

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946

OFFICIAL NOTIFICATION OF DECISION

ABB Installations
6625 Bluewater NW
Albuquerque, NM 87121

Project# PR-2023-009209
Application#
SI-2024-00158 – SITE PLAN ADMINISTRATIVE DFT

LEGAL DESCRIPTION:

For all or a portion of:

TRACT A UNIT 1, ATRISCO BUSINESS PARK
zoned **NR-BP**, located at **6625 BLUEWATER**
RD between COORS BLVD and UNSER BLVD
containing approximately **39.7775** acre(s).
(J-10, K-10)

On May 15, 2024, the Development Facilitation Team (DFT) administratively approved a site plan concerning the above referenced application based on the Findings noted below:

1. This is a request for a 90,000 square foot expansion of an existing warehouse facility, which is to include on-site and off-site infrastructure improvements, parking, landscaping, drainage features, lighting, and utilities.
2. The Environmental Planning Commission approved a Major Site Plan Amendment to allow this expansion on October 19, 2023 per PR-2023-009209 / SI-2023-01491.
3. A Preliminary/Final Plat was approved for the same project on March 13th, 2024 per PR-2023-009209 AKA PR-2023-009388 / SD-2024-00042.
4. An Infrastructure List was included in the submittal and approved with the Site Plan. A recorded Infrastructure Improvements Agreement has been received.
5. The property is zoned NR-BP. The site plan complies with the underlying zone district requirements in the IDO.

6. The applicant provided the required notice as outlined in Table 6-1-1 of the IDO.
7. Pursuant to 6-5(G)(3) Review and Decision Criteria: An application for a Site Plan – Administrative shall be approved if it meets all of the following criteria:
 - a. 6-5(G)(3)(a) *The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.*

Per IDO 4-2, Allowable Uses, table 4-2-1, the warehousing use is a permissive use under this zoning designation (NR-BP).

Per IDO 5-1, Dimensional Standards for NR-BP, the Site Plan as proposed meets the dimensional standards for the NR-BP zone district, including minimum lot width, maximum building coverage, setback and building height requirements.

IDO - Use-Specific Standards for the Manufacturing and Warehousing uses are met and must continue to be met.

IDO 5-5 Parking and Loading standards and requirements for the facility (existing and proposed) are met, with 368 parking spaces provided where 335 parking spaces are required.

IDO 5-6 Landscaping, Buffering, and Screening standards and requirements are met. Trees will be planted along the eastern property fence line. Where the fence is chain link, both trees and shrubs will be planted. No alterations were made north of the existing warehouse building which is separated from the development by a drainage area and, therefore, no new buffering is required on the north property line.

IDO 5-11, Façade Design requirements are met. Facades include the variation required by E(2)(a) with large windows on the east capturing the Sandia Mountains. An outdoor seating area is also provided.

- b. 6-5(G)(3)(b) *The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, or the applicant has agreed to install required infrastructure and public improvements pursuant to Subsection Subsection 14-16-1-7(B)(2) and 14-16-5-4(N) and/or a signed an Infrastructure Improvements Agreement (IIA) pursuant to Subsection 14-16-5-4(O) to add adequate capacity.*

The applicant completed a Traffic Impact Study which requested off-site improvements, including the installation of a right turn lane into the project site. Bluewater will be built with a 6-foot sidewalk and 5-6 foot landscape buffer.

The site has access to a full range of urban services including utilities, roads and emergency services. Additionally, an Infrastructure List was approved with this Site Plan. The project, therefore, will not burden the existing systems.

- c. *6-5(G)(3)(c) If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any IDO standards applicable in the zone district the subject property is in.*

The site is within the Atrisco Business Park Master Development Plan. Trees and shrubs on the landscaping Plan will provide screening of loading docks, etc. per the Atrisco Business Park Plan.

- d. *6-5(G)(3)(d) If the subject property is within an approved Framework Plan, the Site Plan shall meet any relevant standards in the Framework Plan in addition to any IDO standards applicable to the type of development.*

The site is not within an approved Framework Plan.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DFT's decision or by **JUNE 3RD, 2024**. The date of the the DFT staff's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(V) of the Integrated Development Ordinance (IDO). Appeals should be submitted via email to PLNDRS@CABQ.GOV (if files are less than 9MB in size). For files larger than 9 MB in size, please send an email to PLNDRS@cabq.gov and request that staff send you a link via Smartfile to upload the files to. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

You will receive a notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Official Notice of Decision

Project # PR-2023-009209 Application# SI-2024-000158

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Sincerely,

A handwritten signature in black ink, appearing to read 'JWaffey' or similar, written in a cursive style.

For Alan Varela,

JW/rw

Kimley-Horn and Assoc., 6200 S. Syracuse Way, Ste. 300, Greenwood Village, CO 80111