

# Site Plan – EPC Major Amendment

## Pitre Kia

Submitted concurrently with a Zone Map Amendment – EPC  
October 2024



### PREPARED FOR:

Pitre Kia

### PREPARED BY:



Tierra West, LLC  
5571 Midway Park Place NE  
Albuquerque, NM 87109

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October 9, 2024

Mr. Jonathan R. Hollinger, Chair  
Environmental Planning Commission  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

RE: **SITE PLAN – EPC MAJOR AMENDMENT  
9640 EAGLE RANCH RD NW, ABQ, NM, 87114  
TRACT B-1 PLAT OF TRACT B-1 AND B-2 OF ADOBE WELLS SUBDIVISION CONT  
5.8965 AC AND TR C-1 SUBD PLAT MAP FOR ADOBE WELLS SUBD CONT 19,079  
SQ FT  
ZONE ATLAS PAGE B-13-Z**

Dear Mr. Hollinger,

On behalf of Pitre Holdings LLC C/O Robert G Pitre LLC, I am writing to respectfully request your approval for a Site Plan – EPC, Major Amendment for an approximately 6-acre site, legally described as Tract B-1 Plat of Tract B-1 and B-2 Adobe Wells Subdivision & and Tract C-1 Subd Plat Map for Adobe Wells Subdivision, located at 9797 Eagle Ranch Rd NW (the subject site).

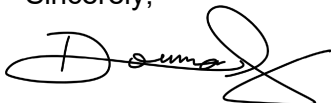
The subject site is currently dual-zoned, NR-BP and MX-M, and we are seeking to correct this to NR-C concurrently through a separate application. The site is owned and operated by Pitre Holdings, LLC as a car dealership, which includes light vehicle sales, repair, rental, and storage.

The proposed Major Amendment involves a 5,700 square foot addition that will expand the dealership facility by adding 12 new service bays, as well as enlarging the showroom by 268 square feet. This request exceeds the allowable minor amendment thresholds, which limit changes to the building's gross floor area to 10%. The controlling pre-IDO site plan (Project #1003100/03EPC01921) permitted a 16,000 square foot car sales facility. The new site plan proposes an increase of 5,968 square feet, resulting in a total gross floor area of 21,968 square feet, representing a 37% increase.

On behalf of Pitre Holdings LLC, Tierra West LLC, requests your review and approval.

If you have any questions, please feel free to reach out. Thank you for considering our request.

Sincerely,



Donna Sandoval

Planner

JN: 2024019

Cc: Ds/sl/rrb/at

# 1. Executive Summary

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Tierra West, on behalf of Pitre Holdings, LLC, is requesting approval for a Major Amendment to a Site Plan for an approximately 6-acre site legally described as Tract B-1 Plat of Tract B-1 and B-2 Adobe Wells Subdivision & and Tract C-1 Subd Plat Map for Adobe Wells Subdivision, located at 9797 Eagle Ranch Rd NW, currently home to the Pitre Kia car dealership. The proposed amendment seeks to expand the dealership's facilities by adding a 5,700 square foot addition that will include 12 new service bays and an expansion of the showroom by 268 square feet. This expansion will increase the total gross floor area to 21,968 square feet, which represents a 37% increase, exceeding the allowable 10% threshold for minor amendments.

The site has dual zoning: NR-BP (Non-Residential – Business Park) and MX-M (Mixed-Use Medium Intensity). The initial site development plan was approved under the C-2 zoning of the previous zoning code and approved by EPC. The IDO created a floating zoning that recently came to the owner's attention. Concurrently, the application includes a request to correct the zoning discrepancies of a floating zone line on the property. The existing uses of the site include light vehicle sales, rental and repair services, and storage.

The planning context highlights that the subject site falls within the Northwest Mesa Community Planning Area, designated as an Area of Consistency. It is also located within a Character Protection Overlay Zone along Coors Blvd and is in proximity to major transit corridors. The surrounding area features a mix of residential, non-residential, and mixed-use zones, with commercial services being a predominant use within half a mile.

Historically, the site was vacant until 2003 when it received approval for Westside Kia Auto-Dealership Site Development Plan from the Albuquerque Environmental Planning Commission (EPC). This plan allowed for a 16,000 square foot car sales facility, which was later constructed in 2004. The original approval garnered support from the City Planning Department and faced no opposition.

The Major Amendment aligns with several city planning goals and policies. It supports Goal 5.1 (Centers and Corridors) by enhancing connectivity and service availability near the Coors/ Paseo del Norte activity center to the south and the Cottonwood employment center to the north. Additionally, it captures regional growth patterns, helping to shape a sustainable built environment in an area that historically has had less commercial development.

The proposal is consistent with Policy 5.2.1 (Land Uses), which aims to create healthy, sustainable communities with a mix of uses accessible to surrounding neighborhoods. The location is within walking distance of residential areas and major transit routes, encouraging access to goods and services in the area while utilizing the subject site. Moreover, it promotes infill development that complements existing structures and utilizes previously underutilized land efficiently, adhering to the goals of compact development.

The request mitigates any significant adverse impacts on the surrounding community, ensuring compatibility with existing land uses and zoning regulations and aims to foster economic development by providing additional job opportunities in the area, supporting local entrepreneurship, and enhancing the quality of life for residents.

The EPC-Site Plan, Major Amendment requests development approval to expand the dealership's facilities by adding a 5,700 square foot addition that will include twelve (12) new service bays and an expansion of the showroom by 268 square feet. The proposed development would create direct and indirect jobs for a range of vocational workers with varying skills and salary ranges on the West Side. The request will modernize and expand a facility that both the community needs and meets regulatory standards, aligning with broader city planning objectives for sustainable development, economic growth, and improved service accessibility. The proposal will improve community connectivity to amenities while also having a minimal impact on the surrounding traffic network.

## **2. Request**

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Tierra west on behalf of Pitre Holdings, LLC respectfully request approval for a Site Plan – EPC, Major Amendment for an approximately 6-acre site, legally described as Tract B-1 Plat of Tract B-1 And B-2 Adobe Wells Subdivision, and Tract C-1 Subd Plat Map for Adobe Wells Subdivision, located at 9797 Eagle Ranch Rd NW (the subject site). The subject site has dual zoning, NR-BP and MX-M, which we are seeking to correct concurrently as a separate application.

The subject site is owned and operated by Pitre Kia as a car dealership (light vehicle sales), a repair and service center (light vehicle rental, repair and storage). The Major Amendment proposes a 5,700 square foot addition which will expand the facility with 12 new service bays as well as the expansion of a showroom by 268 square feet. The request exceeds the allowable minor amendment thresholds which limits changes to the building gross floor area to 10%. The controlling pre-IDO site plan (Project #1003100/ 03EPC01921) permitted a 16,000 square foot car sales facility. The proposed site plan will increase the square footage by 5,968 square feet (a 37% increase) for a total of 21,968 square feet of the building's gross floor area.

Per IDO subsection 14-16-6-4(Y)(1)(b)1, 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). The EPC was the original decision-making body, as such, the procedures described in IDO 14-16-6-6(I) Site Plan – EPC shall be followed.

## **3. Planning Context**

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Zoning – Subject site and surrounding.

The subject site contains two parcels, one of which is wholly zoned NR-BP (Non-Residential – Business Park), the larger westerly portion of the subject site is zoned NR-BP and MX-M (Mixed-Use Medium Intensity). Tierra West requests approval of a Site Plan-EPC and Zone Map

Amendment to NR-C for a Pitre Kia Car Dealership used for light vehicle sales, rental and repair, and storage.

The Light vehicle sales, repair, rental and storage are a permissive primary use to the NR-BP and MX-M zoning districts. The land use for the parcels is designated as commercial. Both falling entirely within the Northwest Mesa Community Planning Area (CPA) and designated as an Area of Consistency. The subject site is located within the Character Protection Overlay Zone of Coors Blvd (CPO-2) and is 800 feet away from the Coors Blvd Major Transit Corridor.

The subject site is situated between Western Dr NW and Irving Blvd NW on Eagle Ranch Rd NW. The surrounding area is characterized by a mix of zoning and land uses, primarily consisting of Residential, Non-Residential and Mixed-Use zones with commercial services as the primary use within 1/2 mile of the subject site. To the north of the property, there are a variety of zones, including MX-M, NR-LM, NR-PO-B, PD, R-1B, R-1C, R-ML, and R-T, and includes a mix of residential and commercial uses. To the east, there is MX-L, MX-M, NR-C, NR-PO-B, R-A, and UNCL zones, with a mix of commercial, residential, and vacant land use designations. South of the site, the zoning includes MX-L, MX-M, MX-T, NR-BP, NR-C, R-1B, R-A, and UNCL zones, and includes a variety of residential and commercial uses. To the west, there are MX-L, MX-M, MX-T, NR-PO-A, R-1B, and UNCL zones, with a mix of commercial, residential, and vacant land use designations. See

Figure 1 & Table 1 below for zoning information within ½ Mile of the subject site, and Figure 2 & Table 2 for land uses with ½ Mile of the subject site.

**Figure 1 - Zoning within ½ Mile of the Pitre Kia Site**

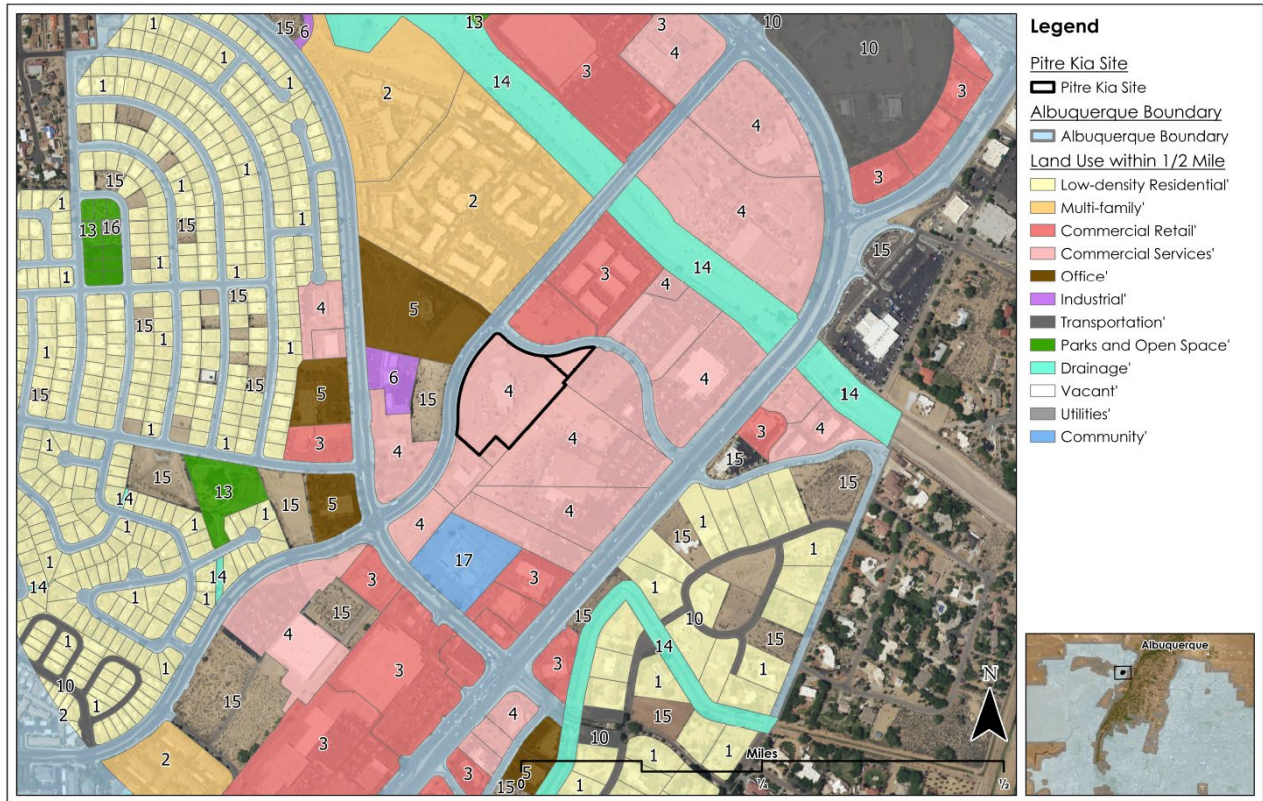


Zoning Table	
Location	Zoning
Subject Site (Controlling Site Plan)	NR-BP & MX-M
North	MX-M, NR-LM, NR-PO-B, PD, R-1B, R-1C, R-ML, R-T
East	MX-L, MX-M, NR-C, NR-PO-B, R-A, UNCL
South	MX-L, MX-M, MX-T, NR-BP, NR-C, R-1B, R-A, UNCL
West	MX-L, MX-M, MX-T, NR-PO-A, R-1B,

**Table 1 - Zoning within ½ Mile of the Pitre Kia Site**



**Figure 2 - Land Use within ½ Mile of the Pitre Kia Site**



Land Use	
Location	Land Use
Subject Site (Development Area)	Commercial Services
North	01 Low-Density Residential 02 Multi-family 03 Commercial Retail 04 Commercial Services 06 Industrial 10 Transportation 12 Parks and Open Space 14 Drainage 15 Vacant
East	01 Low-Density Residential 03 Commercial Retail 04 Commercial Services 14 Drainage 15 Vacant
South	01 Low-Density Residential 02 Multi-family 03 Commercial Retail 04 Commercial Services 05 Office 14 Drainage 15 Vacant



	17 Community.
West	01 Low-Density Residential 03 Commercial Retail 04 Commercial Services 05 Office 06 Industrial 13 Parks and Open Space 15 Vacant 16 Utilities

Table 2 - Land Use within ½ Mile of the Pitre Kia Site

## 4. History

The subject site was vacant up until 2003 when a Site Development Plan (SDP) Building Permit application (Project #1003100/ 03EPC-01921) was reviewed and approved by the Albuquerque Environmental Planning Commission (EPC) on December 18, 2003. The application did not encounter any known opposition and received support from the City Planning Department. Prior to the IDO, the subject site was zoned SU-1 for C-2 uses.

At the time of approval, the site was subject to the West Side Strategic Plan, the Coors Corridor Plan, and the Comprehensive Plan. Staff found the request to be compatible with the relevant plans and recommended approval of the site plan, with conditions. Following the EPC's approval, the site plan secured all necessary signatures and approvals for the project (#1003100) by March 19, 2004, and construction started that same year.

## 5. Controlling Site Plan

As mentioned above, the controlling site plan (Project #1003100/ 03EPC01921) was heard and approved by the EPC on December 18, 2003, with conditions. The site development plan for building permit noted two phases. Phase 1 encompasses the northern portion of the subject site and contained the primary use of light vehicle sales. Phase 2 encompasses the southern portion of the subject site and was primarily shown to be parking and outdoor light vehicle storage, which supports the primary use. The original controlling site plan is included as part of this submittal packet.

The subject site has two access points, one on the north off Western Dr NW and the second on the west side off Eagle Ranch Rd NW. The dealership building is approximately 6.4% of the lot area and the original landscaping covers 17% of the required 15% net lot area.

## 6. Notification Requirements and Facilitated Meeting Request

All notification requirements outlined in the IDO have been met. A Pre-submittal Neighborhood Meeting was offered on August 23, 2024, and no neighborhood associations requested to hold a meeting. Furthermore, all property owners within 100' of the site and all neighborhood association representatives were notified of this submittal by October 10, 2024. No questions or comments have been received from members of the public regarding this request.

## 7. Site Plan – EPC – Major Amendment Justification

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### 7.1 Chapter 5 – Land Use

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**Goal 5.1 – Centers and Corridors:** Grow as a community of strong Centers connected by a multi-modal network of Corridors.

- *The request is consistent with Goal 5.1 Centers and Corridors because it would support the Coors/Paseo del Norte activity center to the south and the Cottonwood employment center to the north grow as a community of strong centers connected by a multi-modal network of corridors. The subject site is located approximately 140-ft from the Coors Blvd Major Transit Corridor boundary and 300-ft from a bus stop on Eagle Ranch. The approval of the request would support the development of strong centers connected by multi-modal networks by providing service amenities not currently available in an area that would be in close proximity to the Coors Blvd corridor, bus stops and in between an activity center and employment center. The request furthers Goal 5.1.*

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

- *The request is consistent with Policy 5.1.1 Desired Growth because it captures the pattern of regional growth between the Coors/Paseo del Norte activity center to the south, the Cottonwood employment center to the north, and the Coors Blvd corridor to the east; helping shape the built environment into a sustainable development pattern. The subject site is also located with the Northwest CPA, which is typically characterized by a disproportionate amount of single-family residential development as opposed to commercial development. This area specifically is characterized by mixed-use development including light vehicle sales, multi-family dwellings, and commercial services. The approval of the request would support desired growth by capturing the regional growth of nearby centers and corridors to help shape the built environment into sustainable development patterns. The request furthers Policy 5.1.1.*
- 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.
- *The request is consistent with Policy 5.1.1 Desired Growth section c) because it encourages employment density, compact development, redevelopment, and infill in an appropriate area between Centers and Corridors to accommodate growth over time and discourages the need for development at the urban edge. The building addition project will provide employment opportunities and light vehicle services atypical of the Northwest CPA while promoting compact development, redevelopment and infill in an area frequented for commercial services. The approval of the request would encourage employment density, compact development, redevelopment, and infill in appropriate areas to accommodate growth over time and discourage the need for development at the urban edge. The request furthers Policy 5.1.1.c*

**Goal 5.2 – Complete Communities:** Foster communities where residents can live, work, learn, shop, and play together.

- *The request is consistent with Goal 5.2 – Complete Communities because it would foster communities where residents can live, work, learn, shop and play together. The subject site is located within the Northwest CPA which is typically characterized by residential dwellings,*

*it is also within a half mile of the Cottonwood employment center and within a quarter-mile of the Coors/Paseo del Norte activity center and community Eagle Ranch Park. The approval of the request would provide residents and community members with the option of several nearby activities and commercial services to engage in while servicing their vehicle, fostering communities where residents can live, work, learn, shop and play together. The request furthers Goal 5.2.*

**Policy 5.2.1 Land Uses:** Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

- *The request is consistent with Policy 5.2.1 Land Uses because it creates a healthy, sustainable, and distinct community with a mix of uses that are conveniently accessible from surrounding neighborhoods. As mentioned earlier, the subject site is located in a community characterized by residential dwellings as well as within a half mile of an employment center, and within a quarter mile of an activity center, and major transit corridor. This area specifically is characterized by mixed-use development including light vehicle sales, multi-family dwellings, and commercial services. The approval of the request would support the creation of healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods. The request furthers Policy 5.2.1.*
- a) Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.
- *The request is consistent with Policy 5.2.1 Land Uses section a) because it encourages development and redevelopment that brings goods, services, and amenities within walking and biking distance of westside neighborhoods and promotes good access for all residents. The subject site is within 300-ft of a public bus stop, fronts existing and proposed bike paths off Eagle Ranch Rd and is within a half mile of low-density and multi-family residential land use. The approval of the request encourages redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods while promoting good access for all residents. The request furthers Policy 5.2.1.a*
- b) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development. [ABC]
- *The request is consistent with Policy 5.2.1 Land Uses section h) because it encourages infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development. The subject sites current land use is light vehicle sales, rental and storage. With the proposed building addition, the land use would remain as light vehicle sales, rental and storage. The approval of the request would encourage infill development that adheres to design standards in the IDO which ensure compatible form/scale of the building to the immediately surrounding development. The request furthers Policy 5.2.1.h*
- c) Encourage more productive use of vacant lots and under-utilized lots, including surface parking.
- *The request is consistent with Policy 5.2.1 Land Uses section n) because it encourages more productive use of an under-utilized lot, including surface parking. Approval of the building addition will create complementary light vehicle commercial service uses to a lot that can be optimized to provide more productive services to the westside community. The request furthers Policy 5.2.1.n*

**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 request is consistent with Goal 5.3 Efficient Development patterns because the subject site is in an area with existing infrastructure and public facilities. The subject site also promotes the use of transit, a public amenity, as it is located within 140-feet of the Coors Blvd Major Transit Corridor and is within an area of consistency as designated in the ABC Comp Plan. The request is consistent with Goal 5.3 Efficient Development Patterns.*

**Policy 5.3.1 – Infill Development:** 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 requested site plan furthers Policy 5.3.1 – Infill development as it promotes development patterns that maximize the utility of existing infrastructure. The subject site is in the Northwest Mesa CPA, and within a developed area of the city with established infrastructure and public facilities. The development of the building addition would encourage the efficient use of land and thus supports the public good. The request furthers Policy 5.3.1.*

**Goal 5.4 Jobs-Housing Balance:** Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande.

- *The requested site plan furthers Goal 5.4 Jobs-Housing Balance as it prioritized job growth west of Rio Grande on the Northwest Mesa CPA that is characterized by many residential dwellings. The site also includes residential zoning to the west and south within a half mile of the site. The development of the building addition prioritizes job growth west of the Rio Grande. The request furthers Goal 5.4.*

**Policy 5.4.2 West Side Jobs:** Foster employment opportunities on the West Side. [ABC]

- *The requested site plan furthers Policy 5.4.2 West Side Jobs as it fosters new employment opportunities on the West Side by encouraging infill development close to existing employment and activity centers. The development of the building addition prioritizes new amenities and employment opportunities on the West Side. The request furthers Policy 5.4.2*

a) Ensure adequate capacity of land zoned for commercial, office, and industrial uses west of the Rio Grande to support additional job growth.

- *The requested site plan amendment and concurrent zone map amendment furthers Policy 5.4.2 a as it will correct zoning to ensure adequate capacity of land zoned for commercial uses on the west side of the Rio Grande to support additional job growth. The request will ensure the availability of commercial uses for improved light vehicle sales, rental and storage while optimizing the capacity for commercial zoned land on the west side. The request furthers Policy 5.4.2 a.*

## **7.2 Chapter 8 – Economic Development**

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**Goal 8.1 – Placemaking:** Create places where businesses and talent will stay and thrive.

- *The proposed development would create jobs for a range of vocational workers with varying skills and salary ranges. The request also continues and encourages commercial development within the Kia Westside Auto Dealership site plan, which was approved in 2003 by the EPC. This request establishes development and stability and creates places*

*where businesses and talent will stay and thrive. The request is consistent with Goal 8.1 – Placemaking.*

**Policy 8.1.2 Resilient Economy:** Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

- The proposed site plan amendment would encourage an economic development effort that would improve the quality of life for new and existing residents by allowing a range of land uses at the appropriate location, scale, intensity, and density. The subject site is located between the Coors/Paseo del Norte activity center to the south, the Cottonwood employment center to the north, and the Coors Blvd corridor to the east and within an area of consistency. Development within the site would foster a robust, resilient, and diverse economy because the request would provide a needed high-quality use that would benefit the community. Further, the development would be an infill development and would maximize existing infrastructure and resources such as public transit, and would provide opportunity for new jobs, thus ensuring a resilient economy. The request furthers Policy 8.1.2 – Resilient Economy.*

**Goal 8.2 – Entrepreneurship:** Foster a culture of creativity and entrepreneurship and encourage private businesses to grow.

- The approval of this request would encourage private business to grow because it consists of the expansion of commercial services proposed within the Kia Westside Auto Dealership Site Plan approved in 2033. The expansion development of this site shows the growth potential and need for additional light vehicle service amenities in the Northwest Mesa CPA. The request is consistent with Goal 8.2 – Entrepreneurship.*

## **8. Site Plan – EPC – Major Amendment – Review and Decision Criteria**

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**6-6(I)(3)(a):** The Site Plan is consistent with the ABC Comp Plan, as amended.

- As discussed above, the requested Site Plan - Major Amendment will benefit the surrounding neighborhood because it is consistent with the ABC Comp Plan and the applicable Goals and Policies therein and clearly facilitating the implementation of the ABC Comp Plan as shown in the previous analysis. The analysis describes how the proposed Site Plan Amendment and concurrent Zone Map Amendment is consistent with Goals and Policies regarding Centers and Corridors, Land Uses, Infill Development, Efficient Development Patterns, West Side Jobs, and Entrepreneurship. These Goals and policies are supported because the request will provide much needed high density, and infill development on the westside where services are needed and desired. Further, the subject site is within 880-feet from a Major Transit Corridor – Coors Blvd, and within an area of consistency. The request meets criterion a.*

**6-6(I)(3)(b):** The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the subject property and any related development agreements and/or regulations.

- The site plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and related development agreements and/or regulations. The request meets criterion b.*

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

- *The subject site is beholden to the Kia Westside Auto Dealership, Site Plan from 2003. Following the approval of this request, development will comply with all applicable provisions of the IDO, the DPM, and other City regulations and the terms established in the original approval. The request meets criterion c.*

**6-6(I)(3)(d):** 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, and any burdens on those systems have been mitigated to the maximum extent practicable.

- *The City's existing infrastructure has adequate capacity for the proposed development. We will be making all required submittals to Hydrology, Transportation, etc. The request meets criterion d.*

**6-6(I)(3)(e):** The application mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent practicable.

- *The request mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent practicable. The Major Amendment would expand a current use to the existing Kia Westside Auto Dealership site plan. The spirit of the existing, controlling site plan, which was approved in 2003, is maintained. The proposed subject site is within the boundary of the Coors Boulevard Character Protection Overlay Zone and is within an area of consistency. Not only are adverse impacts mitigated, but the request will also be a benefit to the surrounding area and communities by efficiently developing a service through the use of existing infrastructure and public facilities. The request meets criterion e.*

**6-6(I)(3)(f):** If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

- *The subject site is not within any Master Development Plan boundaries. However, the subject site is beholden to the Kia Westside Auto Dealership Site Plan, and the IDO. The proposed site plan amendment adheres to the controlling site plan, and the IDO and relevant standards applicable to the zone district the subject property is in. The request meets criterion f.*

**6-6(I)(3)(g):** If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative



Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

- *A cumulative impact analysis is not required in this location because it does not fall within a Railroad and Spur Small Area. The request meets criterion g.*

**6-6(I)(3)(h):** If an outdoor or site lighting performance analysis is requested, the proposed lighting design must prove it will not adversely affect the lighting requirements of Section 14-16-5-2(E) without sufficient mitigation and benefits that outweigh the expected impacts.

- *The outdoor lighting is beholden to the Kia Westside Auto Dealership Site Plan of 2003. This Site plan limits the site lighting to an off-site luminance no greater than 1000-foot lamberts and the mounting height of luminaries in vehicular and/or storage areas to no higher than 20 feet. The request meets criterion h.*

## 9. Conclusion

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In conclusion, the proposed development expansion for light vehicle service repair center and showroom expansion with storage is a highly suitable project for the Northwest Mesa Community Planning Area. The project aligns with the NR-BP and NR-C zoning requirements, leverages existing infrastructure, and fulfills a critical need for non-residential amenities on the Westside. By promoting infill development and sustainable growth, it enhances the utility of the Westside and supports the broader goals of the ABC Comprehensive Plan. The request also aligns with the controlling Westside Kia Auto-Dealership Site Plan adopted prior to the adoption of the IDO.

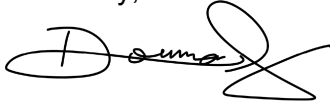
This development will foster economic growth by creating jobs and encouraging further business activity in an existing lot used for light vehicle sales, repair, rental and storage. It will improve the quality of life for residents by providing much-needed services on the westside, thereby strengthening the community's identity and resilience.

The proposed amendment furthers a preponderance of Goals and Policies (5.1, 5.1.1, 5.2, 5.2.1, 5.3, 5.3.1, 5.4, 5.4.2, 8.1, 8.1.2, 8.2) regarding community connectivity, sustainable development, and job growth, particularly in the Northwest Mesa Community Planning Area, and others. These Goals and policies are supported because the request would provide much needed high density, infill development near major transit corridors and within an area characterized by NR-BP development. Further, the subject site expansion of 5968 square feet shows the growth potential and need for additional light vehicle service amenities in the Northwest Mesa CPA and encourages private business to grow and expand commercial services, within an area of consistency.

Tierra West LLC, on behalf of Pitre Holdings LLC C/O Robert G Pitre LLC, respectfully seeks that this Site Plan Major Amendment for the subject site, currently operated as a car dealership and service center is considered and approved by the Environmental Planning Commission. The

proposed expansion includes a 5,968 square foot addition, which exceeds the allowable minor amendment thresholds, necessitating this request for a major amendment. We are committed to following the appropriate procedures outlined in the IDO and controlling Site Plan of 2003. We appreciate your consideration in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Donna Sandoval', with a stylized flourish at the end.

Donna Sandoval  
Planner

Cc: Ron Cambell, Robert Pitre, Scott Simkins

JN: 2024019

DS/sl/rrb/at