

POST EPC MEMORANDUM

TO: CABQ Development Facilitation Team (DFT)

FROM: Seth Tinkle, Planner & Megan Jones, Principal Planner

DATE: 3/28/24

RE: PR-2022-007999 SI-2023-01621 – Site Plan – EPC_336 Woodward Rd. SE

The applicant for the Site Plan at 336 Woodward Rd. SE has worked with Staff to fulfill post EPC requirements to meet Conditions of Approval, 1-8, for SI-2023-01621. See EPC Notice of Decision (NOD) dated 11/16/2023.

The applicant provided a letter which shall be included with the DFT submittal describing how each condition has been satisfied or will be met moving forward. Updated Site Plan drawings have been provided, which depict these conditions.

Unauthorized Changes

1. Approximately seven additional parking spaces have been added to the revised Site Plan (Sheet #1).
 - a. The applicant has stated that the TCL only requires seven spaces and they added some extra spaces just for convenience's sake and not any change in use.
2. The Keyed Notes have been revised slightly in the updated Site Plan (Sheet #1). A Keyed Note (2) has been added, indicated a mail box. Keyed Note 5 (Site dumpsters) appears to not be depicted on the revised Site Plan, though the dumpster appears to be in the same location as the Site Plan that was approved by the EPC. Keyed Notes indicated a landscaped green belt and block wall (Notes 7 and 8 in the EPC) approved Site Plan have been eliminated.
3. The General Notes have been revised slightly in the updated Site Plan (Sheet #1) in comparison to the EPC approved Site Plan.
4. The Legend has been revised slightly in the updated Site Plan (Sheet #1) in comparison to the EPC approved Site Plan.
5. "Site Plan Notes" have been added to the revised Site Plan. Most of these notes indicate compliance with the conditions stated in the 11/16/23 NOD. However, these notes currently include an error stating that the site's zoning is CR-LM. This is incorrect. The site's zoning is NR-LM, which is shown on the EPC approved Site Plan.
 - a. Regarding 2-5: The changes to keyed notes and general notes are all for clarification purposes and do not depict any changes to the site plan layout or changes to the EPC approves uses and site specifics.

SI-2023-01621 – Site Plan – EPC 6625 Bluewater Rd. NW

1. Conditions 1 and 2 have been met or are agreed upon by the applicant. DFT Staff is responsible for reviewing that the Site Plan complies with all applicable City development standards and regulations, including the DPM before a building permit is issued.

2. Conditions 3 and 4 have been met. The Site Plan complies with APO 3-3 standards. Notes have been added to Sheet #1 indicating compliance with these standards and the applicant has provided revised building elevations that call out each surface pursuant to IDO 3-3(D)(2) Reflectivity.
3. Condition 5 has been met. The Site Plan complies with all Irrigation Facility (Acequia) Standards (14-16-5 5-2(G)).
4. Condition 6 has been met. The revised Site Plan indicates that the entire subject site is 19.1 acres. The revised Site Plan indicates areas of the subject site that are expected to be developed in the future, including a Phasing Plan noting that the current proposal is “Phase 1.” The revised Site Plan indicates that the proposed warehouse (Phase 1) is located solely on Parcel 64A3B1.
5. Condition 7 has been met. The applicant has coordinated with MRGCD. The distance from the property line to the center of the San Jose Lateral Drain is noted on the revised Site Plan, which referenced MRGX Dwg #A-354 and R&C #3128.
6. Condition 8 has been met. The applicant has noted that there have been no changes to the locations where dumpsters have been approved for access by Solid Waste approval, so no new approval for access is needed.

John R. Metz, the applicant of this application, has satisfied all Conditions for NOD dated November 16, 2023. The DFT can move forward with reviewing the Site Plan approved by the EPC.

Seth Tinkle, Planner & Megan Jones, Principal Planner
Current Planning, Urban Design & Development
City of Albuquerque Planning Department