



**Environmental  
Planning  
Commission**

**Agenda Number: 5  
Project Number: 1008519  
Case #: 13EPC-40100  
April 11, 2013**

**Staff Report**

<b>Agent</b>	Bohannon Huston, Inc.
<b>Applicant</b>	Motorplex Real Estate Ltd. Co.
<b>Request</b>	<b>Site Development Plan for Subdivision</b>
<b>Legal Description</b>	A-1-C-1-A, Cryer Subdivision
<b>Location</b>	South Bound I-25 Frontage Rd. between Montano and Jefferson
<b>Size</b>	Approximately 5.5 acres
<b>Existing Zoning</b>	SU-1 for C-3 & IP Uses
<b>Proposed Uses</b>	C-3 Permissive and Conditional

**Staff Recommendation**  
*APPROVAL of Case # 13EPC-40100 based on the Findings beginning on Page 8, and subject to the Conditions of Approval beginning on Page 10.*

**Staff Planner**  
*Carrie Barkhurst, Planner*

**Summary of Analysis**

The request is for approval of a Site Development Plan for Subdivision. The subject site is a currently vacant parcel located on the Southbound I-25 Pan American Frontage Road. The applicant proposes to subdivide the parcel into three new lots, one of which will develop a restaurant with full service liquor sales (12EPC-40068, approved by the EPC on 11/8/2012). Future development of the remainder of the 5.5-acre parcel will return to the EPC for review. The requested uses are permissive under the existing zoning.

The subject site is in the Established Urban Area of the Comprehensive Plan. The North Valley Area Plan also applies. The proposal generally meets the applicable policies and requirements of the Comprehensive Plan, the North Side Area Plan, and the City Zoning Code. Staff recommends minor changes to improve compliance with site plan requirements and agency concerns.

The North Valley Coalition was notified of the request. There is no known opposition to this request.

Staff recommends approval, subject to conditions.



City Departments and other interested agencies reviewed this application from 3/4/2013 to 3/15/2013. Agency comments used in the preparation of this report begin on Page 13.

***I. AREA CHARACTERISTICS AND ZONING HISTORY***

***Surrounding zoning, plan designations, and land uses:***

	<b><i>Zoning</i></b>	<b><i>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</i></b>	<b><i>Land Use</i></b>
<b><i>Site</i></b>	SU-1 for C-3 & IP Uses	Established Urban; North Valley Area Plan	Vacant (formerly Automobile Sales)
<b><i>North</i></b>	SU-1 for C-3 & IP Uses	Established Urban; North Valley Area Plan	Commercial Retail (Movie Theater; Restaurant)
<b><i>South</i></b>	I-25 ROW; M-1	Established Urban	Commercial/Industrial (Woodworking; Storage)
<b><i>East</i></b>	SU-1 for C-3 & IP Uses	Established Urban; North Valley Area Plan	Commercial Retail (Restaurant with Liquor)
<b><i>West</i></b>	SU-1 for C-3 & IP Uses; M-1; SU-1 for C-1 Uses	Established Urban; North Valley Area Plan	Commercial/Utilities (Restaurant; Electric Substation)

***II. INTRODUCTION***

The proposal is for a Site Development Plan for Subdivision for Tract A-1-C-1-A, Cryer Subdivision. The 5.5-acre tract of land is located on Pan American Freeway Frontage Road between Jefferson Blvd. and Montaño Rd. The subject site is zoned SU-1 for C-3 and IP Uses. The request is to subdivide the property into 3 new lots, one of which will contain a restaurant development that was approved by the EPC in November 2012 (12EPC-40068). The site plan specifies C-3 Uses (permissive and conditional) for the site, and thereby restricts all IP uses that are allowed through the site’s zoning. No design guidelines have been provided, however, future development will return to the EPC for review of Site Development Plan for Building Permit.

***EPC Role***

Because the site has a Special Use (SU-1) Zone, a Site Development Plan for Subdivision is required prior to subdivision of the parcel. The Environmental Planning Commission (EPC) has decision-making authority for site development plan approval, per §14-16-2-22(A)(1).

***Context***

The subject site is in the Established Urban Area of the Comprehensive Plan and within the boundaries of the North Valley Area Plan. There is no applicable Sector Plan.

The site was previously developed as an Automobile Sales facility, which was demolished as of March 2013. There is an existing office and retail center located north and east of the subject site (Jefferson Commons). The Renaissance Major Activity Center is located approximately ¼-mile southwest of the subject site. There is an AMAFCA channel along the northern side of the property, which feeds into the North Diversion Channel, just west of the site.

### ***History***

In February 1990, the Planning Director approved administratively the current site development plan for use as an automobile sales office and lot (Z-75-29-1). The present request would rescind and replace the existing site development plan for subdivision.

In November 2013, the EPC approved a Site Development Plan for Building Permit for a 2-acre portion of the subject site for use as a restaurant with full service liquor sales (12EPC-40068).

### ***Transportation System***

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

The Long Range Roadway System designates Pan American Freeway Frontage Road as an Urban Interstate, which is within the New Mexico Department of Transportation jurisdiction. The Comprehensive Plan designates this as an Express Corridor. Express Corridors are designed to quickly and efficiently move vehicles.

***Bicycle Facilities.*** There is an existing bicycle trail ¼-mile southwest of the subject site, along the North Diversion Channel. There are proposed bicycle lanes along Jefferson, Chappell Road, and Montano. No bicycle facilities are planned along the Pan American Freeway Frontage Road.

***Transit Facilities.*** ABQ Ride Routes 251, ABQ-Rio Rancho/Rail Runner Connection, and 551, Jefferson / Paseo del Norte Express, pass within ¼-mile of the subject site. Both are limited-service routes funded by Rio Metro Regional Transit District.

### ***Public Facilities/Community Services***

See attached Public Facilities Map for details.

## ***III. ANALYSIS***

### ***A) ALBUQUERQUE COMPREHENSIVE ZONING CODE***

The subject site is zoned SU-1 for C-3 and IP Uses, which allows Permissive and Conditional Uses of the C-3 and IP zones. The SU-1 zone “provides suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons, and in which the appropriateness of the use to a specific location is partly or entirely dependent on the character of the site design.” Development at this location is required to have a site development plan, in accordance with the SU-1 zoning.

The proposed uses are permissive under the current zoning, and no zone change is requested. The C-3 zone “provides suitable sites for C-2 uses, wholesale commercial uses, and some light industrial uses which cause no vibration discernible beyond the premises.” The IP zone “provides suitable sites for a wide range of industrial and commercial uses, provided such uses are conducted in a compatible and harmonious manner within industrial environments achieved through a Development Plan.”

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The Site Plan for Subdivision further specifies that only C-3 Uses are allowed at this site (Sheet 1, Note 4). The applicant has agreed to prohibit all IP uses through this site development plan. The Site Plan does not request future delegation of Site Plan for Building Permit to the DRB, so future development requests will return to the EPC for review.

**B) APPLICABLE ORDINANCES, PLANS AND POLICIES**

The request is for approval of a Site Development Plan for Subdivision. §14-16-3-11 of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." As such, staff has reviewed the request for conformance with applicable goals and policies of the Comprehensive Plan and the North Valley Area Plan.

*Albuquerque / Bernalillo County Comprehensive Plan*

Policy Citations are in Regular Text; *Staff Analysis is in Bold Italics*

The subject site is located in the area designated Established Urban by the Comprehensive Plan with a Goal to "to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment." Applicable policies include:

Policy II.B.5.d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

***The site plan generally respects existing social, cultural, and environmental resources, and the three proposed lots will have a minimal impact on the existing development in the area. No design standards were provided, however, future development will return to the EPC for review and approval. This will ensure a high-quality built environment. The request furthers Policy II.B.5.d.***

Policy II.B.5.e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

***The site is well-served with existing roads and infrastructure. The site has full access to urban facilities and services. The subject site is infill redevelopment in an existing office and commercial center. The integrity of existing neighborhoods will not be impacted because there are no neighborhoods in the immediate area and the proposed use is consistent with existing zoning and land uses. The request furthers Policy II.B.5.e.***

Transportation and Transit: The Goal is to develop corridors, both streets and adjacent land uses that provide a balanced circulation system, efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

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*Although the site is primarily geared towards vehicular access, the area is served by infrastructure for multiple modes of transportation. New commercial uses at this location will serve nearby offices and hotels. The future uses will provide on-site vehicular, pedestrian, and bicycle access / facilities. The subject site is located conveniently off the I-25 frontage road and has excellent access to the road network. The request is consistent with Transportation and Transit Goal II.D.4.*

Policy g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

*Pedestrian access throughout this area is generally of poor quality, with low connectivity between parcels. There is no direct connection between this parcel and adjacent ones; better connectivity would require the cooperation of adjacent property owners. However, this site does provide a new sidewalk in the NMDOT right-of-way that connects to a sidewalk along the parcel to the northeast. A pedestrian walkway will be provided along the northeastern side of Tract A-1-C-1-A-2, which will connect the three new lots to the public right-of-way. The request is partially consistent with Policy II.D.4.g.*

#### ***North Valley Area Plan (Rank II)***

The North Valley Area Plan was adopted in 1993. The Plan generally encompasses the 28.5 square mile area south of the Bernalillo/Sandoval County line, north of Interstate 40, west of Interstate 25 and east of the Rio Grande. Of the total area, 4.01 square miles are within the corporate limits of the Village of Los Ranchos de Albuquerque and are not subject to the NVAP. Of the remaining area, 14.38 square miles are in the City of Albuquerque and 10.15 square miles are in unincorporated Bernalillo County. Specific boundaries (as of 1993) are shown on page 24 of the Plan.

The NVAP establishes twelve overarching Goals (p. 5-6) and sets forth policies regarding land use and zoning for the area. Other policies provide guidance on air quality, wastewater, drainage, transportation, housing, village centers, community design, agriculture and rural character and implementation. The following Goal and policy were cited by the applicant as applicable to the request:

Land Use Goal 2.b is to “preserve and enhance the environmental quality of the North Valley Area by *controlling growth* and maintaining low density development.” (p. 5).

*The request proposes to subdivide three new lots along the I-25 commercial corridor. The site is zoned SU-1 for C-3 and IP, which requires a site development plan. Future Site Development Plan for Building Permits will control growth at this site, therefore, this request is consistent with NVAP Land Use Goal 2.d.*

Land Use Goal 6 is to “encourage quality commercial/industrial development and redevelopment in response to area needs in already developed established commercial industrial zones and

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areas. To discourage future commercial/industrial development on lots not already zoned commercial/industrial.” (p. 6).

***This property is currently zoned SU-1 for C-3 and IP, which allows commercial, industrial and manufacturing land uses. The request will facilitate redevelopment in an established commercial area. This request furthers Land Use Goal 6 by facilitating future commercial redevelopment in an appropriate location. The redevelopment of this site will improve the aesthetics and the vitality in the area.***

Land Use Goal 11 is to “locate commercial and industrial development within the I-25 corridor, and selected areas along the I-40 corridor, especially as an alternative to extensive lower valley commercial/industrial development.” (p. 6).

***The subject site is within the I-25 corridor, and the request will facilitate redevelopment on an existing commercial / industrial property. This request furthers Land Use Goal 11.***

Preferred Scenario Land Use Plan: The subject site is located near the south eastern boundary of the North Valley Area Plan. The Plan anticipated that the area in which the subject site is located would develop with Large Scale Community and Regional Commercial uses.

***The Preferred Land Use Scenario Land Use Plan, found on page 37, shows the area around the subject site as large scale community and regional uses, which currently characterize the area. The request is consistent with the Preferred Land Use Plan.***

## **C) SITE PLAN ANALYSIS**

### ***Site Plan Layout / Configuration***

The property will be subdivided into three new lots - two that front on Pan American Freeway and another one behind them. The site notes indicate all lots will be accessible via the adjacent Private Drive and Pan American Freeway, presumably through a cross-lot access easement. The three parcels are roughly equal, except the lot on the eastern corner of the site is slightly larger.

The Site Plan for Subdivision specifies that only C-3 uses are allowed at this site (Sheet 1, Note 4). The three parcels will develop according to the C-3 Heavy Commercial zoning regulations, §14-16-2-18. The structure height is allowed to be 26 feet and higher if it does not exceed a 45° angle drawn from the horizontal at the mean grade along each boundary of the premises. This means that the building height can be equal to the setback distance from each parcel boundary. The minimum front yard setback is 11 feet; there is no minimum side or rear yard setback. There is no minimum or maximum FAR proposed.

The proposed subdivision is generally compatible with surrounding development, in terms of parcel size and uses proposed. The development will be similar to others along the corridor, and the allowable C-3 Permissive and Conditional Uses will generally complement the other uses in the area - movie theater, hotel, and office.

### ***Vehicular Access and Circulation***

The proposed parcels have two vehicular access driveways – one from the Frontage Road and the other from a private driveway. These two access points are designed to serve the entire 5.5-acre development.

The private driveway is not owned by the applicant. Access from the Private Drive will require approval from the adjacent property owner. The applicant has indicated that they have obtained an access easement to the Private Drive, which is a condition of approval of the first development request at this site (12EPC-40068). However, the access easement has not been recorded yet. This is required as a condition of approval for the subdivision of this site.

### ***Pedestrian, Bicycle, and Transit Access***

Pedestrian access is proposed from the Frontage Road, which will connect the three parcels to the public right-of-way. The dedicated pedestrian route from the Frontage Road and front parking area is to be provided as part of Phase II development of proposed Tract A-1-C-1-A-2. Pedestrian access is not provided directly from the Private Drive because there is no sidewalk along the southern side of the roadway. There is transit service to Office Blvd., which is one block northeast of the subject site (500 feet). The North Diversion Channel bicycle route is ¼ mile southwest of the subject site, although there is not a direct connection from the trail to the site.

### ***Conceptual Utility Plan***

The utility plan proposes extension of a waterline and sewer line from the Pan American Freeway Frontage Road. An 8” waterline and 8” sanitary sewer line are proposed in the 30-foot access and utility easement that serves all three parcels. Individual stub-outs are indicated for each property. A fire hydrant is located towards the rear of the front parcels at a location that would serve the entire premises.

A conceptual grading plan that covered the entire 5.5 acre site was approved as part of the Site Development Plan for Building Permit for the eastern-most parcel (12EPC-40068). The proposed drainage flow is via surface flow across the site to the northwest corner where there is free discharge into the AMAFCA channel. A temporary drainage diversion berm is proposed along the northwestern property line, to protect the adjacent utility structure from stormwater and erosion from the subject site. This conceptual utility plan was not required as part of a Site Development Plan for Subdivision, and therefore was not included with this request.

## ***IV. AGENCY & NEIGHBORHOOD CONCERNS***

### ***Reviewing Agencies/Pre-Hearing Discussion***

The Public Service Company of New Mexico and the City Engineer have conditions that must be met prior to DRB approval. Those are noted in the Agency Comments, beginning on page 13.

The Water Utility Authority provided an informational comment: The future use of the westernmost property may require the installation of a looped public water line in order to meet fire flow demands. This looped line may be aligned around the perimeter of the entire site or

might loop around the perimeter of the south west lot. Easements will be required if the looped line is necessary.

If this request is approved, the applicant will be required to get final sign-off by the DRB.

***Neighborhood/Public***

Property-owners within 100' and the North Valley Coalition were notified. A facilitated meeting was neither offered nor requested. Staff has not received any communications regarding this request. There is no known opposition to the request.

**V. CONCLUSION**

The request is for approval of a Site Development Plan for Subdivision for Tract A-1-C-1-A, Cryer Subdivision, which will rescind and replace the previously approved site development plan for subdivision.

The subject site is a currently vacant parcel located on the Southbound I-25 Pan American Frontage Road. The applicant proposes to subdivide the property into three new lots. Phase I development of a restaurant with full service liquor sales was approved by the EPC in November 2012 (12EPC-40068). Future development of the remainder of the parcel will return to the EPC for review. The site is zoned SU-1 for C-3 and IP Uses; the requested uses are the permissive and conditional C-3 uses. The applicant has agreed to prohibit all IP uses through this site development plan.

The subject site is in the Established Urban Area of the Comprehensive Plan. The North Valley Area Plan also applies. The proposal meets the applicable policies and requirements of the Comprehensive Plan, the North Side Area Plan, and the City Zoning Code.

There is no known opposition to this request. Staff recommends approval subject to conditions.



***FINDINGS – 13EPC-40100 – April 11, 2013 – Site Development Plan for Subdivision***

1. This is a request for Site Development Plan for Subdivision for Tract A-1-C-1-A, Cryer Subdivision, located on Southbound Pan American Freeway I-25 Frontage Road, and containing approximately 5.5 acres.
2. The applicant proposes to subdivide the property into 3 new lots. Future development at this site will return to the EPC for review of Site Development Plan for Building Permit.
3. The site is zoned SU-1 for C-3 and IP Uses; the site plan specifies “C-3 Uses,” which include both permissive and conditional C-3 uses. The applicant has agreed to prohibit all IP uses through this site development plan.
4. In November 2012, the EPC approved a Site Development Plan for Building Permit for a restaurant use on one of the proposed parcels, Tract A-1-C-1-A (12EPC-40068). The current request complements the SPBP approved by the EPC.
5. The subject site is in the Established Urban Area of the Comprehensive Plan. The North Valley Area Plan also applies.
6. The Albuquerque/Bernalillo County Comprehensive Plan, the North Valley Area Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. Regarding the intent of the Comprehensive Plan, the request generally furthers the following goal and policies:
  - a. Policy II.B.5.d - location, intensity, and design of new development and neighborhood values: The site plan generally respects existing social, cultural, and environmental resources, and the three proposed lots will have a minimal impact on the existing development in the area. Future development will return to the EPC review, which will ensure a high-quality built environment.
  - b. Policy II.B.5.e - New growth contiguous to existing services: The site has full access to urban facilities and services. The subject site is infill redevelopment in an existing office and commercial center. The integrity of existing neighborhoods will not be impacted because there are no nearby neighborhoods and the proposed use is consistent with existing zoning and land uses.

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- c. Transportation and Transit Goal - Provide a balanced circulation system to meet mobility and access needs: New commercial uses at this location will serve nearby offices and hotels. These future uses will provide vehicular, pedestrian, and bicycle access and facilities. The subject site is located conveniently off the I-25 frontage road and has excellent access to the road network.
    - d. Policy II.D.4.g - Pedestrian opportunities shall be promoted for safe and pleasant non-motorized travel conditions: Pedestrian access throughout this area is generally of poor quality with low connectivity between parcels. However, the site will provide a new sidewalk in the NMDOT right-of-way. A pedestrian walkway will be provided along the internal access easement, which will connect the three parcels to the public right-of-way.
  8. Regarding the intent of the North Valley Area Plan, the request is consistent with the following goals and policies:
    - a. Land Use Goal 2.b - preserve and enhance the environmental quality: The request proposes to subdivide three new lots along the I-25 commercial corridor. The site is zoned SU-1 for C-3 and IP, which requires a site development plan. Future Site Development Plan for Building Permits will control growth at this location.
    - b. Land Use Goal 6 - encourage quality commercial/industrial development in already developed established commercial industrial zones and areas: The request will facilitate redevelopment in an established commercial area.
    - c. Land Use Goal 11 - locate commercial and industrial development within the I-25 corridor: The subject site is within the I-25 corridor, and is a redevelopment opportunity for existing commercial / industrial property.
    - d. Preferred Scenario Land Use Plan - Large Scale Community and Regional Commercial uses: The Preferred Land Use Scenario Land Use Plan, found on page 37, shows the area around the subject site as large scale community and regional uses, which currently characterize the area. The proposed development is consistent with the Preferred Land Use Plan.
  9. The request complies with most applicable development regulations and policies. However, there are some inconsistencies, including the level of detail required and the list of applicable plans. The conditions of approval address the inconsistencies.
  10. The subject site is adjacent to property that is owned and/or managed by the New Mexico Department of Transportation (NMDOT), the Public Service Company of New Mexico (PNM), Albuquerque Metropolitan Arroyo Flood Control Association (AMAFCA), and a privately owned access road. The applicant has demonstrated coordination with NMDOT and the adjacent property-owner. The request will be required to demonstrate approval by the adjacent property-owners, where applicable.

11. Property-owners within 100' and the North Valley Coalition were notified. A facilitated meeting was neither offered nor requested. There is no known opposition to the request.

***RECOMMENDATION – 13EPC-40100 – April 11, 2013 – Site Development Plan for Subdivision***

**APPROVAL of 13EPC-40100, a request for Site Development Plan for Subdivision, for Tract A-1-C-1-A, Cryer Subdivision, based on the preceding Findings and subject to the following Conditions of Approval.**

***CONDITIONS OF APPROVAL – 13EPC-40100 – April 11, 2013 – Site Development Plan for Subdivision***

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.
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. The subject site is adjacent to property that is owned and/or managed by the New Mexico Department of Transportation (NMDOT), the Public Service Company of New Mexico (PNM), Albuquerque Metropolitan Arroyo Flood Control Association (AMAFCA), and a privately owned access road. The request is required to demonstrate approval by the adjacent property-owners, where applicable.
4. Sheet 1, Note 6 shall be revised to include a new item “c) North Valley Area Plan.”
5. Conditions of approval from City Engineer and Municipal Development shall include:
  - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
  - b. Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards/requirements.

- c. All Easements and access agreements need to be shown and labeled on Site Plan for Subdivision and provide recording information.
  - d. Clearly show the heavy/delivery vehicle pathway (tracking and route) to and from Interstate onto site and circulation through site. The pathway cannot cross into incoming traffic; also provide size and classification of delivery vehicle.
  - e. Any abandoned drive pad cuts must be removed and replaced with sidewalk, curb and gutter to match existing infrastructure.
  - f. ADA accessible pedestrian pathways, six feet wide, must be provided to the public establishment from the COA ROW and ADA parking stalls.
  - g. Please label non-applicable details as illustrative or remove.
  - h. Any changes to the access off of the I-25 frontage road will be under the jurisdiction of the NMDOT, including the proposed acceleration and deceleration lanes.
  - i. Cross-lot drainage easements will be required when platting.
6. Conditions of approval from the Public Service Company of New Mexico:
- a. It is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
  - b. There is an existing overhead electric distribution line along the east side of the property facing Interstate 25. It will be necessary for the applicant to coordinate with PNM's New Service Delivery Department regarding proposed tree species, tree placement and height at maturity, sign location and height, and lighting height in order to ensure sufficient safety clearances and to avoid interference with the existing facilities.
  - c. Screening should be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide at [www.pnm.com](http://www.pnm.com) for specifications.
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***K. Carrie Barkhurst  
Planner***

Notice of Decision cc list:

Paul Wymer, Bohannon Huston, Inc., 7500 Jefferson St., Albuquerque, NM 87109

Motorplex Real Estate, Ltd. Co., PO Box 26778, Albuquerque, NM 87125  
Chris Catechis, 5733 Guadalupe Trail NW, Albuquerque, NM 87107  
David Wood, 158 Pleasant NW, Albuquerque, NM 87107

***Attachments***

1. Additional staff info
  - a. Photographs
  - b. Existing Zoning – Special Use Zone (SU-1)
  - c. Notice of Decision 12EPC-40068, November 13, 2012
2. Application
  - a. Cover Page
  - b. TIS form
  - c. Authorization letter
  - d. Request letter
  - e. Archaeological Ordinance Letter
3. Neighborhood info/input
  - a. ONC letter
  - b. Applicant letter & certified mail receipts
4. Site Plan reductions

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## ***CITY OF ALBUQUERQUE AGENCY COMMENTS***

### ***PLANNING DEPARTMENT***

#### ***Zoning Enforcement***

Reviewed: No Comments

#### ***Office of Neighborhood Coordination***

No NA/HOA's; North Valley Coalition

#### ***Long Range Planning***

Established Urban, no Area or Sector Plan.

The proposed Site Plan for Subdivision seems appropriate. The SU-1 zone will provide adjacent property owners and community members a chance to comment on future development on the site.

#### ***Metropolitan Redevelopment***

The subject property is not within a Redevelopment Area, and therefore Metropolitan Redevelopment Section staff have no comments on this application.

### ***CITY ENGINEER***

#### ***Transportation Development***

The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).

Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards/requirements.

All Easements and access agreements need to be shown and labeled on Site Plan for Subdivision and provide recording information.

Clearly show the heavy/delivery vehicle pathway (tracking and route) to and from Interstate onto site and circulation through site. The pathway cannot cross into incoming traffic; also provide size and classification of delivery vehicle.

Any abandoned drive pad cuts must be removed and replaced with sidewalk, curb and gutter to match existing infrastructure.

ADA accessible pedestrian pathways, six feet wide, must be provided to the public establishment from the COA ROW and ADA parking stalls.

Please label non-applicable details as "illustrative only" or remove.

Please note that pedestrian walkways must not be located behind parked vehicles.

The proposed acceleration and deceleration lanes are under the Department of Transportation's jurisdiction.

**Hydrology Development**

Cross-lot drainage easements will be required when platting.

**DEPARTMENT of MUNICIPAL DEVELOPMENT**

**Transportation Planning**

Reviewed, and no comments regarding on-street bikeways or roadway system facilities.

**Traffic Engineering Operations**

No comments received.

**Street Maintenance**

No comments received.

**Recommended Conditions From City Engineer, Municipal Development and NMDOT for the proposed Site Development Plan for Subdivision shall include:**

1. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
2. Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards/requirements.
3. All Easements and access agreements need to be shown and labeled on Site Plan for Subdivision and provide recording information.
4. Clearly show the heavy/delivery vehicle pathway (tracking and route) to and from Interstate onto site and circulation through site. The pathway cannot cross into incoming traffic; also provide size and classification of delivery vehicle.
5. Any abandoned drive pad cuts must be removed and replaced with sidewalk, curb and gutter to match existing infrastructure.
6. ADA accessible pedestrian pathways, six feet wide, must be provided to the public establishment from the COA ROW and ADA parking stalls.
7. Please label non-applicable details as illustrative or remove.
8. Any changes to the access off of the I-25 frontage road will be under the jurisdiction of the NMDOT, including the proposed acceleration and deceleration lanes.
9. Cross-lot drainage easements will be required when platting.

**WATER UTILITY AUTHORITY**

**Utility Services**

Project #1008519: No objection to the proposed platting action. The future use of the westernmost property may require the installation of a looped public water line in order to meet fire flow demands. This looped line may be aligned around the perimeter of the entire site or might loop around the perimeter of the south west lot. Easements will be required if the looped line is necessary.

**ENVIRONMENTAL HEALTH DEPARTMENT**

**Air Quality Division / Environmental Services Division**

No comments received

**PARKS AND RECREATION**

**Planning and Design**

No comments received

**Open Space Division**

No comments received

**POLICE DEPARTMENT/Planning**

This project is in the Valley Area Command

- No Crime Prevention or CPTED comments concerning the proposed Site Development Plan for Subdivision request at this time.

**SOLID WASTE MANAGEMENT DEPARTMENT**

**Refuse Division**

Disapproved need double enclosure with drain. Call 681-2766.

**FIRE DEPARTMENT/Planning**

No comments received

**TRANSIT DEPARTMENT**

<b>Project # 1008519</b>  <b>13 PC-40100 SITE DEVELOPMENT-SUBDIVISION</b>	Adjacent and nearby routes	None.
	Adjacent bus stops	None.
	Site plan requirements	None.
	Large site TDM suggestions	None.
	Other information	None.



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## ***COMMENTS FROM OTHER AGENCIES***

***BERNALILLO COUNTY*** – No comments received

***ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY***

No objection to Site Development Plan for Subdivision. AMAFCA is coordinating with the agent on the drainage outfall to the Vineyard Arroyo.

***ALBUQUERQUE PUBLIC SCHOOLS***

Cryer Subdivision, A-1-C-1-A, is located on the southbound I-25 Frontage Road between Montano and Office Blvd. the owner of the above property requests approval Site Development Plan for Subdivision to allow for the development of a Cheddar's restaurant. This will have no adverse impacts to the APS district.

***MID-REGION COUNCIL OF GOVERNMENTS*** – No comments received

***MIDDLE RIO GRANDE CONSERVANCY DISTRICT*** – No comments received

***NEW MEXICO DEPARTMENT OF TRANSPORTATION*** – No comments received

***PUBLIC SERVICE COMPANY OF NEW MEXICO***

PNM provided comments on this project for the November 8, 2012 EPC hearing. Here are the comments again:

1. It is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
2. There is an existing overhead electric distribution line along the east side of the property facing Interstate 25. It will be necessary for the applicant to coordinate with PNM's New Service Delivery Department regarding proposed tree species, tree placement and height at maturity, sign location and height, and lighting height in order to ensure sufficient safety clearances and to avoid interference with the existing facilities.
3. Screening should be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide at [www.pnm.com](http://www.pnm.com) for specifications.
4. PNM Switchyard west of the subject property is experiencing runoff from this property which is destroying PNM's gravel surface inside the switchyard. PNM requests a meeting with CoA Hydrology and the developer to resolve this issue.
5. PNM would like to coordinate with the developer regarding lighting design and other improvements that could be mutually beneficial to aid in deterring vandalism and theft.