

Jolene Wolfley, Chair
Development Facilitation Team (DFT)
City of Albuquerque
600 Second Street NW
Albuquerque, NM. 87102

January 31st, 2025

RE: SITE PLAN ADMINISTRATRION; ST. JOSEPH'S DR NW BETWEEN COORS BLVD NW AND ATRISCO DR NW.

Dear Madam Chair:

The purpose of this letter is to provide background and justification of the review and decision criteria for the proposed approval of a Site Plan-Administrative for vacant lot on St. Joseph's Dr NW between Coors Blvd NW and Atrisco Dr NW.

Kimley-Horn and Associates, Inc., hereafter referred to as "Agent" for the purpose of this request, represents Red Shamrock 4 LLC, hereafter referred to as "Applicant." We, "Agent" are requesting approval of approval of a Site Plan-Administrative for vacant lot on St. Joseph's Dr NW between Coors Blvd NW and Atrisco Dr NW. Given the size of the property and the overall square footage of the proposed commercial building a Site Plan-Administrative is required to be reviewed and approved by the Development Facilitation Team (DFT).

Project Description

The subject site is located within the Ladera Activity Center as well as the Coors Boulevard - CPO (2). The site is also located within a Major Transit Corridor, in an Area of Change. The site is currently partially developed and is surrounded by developments:

- North of the site - Rancho Encantado, Del Sur and Valle Alegre (Single-Family Residential Development)
- East of the site - Public Park with Soccer Fields, St Pius High School, and Single-Family Residential Development (Enclave at Oxbow)
- South of the site – Currently in development
- West of the site - Church (St. Joseph on the Rio Grande Catholic Church), Offices, Urgent Care Medical Center, Multi-Family Residential Development (Atrisco Apartments).

In April of 2016 the Environmental Planning Commission approved the Site Plan for Subdivision (EPC-40123-2013). The Site Plan for Subdivision included design standards to ensure the quality of future development on the site. The approval of the future development was delegated to the DFT.

The originally approved site plan platted for development was originally intended for large scale "big box" (Project Number: PA# 15-175, CASE FILE 100032, EPC-40123-2013), and was subsequently amended in 2020 (EPC-2019-002765, SI-2019-00380) to reduce the scale of commercial development based on market trends at that time.

The existing site to remain is comprised of 1.2 acre lots or smaller adjacent to Coors Blvd. NW which are fully developed or in the planning stages of development. The request will not alter any existing design standards and will still be consistent with the original approvals and the Comprehensive Plan.

The applicant has identified a “big box” retailer that wishes to develop a Large Retail Facility as defined by IDO Subsection 4-3(D)(37)(b). This would allow the undeveloped lots within the proposed amendment area to be consolidated and developed in a way that is consistent with its originally intended use as approved by EPC.

REVIEW AND DECISION CRITERIA

6-5(G) SITE PLAN - ADMINISTRATIVE

6-5(G)(3) Review and Design Criteria

An application for Site Plan – Administrative shall be approved if it meets all of the following criteria.

6-5(G)(3)(a) The Site Plan complies with all applicable standards in this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.

- a. The Amended Site Plan will comply with all prior approved design standards put in place as the site continues to develop.*

6-5(G)(3)(b) 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 or the applicant has agreed to install required infrastructure and public improvements pursuant to Subsection 14-16-1-7(B)(2) and 14-16-5-4(N) and/or a signed an Infrastructure Improvements Agreement (IIA) pursuant to Subsection 14-16-5-4(O) to add adequate capacity.

- a. The City's existing infrastructure and public improvements, at the property frontages along Coors Blvd. NW and St. Joseph Dr. NW will be upgraded to accommodate the anticipated traffic increase in accordance with the approved Final Traffic Impact study, dated December 20, 2022, by Terry O. Brown, P.E. (per separate project).*

6-5(G)(3)(c) If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any IDO standards applicable in the zone district the subject property is in.

- a. The subject property is not within an approved Master Development Plan.*

6-5(G)(3)(d) If the subject property is within an approved Framework Plan, the Site Plan shall meet any relevant standards in the Framework Plan in addition to any IDO standards applicable to the type of development.

- a. The subject property is not within an approved Framework Plan.*

Conclusion

On behalf of Red Shamrock 4 LLC., we respectfully request that the DFT review and approve the proposed Site Plan-Administrative for a 'big box' retailer within the CPO (2) zone. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Francisco Hernandez III". The signature is stylized and somewhat cursive, with a large initial "F" and "H".

Francisco Hernandez III
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