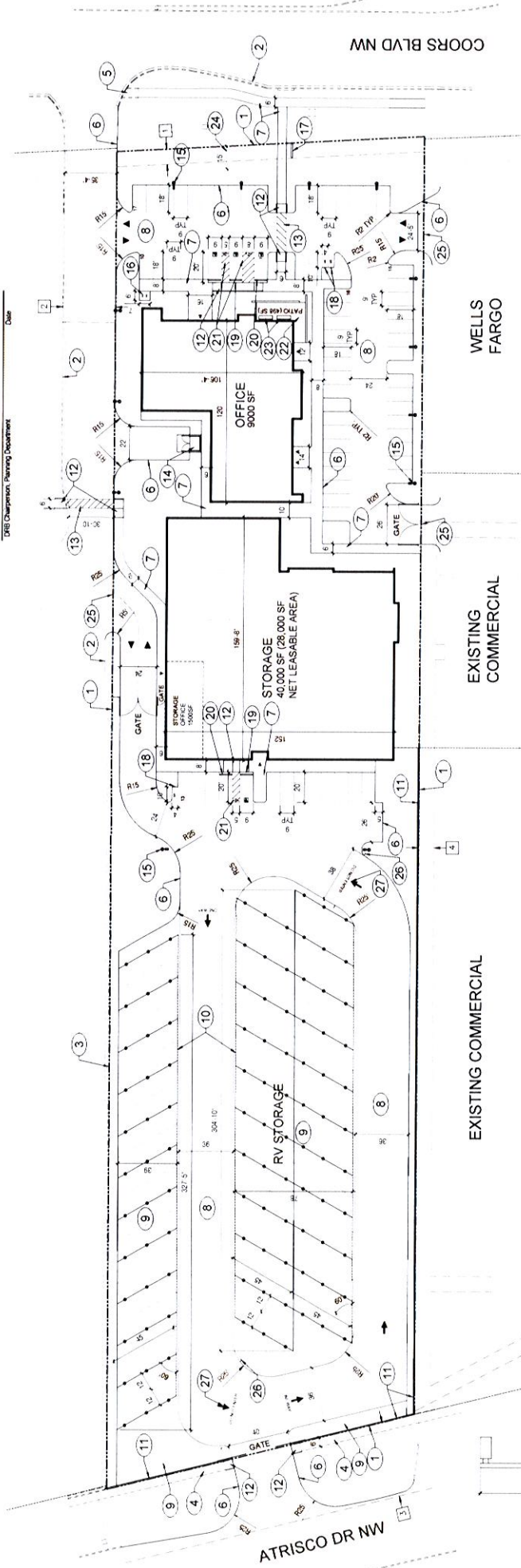
Significant Notes

- 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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- 27. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

VICINITY MAP



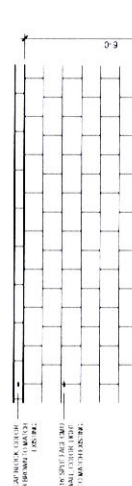
GRAPHIC SCALE
1" = 50'



GLOBAL STORAGE COORS

SITE PLAN FOR BUILDING PERMIT
Prepared by
Consensus Planning, Inc.
302 Elgin Street SW
Albuquerque, NM 87102
Armando Lopez Architecture
221 N Main St, Studio E
Las Cruces, NM 88001
Isaacson & Arman, P.A.
126 Monroe St. SE
Albuquerque, NM 87108

- REVISIONS
1. REVISED PER COMMENTS FROM THE CITY ENGINEER.
 2. REVISED PER COMMENTS FROM THE CITY ENGINEER.
 3. REVISED PER COMMENTS FROM THE CITY ENGINEER.
 4. REVISED PER COMMENTS FROM THE CITY ENGINEER.
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 27. REVISED PER COMMENTS FROM THE CITY ENGINEER.



Scale: 1" = 30'
NORTH
0 30 60
May 25, 2018
Sheet 1 of 7

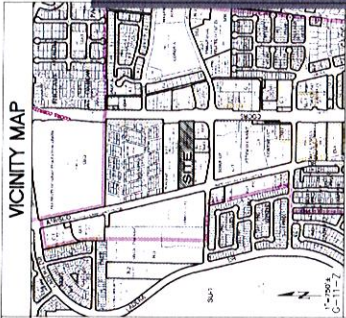
AL : A

REVISIONS

221 N Main St, Studio E
 Las Cruces, NM 88001
 575.652.5540
 armano@lopezarc.com



CONSULTANTS



PROJECT DATA

PROJECT: THE SITE IS AN UNDEVELOPED PROPERTY LOCATED EAST BY COORS ROAD, TO THE WEST BY ATRISCO RD, TO THE NORTH BY COORS ROAD AND TO THE SOUTH BY COORS ROAD. THE PROPERTY IS A 4.04 ACRES TRACT WITH A PROPOSED STORAGE FACILITY, COMPLEX AND TO THE SOUTH BY COORS ROAD. THE PROPERTY IS A 4.04 ACRES TRACT WITH A PROPOSED STORAGE FACILITY, COMPLEX AND TO THE SOUTH BY COORS ROAD. THE PROPERTY IS A 4.04 ACRES TRACT WITH A PROPOSED STORAGE FACILITY, COMPLEX AND TO THE SOUTH BY COORS ROAD.

LEGAL: TRACT A-25-A TOWN OF ATRISCO GRANT NORTHEAST ADDITION, ALBUQUERQUE, NM

SETBACK: 4.04 ACRES

BENCHMARK: ACS BRASS TABLET STAMPED "R-011"

ELEVATION = 516.00 FT (MAD 1985)

NOTE: THE WEST PROPERTY IS HISTORICALLY DRAIN TO THE EAST AND THE EAST PROPERTY IS HISTORICALLY DRAIN TO THE WEST. THE UNDEVELOPED AREA TO BE GRADED TO SELF-POND. STREET AND PROPERTY LINE WILL BE GRADED TO SELF-POND.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP #200003274, THE SITE IS LOCATED WITHIN FLOODZONE "X" FLOODPLAIN. AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

DEVELOPER: FRED C. ARMAN, NM#7 7322

ISAACSON & ARMAN, P.A.

300 S. 2ND ST., SUITE 200

ALBUQUERQUE, NM 87106

505-758-8828

WILL PLOTNER JR., NMPS NO. 14271

GARTESMAN SURVEYS, INC.

100 W. HANCOCK, NM 87174

505-898-3050

ENGINEERS: FRED C. ARMAN, NM#7 7322

ISAACSON & ARMAN, P.A.

300 S. 2ND ST., SUITE 200

ALBUQUERQUE, NM 87106

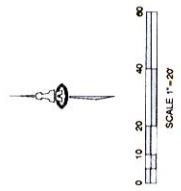
505-758-8828

WILL PLOTNER JR., NMPS NO. 14271

GARTESMAN SURVEYS, INC.

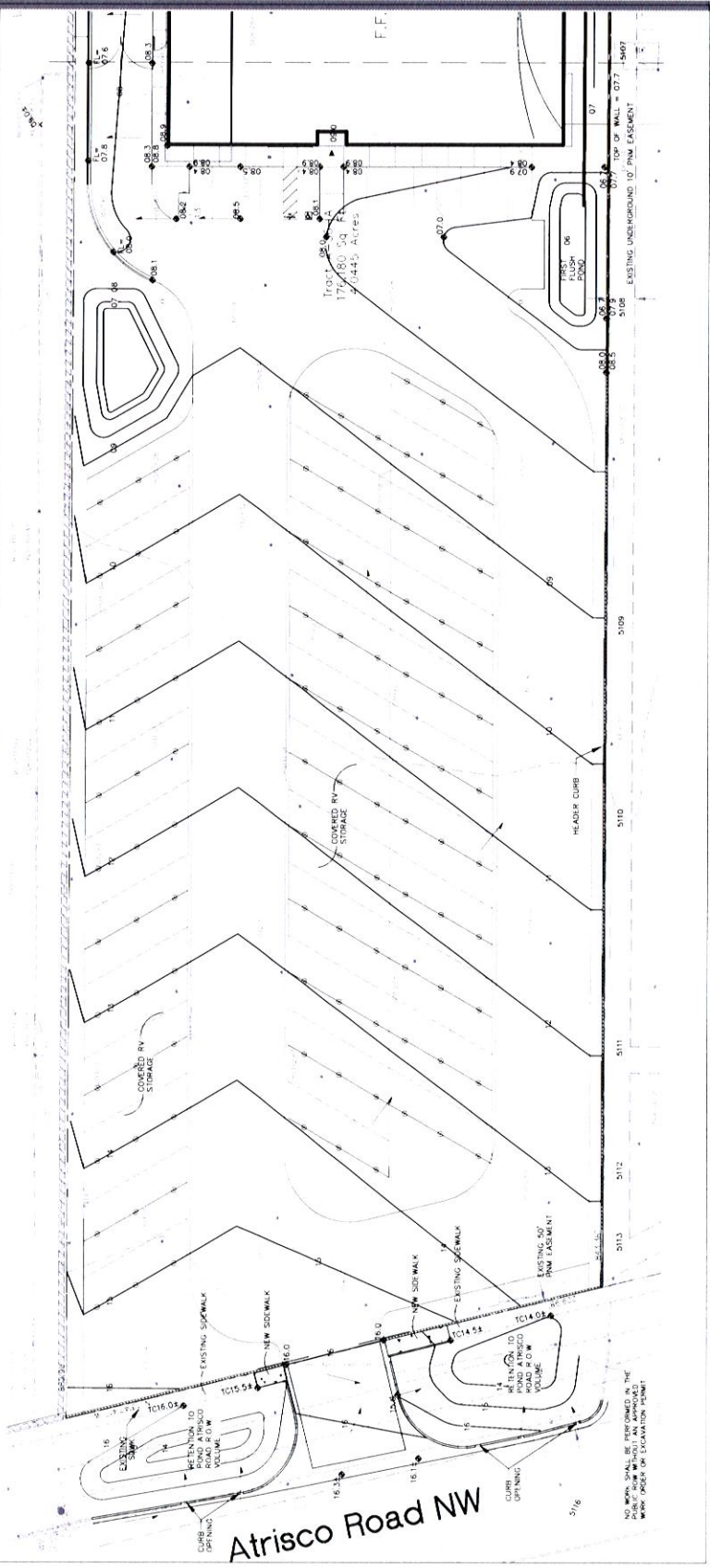
100 W. HANCOCK, NM 87174

505-898-3050



LEGEND

- EXISTING SPOT ELEVATION
- EXISTING CONTOUR
- PROPOSED CONTOUR (1' INCREMENT)
- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR (0.5' INCREMENT)
- FLOW ARROW
- PROPOSED FIRST FLUSH RETENTION POND



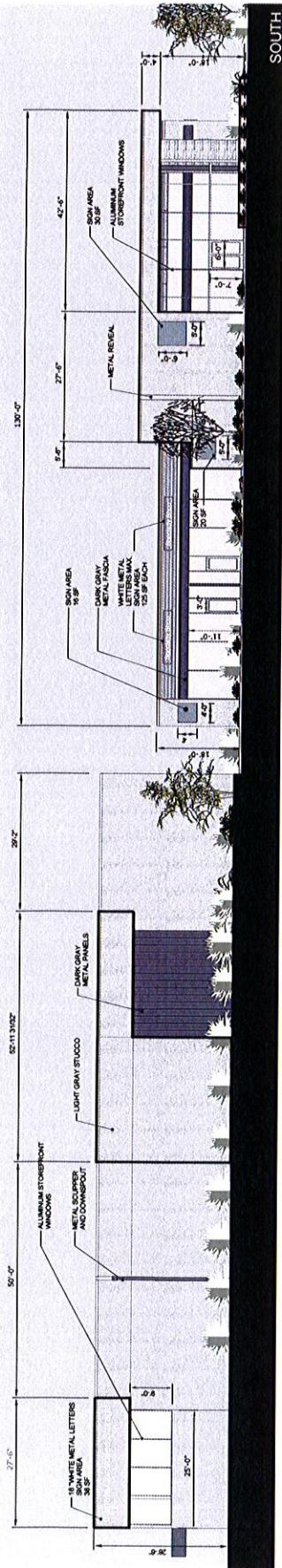
NO WORK SHALL BE PERFORMED IN THE WORK AREA OR EXCAVATION POINT

PROJECT	GLOBAL STORAGE - COORS
3421 Coors Road NW	Abolique, New Mexico
ISSUE	
REVISION	
SHEET	

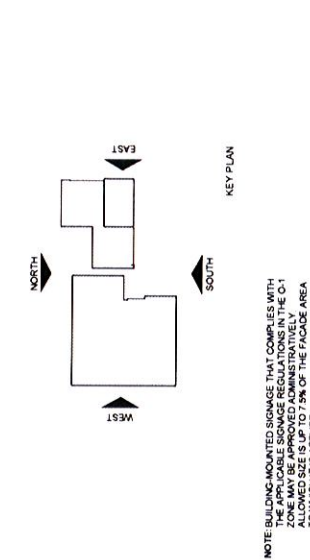
CONCEPTUAL GRADING & DRAINAGE PLAN
 1 OF 2



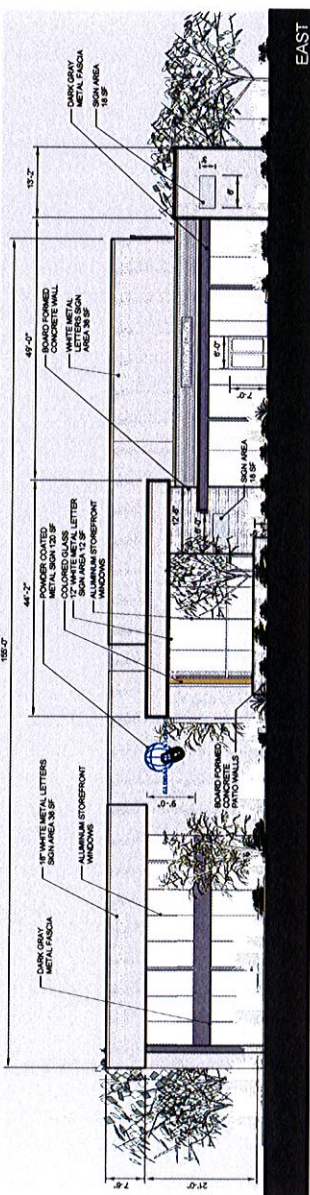
CG-101



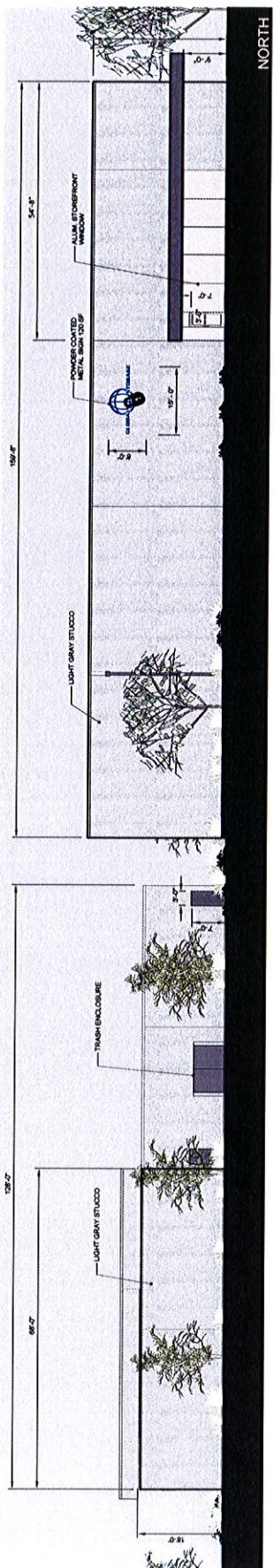
SOUTH



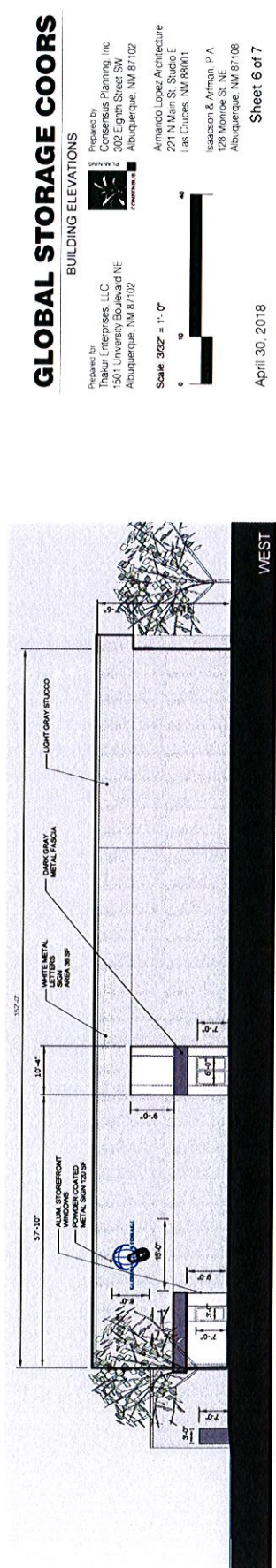
NOTE BUILDING-MOUNTED SIGNAGE THAT COMPLIES WITH THE APPLICABLE SIGNAGE REGULATIONS IN THE O-1 ZONE MAY BE APPROVED ADMINISTRATIVELY FOR UP TO 1% OF THE FACADE AREA TO WHICH IT IS APPLIED.



EAST



NORTH



WEST

GLOBAL STORAGE COORS

BUILDING ELEVATIONS



Prepared by:
 Consensus Planning, Inc.
 302 Eighth Street SW
 Albuquerque, NM 87102



Armando Lopez Architecture
 221 N. Main St., Studio C
 Las Cruces, NM 88001

Scale 3/32" = 1'-0"



April 30, 2018

Sheet 6 of 7



PROJECT

GLOBAL STORAGE - COORS

3421 Coors Road NW
Albuquerque, New Mexico

ISSUE

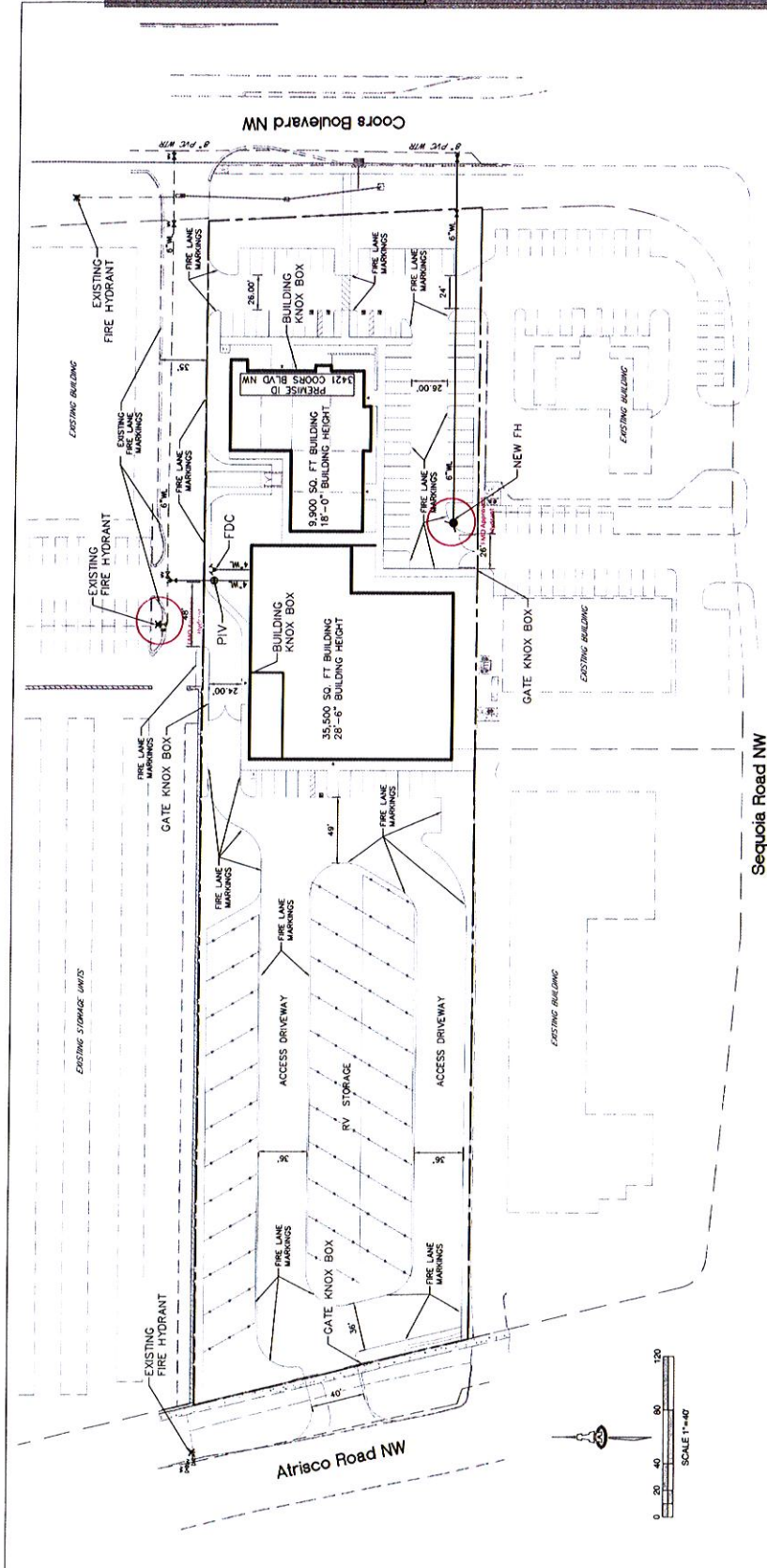
REVISION

SHEET



FIRE HYDRANT
LOCATION
AND ACCESS
PLAN

FIRE 1



3421 COORS BLVD. N.W.,
ALBUQUERQUE, NM 87120

35,500 SQ. FT BUILDING
OCCUPANCY GROUP - STORAGE GROUP S
TYPE 2B CONSTRUCTION
SPRINKLED
28'-6" BUILDING HEIGHT

9,900 SQ. FT BUILDING
OCCUPANCY GROUP - MERCANTILE GROUP M
TYPE 2B CONSTRUCTION
NON-SPRINKLED
18'-0" BUILDING HEIGHT

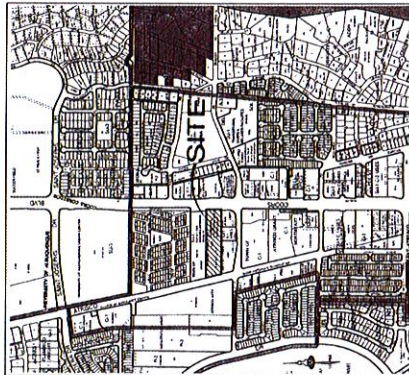
3 EXISTING FIRE HYDRANT NEAR SITE

ALL ACCESS ROADS AND FIRE LANES HAVE
GRADES LESS THAN 10% AND A LOAD
CAPACITY OF 75,000 POUNDS.

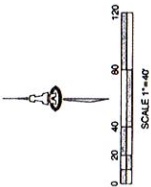
ALL ACCESS ROADS AND FIRE LANES WILL
ACCOMMODATE A 28' MINIMUM TRUCK
TURNING RADIUS



FIRE APPARATUS TURNING RADIUS
28'-0"



G-11



SCALE 1"=40'