

June 19, 2024
DFT
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: SITE PLAN – MAJOR AMENDMENT for TRACT 1-A-1-A PLAT OF TRACTS 1-A-1-A & 1-A-1-B HONEYWELLSITE ZONE ATLAS PAGE: M-10-Z

Dear Mrs. Jolene Wolfley

Request

Tierra West LLC on behalf of SANPREVEST, LLC respectfully requests a Site Plan – Admin Review for a Major Amendment to a Site Plan that was originally reviewed and approved by the Development Review Board. The amendments are as follows:

1. New uses which are permissive in the NR-LM (M-1 equivalent)
 - a. Warehousing
 - b. 10% To be used as Office Space
2. Eight (8) new standard docking areas with enclosed docking shelter
3. One (1) new drive-in docking area
4. Reductions:
 - a. One (1) enclosed patio area of approximately 2,245 square feet will be removed.
 - b. One (1) guard shack will be removed.
 - c. A reduction of landscaped areas from 732,383 square feet to 647,999 square feet. This is an 11.5% reduction which exceeds the minor amendment thresholds.

Site Plan History

The most recent approval on the subject site was an Administrative Amendment for a temporary flight tether test facility which included towers, fence, and an addition of 700 square feet under 09AA10113, 1007943. The Amendment was to a **DRB Site Plan DRB-99-88** for Honeywell.

Site Information

The subject site is comprised of approximately 60 acres and is currently zoned NR-LM, Non-Residential – Light Manufacturing. The proposed development includes new uses on the easternly portion of the lot to include recreational use, restaurant, and warehousing. The westerly portion of the lot includes a potential subdivision and subsequent sale.

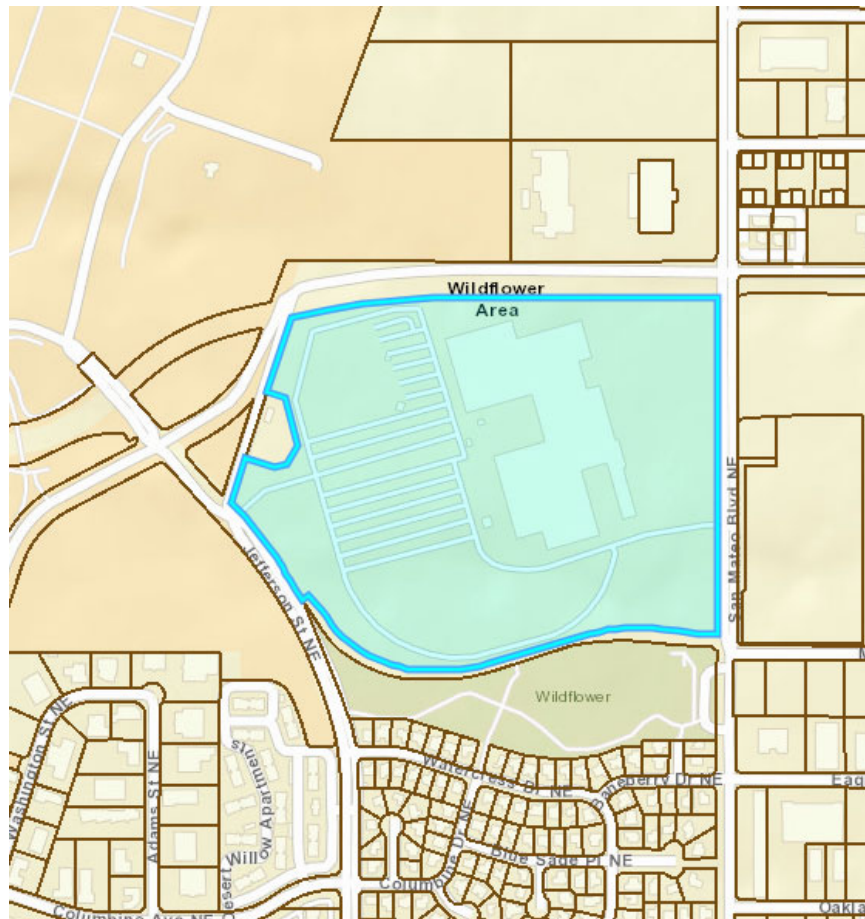


Figure 1: Subject Site

Site Plan

The proposed site plan will include the addition of a restaurant and recreational use, in addition to the existing warehouse uses. This Site Plan will be reviewed under the Site Plan – DFT (Site Plan – Administrative) process for Major Amendment. The amendments are as follows:

1. New uses which are permissive in the NR-LM (M-1 equivalent)
 - a. Warehousing
 - b. 10% To be used as Office Space
2. Eight (8) new standard docking areas with enclosed docking shelter
3. One (1) new drive-in docking area
4. Reductions:
 - a. One (1) enclosed patio area of approximately 2,245 square feet will be removed.
 - b. One (1) guard shack will be removed.
 - c. A reduction of landscaped areas from 732,383 square feet to 647,999 square feet. This is an 11.5% reduction which exceeds the minor amendment thresholds.

Existing Zoning and Land Use

The subject site is zoned NR-LM (Non-Residential – Light Manufacturing) and is surrounded by various zoning and land use intensities. To the North of the subject site are parcels zoned NR-LM (Non-Residential – Light Manufacturing) and include office and light industrial uses. Northwest and west of the subject site are parcels zoned NR-PO-A (City-owned or Managed Public Parks) which is used for Balloon Fiesta Park events and activities. Directly abutting the southern boundary of the subject site is a parcel zoned NR-PO-A (City-owned or Managed Public Parks). Beyond the park to the south are lots zoned R-1C (Single Family) which are developed with Single-Family residential dwellings. East of the subject site are parcels zoned R-MH (Residential – Multi-Family) and NR-LM(Non-residential – Light Manufacturing).

Surrounding Zoning and Land Use		
NORTH	NR-LM	Industrial / Offices
EAST	R-MH, NR-LM	Multi-Family / Industrial
SOUTH	R-1C, R-MH, NR-PO-A, NR-LM	City Owned Park / Single-Family, Residential
WEST	NR-PO-A, NR-LM	

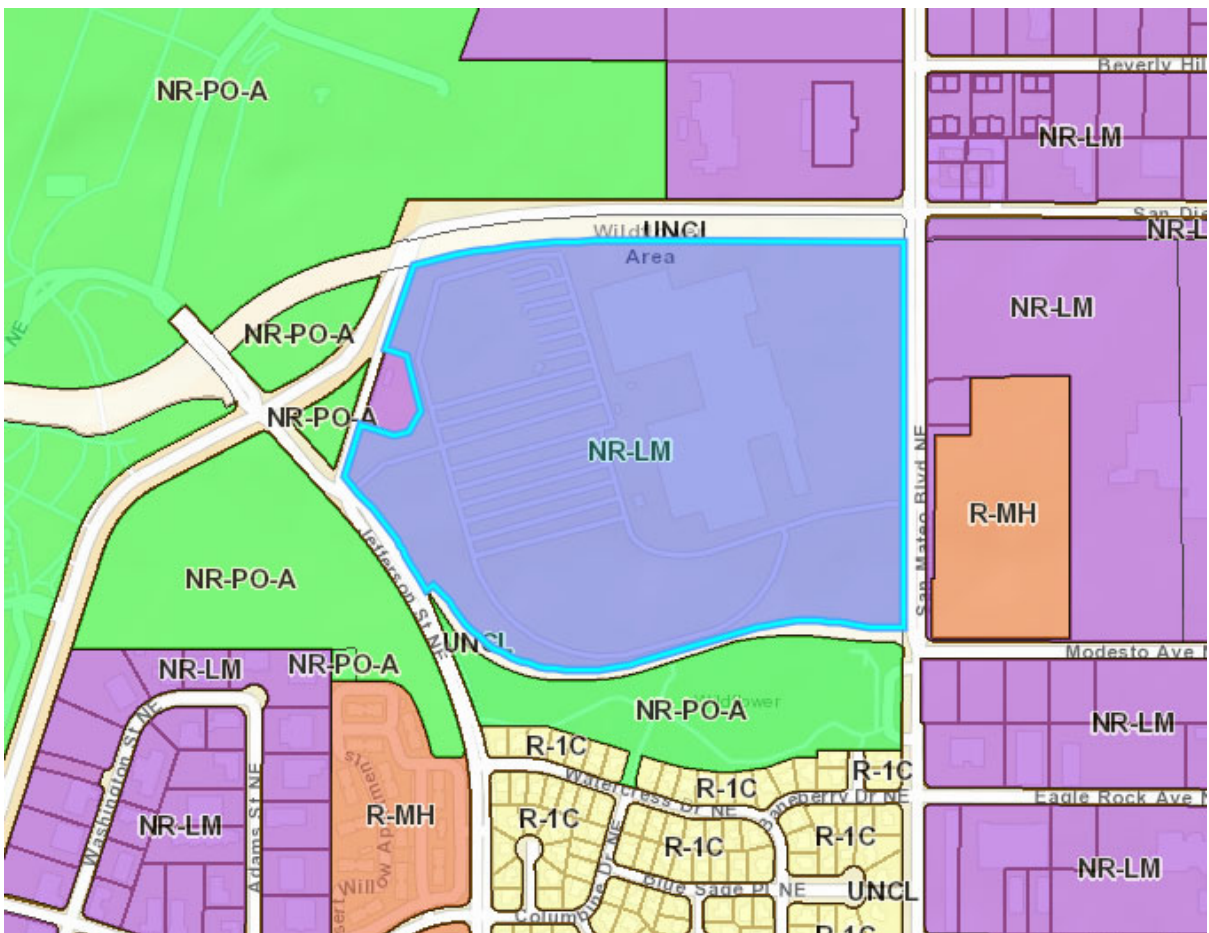


Figure 2: Zoning

Justification

The request meets the criteria for a Major Amendment as outlined in IDO 6-4(Z)(1)(b) 1, as it exceeds the thresholds outlined in Table 6-4-4 as follows:

Any other numerical standard – 10% Change.

This 10% change is a reduction of landscaped areas from 732,383 square feet to 647,999 square feet for an 11.5% reduction which exceeds the minor amendment thresholds.

Per IDO 6-4(Z)(1)(b) Major Amendments,

- 1. Except as noted in Subsection 2 below, major amendments shall be reviewed and decided by the decision-making body that issued the permit or approval being amended, following the procedures for the most closely equivalent decision in Part 14-16-6 (Administration and Enforcement), including any required application fee, public notice, referral to commenting agencies, and public hearing.*

Because this amendment exceeds the Minor Amendment threshold, we are requesting a Major Amendment. As noted above, Major Amendments are reviewed by the original decision-making body. Our site plan was originally approved and reviewed by the Development Review Board, which no longer exists. Therefore, our site plan shall be reviewed by the DFT per the Site Plan Administrative Review Criteria, outlined below.

6-5(G)(3) Review and Decision 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.

As shown on the proposed Site Plan, the request complies with all applicable standards in the IDO, the DPM and other adopted City regulations.

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.

As shown in the submittal, the request will have adequate capacity from existing City infrastructure to serve the proposed development. We are providing an infrastructure list and agree 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.

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.

The subject property is not within an approved Master Development Plan area.

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.

The subject property is not within an approved Framework Plan.

Sergio Lozoya

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

Cc: Robert Toledo

JN: 2023090
sl/jg/aj