



**Environmental  
Planning  
Commission**

**Agenda Number: 2  
Project Number: 1008519  
Case #: 13EPC-40131  
September 12, 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>	No Change

**Staff Recommendation**  
*APPROVAL of Case # 13EPC-40131 based on the Findings beginning on Page 8, and subject to the Conditions of Approval beginning on Page 10.*

**Staff Planner  
Chris Glore, Planner**

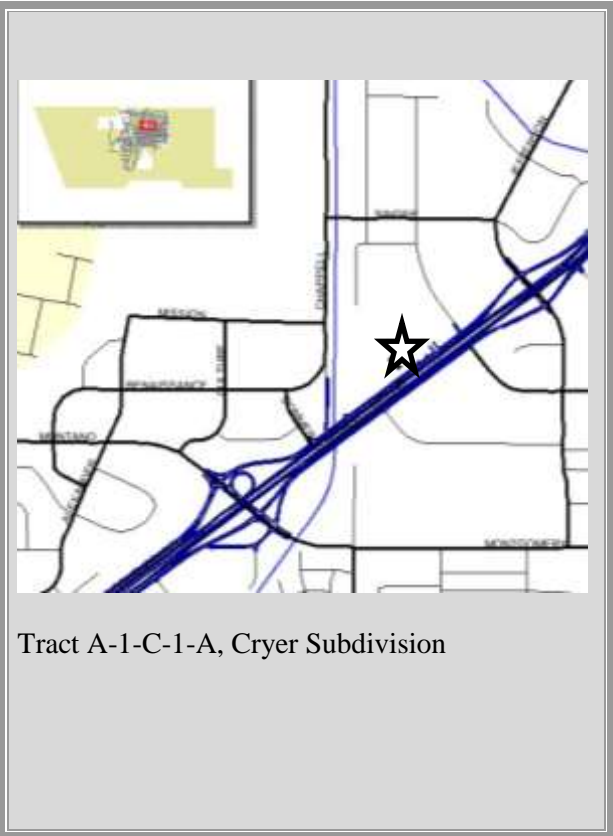
**Summary of Analysis**

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 is currently being developed for a restaurant with full service liquor sales (12EPC-40068, approved by the EPC on 11/8/2012). Approval of this Site Development Plan for Subdivision request will rescind and replace the previously approved Site Development Plan for Subdivision (13EPC-40100) for the same property. The request also sets a building height limit of 60 feet, unrestricted as to a 45 degree angle plane, for all three lots. Future development of the remainder of the 5.5-acre parcel will return to the EPC for review.

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 Valley Area Plan, and the City Zoning Code.

There is no known opposition to this request.

Staff recommends approval, subject to conditions.



City Departments and other interested agencies reviewed this application from 7/29/2013 to 8/9/2013. 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 (Movie Theater; Restaurant)
<b><i>South</i></b>	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 (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 (SPS) for Tract A-1-C-1-A, Cryer Subdivision. The 5.5-acre tract of land is located on the Pan American Freeway Frontage Road between Jefferson Blvd. and Montañó Rd. The subject site is zoned SU-1 for C-3 and IP Uses. The SPS request is to subdivide the property into three new lots, one of which contains a restaurant development that was approved by the EPC in November 2012 (12EPC-40068). Building heights, setbacks, uses, signage and F.A.R are to be in accordance with the C-3 zone. The C-3 zone refers to the O-1 zone for building height which allows structures greater than 26 feet provided the height falls within certain angle planes. The proposed maximum building height is 60 feet, at any location, without restriction by the 45-degree height plane that is applicable to building height and width within the C-3 zone. Any future development will return to the EPC for review of a 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 City Code §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 (Rank II) North Valley Area Plan. There is no applicable (Rank III) Sector Plan.

The site was previously developed as an Automobile Sales facility, which was demolished in 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 site development plan for an automobile sales office and lot (Z-75-29-1). On April 11, 2013 the EPC approved a Site Development Plan for Subdivision (13EPC-40100) for the same property, to create three new lots and specify C-3 Uses (permissive and conditional) for the site, and restrict all IP uses (property zoning is SU-1 for C-3 and I-P Uses).

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). The development is currently underway.

### ***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 Blvd., Chappell Road, and Montano Road. 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 and no zone change is requested. 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.

Per the Zoning Code 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.”

The Site Plan for Subdivision does not request future delegation of Site Plan for Building Permit to the DRB, so future development requests will come before the EPC for review.

The present request would rescind and replace the approved SPS.

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

The request is for approval of a Site Development Plan for Subdivision to allow a maximum building height of 60 feet at any location and not restricted to the 45 degree angle plane requirements of the Zoning Code. Zoning Code §14-16-3-11 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 is surrounded by manufacturing, industrial and commercial zoning and is adjacent to I-25. The request for a 60-foot building height will not impact the surrounding uses, the natural environment or carrying capacities. It could impact scenic resources for the surrounding development, however, future development on the site will require EPC approval of a site plan for building permit which will require notification of the surrounding property owners. The request furthers Policy II.B.5.d.***

Policy II.B.5.l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.

***The site is surrounded by large-scale commercial development, including the Century Theater complex and a five-story hotel currently under construction. Future development of each site requires Site Development Plan for Building Permit review by the EPC which will control the quality of design at this site. The request furthers Policy II.B.5.l.***

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Policy II.B.5.m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

*The surrounding area is characterized by intense commercial development oriented to I-25, and is generally not characterized by unique vistas. Future development of each site requires Site Development Plan for Building Permit review by the EPC which will control the quality of the visual environment at this site. The request furthers Policy II.B.5.m.*

Transportation and Transit Goal II.D.4: The Goal is to develop corridors, 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.

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

Policy II.D.4.g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

*Pedestrian access throughout the site 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 provides a new sidewalk within the NMDOT right-of-way abutting the Cheddar's site is being provided, connecting to a sidewalk along the road frontage of the parcel adjacent to the northeast. A pedestrian walkway will be provided along the south and north sides of the private drive within Tract A-1-C-1-A-2, which will connect the three new lots to the public right-of-way. The SPS request does not provide specific standards for pedestrian and bicycle transportation. Pedestrian access within each of the new parcels will be reviewed during the Site Development Plan for Building Permit required review. The request is partially consistent with Policy II.D.4.g.*

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

The North Valley Area Plan (NVAP) 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 Village of Los Ranchos de Albuquerque, 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 NVAP.

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 goals and policies are 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 one property into three new lots along the I-25 corridor. The site is zoned SU-1 for C-3 and IP, which requires a Site Development Plan for Subdivision. Future development of each site requires Site Development Plan for Building Permit reviews by the EPC which 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 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 Uses, which allows commercial, industrial and manufacturing permissive uses. The request will facilitate redevelopment in an established commercial area. This request furthers Land Use Goal 6 by facilitating future redevelopment in an appropriate location, and subject to EPC review for each development through applications for Site Development Plan for Building Permit. Thus the redevelopment of this site will improve the aesthetics and the activity 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 of 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 NVAP. 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 NVAP page 37, shows the area around the subject site as large scale community and regional uses, which currently characterize the area and which would be the likely development on the three new parcels. The request is consistent with the NVAP Preferred Land Use Plan.***

## C) SITE PLAN ANALYSIS

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

The property will be subdivided into three new lots, two of which will be fronting on the Pan American Freeway frontage road and the third to the west, accessed by a private access easement. The site notes indicate all lots will be accessible via the Private Drive and Pan American Freeway, presumably through a cross-lot access easement. The three parcels are

roughly equal in area, except the lot in the eastern corner of the site (where the new restaurant is under construction) is slightly larger.

The SPS specifies that C-3 and I-P uses are allowed on this site (Sheet 1, Note 9). Development of the three parcels will be according to the C-3 Heavy Commercial zoning regulations, §14-16-2-18 in respect to landscaping, signage, and off-street parking. Building height will be 60 ft. maximum, without restrictions imposed by the 45-degree angle plane as required in the C-3 zone. Building setbacks will be according to the C-3 or the I-P zoning regulations. Thus the minimum front yard setback is 20 feet from public right-of-way per the I-P zone; the minimum side and rear yard setbacks are ten feet.

The structure height is allowed to be up to 60 feet in height, and not subject to the C-3 height standard of a 45° angle drawn from the horizontal at the mean grade along each boundary of the premises. 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 and I-P Permissive and Conditional Uses will generally complement the other uses on surrounding properties that are also zoned SU-1 C-3 and I-P Uses.

The proposed SPS does not include architectural and landscaping design standards that are often provided with a SPS request, referring to the C-3 and I-P standards of the Zoning Code for the following:

- Overall layout of site and buildings
- Building placement, orientation and setbacks
- Parking location and design
- Landscaping theme

Site design areas that are often addressed by a SPS but are not addressed with this request:

- Public outdoor spaces
- Dumpster and service area locations and screening
- Location and design of walls, and lighting
- Screening/buffering techniques
- Architectural theme or style
- Building scale, massing, materials, colors and articulation
- Signage standards

These design standards are not required by the Zoning Code §14-16-2-22(A) for an SU-1 zone, however SPS applications typically include some of them. The absence of design standards places a greater burden on the review of each subsequent Site Development Plan for Building Permit to ensure appropriate and consistent design within the overall development.

### ***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 Drive along the northern boundary of the subject site 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.

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

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

The City Engineer has conditions that must be met prior to DRB approval. Those are noted in the Agency Comments, beginning on page 13.

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 (13EPC-40100).

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. 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 Site Development Plan for Building Permit review. The site is zoned SU-1 for C-3 and IP Uses; the land uses are the permissive and conditional C-3 and IP uses.

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 Valley Area Plan, and the City Zoning Code.

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

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***FINDINGS – 13EPC-40131 – September 12, 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 three 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, which includes both permissive and conditional C-3 and IP uses.
4. In April 2013, the EPC approved a Site Development Plan for Subdivision for the same 5.5-acre property (13EPC-40100).
5. 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 approved Site Development Plan for Building Permit.
6. The subject site is in the Established Urban Area of the Comprehensive Plan. The North Valley Area Plan also applies.
7. 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.
8. 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 SPSD does not impact 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 for review, which will ensure a high-quality built environment.
  - b. Policy II.B.5.l: quality and innovation in design shall be encouraged appropriate to the Plan area. The site is surrounded by large-scale commercial development, including the Century Theater complex and a five-story hotel currently under construction. Future development will return to the EPC for review which will control the quality of design at this site.
  - c. Policy II.B.5.m: Urban and site design maintains and enhances unique vistas and improves the quality of the visual environment. The surrounding area is characterized by intense commercial development, and is generally not characterized by unique vistas. Future development will return to the EPC for review which will control the quality of design at this site.
  - d. Transportation and Transit Goal - Provide a balanced circulation system to meet mobility and access needs: The future site developments 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.
9. The request is partially consistent with Policy II.D.4.g.
    - a. 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, development of the restaurant site within this subdivision will provide a new sidewalk in the NMDOT right-of-way along the frontage road. A pedestrian walkway will be provided along the internal access easement, which will connect the three parcels to the public right-of-way.
  10. 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 the property into three new lots along the I-25 commercial corridor. The site is zoned SU-1 for C-3 and IP Uses, which requires a Site Development Plan for Building Permit approval by the EPC, which will control the quality of development 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/industrial 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 an existing property surrounded by commercial and industrial uses.
    - 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 SPSD is consistent with the Preferred Land Use Plan.
  11. The request complies with a preponderance of applicable development regulations and policies.
  12. 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 demonstrated coordination with NMDOT and the adjacent property-owner with the previous SPSD request. The SPSD request will be required to demonstrate approval by the adjacent property-owners, where applicable.
  13. 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-40131 – September 12, 2013 – Site Development Plan for Subdivision*

**APPROVAL of 13EPC-40131, 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-40131 – September 12, 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. The request for approval of a Site Development Plan for Subdivision for Tract A-1-C-1-A, Cryer Subdivision, will rescind and replace the previously approved Site Development Plan for Subdivision (13EPC-40100).
3. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
4. 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.
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. 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.
  - e. Fire Marshall must review for adequate access. Proposed Tract A-1-C-1-A-3 shows only one legal access point.

***Chris Glore  
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 13EPC-40100, April 11, 2013
  - d. 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- If approved, the amendment to the Site Development plan for Subdivision would allow the proposed 60ft tall hotel- Currently the maximum building height is restricted to the 45 degree angle plane drawn from the property line “unless modified by the Planning Commission” per section 14-16-2-22(D) of the Comprehensive City Zoning Code.

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

No NA/HOA’s; North Valley Coalition

#### **Long Range Planning**

Established Urban Area, North Valley Area Plan

- The intent of the 45 degree angle plane is to preserve solar rights for adjacent properties. Will the added height negatively impact any adjacent property?

#### **Metropolitan Redevelopment**

No comments received.

### **CITY ENGINEER**

#### **Transportation Development (City Engineer/Planning Department):**

- 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.
- The proposed acceleration and deceleration lanes are under the Department of Transportations jurisdiction.
- Will there be pedestrian access from the Private Drive to the 3 proposed tracts? Will there be pedestrian connectivity between tracts, buildings, establishments?
- Fire Marshall must review for adequate access. Proposed Tract A-1-C-1-A-3 shows only one legal access point.
- Please add to Tract A-1-C1-A Site Notes: 7 .d) COA Development Process Manual.
- Conditions of approval from City Engineer and Municipal Development 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. 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.
5. Fire Marshall must review for adequate access. Proposed Tract A-1-C-1-A-3 shows only one legal access point.

**Hydrology Development (City Engineer/Planning Department):**

- Hydrology has no objections.

**Transportation Planning (Department of Municipal Development):**

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

**Traffic Engineering Operations (Department of Municipal Development):**

- No comments received.

**Street Maintenance (Department of Municipal Development):**

- No comments received.

**New Mexico Department of Transportation (NMDOT):**

- No comments received.

**Hydrology Development**

Hydrology has no objection to the Site Plan for Subdivision

**DEPARTMENT of MUNICIPAL DEVELOPMENT**

**Transportation Planning**

- No comments received.

**Traffic Engineering Operations**

- No comments received.

**Street Maintenance**

- No comments received.

**WATER UTILITY AUTHORITY**

**Utility Services**

- No comments received.

**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 for property division request at this time.

**SOLID WASTE MANAGEMENT DEPARTMENT**

**Refuse Division**

Approved as long as it complies with SWMD Ordinance.

**FIRE DEPARTMENT/Planning**

No comments received.

**TRANSIT DEPARTMENT**

<p><b>Project # 1008519                  13EPC-40131                  SITE DEVELOPMENT –                  SUBDIVISION</b></p> <p><b>LOTS A-1-C-1-A, CRYER ZONCED SU-1 FOR C-3 AND I-P LOCATED ON SOUTHBOUND I-25 FRONTAGE ROAD BETWEEN MONTANO AND OFFICE. (Approx. 5.5 ac.)</b></p>	<p>Adjacent and nearby routes</p>	<p>None.</p>
	<p>Adjacent bus stops</p>	<p>None.</p>
	<p>Site plan requirements</p>	<p>None.</p>
	<p>Large site TDM suggestions</p>	<p>None.</p>
	<p>Other information</p>	<p>None.</p>



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**COMMENTS FROM OTHER AGENCIES**

**BERNALILLO COUNTY** – No comments received

**ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY**

Reviewed, no comment

**ALBUQUERQUE PUBLIC SCHOOLS**

Cryer, Lot A-1-C-1-A, is located on southbound I-25 Frontage Rd between Montano and Office. The owner of the above property requests approval of a 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**

MRCOG staff have no comment on the proposed application.

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

**NEW MEXICO DEPARTMENT OF TRANSPORTATION**

The Property Owner was approved by NMDOT for one commercial access (Permit 3-3099) on I-25 Southbound Frontage Road for Tract A-1-C-1-A. Any changes to Property Owner due to this subdivision would require shared use commercial access permits to be obtained from NMDOT by additional Property Owners.

**PUBLIC SERVICE COMPANY OF NEW MEXICO**

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.