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CITY OF ALBUQUERQUE

Albuquerque, New Mexico

Planning Department

Mayor Timothy M. Keller

INTER-OFFICE MEMORANDUM

May 20, 2024

TO: Dan Lewis, President, City Council

FROM: Alan Varela, Planning Director 
Alan Varela (May 20, 2024 16:14 MDT)

SUBJECT: AC-24-13, PR-2023-009105, SI-2023-01402

Daniel L. Devany appeals the Environmental Planning Commission (EPC) decision to Approve a Major Amendment to revise the controlling Site Plan (Z-72-231) to remove the easternmost approximate 3.0-acre portion of the subject site (for all or a portion of Parcel 1-A Summary Replat Comprising a Replat of Portions of Parcels 1 & 2, Broad Acres Subdivision, excluding a Westerly Portion out to the Right of Way and the Eastern 50 feet of Lot 1, all of Lots 2 & 3, and the Western 10 feet of Lot 4, Block 1, Broad Acres Subdivision, excluding Portions out to the Right of Way), located at 2600 Louisiana Blvd NE on the NE corner of Menaul Blvd NE and Louisiana Blvd NE, approximately 7.0 acres (H-18-Z, H-19-Z).

REQUEST

This is an appeal of the EPC's decision to approve a Major Amendment to revise the controlling Site Plan (Z-72-231) to remove the easternmost approximate 3.0-acre portion of the subject site located at 2600 Louisiana Blvd NE on the NE corner of Menaul Blvd NE and Louisiana Blvd NE. The removed eastern portion of the subject site would, subsequent to an approval, be controlled by the Integrated Development Ordinance (IDO) rather than the existing Site Plan design standards.

EPC DECISION

The EPC heard and approved the request at a quasi-judicial hearing on March 21, 2024. The decision was based on testimony at the hearing and 13 findings of fact that are elaborated in the Official Notification of Decision (NOD) dated March 21, 2024.

APPEAL

Appeal procedures are found in IDO §14-16-6-4(V). Mr. Devany is the individual appealing the decision. Mr. Devany has standing to file the appeal as a property owner within 100 feet of the proposed request and by making an appearance of record by providing verbal comments at the March 21, 2024 public hearing.

The IDO's Criteria for Decision of an Appeal (§14-16-6-4(V)(4)) is whether the decision-making body or the prior appeal body made one of the following mistakes:

- 6-4(V)(4)(a) The decision-making body or the prior appeal body acted fraudulently, arbitrarily, or capriciously.
- 6-4(V)(4)(b) The decision being appealed is not supported by substantial evidence.
- 6-4(V)(4)(c) The decision-making body or the prior appeal body erred in applying the requirements of this IDO (or a plan, policy, or regulation referenced in the review and decision-making criteria for the type of decision being appealed).

In an April 2, 2024 letter, the appellant asserts that the decision from the EPC was made in error in applying the requirements of the IDO. Accordingly, the appellant indicated that (1) the proposed site plan amendment for the subject property will likely destabilize the area, potentially creating traffic and parking issues as well as inappropriate building size, (2) an IDO Zoning Map amendment would be needed prior to this action, and (3) the subject site would first be required to be subdivided pursuant to IDO §14-16-5-4. Additionally, the appellant found error to interpretation of various Findings within the Staff Report (e.g., Findings 9.G, 10, 11.C-E, 11.G), the presentation of an "overly simplistic metric for parking spaces," and inadequate sign posting at the subject site.

RESPONSES

The EPC applied the requirements of the IDO and did so based on substantial evidence in the record. The Official Notification of Decision contains 13 Findings and 3 Conditions of Approval that support the EPC's decision. The Findings were developed based on extensive analysis contained in the Staff report.

- 1a. **Appellant:** An IDO Zoning Map amendment would be needed prior to this action. The appellant suggests that the proposed removal of the approximate 3-acre area from an existing Site Plan approved prior to the 2018 IDO would be subject to IDO §14-16-6-7(G) Zoning Map Amendment – EPC.

Staff Response: The EPC applied the requirements of the IDO in its decision to grant the removal of the eastern, approximate 3-acres from the existing, pre-IDO Site Plan. Neither a Zoning Map Amendment nor a Subdivision of Land (IDO §14-16-5-4) is required for an amendment that removes a portion of land that is part of an existing Site Plan. The Zone District (MX-M) will remain for both the eastern and western areas until a future application for a zone change is submitted.

- 1b. **Appellant:** The appellant alleges that the the 3.0-acre parcel proposed to be removed is required infrastructure for operation of the hotel complex.

Staff Response: The appellant does not offer supporting information. The request is for a Major Amendment to the controlling Site Plan. It is up to the owner whether the removed approximate 3.0-acre portion is integral to site operation. Infrastructure requirements for the 3.0-acre development would be reviewed as part of a proposed future site plan for the 3.0-acre parcel. The 3.0-acre parcel would then be controlled by the IDO rather than the controlling Site Plan and would be required to comply with all applicable provisions of the IDO and DPM standards. Any proposed, future development on the portion remaining a part of the Site Plan would be reviewed

as part of the controlling Site Plan. Where the Site Plan is silent, IDO regulations apply. The subject site is already served by existing infrastructure and public facilities. Any future capacity needs would be addressed through the building permit process.

- 1c. **Appellant:** This update does not provide neighborhood protection against the parking of large commercial vehicles and removes precautions for the school bus route on Phoenix Avenue by allowing direct access to this residential street.

Staff Response: The removed approximate 3.0-acre portion would be controlled by the IDO rather than the controlling Site Plan. Any proposed future development would be required to comply with all applicable provisions of the IDO and DPM standards and requirements under the current MX-M zone district.

2. **Appellant:** The EPC approval was erroneous and premature because a subdivision has not been approved under the IDO for the new separate properties. The applicant should be directed to apply for a subdivision under IDO Section 5-4 before seeking to remove the 3-acre eastern portion from the site development plan. The access and connectivity, subdivision, and parking and loading standards do not appear to have been satisfied as required by IDO Section 6-4(Z)(1)(b)(2).

Staff Response: Once a Site Plan is in place, subdivision requests must comply with the Site Plan. If future development requires subdivision, the Site Plan must be amended first. Any proposed, future development of the new approximate 3.0-acre site would be required to comply with all applicable provisions of the IDO and DPM standards.

3. **Appellant:** Finding 9.G and multiple portions of the supporting EPC Staff Report erroneously champion the public transit options at the proposed site and rely on this high-density people mover to avoid a proper traffic analysis.

Staff Response: Finding 9.G states that the subject site is served by the north-south running ABQ Ride Route 157 along the Louisiana Blvd Major Transit Corridor, and east-west running Route 8 along Menaul Boulevard, which is a Multi-Modal Corridor. The Uptown Transit Center is located approximately 0.5 mi to the south-southwest and is the end of the line for the Albuquerque Rapid Transit Route 766, one of the most highly utilized bus routes, where Commuter Routes 6, 8, 12, 34 can also be accessed.

A Traffic Scoping Form is not required to remove a portion of a site from an existing Site Plan but may be required for future development.

- 4a. **Appellant:** Finding 10 is in error by exclusively considering new economic development on the Louisiana Corridor as a driver for resident quality of life.

Staff Response: Finding 10 states that “new development efforts *could* improve the quality of life for area residents by expanding work, live, and shop opportunities.” The subject site is zoned MX-M, and both the remaining and removed portions of the subject site will remain MX-M until a future new zoning would be proposed and approved through a Zoning Map Amendment – EPC.

Any future development would be subject to use-specific standards and other regulations in the IDO to protect the surrounding area as well as DPM regulations. More specifically, any future development on the subject site will be required to comply with all development standards within

the IDO, including parking, buffering, landscaping, and neighborhood edges requirements, which are intended to mitigate any significant adverse impacts. The neighborhood edges (IDO §14-16-5-9) requirement will be especially important, as it is intended to preserve the residential neighborhood character of established low-density residential development in any Residential zone district on lots adjacent to any Mixed-use or Non-residential zone district. These requirements should ensure that any proposed development will not burden the surrounding single-family residential lots.

- 4b. Appellant:** Appellant indicates that “Balancing commercial growth with quality housing means that the residential neighbors of the proposed Major Amendment site need specific protections” and “Abandoning the current site plan abandons these protections.”

Staff Response: The subject site is located in an Area of Change within the Uptown Urban Center on the northeast corner of the intersection of Louisiana Blvd and Menaul Blvd within 660 feet of the Louisiana Major Transit Corridor and Menaul Multi-Modal Corridor, as designated by the Comprehensive Plan. Any proposed, future development of the new approximately 3-acre site would be required to comply with all applicable provisions of the IDO and DPM standards, including Overlay Zone regulations.

- 5. Appellant:** Finding 11.C is not supported by substantial evidence and ignores the fact that the current unified 7-acre property operates as an integral system accommodating overall site design for operations.

Staff Response: The request is for a Major Amendment to the controlling Site Plan. The removed approximately 3.0-acre portion would then be controlled by the IDO rather than the controlling Site Plan and would be required to comply with all applicable provisions of the IDO and DPM standards. Findings 8-11 support the decision to approve the amendment to remove 3 acres from the existing site plan. The applicant provided a new parking table that shows that the remaining parking conforms to current IDO regulations.

- 6a. Appellant:** Finding 11.D is not supported by substantial evidence. The applicant did not identify its proposed new use so the burden on existing infrastructure and any sufficient mitigation cannot be determined at this point.

Staff Response: The request meets the Site Plan-EPC Review & Decision Criteria in IDO §14-16-6-6(I)(3) per Findings 8-11. Any future development will be subject to IDO and DPM regulations.

- 6b. Appellant:** EPC Staff Report states that there is excess capacity at the impacted high school for the subject property. However, the wrong high school is cited. The very popular and highly rated Sandia High School should be the school under analysis.

Staff Response: This response cited in the City of Albuquerque Agency Comment section of the report came from APS and is under its purview.

- 7. Appellant:** Finding 11.E is not supported by substantial evidence. It is not possible to determine mitigation of potential significant adverse impacts because the applicant has not identified its new

use. Compression of the hotel site with additional new use on the released 3-acre parcel could generate potential significant adverse impacts.

Staff Response: A review of proposed future use is not required for a Major Amendment. Any future development will be subject to IDO and DPM regulations.

8. **Appellant:** Finding 11.G is premature in stating that there will not be material adverse impacts due to traffic congestion, and this finding is not consistent with the City of Albuquerque Municipal Development Department Traffic Engineering Division Neighborhood Traffic Management Program Speed Study (March 2024) Phoenix Ave NE.

Staff Response: For any proposed new use, a Traffic Scoping Form will be required. This will be reviewed by the City Traffic Engineer, who will determine if a Traffic Impact Study will be required for any future development.

9. **Appellant:** Modulus Architecture's parking and loading analysis for the existing site relies on an overly simplistic metric for parking spaces and appears to ignore cargo loading altogether. The metric under which 3 hotel guest rooms are allocated 2 parking spots ignores the significant area of conference and wedding reception facilities that occupy the entire north side of the current hotel complex.

Staff Response: Parking and Loading regulations can be found in IDO §14-16-5-5 Parking and Loading. This section is intended to ensure that development provides adequate off-street parking spaces for all modes of transport by establishing standards and requirements that minimize traffic congestion, avoid increased parking on neighborhood streets, allow flexibility in addressing parking demand, and improve the visual appeal of the city by regulating the placement, layout, and design of parking areas, parking structures, and garages.

The current action to remove a portion of the parking was not an Activity that Trigger Parking Requirements (see IDO §14-16-5-5(B)(1)). Nevertheless, the applicant demonstrated in an added Site Data Table on the Site Plan that the resulting available parking spaces meet minimum requirements for off-street parking. Any future development will need to provide the required cargo loading per IDO §14-16-5-5(H) Off-Street Loading.

10. **Appellant:** The required sign postings for the EPC action were and are inadequate. The postings stated that the western portion of the property was to be removed to follow the IDO. Some neighbors considered that a revision on the western portion would not affect them. The signs were later corrected with pen ink mark-ups. By 15 March, the signs had blown down. The signs were to be displayed from 5 March to 5 April.

Staff Response: The applicant is required to post at least 1 sign on each street abutting the subject property for at least 15 calendar days before the public hearing and for the required appeal period following any final decision, pursuant to IDO §14-16-6-4(U) and §14-16-6-4(V)(3)(a)1. In this case, the applicant was required to maintain posting from March 5, 2024 through April 5, 2024.

Staff made a site visit March 6, 2024, after signs were originally posted. At that time, one sign was missing, and one sign was ripped. The Applicant was notified that the signs needed to be replaced, at which time the Applicant also noted that the western and not eastern portion of the site was labeled as to be removed, an error corrected with the posting of the new signs. Staff received updated sign posting photos and information on March 12, 2024. Staff confirmed that signs were up on March 14, 2024. The appellant's letter was the first time after the hearing that staff was made aware that signs were again missing from the subject site.

CONCLUSION

The EPC acted within its authority and voted to Approve the removal of the eastern approximate 3.0 acres from the existing Site Plan through a Site Plan – EPC. The EPC carefully considered all relevant factors in arriving at its decision based on substantial evidence in the record. The decision is supported by the record.

APPROVED:



Megan Jones, MCRP- Principal Planner
Urban Design & Development Division
Planning Department



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Alternative Landscaping Plan (Form P3)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input checked="" type="checkbox"/> Decision by EPC, DHO, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION		
Applicant: Daniel L. Devany	Phone:	
Address: 2701 Chama St. NE	Email:	
City: Albuquerque	State: NM	Zip: 87110
Professional/Agent (if any): Hessel E. Yntema III (Yntema Law Firm P.A.)	Phone: 505-843-9565	
Address: 215 Gold Ave SW Suite 201	Email: hess@yntema-law.com	
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site:	List all owners:	

BRIEF DESCRIPTION OF REQUEST

Appeal of EPC Decision of March 21, 2024 approving a Site Plan - EPC, Major Amendment at 2600 Louisiana Blvd NE in SI-2024-00204, #PR-2024-009945

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: 1A, 1	Block:	Unit:
Subdivision/Addition: Broad Acres Add'n	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): H-18-Z - H-19-Z	Existing Zoning: MX-M with SP-75-418	Proposed Zoning: release SDP
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (acres): 7

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 2600 Louisiana NE Between: Menaul Blvd NE and: Louisiana Blvd NE

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

1000017 ; # PR-2024-009945 ; SI-2024-00204

Signature: Hessel E. Yntema III Date: 4-3-24

Printed Name: Hessel E. Yntema III Applicant or Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date: Fee Total:

Staff Signature: Date: Project #

FORM A: Appeals

Complete applications for appeals will only be accepted within 15 consecutive days, excluding holidays, after the decision being appealed was made.

- APPEAL OF A DECISION OF CITY PLANNING STAFF (HISTORIC PRESERVATION PLANNER) ON A HISTORIC CERTIFICATE OF APPROPRIATENESS – MINOR TO THE LANDMARKS COMMISSION (LC)
- APPEAL OF A DECISION OF CITY PLANNING STAFF ON AN IMPACT FEE ASSESSMENT TO THE ENVIRONMENTAL PLANNING COMMISSION (EPC)
- APPEAL TO CITY COUNCIL THROUGH THE LAND USE HEARING OFFICER (LUHO)

Interpreter Needed for Hearing? if yes, indicate language: _____

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized* with the Development Review Application and this Form A at the front followed by the remaining documents *in the order provided on this form*.

Project number of the case being appealed, if applicable: # PR-2024 - 009945

Application number of the case being appealed, if applicable: SI-2024 - 00204


Type of decision being appealed: EPC approval of S.K Plan - EPC, Mayor Amendment

Letter of authorization from the appellant if appeal is submitted by an agent

Appellant's basis of standing in accordance with IDO Section 14-16-6-4(V)(2)

Reason for the appeal identifying the section of the IDO, other City regulation, or condition attached to a decision that has not been interpreted or applied correctly, and further addressing the criteria in IDO Section 14-16-6-4(V)(4)

Copy of the Official Notice of Decision regarding the matter being appealed

<i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i>	
Signature: <u>Hessel E. Yntema III</u>	Date: <u>4-3-24</u>
Printed Name: <u>Hessel E. Yntema III</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number:
Staff Signature:	
Date:	

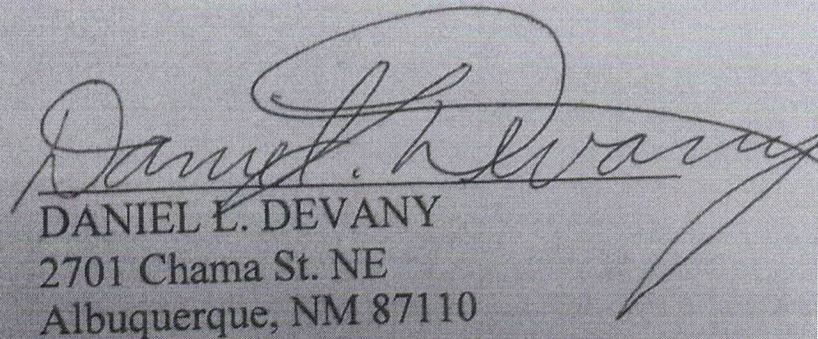
April 2, 2024

City of Albuquerque Planning Department
600 Second Street NW
Albuquerque, NM 87102

Authorization Letter for Representation for
Appeal by Daniel L. Devany of EPC Decision of
March 21, 2024, approving a Site Plan – EPC,
Major Amendment, for 2600 Louisiana Blvd. NE
in Project # PR-2024-009945, SI-2024-00204

Dear Planning Department:

This letter is to authorize Hessel E. Yntema III, Yntema Law Firm P.A., to represent the undersigned, Daniel L. Devany, in the above-referenced appeal.


DANIEL L. DEVANY
2701 Chama St. NE
Albuquerque, NM 87110

BASIS OF STANDING

Appellant Daniel L. Devany owns and lives at 2701 Chama St. NE, Albuquerque 87110, directly across Phoenix Ave. from the subject site. Appellant Devany appeared at the March 21, 2024, EPC meeting and objected to the proposed Site-Plan, EPC, Major Amendment. Appellant Devany has standing under IDO Section 6-4(V)(2)(a)(4) to protect his property interest in neighborhood land use decisions such as for quality of life including stability of zoning, avoiding potential inappropriate adverse uses, excessive traffic, and building size, and also concerning land use decision process issues such as how IDO requirements for a potentially substantial change of use and access should be applied by the EPC. The proposed site plan amendment for the subject property will specially and adversely affect Appellant Devany due to destabilizing the area's zoning and traffic and allowing potential inappropriate adverse uses including possible excess traffic and building size. Appellant Devany is entitled to rely on the existing site plan zoning and the procedures for changing existing zoning.

Appellant Devany also standing under IDO Section 6-4(V)(2)(a)(5) because he is a proximate property owner under the IDO.

REASONS FOR THE APPEAL

Under IDO Section 6-4(V)(4), the criteria for review for this appeal shall be whether the Environmental Planning Commission (“EPC”) made 1 of the following mistakes:

- (a) the EPC acted fraudulently, arbitrarily, or capriciously.
- (b) the decision is not supported by substantial evidence.
- (c) the EPC erred in applying the requirements of the IDO (or a plan, policy or regulation referenced in the applicable review and decision-making criteria).

In this case the EPC approved an EPC-Site Plan, Major Amendment apparently to create a separate lot of approximately 3.0 acres from the existing (approved in 1982) site development plan covering approximately 7.0 acres. From Appellant’s perspective, the approval is a “back-door” zone map amendment and subdivision approval which likely will destabilize the neighborhood and create traffic and parking problems.

IDO Section 6-4(Z)(1)(b)(2), for amendments of pre-IDO site development plans states:

- 2: For major amendments that involve any of the following, the relevant IDO procedures shall be followed, including any required application fee, public notice, referral to commenting agencies, and public hearing:
 - a. Any standard in the Site Development Plan that is covered by an IDO standard in Section 14-16-5-3 (Access and Connectivity), Section 14-16-5-4 (Subdivision of Land), Section 14-16-5-5 (Parking and Loading), or any DPM standard.
 - b. Any change affecting an easement.
 - c. Any expansion of a nonconforming use or structure.
 - d. Any change affecting a nonconforming campground and recreational vehicle park use.

The relevant criteria for Site Plan-EPC, under IDO Section 6-6-(I)(3) appear to be:

Any application for a Site Plan-EPC shall be approved if it meets all of the following criteria:

- 6-6(I)(3)(a) The Site Plan consistent with the ABC Comp Plan, as amended.
- 6-6(I)(3)(b) (Not Applicable)
- 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.
- 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.
- 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.

IDO Section 2-4(C)(1) states the purpose of the MX-M zone to be:

2-4(C)(1) Purpose

The purpose of the MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors. Allowable uses are shown in Table 4-2-1.

The EPC made the following mistakes in approving the application:

1. The EPC approval was erroneous and premature because removing the site plan designation on the proposed 3.0-acre separate parcel is an amendment to the IDO Zoning Map which shows the existing SP-75-448 as part of the zoning. The applicant should be directed to apply for a Zoning Map Amendment under IDO Section 6-7(G). The existing site development plan zoning has some protections for neighbors, such as defining and limiting the applicable hotel use including with no access on Phoenix Avenue, which apparently would be removed as to the new 3.0-acre parcel by the EPC action. Limiting direct access to Phoenix Ave. is a prudent safety measure for the school bus route on Phoenix Ave. Additionally, the 3.0-acre parcel proposed to be removed is required infrastructure for operation of the hotel complex. This area accommodates tour bus overnight engine-on parking and semi-tractor trailer access to the property’s delivery dock. When soliciting business

from the tour industry, maintenance and incorporation of an appropriate overnight parking and living area for the bus crews becomes integral to the property's business operations and is a de facto cost of doing business. It is not appropriate to move these idling and occupied large diesel vehicles into the surrounding neighborhood for overnight parking. The proposed switch to use of the IDO (rather than the existing site development plan) to manage the 3.0-acre parcel provides no neighborhood protection against an intrusion of large commercial vehicles and removes precautions for the school bus route on Phoenix Avenue by allowing direct access to this residential street. Conversely, continuance of the current site development plan ensures the stability of both the commercial operations of the subject property as well as the integrity of the surrounding neighborhood. IDO Section 6-4(Z)(1)(b)(2) does not appear to authorize zone changes by a Site Plan – EPC, Major Amendment.

2. The EPC approval was erroneous and premature because a subdivision has not been approved under the IDO for the new separate properties. The applicant should be directed to apply for a subdivision under IDO Section 5-4 before seeking to remove the 3-acre eastern portion from the site development plan. The access and connectivity, subdivision, and parking and loading standards do not appear to have been satisfied as required by IDO Section 6-4(Z)(1)(b)(2).

3. Finding 9.G and multiple portions of the supporting EPC Staff Report erroneously champion the public transit options at the proposed site and rely on this high-density people mover to avoid a proper traffic analysis. The servicing bus routes are ABQ Ride route 8 and 157. In the immediate area of the subject Major Amendment, the stops for both routes are distressed locations. Stops for route 8 on Menaul Blvd. have been shifted east-west in the past year in an attempt to suppress and escape encampments. Stops for route 157 in this area have problems with drug use to include open use of intravenous needles on the bus stop benches. While the Louisiana corridor has experienced a decade of explosive growth, conditions do not exist for ABQ Ride to carry any meaningful portion of the commuters due to the optics of recent social conditions and

threats. Automobile traffic will carry the load. Other arguments or conclusions on commuter options do not acknowledge what citizens see on the street. The EPC decision is not consistent with actual conditions at the site and in the area.

4. Finding 10 is in error by exclusively considering new economic development on the Louisiana Corridor as a driver for resident quality of life. This corridor has seen explosive economic growth over the past decade or more and continues to experience this growth. Currently, for quality of life, the City of Albuquerque emphasizes affordable, quality housing for residents with a focus on lower and median priced housing options (e.g., the CABQ Housing Forward initiative). Balancing commercial growth with quality housing means that the residential neighbors of the proposed Major Amendment site need specific protections as stated in this appeal. Abandoning the current site plan abandons these protections. Additionally, the Marriott.com site advertises the Sheraton Uptown as the perfect location with a wide variety of shopping and dining options available in Albuquerque's modern business district of Uptown, further testimony of the very successful commercial development within this Area of Change for the Uptown Urban Center. In a somewhat more than a decade, this corridor has opened: a renewed Winrock strip mall; ABQ Uptown shopping complex; Target; Seasons 52 dining; Westin's Element Hotel; Longhorn Steak House; multiple new dining options on the exterior northeast side of Coronado Mall including Rusty Taco and Blaze Pizza; Chipotle dining; Five Guys dining; Charles Schwab; xFinity Store by COMCAST; Aspen Dental; a new FedEx / Kinko's store; Fidelity Brokers; Markana Uptown housing complex; Chase Bank; three cannabis stores at the Menaul-Louisiana Blvd intersection; and Fogo de Chao Brazilian Steak House.

5. Finding 11.C is not supported by substantial evidence. The proposed site plan amendment/zone map amendment/subdivision does not comply with existing approved site development plan regulations for example the new zoning opens the possibility of access from Phoenix Avenue and ignores the fact that the current unified 7-acre property operates as an integral system

accommodating overall site design for operations of a significant commercial business to include maneuver and off-load of large tractor trailers and accommodation of seasonal surges in the tourist bus industry.

6. Finding 11.D is not supported by substantial evidence. The applicant did not identify its proposed new use so the burden on existing infrastructure and any sufficient mitigation cannot be determined at this point. Further, supporting analysis within the EPC Staff Report states that there is excess capacity at the impacted high school for the subject property. However, the wrong high school is cited. The very popular and highly rated Sandia High School should be the school under analysis.

7. Finding 11.E is not supported by substantial evidence. It is not possible to determine mitigation of potential significant adverse impacts because the applicant has not identified its new use. Compression of the hotel site with additional new use on the released 3-acre parcel could generate potential significant adverse impacts.

8. Finding 11.G is premature in stating that there will not be material adverse impacts due to traffic congestion, and this finding is not consistent with the City of Albuquerque Municipal Development Department Traffic Engineering Division Neighborhood Traffic Management Program Speed Study (March 2024) Phoenix Ave NE. This recent study, obtained after more than a decade of requests from the neighborhood, found that the residential street of Phoenix Ave (northern border of the proposed Major Amendment site) is carrying more than 800 vehicles per day. Residents are grateful to the City for performing this study and glad to see that current volume and speeds on Phoenix Ave qualify it for a traffic calming measure to mitigate current risks – risks that have already become a material adverse impact to the neighborhood.

9. Modulus Architecture’s parking and loading analysis (51st page of the EPC Staff Report) for the existing site relies on an overly simplistic metric for parking spaces and appears to

ignore cargo loading altogether. The metric under which 3 hotel guest rooms are allocated 2 parking spots ignores the significant area of conference and wedding reception facilities that occupy the entire north side of the current hotel complex. Guests and the support staff for the conference facility are not accounted for, and loading dock operations for large trucks are not acknowledged. While tourism is low during this turbulent weather (cool with high winds) early spring period, events at the Sheraton hotel produce robust parking demand. A sampling of parking demand in this current low hotel occupancy period (March) shows the below numbers by simply counting cars in the parking lot:

16 March 2024, 12:00 local (noon) – 169 cars.

17 March 2024, 12:48 local – 188 cars plus 3 large tour buses.

30 March 2024, 13:30 local – 97 cars.

31 March 2024, 12:31 local time – 245 cars.

Bottom line: with light hotel occupancy, the parking demand can exceed 240 cars. With the recent announcement of two new tourist events coming to Albuquerque, the Sheraton will be vying for this new business, which inevitably will generate increased parking demand.

10. The required sign postings for the EPC action were and are inadequate. The postings stated that the western portion of the property was to be removed to follow the IDO. Some neighbors considered that a revision on the western portion would not affect them. The signs were later corrected with pen ink mark-ups. By 15 March, the signs had blown down. The signs were to be displayed from 5 March to 5 April. Appellant's understanding is that the signs come with instructions to mount on a firm backing prior to displaying. This does not appear to have been done and thus the first significant wind destroyed the signs. No signs are currently displayed to announce the Major Amendment.

Appellant does not have the full record of the EPC proceedings currently and reserves the right to amend or supplement its Reasons for the Appeal after review of the record. Appellant requests the opportunity to cross-examine witnesses for the applicant and the Planning Department.

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, Albuquerque, NM 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339



OFFICIAL NOTIFICATION OF DECISION - AMENDED

March 21, 2024

Louisiana Hotel
Corporation
433 California St. 7 Floor
San Francisco CA,
94104-2016

Project # PR-2024-009945
SI-2024-00204 - Site Plan- EPC, Major Amendment

LEGAL DESCRIPTION:

Modulus Architects & Land Use Planning, Inc., agent for Louisiana Hotel Corporation, requests a site plan-EPC Major Amendment, for all or a portion of Parcel 1-A Summary Replat, Comprising a Replat of Portions of Parcels 1 & 2, Broad Acres Subdivision, excluding a Westerly Portion out to the Right of Way and the Eastern 50 feet of Lot 1, all of Lots 2 & 3, and the Western 10 feet of Lot 4, Block 1, Broad Acres Subdivision, excluding Portions out to the Right of Way, located at 2600 Louisiana Blvd NE on the northeast corner of the Menaul Blvd. NE and Louisiana Blvd. NE intersection, approximately 7 acres (H-18-Z & H-19-Z)
Staff Planner: Catherine Heyne

On March 21, 2024, the Environmental Planning Commission (EPC) voted to APPROVE Project # PR-2024-009945 SI-2024-00204 - Site Plan- EPC, Major Amendment, based on the following Findings and subject to the following Conditions for recommendation of Approval:

FINDINGS:

1. The request is for a Site Plan-EPC, Major Amendment for a property legally described as all or a portion of Parcel 1-A Summary Replat Comprising a Replat of Portions of Parcels 1 & 2, Broad Acres Subdivision, excluding a Westerly Portion out to the Right of Way and the Eastern 50 feet of Lot 1, all of Lots 2 & 3, and the Western 10 feet of Lot 4, Block 1, Broad Acres Subdivision, excluding Portions out to the Right of Way, located at 2600 Louisiana Blvd NE at the NE corner of Menaul Blvd NE and Louisiana Blvd NE intersection, approximately 7.0 acres (the "subject site").
2. The applicant requests the EPC to 1) remove the easternmost 3.0 acres of the subject site from the controlling Site Development Plan (Z-72-231) and 2) update the parking and landscaping provided on the western portion of the site pursuant to the IDO MX-M zone district due to the removal of the existing parking and landscaping on the eastern portion of the site. The eastern portion of the site being removed would then be controlled by the IDO and subject to IDO processes and regulations

under the MX-M zone district. The process for future Site Plans would be determined at the time of application pursuant to IDO requirements.

3. The future replat will be reviewed by the DFT/DHO. The location of the lot line will be required to match the location of the lot line of this major amendment request.
4. The EPC is hearing this case pursuant to IDO Section 14-16-6-4(Z) Amendments of Pre-IDO Approvals. Major amendments shall be reviewed 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 amendment exceeds the thresholds found in IDO Table 6-4-4: Allowable Minor Amendments, therefore it is classified as a Major Amendment pursuant to IDO section 14-16-6-4(Z)(1)(b).
5. The subject site is located in an Area of Change within the Uptown Urban Center on the northeast corner of the intersection of Louisiana Blvd and Menaul Blvd within 660 ft of the Louisiana Major Transit Corridor and Menaul Blvd Multi-Modal Corridor, as designated by the Comprehensive Plan. It is within the Mid Heights Community Planning Area (CPA).
6. The subject site is zoned MX-M (Mixed-Use – Medium Intensity), a zoning designation received upon adoption of the IDO made effective May 2018. The subject site was previously zoned SU-3 for MU-UPT Buffer Zone. SU-3 was a Special Center Zone that allowed a variety of uses controlled by a plan which tailors development to an Urban Center.
7. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
8. The request is consistent with the following Comprehensive Policy regarding land use and development patterns from Chapter 4- Community Identity.
 - A. Policy 4.1.2- Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The approximate 3.0-acre subject site to be removed from the controlling Site Development Plan, is currently a parking lot that includes an enclosed PNM transformer. The original design standards for the subject site were put in place to follow the now-repealed Uptown Sector Development Plan amended through December 2013, which is pre-IDO. The request to amend the subject site from the controlling Site Development Plan would remove the current design and sign standards from that parcel. If approved, the site would be subject to IDO and Development Process Manual (DPM) requirements under the current MX-M Zone District. This would facilitate new development enduring the appropriate character and location of development, mix of uses, and character of building design so that the adjacent residential neighborhood is not adversely affected.

9. The request is consistent with the following Goals and Policies from Comprehensive Plan Chapter 5- Land Use:
 - A. Goal 5.1- Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The subject site is located within the Uptown Urban Center and along the Louisiana Blvd Major Transit and Menaul Blvd Multi-modal Corridors. The request could reinforce and facilitate

higher-density and intensity of use under the MX-M zone district that is more in-line with an Urban Center serviced by Major Transit and Multi-modal Corridors and supporting transportation network. The request could also enhance the existing mixed-use character of the area while providing additional services easily accessible to adjacent residential neighborhoods.

- B. 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 could facilitate future development of the MX-M zoned subject site, which would allow a variety of uses conveniently accessible from surrounding neighborhoods. Namely, the subject site is conveniently accessible by nearby residential neighborhoods as well as general the general public through the existing transit networks. The request could generally encourage a more productive use since the subject site currently sits as an underutilized parking lot. Future development at the subject site would also be held to the IDO's more stringent design standards that promote healthy, sustainable, and distinct communities.

- C. *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 would promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good by using existing infrastructure and public facilities. Future development would also generally promote efficient development patterns by encouraging infill development under MX-M zoning within an Area of Change where more intense development is desired.

- D. Policy 5.3.1- Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The request could support additional growth through infill development. The subject site is located in an area with existing infrastructure and public facilities with surrounding properties already developed with a mix of uses, that would support infill development. The current status of the subject site is to only allow for parking, which severely limits development.

- E. Goal 5.6- City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The subject site is located in an Area of Change and in the Uptown Urban Center, where growth is expected and desired. The request would help facilitate and encourage future development under the MX-M zone district as regulated by the IDO, which could encourage and direct mixed uses of medium-density growth as well as ensure development reinforces the character and intensity of adjacent areas.

- F. Policy 5.6.2- Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The subject site is located in an Area of Change within the Uptown Urban Center and is at the crossroads of two designated Corridors (Louisiana Major Transit and Menaul Blvd Multi-modal

Corridors); areas that have been identified as appropriate areas for growth. Areas of Change allow for a mix of uses and development of higher density and intensity that can be supported by multi-modal transportation. Since the subject site being removed from the Site Development Plan is currently limited to a parking use only, the request could encourage new development intensity and increase employment opportunities where change is encouraged.

- G. Sub-policy 5.6.2(h): Encourage development in areas with a highly connected street grid and frequent transit service.

The subject site is located in an area with a highly connected street system and frequent bus transit service. By vehicle, the site is accessible from Louisiana Blvd, Menaul Blvd, Chama St, and Phoenix Ave. The designated Louisiana Blvd Major Transit Corridor crosses north-south along the western edge of the property controlled by the Site Development Plan, and is regularly served by ABQ Ride Route 157. ABQ Ride Route 8 runs east-west along the Menaul Blvd Multi-Modal Corridor, passing the subject site area to the south. Route 8 operates seven days a week. The Uptown Transit Center is located around 0.5 mi to the south-southwest and is the end of the line for the Albuquerque Rapid Transit 766 route, one of the most highly utilized bus routes. Commuter Routes 6, 8, 12, 34 can also be accessed from this point. Residents to the north of the subject site could also access this area readily on foot or bicycle.

10. The request is generally consistent with the following Policy from Comprehensive Plan Chapter 8-Economic Development:

- A. 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.

Although the request does not include future development plans for the subject site, the request could facilitate future development efforts of the subject site that would generally foster a more robust, resilient, and diverse economy by creating an opportunity for development on a parcel now designated as parking. Also, the request will result in the subject site being controlled by the IDO that could improve quality of life for new and existing residents. The subject site would not be tied to specific uses, but a variety that would attract a variety of businesses and talent. This will allow the subject site to be developed in accordance with the most up-to-date IDO policies and standards for MX-M zoning, which would be generally consistent with the character of the existing area. Additionally, new development efforts could improve the quality of life for area residents by expanding work, live, and shop opportunities.

11. The request meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(I)(3) as follows:

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

As demonstrated by the policy analysis of the proposed major amendments to controlling site development plan, the request is generally consistent with applicable Comprehensive Plan Goals and Policies.

- B. 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 property and any related development agreements and/or regulations.

The subject site is zoned MX-M with no previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations. Accordingly, the above criterion does not apply.

- C. 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 request is for a Major Amendment to the controlling Site Development Plan. The subject site would then be controlled by the IDO rather than the Controlling Site Plan and would be required to comply with all applicable provisions of the IDO and DPM standards.

- D. 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 extent practicable.

The subject site is already served by existing infrastructure and public facilities. Any future capacity needs would be addressed through the Development Facilitation Team (DFT) and/or building permit process.

- E. 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 would abandon the controlling Site Development Plan and any future development on the subject site will be required to comply with all development standards within the IDO, including parking, buffering, landscaping, and neighborhood edges requirements, which should mitigate any significant adverse impacts. The neighborhood edges (14-16-5-9) requirement will be especially important as it is intended to preserve the residential neighborhood character of established low-density residential development in any Residential zone district on lots adjacent to any Mixed-use or Non-residential zone district. This will ensure that any development on the subject site so that a proposed development will not burden the surrounding single-family residential lots.

- F. 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 property is not within an approved Master Development Plan; therefore, the above criterion does not apply.

- G. 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.

The subject property is not within the Railroad and Spur Small Area and no cumulative Impacts Analysis is required; therefore, the above criterion does not apply.

12. The affected, registered neighborhood organizations are the ABQ-Park NA and the Classic Uptown NA, which were notified as required. Property owners within 100 feet of the subject site were also notified as required.
13. As of this writing, Staff has not been contacted and is unaware of any opposition.

CONDITIONS OF APPROVAL:

1. The applicant shall meet with the Staff planner prior to applying to Site Plan-Administrative process or the DHO to ensure that the conditions of approval are addressed.
2. **CONDITIONS FROM SOLID WASTE:**
Upon future replat/site plan the applicant shall provide an easement agreement for the existing trash compactor. An easement agreement shall be recorded in the county records, shall run with the land, and is binding upon and inures to the benefit of all subsequent owners of these properties or portions thereof, and may only be terminated if the parties to the easement obtain written approval from the City of Albuquerque's Solid Waste Department for alternate solid waste access and refuse collection. This easement agreement will be required when the scaled site plan is submitted to hgallegos@cabq.gov for review.
3. The Site Data Table on the Major Amendment Sheet shall include a note clarifying that the updated parking and landscaping calculations are pursuant to the IDO under the MX-M zone district.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **April 5, 2024**. The date of the EPC'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), Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal an EPC Recommendation to the City Council since this is not a final decision.

You will receive 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. Successful applicants are reminded that other regulations of the IDO must be complied with, even after approval of the referenced application(s).

Sincerely,

Megan Jones

for Alan M. Varela,
Planning Director

AV/CH/MJ

cc:

Louisiana Hotel Corporation, 433 California St. Floor 7, San Francisco CA, 94104-2016
Modulus Architects & Land Use Planning, Inc., rokoye@modulusarchitects.com
Classic Uptown NA, Bert Davenport, brt25@pm.me
Classic Uptown NA, John Whalen, johnwhalen78@gmail.com
Dan Devany, dandevany9@gmail.com
Amanda Heuser, soccerplayer013@gmail.com
Wyndi Johnson, Wyndij@gmail.com
Legal, dking@cabq.gov
EPC File

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, Albuquerque, NM 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339



OFFICIAL NOTIFICATION OF DECISION

March 21, 2024

Louisiana Hotel
Corporation
433 California St. 7 Floor
San Francisco CA,
94104-2016

Project # PR-2024-009945
SI-2024-00204 - Site Plan- EPC, Major Amendment

LEGAL DESCRIPTION:

Modulus Architects & Land Use Planning, Inc., agent for Louisiana Hotel Corporation, requests a site plan-EPC Major Amendment, for all or a portion of Parcel 1-A Summary Replat, Comprising a Replat of Portions of Parcels 1 & 2, Broad Acres Subdivision, excluding a Westerly Portion out to the Right of Way and the Eastern 50 feet of Lot 1, all of Lots 2 & 3, and the Western 10 feet of Lot 4, Block 1, Broad Acres Subdivision, excluding Portions out to the Right of Way, located at 2600 Louisiana Blvd NE on the northeast corner of the Menaul Blvd. NE and Louisiana Blvd. NE intersection, approximately 7 acres (H-18-Z & H-19-Z)
Staff Planner: Catherine Heyne

On March 21, 2024, the Environmental Planning Commission (EPC) voted to forward a recommendation of APPROVAL to the City Council for Project # PR-2024-009945 SI-2024-00204 - Site Plan- EPC, Major Amendment, based on the following Findings and subject to the following Conditions for recommendation of Approval:

FINDINGS:

1. The request is for a Site Plan-EPC, Major Amendment for a property legally described as all or a portion of Parcel 1-A Summary Replat Comprising a Replat of Portions of Parcels 1 & 2, Broad Acres Subdivision, excluding a Westerly Portion out to the Right of Way and the Eastern 50 feet of Lot 1, all of Lots 2 & 3, and the Western 10 feet of Lot 4, Block 1, Broad Acres Subdivision, excluding Portions out to the Right of Way, located at 2600 Louisiana Blvd NE at the NE corner of Menaul Blvd NE and Louisiana Blvd NE intersection, approximately 7.0 acres (the "subject site").
2. The applicant requests the EPC to 1) remove the easternmost 3.0 acres of the subject site from the controlling Site Development Plan (Z-72-231) and 2) update the parking and landscaping provided on the western portion of the site pursuant to the IDO MX-M zone district due to the removal of the existing parking and landscaping on the eastern portion of the site. The eastern portion of the site being removed would then be controlled by the IDO and subject to IDO processes and regulations

under the MX-M zone district. The process for future Site Plans would be determined at the time of application pursuant to IDO requirements.

3. The future replat will be reviewed by the DFT/DHO. The location of the lot line will be required to match the location of the lot line of this major amendment request.
4. The EPC is hearing this case pursuant to IDO Section 14-16-6-4(Z) Amendments of Pre-IDO Approvals. Major amendments shall be reviewed 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 amendment exceeds the thresholds found in IDO Table 6-4-4: Allowable Minor Amendments, therefore it is classified as a Major Amendment pursuant to IDO section 14-16-6-4(Z)(1)(b).
5. The subject site is located in an Area of Change within the Uptown Urban Center on the northeast corner of the intersection of Louisiana Blvd and Menaul Blvd within 660 ft of the Louisiana Major Transit Corridor and Menaul Blvd Multi-Modal Corridor, as designated by the Comprehensive Plan. It is within the Mid Heights Community Planning Area (CPA).
6. The subject site is zoned MX-M (Mixed-Use – Medium Intensity), a zoning designation received upon adoption of the IDO made effective May 2018. The subject site was previously zoned SU-3 for MU-UPT Buffer Zone. SU-3 was a Special Center Zone that allowed a variety of uses controlled by a plan which tailors development to an Urban Center.
7. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
8. The request is consistent with the following Comprehensive Policy regarding land use and development patterns from Chapter 4- Community Identity.
 - A. Policy 4.1.2- Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The approximate 3.0-acre subject site to be removed from the controlling Site Development Plan, is currently a parking lot that includes an enclosed PNM transformer. The original design standards for the subject site were put in place to follow the now-repealed Uptown Sector Development Plan amended through December 2013, which is pre-IDO. The request to amend the subject site from the controlling Site Development Plan would remove the current design and sign standards from that parcel. If approved, the site would be subject to IDO and Development Process Manual (DPM) requirements under the current MX-M Zone District. This would facilitate new development enduring the appropriate character and location of development, mix of uses, and character of building design so that the adjacent residential neighborhood is not adversely affected.

9. The request is consistent with the following Goals and Policies from Comprehensive Plan Chapter 5- Land Use:
 - A. Goal 5.1- Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The subject site is located within the Uptown Urban Center and along the Louisiana Blvd Major Transit and Menaul Blvd Multi-modal Corridors. The request could reinforce and facilitate

higher-density and intensity of use under the MX-M zone district that is more in-line with an Urban Center serviced by Major Transit and Multi-modal Corridors and supporting transportation network. The request could also enhance the existing mixed-use character of the area while providing additional services easily accessible to adjacent residential neighborhoods.

- B. 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 could facilitate future development of the MX-M zoned subject site, which would allow a variety of uses conveniently accessible from surrounding neighborhoods. Namely, the subject site is conveniently accessible by nearby residential neighborhoods as well as general the general public through the existing transit networks. The request could generally encourage a more productive use since the subject site currently sits as an underutilized parking lot. Future development at the subject site would also be held to the IDO's more stringent design standards that promote healthy, sustainable, and distinct communities.

- C. *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 would promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good by using existing infrastructure and public facilities. Future development would also generally promote efficient development patterns by encouraging infill development under MX-M zoning within an Area of Change where more intense development is desired.

- D. Policy 5.3.1- Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The request could support additional growth through infill development. The subject site is located in an area with existing infrastructure and public facilities with surrounding properties already developed with a mix of uses, that would support infill development. The current status of the subject site is to only allow for parking, which severely limits development.

- E. Goal 5.6- City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The subject site is located in an Area of Change and in the Uptown Urban Center, where growth is expected and desired. The request would help facilitate and encourage future development under the MX-M zone district as regulated by the IDO, which could encourage and direct mixed uses of medium-density growth as well as ensure development reinforces the character and intensity of adjacent areas.

- F. Policy 5.6.2- Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The subject site is located in an Area of Change within the Uptown Urban Center and is at the crossroads of two designated Corridors (Louisiana Major Transit and Menaul Blvd Multi-modal

Corridors); areas that have been identified as appropriate areas for growth. Areas of Change allow for a mix of uses and development of higher density and intensity that can be supported by multi-modal transportation. Since the subject site being removed from the Site Development Plan is currently limited to a parking use only, the request could encourage new development intensity and increase employment opportunities where change is encouraged.

- G. Sub-policy 5.6.2(h): Encourage development in areas with a highly connected street grid and frequent transit service.

The subject site is located in an area with a highly connected street system and frequent bus transit service. By vehicle, the site is accessible from Louisiana Blvd, Menaul Blvd, Chama St, and Phoenix Ave. The designated Louisiana Blvd Major Transit Corridor crosses north-south along the western edge of the property controlled by the Site Development Plan, and is regularly served by ABQ Ride Route 157. ABQ Ride Route 8 runs east-west along the Menaul Blvd Multi-Modal Corridor, passing the subject site area to the south. Route 8 operates seven days a week. The Uptown Transit Center is located around 0.5 mi to the south-southwest and is the end of the line for the Albuquerque Rapid Transit 766 route, one of the most highly utilized bus routes. Commuter Routes 6, 8, 12, 34 can also be accessed from this point. Residents to the north of the subject site could also access this area readily on foot or bicycle.

10. The request is generally consistent with the following Policy from Comprehensive Plan Chapter 8-Economic Development:

- A. 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.

Although the request does not include future development plans for the subject site, the request could facilitate future development efforts of the subject site that would generally foster a more robust, resilient, and diverse economy by creating an opportunity for development on a parcel now designated as parking. Also, the request will result in the subject site being controlled by the IDO that could improve quality of life for new and existing residents. The subject site would not be tied to specific uses, but a variety that would attract a variety of businesses and talent. This will allow the subject site to be developed in accordance with the most up-to-date IDO policies and standards for MX-M zoning, which would be generally consistent with the character of the existing area. Additionally, new development efforts could improve the quality of life for area residents by expanding work, live, and shop opportunities.

11. The request meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(I)(3) as follows:

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

As demonstrated by the policy analysis of the proposed major amendments to controlling site development plan, the request is generally consistent with applicable Comprehensive Plan Goals and Policies.

- B. 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 property and any related development agreements and/or regulations.

The subject site is zoned MX-M with no previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations. Accordingly, the above criterion does not apply.

- C. 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 request is for a Major Amendment to the controlling Site Development Plan. The subject site would then be controlled by the IDO rather than the Controlling Site Plan and would be required to comply with all applicable provisions of the IDO and DPM standards.

- D. 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 extent practicable.

The subject site is already served by existing infrastructure and public facilities. Any future capacity needs would be addressed through the Development Facilitation Team (DFT) and/or building permit process.

- E. 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 would abandon the controlling Site Development Plan and any future development on the subject site will be required to comply with all development standards within the IDO, including parking, buffering, landscaping, and neighborhood edges requirements, which should mitigate any significant adverse impacts. The neighborhood edges (14-16-5-9) requirement will be especially important as it is intended to preserve the residential neighborhood character of established low-density residential development in any Residential zone district on lots adjacent to any Mixed-use or Non-residential zone district. This will ensure that any development on the subject site so that a proposed development will not burden the surrounding single-family residential lots.

- F. 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 property is not within an approved Master Development Plan; therefore, the above criterion does not apply.

- G. 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.

The subject property is not within the Railroad and Spur Small Area and no cumulative Impacts Analysis is required; therefore, the above criterion does not apply.

12. The affected, registered neighborhood organizations are the ABQ-Park NA and the Classic Uptown NA, which were notified as required. Property owners within 100 feet of the subject site were also notified as required.
13. As of this writing, Staff has not been contacted and is unaware of any opposition.

CONDITIONS OF APPROVAL:

1. The applicant shall meet with the Staff planner prior to applying to Site Plan-Administrative process or the DHO to ensure that the conditions of approval are addressed.
2. **CONDITIONS FROM SOLID WASTE:**
Upon future replat/site plan the applicant shall provide an easement agreement for the existing trash compactor. An easement agreement shall be recorded in the county records, shall run with the land, and is binding upon and inures to the benefit of all subsequent owners of these properties or portions thereof, and may only be terminated if the parties to the easement obtain written approval from the City of Albuquerque's Solid Waste Department for alternate solid waste access and refuse collection. This easement agreement will be required when the scaled site plan is submitted to hgallegos@cabq.gov for review.
3. The Site Data Table on the Major Amendment Sheet shall include a note clarifying that the updated parking and landscaping calculations are pursuant to the IDO under the MX-M zone district.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **April 5, 2024**. The date of the EPC'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), Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal an EPC Recommendation to the City Council since this is not a final decision.

You will receive 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. Successful applicants are reminded that other regulations of the IDO must be complied with, even after approval of the referenced application(s).

Sincerely,

for Alan M. Varela,
Planning Director

AV/CH/MJ

cc:

Louisiana Hotel Corporation, 433 California St. Floor 7, San Francisco CA, 94104-2016
Modulus Architects & Land Use Planning, Inc., rokoye@modulusarchitects.com
Classic Uptown NA, Bert Davenport, brt25@pm.me
Classic Uptown NA, John Whalen, johnwhalen78@gmail.com
Dan Devany, dandevany9@gmail.com
Amanda Heuser, soccerplayer013@gmail.com
Wyndi Johnson, Wyndij@gmail.com
Stephen verchinski, sverchinski@yahoo.com
Legal, dking@cabq.gov
EPC File



**Environmental
Planning
Commission**

**Agenda Number: 6
Project #: PR-2024-009945
Case #: SI-2024-00204
Hearing Date: March 21, 2024**

Staff Report

Agent	Modulus Architects & Land Use Planning, Inc.
Applicant	Louisiana Hotel Corporation
Request	Major Amendment - EPC
Legal Description	All or a portion of Parcel 1-A Summary Replat Comprising a Replat of Portions of Parcels 1 & 2, Broad Acres Subdivision, excluding a Westerly Portion out to the Right of Way and the Eastern 50 feet of Lot 1, all of Lots 2 & 3, and the Western 10 feet of Lot 4, Block 1, Broad Acres Subdivision, excluding Portions out to the Right of Way.
Location	2600 Louisiana Blvd NE at the NE corner of Menaul Blvd NE and Louisiana Blvd NE
Size	Approximately 7.0 acres
Existing Zoning	MX-M

Staff Recommendation

APPROVAL of SI-2024-00204, based on the Findings beginning on p. 19 and subject to the conditions beginning on p. 23.

STAFF PLANNER
Catherine Heyne, Planner

Summary of Analysis

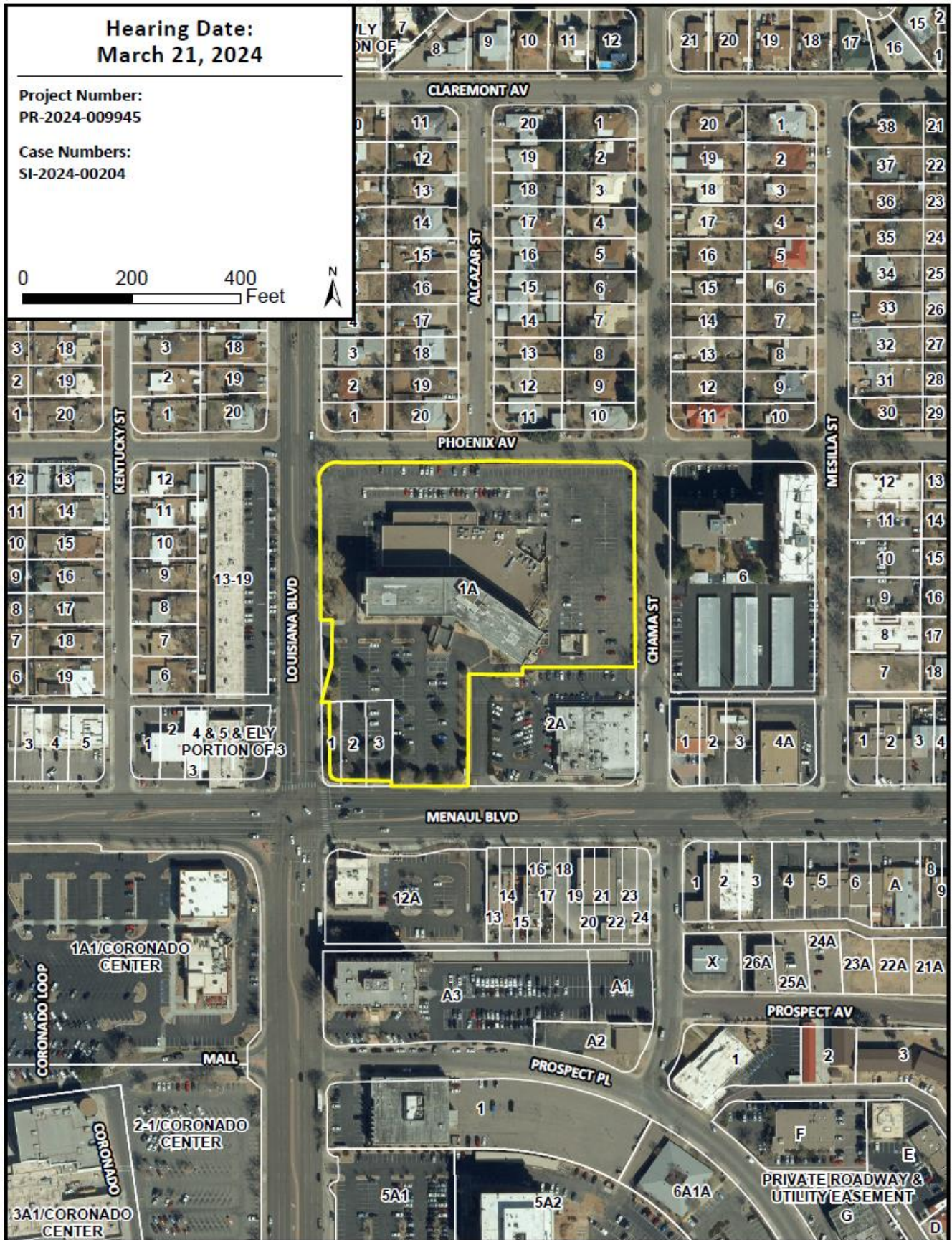
The request is for a Major Amendment to revise the controlling Site Development Plan (Z-72-231) to remove the easternmost approximate 3.0-acre portion of the site (“subject site”). The subject site will then be controlled by the IDO rather than the existing design standards.

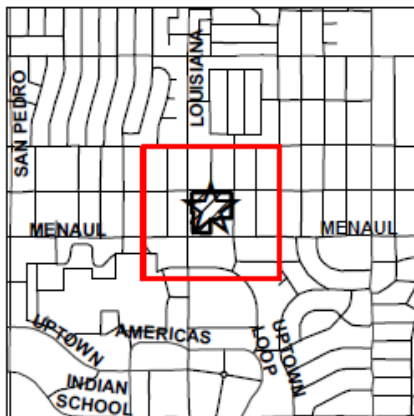
The subject site is located within the Uptown Urban Center and an Area of Change. The site also lies within the Louisiana Major Transit Corridor and the Menaul Blvd Multi-modal Corridor.

The applicant notified the ABQ-Park and Classic Uptown Neighborhood Associations, and property owners within 100 feet as required. There is no known opposition.

The applicant has adequately justified the request pursuant to IDO 14-16-6-6(I)(3). Staff recommends approval.







IDO ZONING MAP

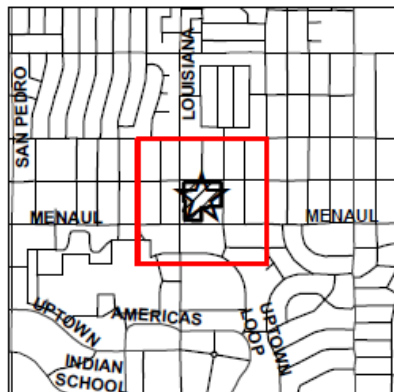
Note: Gray shading indicates County.



1 inch = 250 feet

Hearing Date:
 3/21/2024
 Project Number:
 PR-2024-009945
 Case Numbers:
 SI-2024-00204

Zone Atlas Page:
 H-18 & H-19



LAND USE MAP

Note: Gray shading indicates County.

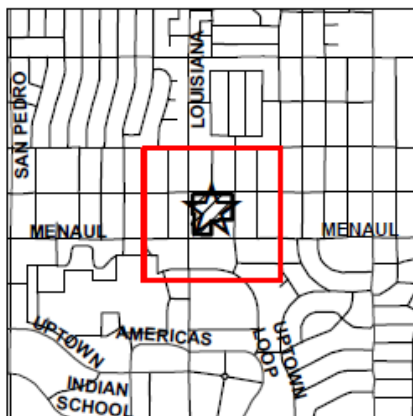
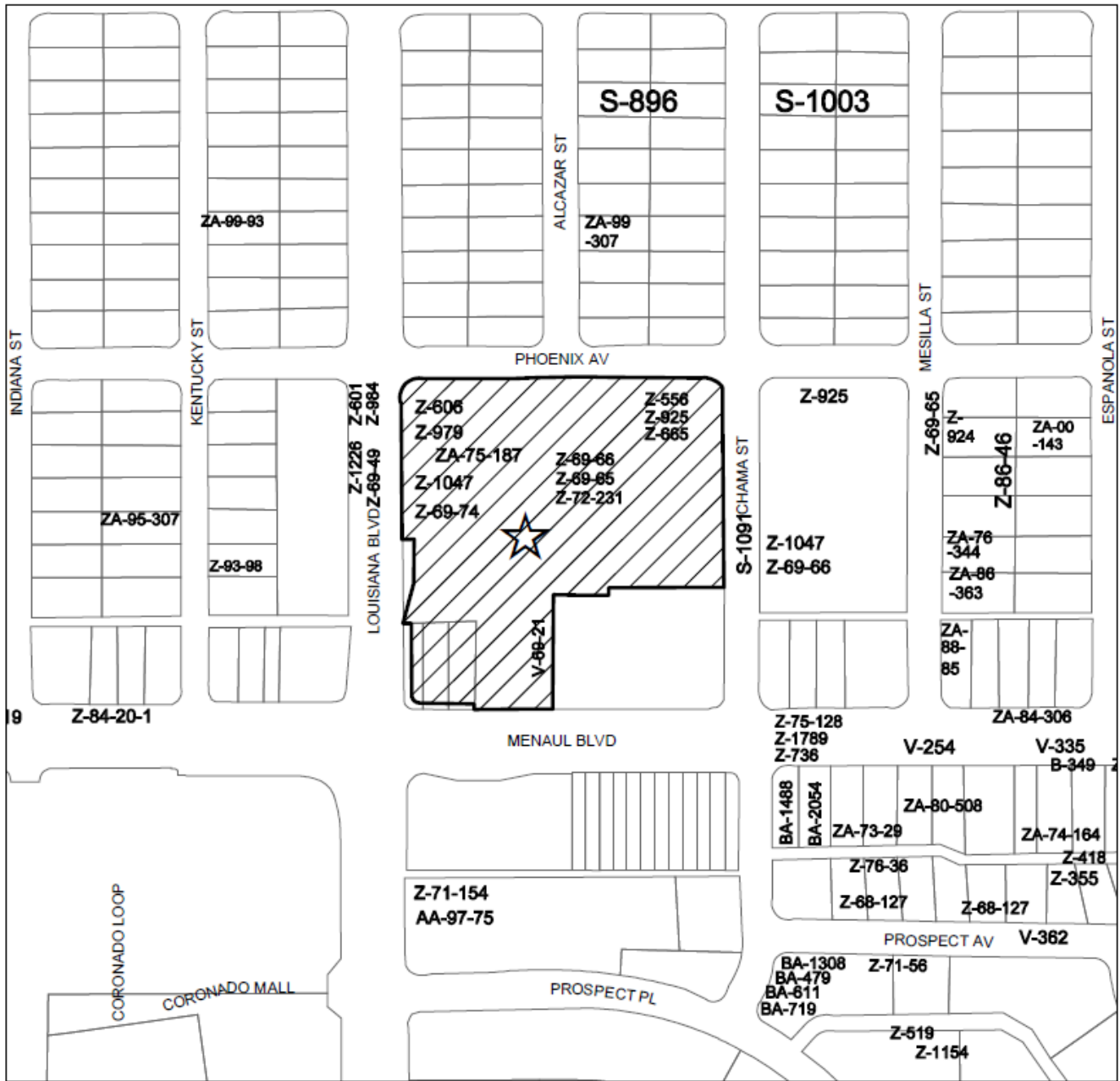
- Key to Land Use Abbreviations**
- LDRES | Low-density Residential
 - MULT | Multi-family
 - COMM | Commercial Retail
 - CMSV | Commercial Services
 - OFC | Office
 - IND | Industrial
 - INSMED | Institutional / Medical
 - ED | Educational
 - APRT | Airport
 - TRANS | Transportation
 - AGRI | Agriculture
 - PARK | Parks and Open Space
 - DRNG | Drainage
 - VAC | Vacant
 - UTIL | Utilities
 - CMTY | Community
 - KAFB | Kirtland Air Force Base



1 inch = 250 feet

Hearing Date:
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 SI-2024-00204

Zone Atlas Page:
 H-18 & H-19



HISTORY MAP

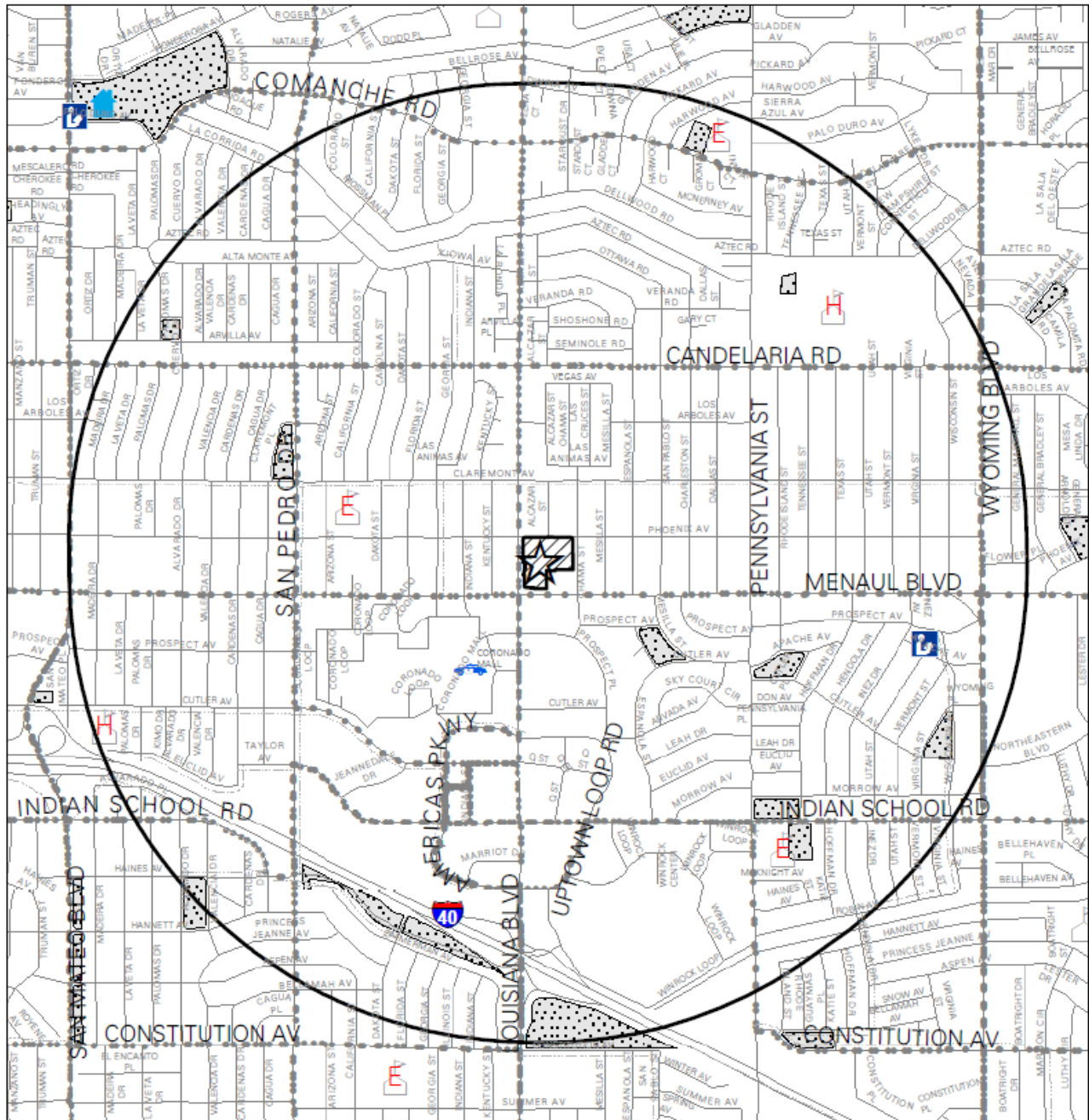
Note: Gray shading indicates County.



1 inch = 250 feet

Hearing Date:
 3/21/2024
 Project Number:
 PR-2024-009945
 Case Numbers:
 SI-2024-00204

Zone Atlas Page:
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Public Facilities Map with One-Mile Buffer

- | | | | |
|----------------------|-------------|--------------------------|-----------------------------|
| Community Center | Fire | Public School | Landfill designated by EHD |
| Multi-Service Center | Police | Proposed Bike Facilities | Landfill Buffer (1000-feet) |
| Senior Center | Sheriff | ABQ Ride Route | Developed City Park |
| Library | Solid Waste | Albuquerque City Limits | Undeveloped City Park |
| Museum | | | Developed County Park |
| | | | Undeveloped County Park |



Project Number: PR-2024-009945

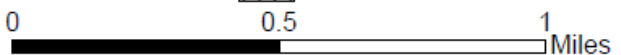


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I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	MX-M	Area of Change	Commercial Services, Hotel
<i>North</i>	R-1C	Area of Consistency	Low-density Residential
<i>South</i>	MX-H	Area of Change	Commercial Retail & Commercial Services: Restaurants; Light vehicle Sales, Rental, and Fueling station
<i>East</i>	MX-M	Area of Change	Multi-family Residential, Commercial Retail, Office
<i>West</i>	MX-M	Area of Change	General Commercial Retail, Office

Request

The subject site is located at 2600 Louisiana Blvd NE which comprises the NE corner of the Menaul Blvd NE and Louisiana Blvd NE intersection, totaling approximately 7 acres. The legal description is all or a portion of Parcel 1-A Summary Replat Comprising a Replat of Portions of Parcels 1 & 2, Broad Acres Subdivision, excluding a Westerly Portion out to the Right of Way and the Eastern 50 feet of Lot 1, all of Lots 2 & 3, and the Western 10 feet of Lot 4, Block 1, Broad Acres Subdivision, excluding Portions out to the Right of Way.

The request is to remove the approximately 3.1-acre easternmost portion (“subject site”) of the area covered by the existing Site Development Plan (Z-72-231). Once approved, the subject site would no longer be controlled by the Site Development Plan and would be subject to the Integrative Development Ordinance (IDO) processes and regulations. This will allow the applicant to develop the subject site in accordance with the IDO’s MX-M zoning and any applicable use-specific standards.

EPC Role

The EPC is hearing this case as required by IDO section 14-16-6-4(Z) Amendments of Pre-IDO Approvals. Major amendments shall be reviewed 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 amendment exceeds the thresholds found in IDO table 6-4-4: Allowable Minor Amendments, therefore it is classified as a Major Amendment pursuant to IDO section 14-16-6-4(Z)(1)(b).

Pursuant to IDO Section 14-16-6-4(Q), the decision-making body may impose conditions necessary to ensure compliance with the development standards of this IDO via the Site Plan-EPC Review and Decision Criteria of IDO Section 14-16-6-6(J). This is a quasi-judicial matter.

Context

The subject site is located in a developed area within and along the northern edge of the Uptown Urban Center. This Urban Center was designated as a distinct, walkable district that incorporates a mix of employment, service, and residential uses at a density and intensity lower than Downtown but higher than a neighborhood-oriented Activity Center.

Suburbs of single-family housing surround the Uptown Urban Center and consist primarily of residential zoning (i.e., R-1C and -1B). Residential zones are buffered from the Uptown Urban Center (MX-H) by moderate-density uses (MX-M), such as offices, multi-family residences, and strip malls, the latter of which contain small retail stores, restaurants, and chain stores. The strip malls are typically fronted by parking lots and stretch along both sides of the arterial roadways that eventually connect to Interstate highways to the south and west. More specifically, Menaul Blvd is lined with strip commercial facilities while Louisiana Blvd to the north of Menaul is typically bordered by single-family homes except at major arterial intersections and within the Urban Center where a higher density, commercial character prevails.

The area governed by the existing Site Development Plan includes a hotel and associated parking surrounding the structure to the north, east, and south. The properties to the west and south are strip malls characterized by commercial retail and services, restaurants, and offices. The Coronado Shopping Mall and parking area is caddy-corner to the southwest. To the north is low density single-family homes, and to the east, are offices, retail, a utility facility, and a multi-story apartment complex.

History

The subject site was annexed by the City of Albuquerque on November 29, 1949. At this time, residential development was expanding. However, many areas remained undeveloped landscape, once rangeland, with arroyos cutting northeast to south and southwest through the now Uptown Center area. Initial zoning of the northeast corner of Louisiana Blvd and Menaul Blvd was a mix of residential, commercial, and designated parking (e.g., C-2, R-2, R-1, P-2R). In September 1969, zoning for most of the property containing the subject site was amended to SU-1 (Special Use for a Planned Commercial Development).

Based on earlier studies of the Uptown Area, the 1975 Metropolitan Area and Urban Centers Plan portion of the Albuquerque/Bernalillo County Comprehensive Plan delineated the “Winrock/Coronado” district as one of five Albuquerque Metropolitan Urban Centers. This center was sited in the vicinity of Louisiana Blvd and Indian School Rd NE with principal land uses specified as commercial, office, and residential. From 1975 to 2008, hotels, apartment complexes, and office buildings were added within walking distance of the Uptown area. One example of this infill is the construction of the 8-story luxury “Classic Hotel” in 1980 after original plans for a shopping center and high-rise office space and then a lower-density specialty shopping center never manifested (ZA-75-187). Despite resistance from the area Neighborhood Association, this building was built at the northeast corner of the Louisiana and Menaul Blvd intersection, where it still operates as a hotel today.

The Environmental Planning Commission (EPC) originally approved the controlling Site Development Plan in 1978 for the then Classic Hotel, which was officially signed by city staff in 1982 (Z-72-231, Z-69-74). Still, the subject site was included in the original 1981 Uptown Sector Development Plan (SDP) that was updated with later amendments and again refined in 1995. This SDP covered an area of approximately 460 acres that included Winrock Center and Coronado Mall. Both of these developments were “open” shopping malls built and opened in the 1960s. Mixed-Use Zoning was adopted in the Uptown area to promote integrated commercial, civic, office, restaurant, hotel, housing, and entertainment. Suburban housing was already in the area and such development was pushing to the north and east. The most recent amendment to the controlling site plan was made in 1992.

By 1995, the subject site was zoned as SU-2 (Special Neighborhood Zone) for the periphery of the Uptown Urban Center with permissive uses of R-2 and C-2 excluding drive-in or -through facilities. This SU-2 zone allowed a mixture of uses controlled by the Uptown SDP that specified new development and redevelopment appropriate to the given neighborhood when other zones were inadequate to address special needs. The SU-2 zone provided suitable sites for a low to medium intensity mixture of office, service, institutional, and residential uses as a transition area between the core of the Uptown Urban Center and surrounding low density residential uses.

January 15, 2009, the subject site was designated as part of a Mixed-Use Buffer Zone (SU-3 for MU-UPT Buffer Zone). The SU-3 was a Special Center Zone that allowed a variety of uses controlled by a plan that tailors development to an Urban Center; these include centers of employment, institutional uses, commerce, and high-density dwelling. The Buffer Zone was intended to provide a transition between the surrounding neighborhoods and the more intensely developed Uptown Area and allowed housing as well as a wide range of civic and commercial uses (e.g., retail, wholesale, restaurants, offices, hospitality, and entertainment). The idea was that adjacent neighborhoods were protected by the Buffer Zone between the Uptown Mixed-Use zones and existing single family residential areas outside of the Uptown Area in part through setbacks and height restrictions.

Today, the Uptown area provides a wide range of apartment living, office space, shopping, dining, lodging, and the Uptown Transit Center. It also still encompasses Coronado Center and Winrock Town Center, that remain two of Albuquerque's primary indoor shopping malls, in addition to a newer outdoor luxury shopping mall, ABQ Uptown. ABQ Uptown opened in 2006 on a 20-acre brownfield site less than 0.4 mi south of the subject site that was previously occupied by St. Pius X High School until it was razed in the late 1980s.

Roadway System

The Long-Range Roadway System (LRRS) map, produced by the Mid-Region Metropolitan Region Planning Organization (MRMPO), identifies the functional classification of roadways.

The LRRS map classifies adjacent Louisiana Blvd and Menaul Blvd as Existing Community Principal Arterials. This type of roadway is one that includes many destinations with direct access from the Arterial. Travel on Community Principal Arterials tends to be for relatively short distances and to destinations with access directly from that arterial. Community Principal Arterials also tend to have lower speed limits and fewer lanes than Regional Principal Arterials and do not prioritize one mode of transport over another.

This road type usually adopts several strategies to slow down motorized traffic and/or improve walking and bicycling facilities. Higher levels of congestion on Community Principal Arterials are acceptable compared to Regional Principal Arterials since they are made to bring people to specific areas versus take people *through* them.

Comprehensive Plan Designations

The subject site is within the boundaries of the Mid Heights Community Planning Area (CPA), which includes the area between Montgomery Blvd on the north, Eubank Blvd on the east, I-40 on the south, and I-25 along the east.

The entire parcel of the Site Development plan, including the subject site, is within an Area of Change as designated by the Comprehensive Plan. The intent of the Comprehensive Plan is to make Areas of

Change the focus of new, urban-scale development. Areas of Change also abut the subject site to the east, south, and west. An Area of Consistency, characteristic of residential use and generally limiting new development to an intensity and scale consistent with places that are highly valued for their existing character, lies to the north.

The subject site is also located within the Uptown Urban Center and within the 660 ft buffer of the Louisiana Blvd Major Transit Corridor and the Menaul Blvd Multi-modal Corridor. Urban Centers are intended to be distinct, walkable districts that incorporate a mix of employment, service, and residential uses at a density and intensity lower than Downtown but higher than the neighborhood-oriented Activity Centers. A Major Transit Corridor is anticipated to be served by high frequency and local transit (e.g., ART, local, commuter buses). These Corridors also prioritize transit above other modes to ensure a convenient and efficient transit system. A Multi-Modal designation promotes walkability by enhancing the environment for pedestrians and transit users, while nearby parallel streets will serve bicycle travel. They are intended to encourage the redevelopment of aging, auto-oriented commercial strip development to a more mixed- use, pedestrian-oriented environment that focuses heavily on providing safe, multi-modal transportation options. The density and scale of development behind Multi-Modal Corridors should diminish quickly to minimize impacts on existing neighborhoods and respect established development patterns.

The subject site is located not located within any Overlay Zone, but is located within the controlling Site Development Plan, Z-72-231.

Trails/Bikeways

The Long-Range Bikeway System (LRBS) map produced by the Mid-Region Metropolitan Planning Organization (MRMPO), identifies existing and proposed routes and trails.

At this time there is a Buffered Bike Lane proposed along Louisiana Blvd. Buffered bike lanes are bicycle facilities that are separated from adjacent motor vehicle travel with the addition of pavement striping between the vehicular and cycle travel lanes to improve the comfort of bicycle lanes along roads with high speeds and/or volumes of traffic.

An east-west running Bike Boulevard has been proposed for Claremont Ave, which lies almost 0.15 miles north of the subject site. This street is considered to have appropriately low traffic volumes and speeds, particularly in residential areas. About 0.3 mi to the south, a dedicated Bike Lane follows Arvada Ave NE. Bike Lanes have dedicated travel lanes that carry bicycle traffic in the same direction as adjacent motor vehicle traffic.

Transit

The subject site is located within the 660 ft of the Louisiana Blvd Major Transit Corridor. ABQ Ride Route 157 runs north-south along Louisiana Blvd NW at this point. The south-bound stop is located on the westside of Louisiana Blvd just north of the Louisiana-Menaul intersection Blvd. The north-bound stop is located on the eastside of Louisiana Blvd and north of Menaul Blvd. Both of these bus stops are within a 5-minute walk of the subject site. Peak service for Route 157 is every 37 minutes weekdays and every 40 minutes Saturdays. There is no service on Sundays.

ABQ Ride Route 8 runs east-west along the Urban Principal Arterial, Menaul Blvd, passing the subject site on the south. This route has stops on Menaul to the east (eastbound) and about 0.1 mi west

(westbound) of the Menaul and Louisiana Blvd intersection. Route 8 operates seven days a week with a peak frequency Monday through Friday of 40 to 43-minutes adjusting to 35-45 minutes Sundays.

Public Facilities/Community Services

Please refer to the Public Facilities Map (p. 6), which shows public facilities and community services located within one mile of the subject site.

II. ANALYSIS OF APPLICABLE ORDINANCES, PLANS, AND POLICIES

Integrated Development Ordinance (IDO)

Definitions

Amendment: Any repeal, modification, or addition to a regulation; any new regulation; any change in the number, shape, boundary, or area of any zone district or Overlay zone; or any repeal or abolition of any map, part thereof, or addition thereto.

Site Development Plan: A term used prior to the effective date of the IDO for a scaled plan for development on one or more lots that specifies at minimum the site, proposed use(s), pedestrian and vehicular access, any internal circulation, maximum building height, building setbacks, maximum total dwelling units, and/or nonresidential floor area. A more detailed site development plan would also specify the exact locations of structures, their elevations and dimensions, the parking and loading areas, landscaping, and schedule of development. The equivalent approval in the IDO will be determined based on the level of detail provided in the prior approval.

Site Plan: An accurate plan that includes all information required for that type of application, structure, or development.

Subdivide: To divide or re-divide (sometimes referred to as “replat”) land into 2 or more parts or to consolidate 2 or more lots by whatever means to facilitate the present or future conveyance or other transfer of incidents of ownership or use.

Zoning

The subject site is currently zoned MX-M (Mixed-Use – Medium Intensity Zone District); see IDO Section 14-16-2-4(C). The purpose of the MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional, and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors. Allowable uses are shown in Table 4-2-1.

By February 21, 1947, the property containing the subject site had C-2, R-2 & R-1, and P-2R zoning (Commercial, Residential, and Parking). In August 1969, zoning for most of the property containing the subject site was amended to SU-1 (Special Use for a Planned Commercial Development) which triggered the development of a Site Plan. In 1995, the Uptown Sector Development Plan showed the subject site as zoned SU-2 with permissive uses of R-2 and C-2 as part of the Uptown Urban Center. SU-2 was the Special Neighborhood Zone that allowed a mixture of uses controlled by a Sector Development Plan and appropriate to a given neighborhood when other zones were inadequate to address special needs. R-2 was a Residential Zone that provides suitable sites for houses, townhouses, and medium density apartments, and associated uses. C-2 was a Community Commercial Zone that provides suitable sites for offices, for most service and commercial activities, and for certain specified institutional uses.

Later, in accordance with the 2008 Uptown Sector Plan update effective January 2009, the subject site was part of the Mixed-Use Zone, SU-3 for MU-UPT/Buffer. Mixed-Use Zoning was to promote integrated, economically viable and sustainable land uses that included commercial, civic, office, restaurant, hotel housing, and entertainment that was typically allowed on the same site and contained within the same structure. The Buffer Zone protections were to protect existing neighborhoods by incorporating setbacks and height restrictions between the Uptown Mixed-Use and existing single family residential not within the Uptown area.

When the IDO became effective in 2018, the subject site's zoning was converted to MX-M. The purpose of the MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors (See IDO Section 14-16-2-4(C)).

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated an Area of Change. Areas of Change are places where growth should be directed and is desired. Areas of change should also be the focus of new urban-scale development that benefit job creation and expanded housing options. By focusing growth in Areas of Change, additional residents, services, and jobs can be accommodated in locations ready for new development (Comprehensive Plan Section 5.1.2.5, p. 5-23).

Applicable Goals and policies are listed below. Additional Goals and Policies added by Staff are marked with an asterisk (*).

Chapter 4: Community Identity

Policy 4.1.2- Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The approximate 3.0-acre subject site to be removed from the controlling Site Development Plan, is currently a parking lot that includes an enclosed PNM transformer. The original design standards for the subject site were put in place to follow the now-repealed Uptown Sector Development Plan amended through December 2013, which is pre-IDO. The request to amend the subject site from the controlling Site Development Plan would remove the current design and sign standards from that parcel. If approved, the site would be subject to IDO and Development Process Manual (DPM) requirements under the current MX-M Zone District. This would facilitate new development enduring the appropriate character and location of development, mix of uses, and character of building design so that the adjacent residential neighborhood is not adversely affected. This request is consistent with Policy 4.1.2- Identity and Design.

Chapter 5: Land Use

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

The subject site is located within the Uptown Urban Center and along the Louisiana Blvd Major Transit and Menaul Blvd Multi-modal Corridors. The request could reinforce and facilitate higher-density and intensity of use under the MX-M zone district that is more in-line with an

Urban Center serviced by Major Transit and Multi-modal Corridors and supporting transportation network. The request could also enhance the existing mixed-use character of the area while providing additional services easily accessible to adjacent residential neighborhoods. The request is consistent with Goal 5.1- Centers and Corridors.

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 could facilitate regional growth in the area by creating a denser, more walkable environment that would contribute to a more sustainable development pattern. The subject site, located within the Uptown Urban Center and along two major transit throughfares—Louisiana Blvd Major Transit Corridor and Menaul Blvd Multi-modal Corridor—is currently an underutilized parking lot within an Area of Change where more intense development should be directed. Allowing a previously underused parcel be developed for mixed-use in an Urban Center and directly adjacent to neighboring residents, could allow for greater access to more sustainable travel behaviors (i.e., walkability, cyclability) as new development could provide nearby opportunities for residents to live, work, learn, shop, and play. Also, since any new infill development would be regulated by updated IDO standards, high-quality design that maintains the appropriate density and scale of development as well as greater sustainability would be ensured. The request is partially consistent with Policy 5.1.1- Desired Growth.

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 could facilitate future development of the MX-M zoned subject site, which would allow a variety of uses conveniently accessible from surrounding neighborhoods. Namely, the subject site is conveniently accessible by nearby residential neighborhoods as well as general the general public through the existing transit networks. The request could generally encourage a more productive use since the subject site currently sits as an underutilized parking lot. Future development at the subject site would also be held to the IDO's more stringent design standards that promote healthy, sustainable, and distinct communities. The request is generally consistent with Policy 5.2.1- Land Uses.

*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 would promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good by using existing infrastructure and public facilities. Future development would also generally promote efficient development patterns by encouraging infill development under MX-M zoning within an Area of Change where more intense development is desired. The request is consistent with Goal 5.3- Efficient Development Patterns.

Policy 5.3.1- Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The request could support additional growth through infill development. The subject site is located in an area with existing infrastructure and public facilities with surrounding properties already developed with a mix of uses, that would support infill development. The current status

of the subject site is to only allow for parking, which severely limits development. The request is consistent with Goal 5.3.1- Infill Development.

Goal 5.6- City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The subject site is located in an Area of Change and in the Uptown Urban Center, where growth is expected and desired. The request would help facilitate and encourage future development under the MX-M zone district as regulated by the IDO, which could encourage and direct mixed uses of medium-density growth as well as ensure development reinforces the character and intensity of adjacent areas. The request is consistent with Goal 5.6- City Development Areas.

Policy 5.6.2- Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The subject site is located in an Area of Change within the Uptown Urban Center and is at the crossroads of two designated Corridors (Louisiana Major Transit and Menaul Blvd Multi-modal Corridors); areas that have been identified as appropriate areas for growth. Areas of Change allow for a mix of uses and development of higher density and intensity that can be supported by multi-modal transportation. Since the subject site being removed from the Site Development Plan is currently limited to a parking use only, the request could encourage new development intensity and increase employment opportunities where change is encouraged. This request is consistent with Policy 5.6.2- Areas of Change.

Sub-policy 5.6.2(h): Encourage development in areas with a highly connected street grid and frequent transit service.

The subject site is located in an area with a highly connected street system and frequent bus transit service. By vehicle, the site is accessible from Louisiana Blvd, Menaul Blvd, Chama St, and Phoenix Ave. The designated Louisiana Blvd Major Transit Corridor crosses north-south along the western edge of the property controlled by the Site Development Plan, and is regularly served by ABQ Ride Route 157. ABQ Ride Route 8 runs east-west along the Menaul Blvd Multi-Modal Corridor, passing the subject site area to the south. Route 8 operates seven days a week. The Uptown Transit Center is located around 0.5 mi to the south-southwest and is the end of the line for the Albuquerque Rapid Transit 766 route, one of the most highly utilized bus routes. Commuter Routes 6, 8, 12, 34 can also be accessed from this point. Residents to the north of the subject site could also access this area readily on foot or bicycle. This request is generally consistent with Policy 5.6.2(h).

Chapter 8: Economic Development

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.

Although the request does not include future development plans for the subject site, the request could facilitate future development efforts of the subject site that would generally foster a more robust, resilient, and diverse economy by creating an opportunity for development on a parcel now designated as parking. Also, the request will result in the subject site being controlled by the IDO that could improve quality of life for new and existing residents. The subject site would

not be tied to specific uses, but a variety that would attract a variety of businesses and talent. This will allow the subject site to be developed in accordance with the most up-to-date IDO policies and standards for MX-M zoning, which would be generally consistent with the character of the existing area. Additionally, new development efforts could improve the quality of life for area residents by expanding work, live, and shop opportunities. The request is generally consistent with Policy 8.1.2- Resilient Economy.

Integrated Development Ordinance (IDO) Section 14-16-6-6(I)(3)- Site Plan-EPC Review and Decision Criteria

Requirements

IDO Section 14-16-6-6(I)(3) states that any application for a Site Plan-EPC, including a Major Amendment, will be approved if it meets all of the criteria 6-6(I)(3)(a-g). Staff analysis follows in ***bold italics***:

6-6(I)(3)(a) The site plan is consistent with the ABC Comp Plan, as amended.

As demonstrated by the policy analysis of the proposed major amendments to controlling site development plan (see above), the request is generally consistent with applicable Comprehensive Plan Goals and Policies.

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 property and any related development agreements and/or regulations.

The subject site is zoned MX-M with no previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations. Accordingly, the above criterion does not apply.

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 request is for a Major Amendment to the controlling Site Development Plan. The subject site would then be controlled by the IDO rather than the Controlling Site Plan and would be required to comply with all applicable provisions of the IDO and DPM standards.

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 extent practicable.

The subject site is already served by existing infrastructure and public facilities. Any future capacity needs would be addressed through the Development Facilitation Team (DFT) and/or building permit process.

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 would abandon the controlling Site Development Plan and any future development on the subject site will be required to comply with all development standards within the IDO, including parking, buffering, landscaping, and neighborhood edges requirements, which

should mitigate any significant adverse impacts. The neighborhood edges (14-16-5-9) requirement will be especially important as it is intended to preserve the residential neighborhood character of established low-density residential development in any Residential zone district on lots adjacent to any Mixed-use or Non-residential zone district. This will ensure that any development on the subject site so that a proposed development will not burden the surrounding single-family residential lots.

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 property is not within an approved Master Development Plan; therefore, the above criterion does not apply.

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.

The subject property is not within the Railroad and Spur Small Area and no cumulative Impacts Analysis is required; therefore, the above criterion does not apply.

III. SITE PLAN MAJOR AMENDMENT

Request

The request is for a Major Amendment of an existing Site Development Plan, which was approved prior to the effective date of the IDO (May 17, 2018). The controlling Site Development Plans totals approximately 7.0 acres, with approximately 3.0 of the easternmost acres (subject site) being a part of this request. The request surpasses the 10% Maximum Threshold for a Minor Amendment and for any other numerical standard controlling the site development plan. To date, infrastructure (e.g., such as roads, curb and gutter, etc.) is in place at the subject site which serves as an underutilized parking lot for the Sheraton Hotel.

Pursuant to IDO Section 14-16-1-10(A), prior approvals remain valid. Major amendments may only be approved by the decision-making body that issued the permit or approval being amended, following the same procedure (including the payment of a new application fee, new process of staff referral, and any required public notice or public hearing) used to issue the original permit or approval. In this case, it is the EPC that was the original decision-making body.

With approval of the current request, the subject site t would be pursuant to IDO design standards instead of the existing controlling design and sign standards of the Site Development Plan (Z-72-231).

The request would result in a future replat of the 3.0-acre site to create a lot line. This major amendment request will include a finding stating that the future replat shall correspond with the lot line established via this amendment.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other agencies reviewed this application. Agency Comments were received; there were no objections to the proposed ZMA.

Comments offered by ABCWUA, PNM, and Solid Waste will become more important as future site plans are reviewed. Agency Comments begin on p. 23.

Neighborhood/Public

Notification requirements are found in IDO Table 6-1-1 (Summary of Development Review Procedures) in Part 14-16-6 Administration and Enforcement, and are further explained in Part 14-16-6-4(K) Public Notice section. The registered Neighborhood Associations (NAs) that required notification include the ABQ-Park and Classic Uptown NAs. All were emailed as required. Property owners within 100 feet of the subject site were also notified by mail as required (see attachments).

As of this writing, Staff has not received any comments regarding this request, and is unaware of any opposition.

IV. CONCLUSION

The request is for Site Plan – EPC, Major Amendment for an approximately 7.0-acre site located on the northeast corner of Louisiana Blvd and Menaul Blvd NE to remove the eastern approximate 3.0-acre portion that consists of a parking lot (the “subject site”). The subject site lies north of Menaul Blvd NE, east of Louisiana Blvd NE, south of Phoenix Ave NE, and east of Chama St NE.

The subject site is zoned MX-M (Mixed-Use Moderate Intensity Zone) and is located in an Area of Change within the Uptown Urban Center and within 660 ft of the Menaul Blvd Multi-modal and Louisiana Blvd Major Transit Corridors as designated by the Comprehensive Plan. The request is generally consistent with applicable Comprehensive Plan policies regarding Community Identity, Land Use, and Economic Development.

That subject site will then be controlled by the IDO rather than the existing design standards. This will allow future development of the subject site in accordance with the IDO’s MX-M zoning and any applicable use specific standards. The controlling site plan was adopted prior to the 2018 effective date of the IDO thus this case, therefore, the EPC will hear this case pursuant to IDO Section 14-16-6-4(Z).

The affected neighborhood organizations as well as property owners within 100 feet of the subject site were notified as required. No Pre-application meetings were requested or held, and as of this writing, Staff has not received any comments in support or opposition to the request.

Staff recommends approval of the Major Amendment – EPC.

FINDINGS – RZ-2024-009945, MARCH 21, 2024 – MAJOR AMENDMENT

1. The request is for a Site Plan-EPC, Major Amendment for a property legally described as all or a portion of Parcel 1-A Summary Replat Comprising a Replat of Portions of Parcels 1 & 2, Broad Acres Subdivision, excluding a Westerly Portion out to the Right of Way and the Eastern 50 feet of Lot 1, all of Lots 2 & 3, and the Western 10 feet of Lot 4, Block 1, Broad Acres Subdivision, excluding Portions out to the Right of Way, located at 2600 Louisiana Blvd NE at the NE corner of Menaul Blvd NE and Louisiana Blvd NE intersection, approximately 7.0 acres (the “subject site”).
2. The applicant requests the EPC to remove the easternmost 3.0 acres of the subject site from the controlling Site Development Plan (Z-72-2321). The subject site would then be controlled by the IDO and subject to IDO processes and regulations under the MX-M zone district. The process for future Site Plans would be determined at the time of application pursuant to IDO requirements.
3. The future replat will be reviewed by the DFT/DHO. The location of the lot line will be required to match the location of the lot line of this major amendment request.
4. The EPC is hearing this case pursuant to IDO Section 14-16-6-4(Z) Amendments of Pre-IDO Approvals. Major amendments shall be reviewed 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 amendment exceeds the thresholds found in IDO Table 6-4-4: Allowable Minor Amendments, therefore it is classified as a Major Amendment pursuant to IDO section 14-16-6-4(Z)(1)(b).
5. The subject site is located in an Area of Change within the Uptown Urban Center on the northeast corner of the intersection of Louisiana Blvd and Menaul Blvd within 660 ft of the Louisiana Major Transit Corridor and Menaul Blvd Multi-Modal Corridor, as designated by the Comprehensive Plan. It is within the Mid Heights Community Planning Area (CPA).
6. The subject site is zoned MX-M (Mixed-Use – Medium Intensity), a zoning designation received upon adoption of the IDO made effective May 2018. The subject site was previously zoned SU-3 for MU-UPT Buffer Zone. SU-3 was a Special Center Zone that allowed a variety of uses controlled by a plan which tailors development to an Urban Center.
7. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
8. The request is consistent with the following Comprehensive Plan Goals and Policies regarding land use and development patterns from Chapter 4- Community Identity.
 - A. Policy 4.1.2- Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The approximate 3.0-acre subject site to be removed from the controlling Site Development Plan, is currently a parking lot that includes an enclosed PNM transformer. The original design standards for the subject site were put in place to follow the now-repealed Uptown Sector Development Plan amended through December 2013, which is pre-IDO. The request to amend the subject site from the controlling Site Development Plan would remove the current design and sign standards from that parcel. If approved, the site would be subject to IDO and Development Process Manual (DPM) requirements under the current MX-M Zone District. This would facilitate new development enduring the appropriate character and

location of development, mix of uses, and character of building design so that the adjacent residential neighborhood is not adversely affected.

9. The request is consistent with the following Goals and Policies from Comprehensive Plan Chapter 5- Land Use:

- B. Goal 5.1- Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The subject site is located within the Uptown Urban Center and along the Louisiana Blvd Major Transit and Menaul Blvd Multi-modal Corridors. The request could reinforce and facilitate higher-density and intensity of use under the MX-M zone district that is more in-line with an Urban Center serviced by Major Transit and Multi-modal Corridors and supporting transportation network. The request could also enhance the existing mixed-use character of the area while providing additional services easily accessible to adjacent residential neighborhoods.

- C. 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 could facilitate future development of the MX-M zoned subject site, which would allow a variety of uses conveniently accessible from surrounding neighborhoods. Namely, the subject site is conveniently accessible by nearby residential neighborhoods as well as general the general public through the existing transit networks. The request could generally encourage a more productive use since the subject site currently sits as an underutilized parking lot. Future development at the subject site would also be held to the IDO's more stringent design standards that promote healthy, sustainable, and distinct communities.

- D. *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 would promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good by using existing infrastructure and public facilities. Future development would also generally promote efficient development patterns by encouraging infill development under MX-M zoning within an Area of Change where more intense development is desired.

- E. Policy 5.3.1- Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The request could support additional growth through infill development. The subject site is located in an area with existing infrastructure and public facilities with surrounding properties already developed with a mix of uses, that would support infill development. The current status of the subject site is to only allow for parking, which severely limits development.

- F. Goal 5.6- City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The subject site is located in an Area of Change and in the Uptown Urban Center, where growth is expected and desired. The request would help facilitate and encourage future development under the MX-M zone district as regulated by the IDO, which could encourage and direct mixed uses of medium-density growth as well as ensure development reinforces the character and intensity of adjacent areas.

- G. Policy 5.6.2- Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The subject site is located in an Area of Change within the Uptown Urban Center and is at the crossroads of two designated Corridors (Louisiana Major Transit and Menaul Blvd Multi-modal Corridors); areas that have been identified as appropriate areas for growth. Areas of Change allow for a mix of uses and development of higher density and intensity that can be supported by multi-modal transportation. Since the subject site being removed from the Site Development Plan is currently limited to a parking use only, the request could encourage new development intensity and increase employment opportunities where change is encouraged.

- H. Sub-policy 5.6.2(h): Encourage development in areas with a highly connected street grid and frequent transit service.

The subject site is located in an area with a highly connected street system and frequent bus transit service. By vehicle, the site is accessible from Louisiana Blvd, Menaul Blvd, Chama St, and Phoenix Ave. The designated Louisiana Blvd Major Transit Corridor crosses north-south along the western edge of the property controlled by the Site Development Plan, and is regularly served by ABQ Ride Route 157. ABQ Ride Route 8 runs east-west along the Menaul Blvd Multi-Modal Corridor, passing the subject site area to the south. Route 8 operates seven days a week. The Uptown Transit Center is located around 0.5 mi to the south-southwest and is the end of the line for the Albuquerque Rapid Transit 766 route, one of the most highly utilized bus routes. Commuter Routes 6, 8, 12, 34 can also be accessed from this point. Residents to the north of the subject site could also access this area readily on foot or bicycle.

10. The request is generally consistent with the following Goals and Policies from Comprehensive Plan Chapter 8- Economic Development:

- A. 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.

Although the request does not include future development plans for the subject site, the request could facilitate future development efforts of the subject site that would generally foster a more robust, resilient, and diverse economy by creating an opportunity for development on a parcel now designated as parking. Also, the request will result in the subject site being controlled by the IDO that could improve quality of life for new and existing residents. The subject site would not be tied to specific uses, but a variety that would attract a variety of businesses and talent. This will allow the subject site to be developed in accordance with the most up-to-date IDO policies and standards for MX-M zoning, which

would be generally consistent with the character of the existing area. Additionally, new development efforts could improve the quality of life for area residents by expanding work, live, and shop opportunities.

11. The request meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(I)(3) as follows:

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

As demonstrated by the policy analysis of the proposed major amendments to controlling site development plan, the request is generally consistent with applicable Comprehensive Plan Goals and Policies.

B. 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 property and any related development agreements and/or regulations.

The subject site is zoned MX-M with no previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations. Accordingly, the above criterion does not apply.

C. 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 request is for a Major Amendment to the controlling Site Development Plan. The subject site would then be controlled by the IDO rather than the Controlling Site Plan and would be required to comply with all applicable provisions of the IDO and DPM standards.

D. 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 extent practicable.

The subject site is already served by existing infrastructure and public facilities. Any future capacity needs would be addressed through the Development Facilitation Team (DFT) and/or building permit process.

E. 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 would abandon the controlling Site Development Plan and any future development on the subject site will be required to comply with all development standards within the IDO, including parking, buffering, landscaping, and neighborhood edges requirements, which should mitigate any significant adverse impacts. The neighborhood edges (14-16-5-9) requirement will be especially important as it is intended to preserve the residential neighborhood character of established low-density residential development in any Residential zone district on lots adjacent to any Mixed-use or Non-residential zone district. This will ensure that any development on the subject site so that a proposed development will not burden the surrounding single-family residential lots.

- F. 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 property is not within an approved Master Development Plan; therefore, the above criterion does not apply.

- G. 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.

The subject property is not within the Railroad and Spur Small Area and no cumulative Impacts Analysis is required; therefore, the above criterion does not apply.

11. The affected, registered neighborhood organizations are the ABQ-Park NA and the Classic Uptown NA, which were notified as required. Property owners within 100 feet of the subject site were also notified as required.

12. As of this writing, Staff has not been contacted and is unaware of any opposition.

RECOMMENDATION - SI-2024-000204, March 21, 2024

APPROVAL of Project #: 2024-009945, Case #: SI-2024-00204, a Major Amendment to remove the eastern approximately 3.0 acres of the subject site from the controlling Site Development Plan for an approximately 7.0-acre site located at 2600 Louisiana Blvd NE, at the NE corner of Menaul Blvd NE and Louisiana Blvd NE, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL – SI-204-000204

1. The applicant shall meet with the Staff planner prior to applying to Site Plan-Administrative process or the DHO to ensure that the conditions of approval are addressed.

2. **CONDITIONS FROM SOLID WASTE**

Upon future replat/site plan the applicant shall provide an easement agreement for the existing trash compactor. An easement agreement shall be recorded in the county records, shall run with the land, and is binding upon and inures to the benefit of all subsequent owners of these properties or portions thereof, and may only be terminated if the parties to the easement obtain written approval from the City of Albuquerque’s Solid Waste Department for alternate solid waste access and refuse collection. This easement agreement will be required when the scaled site plan is submitted to hgallegos@cabq.gov for review.

Catherine Heyne

Catherine Heyne, Planner

Notice of Decision CC list:

ABQ-Park NA- Shirley Lockyer, shirleylockyer@gmail.com
ABQ-Park NA- Tiffany Mojarro, tiffany.m1274@gmail.com
Classic Uptown NA- Bert Davenport, brt25@pm.me
Classic Uptown NA- John Whalen, johnwhalen78@gmail.com

Legal, dking@cabq.gov
EPC file

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning / Code Enforcement

Long Range Planning

Metropolitan Redevelopment

Transportation Development Review Services

- Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Facilitation Team (DFT).
- An approved Traffic Circulation Layout will be required.

Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

CITY ENGINEER

Hydrology

Transportation Development Services

MUNICIPAL DEVELOPMENT DEPARTMENT (DMD) TRANSPORTATION

POLICE DEPARTMENT/PLANNING

SOLID WASTE MANAGEMENT DEPARTMENT

An easement agreement will be required for the existing trash compactor. An easement agreement shall be recorded in the county records, shall run with the land, and is binding upon and inures to the benefit of all subsequent owners of these properties or portions thereof, and may only be terminated if the parties to the easement obtain written approval from the City of Albuquerque's Solid Waste Department for alternate solid waste access and refuse collection. This easement agreement will be required when the scaled site plan is submitted to hgallegos@cabq.gov for review.

TRANSIT DEPARTMENT

ABQ Ride

Has no substantive comment on any of the March 21 EPC cases.

PARKS AND RECREATION

ABC WATER UTILITY AUTHORITY (ABCWUA)

1. No objections to the Site Plan Amendment.
2. For informational purposes only:
 - a. Please make a Request for Availability to obtain conditions for service. For reference see the following link: <https://www.abcwua.org/info-for-builders-availability-statements/>

ALBUQUERQUE PUBLIC SCHOOLS

Townhouse, live-work, and multi-family residential are all permissive primary uses in the MX-M district. Future residential development at this location will impact the following schools: Zuni Elementary School, Cleveland Middle School, and Del Norte High School.

School Capacity*

School	2023-2024 (40th Day) Enrollment	Facility Capacity	Space Available
Zuni Elementary School	227	423	196
Cleveland Middle School	511	700	189
Del Norte High School	1,066	1,360	294

*The estimated number of students from the proposed project is based on an average student generation rate.

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long-term solution)
 - Construct new schools or additions
 - Add portables
 - Use of non-classroom spaces for temporary classrooms
 - Lease facilities
 - Use other public facilities
- Improve facility efficiency (short-term solution)
 - Schedule Changes
 - Double sessions
 - Multi-track year-round
 - Other
 - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short-term solution)
 - Boundary Adjustments / Busing
 - Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)

No adverse comments to the EPC site plan.

COUNTY OF BERNALILLO

Planning

No adverse comment.

Public Works

No adverse comments.

MID-REGION COUNCIL OF GOVERNMENTS (MRCOG)

MID-REGION METROPOLITAN PLANNING ORGANIZATION (MRMPO)

MRMPO has no adverse comments.

PUBLIC SERVICE COMPANY OF NEW MEXICO

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PNM COMPANY

There are PNM facilities and/or easements to the south of the site and through the existing parking field at the Louisiana Blvd / Menaul Blvd intersection.

It is the applicant's obligation to determine if existing utility easements or rights-of-way are located within the property and to abide by any conditions or terms of those easements.

Any existing easements may have to be revisited and/or new easements may need to be created for any electric facilities as determined by PNM.

Any existing and/or new PNM easements and facilities need to be reflected on any future Site Plan and any future Plat.

Structures, especially those made of metal like restrooms, storage buildings, and canopies, should not be within or near PNM easements without close coordination with and agreement from PNM.

Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities.

The applicant should contact PNM's New Service Delivery Department as soon as possible to coordinate electric service regarding any proposed project. Submit a service application at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.

If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.

PETROGLYPH NATIONAL MONUMENT

AVIATION DEPARTMENT

KIRTLAND AIR FORCE BASE

PHOTOGRAPHS

Existing Conditions

Figure 1: Overview of the subject site, looking north.



Figure 2: Overview of subject site's eastern and northern parking area, view to the southwest.



Figure 3: Panoramic overview of the subject site looking west.



Figure 4: Panoramic overview of the subject site looking south-southeast.



Figure 5: Panoramic overview of the subject site looking east.



ZONING

For specifics of the MX-M zone, please refer to IDO Section 14-16-2-4(C)

HISTORY

OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Box 1293, Albuquerque, NM 87103

Date July 25, 1978

Flatow, Moore, Bryan & Assoc.
P.O. Box 8266
Albuquerque, N.M. 87198

NOTIFICATION OF DECISION

File: Z-72-231, Z-69-74 (Development Plan Amendment)
Location: Parcel 1 (SP-75-164), on the south-east corner of Louisiana Boulevard & Phoenix Ave., N.E.

At their meeting of July 20, 1978, the Environmental Planning Commission approved the above mentioned request to allow a hotel, subject to the following conditions:

- (1) The recommendations of the Uptown Plan as to amelioration of adverse impacts on air quality and solar access are particularly applicable to this development and shall be used by staff in reviewing a detailed site plan.
- (2) Access shall be from Louisiana, Menaul & Chama. 25 ft. property line radii are required at all street intersections and additional right of way for turn lanes on Menaul & Louisiana shall be dedicated. Median cuts shall be as specified by the Traffic Engineer. Parking plan problems shall be resolved prior to final plan sign off by the staff.

(CONT'D ON PAGE 2)

If you wish to appeal this decision, you may do so by 8-4-78 in the manner described below. A non-refundable filing fee of \$40 is required at the time of application.

- A. Appeal to Planning Commission. Any person aggrieved with any determination of the City staff acting under the Subdivision Ordinance may appeal to the Planning Commission by submitting written application on the Planning Department form to the Planning Department within 15 days after the date of the staff's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the following working day is considered as the deadline for filing the appeal. Such appeal shall be heard and decided by the Planning Commission within 60 days of its filing.
- B. Appeal to City Council. Any person aggrieved with any determination of the Planning Commission acting under this ordinance may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision (such 15 day period to be determined as in A. above). The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinance have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 60 days of its filing.

You will receive notice if another person files an appeal. If there is no appeal you can receive building permits any time after the appeal deadline quoted above provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the referenced application(s).

Sincerely,

Bea Gutierrez
Bea Gutierrez
Board Secretary

Date December 26, 1975

Property Development Fund of America, Inc.
c/o Ken Tekin
6400 Uptown NE 525E
Albuquerque, NM 87110

NOTIFICATION OF DECISION
ON A ZONING SPECIAL EXCEPTION

File ZA-187

Location: bounded
by Henaui and Phoenix and
Louisiana and Chama NE

Your application for special exception under the Comprehensive Zoning Ordinance was considered at the Zoning Administrator's hearing on December 16, 1975. The following decision was made:

Findings: If slightly modified, the proposed revision of the detailed development plan will be beneficial, not injurious to the neighborhood or appropriate use of adjoining property.

Decision: The revision of the detailed development plan of the SU-1 shopping center is approved as submitted, with the following exceptions and conditions:

- 1) The owner shall agree in writing to pay for any new, adjacent traffic signalization required, as determined by the City Traffic Engineer after the development is open, regardless of elapsed time;
- 2) The owner shall dedicate the right-of way to the City and shall pay for construction of turning lanes shown on the proposed amendment of the detailed development plan;
- 3) The parking space within the clear sight triangle shall be eliminated. The proposed amount of floor area is not approved until information on seating in the restaurants is provided and it is determined that the parking proposed is sufficient to meet Zoning Code requirements. (Continued on attached page)

If you wish to appeal this decision, you may do so by January 12, 1976 in the manner described below, as excerpted from the Zoning Ordinance of the City of Albuquerque.

1. **Jurisdiction.** Appeal of special exception decisions by the Zoning Administrator is to the Planning Commission. Appeal of decisions by the Planning Commission is to the City Commission.
2. **Application.** A decision by the Zoning Administrator or the Planning Commission is final unless appeal is initiated by application to the City on prescribed forms within fifteen days of the decision. A building permit dependent on a case shall not be issued until an appeal is decided, or the time for filing the appeal has expired without an appeal being filed.
3. **Acceptance.** The City Commission may decline to accept an appeal if it finds that all adopted City plans, policies, and ordinances have been properly followed. If it decides that there is a substantial question that all such City plans,

policies, and ordinances have not been properly followed or are not adequate, it shall accept the appeal. The Planning Commission shall accept all appeal cases sent to it.

4. **Fee.** A filing fee of \$25 must accompany each appeal application. When an application is withdrawn the application fee shall not be refunded.
5. **Hearing and Decision.** An appeal, if accepted, shall be decided within sixty days of its filing. Decision shall be following a public hearing. Public notice of an appeal must be given by legal advertisement in a newspaper of general circulation in the City of Albuquerque at least fifteen days before the hearing. The Planning Department must give written notice of an appeal, together with a notice of the date, time, and place of hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the Zoning Administrator is secured. Approval of this case does not constitute approval of plans for a building permit. If your application is approved, bring this letter when you come to City Hall, 400 Marquette NW, to secure any related building permit. You should take two copies of your plans to the Building & Inspection Division to initiate such a permit.

Approval of a conditional use or variance application is void after one year from date of approval if the rights and privileges granted thereby have not been executed or utilized.

Sincerely,

DAP:mf

cc: Charles Barnhardt, 620 Roma NW - Suite A; 87102
I. D. Shoemaker, 2716 Alcazar NE; 87110
Carl H. Kelley, 202 Alcazar NE; 87108

ZA-188 (Continued)

- 4) Better provision for pedestrian linkage between the various shopping facilities around Kenaul and Louisiana should be considered.
- 5) A revised traffic entrance/exit plan (including related landscaping) must be submitted for Phoenix Avenue so that neither headlights nor vehicles are likely to intrude into Alcazar Street. This plan shall be submitted and approved by me within 12 days, so that neighbors could appeal it if they so choose.
- 6) Signs, plans for which still must be approved, must conform to the recently passed Zoning Code regulations.



APPLICANT INFORMATION

FORM P1: SITE PLAN – EPC

Please refer to the EPC hearing schedule for public hearing dates and deadlines. Your attendance is required.

SITE PLAN – EPC

MASTER DEVELOPMENT PLAN

MAJOR AMENDMENT TO SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN

EXTENSION OF SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN

N/A Interpreter Needed for Hearing? ___ if yes, indicate language: _____

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF *shall be organized with the Development Review Application* and this Form P1 at the front followed by the remaining documents *in the order provided on this form*.

Zone Atlas map with the entire site clearly outlined and labeled

Letter of authorization from the property owner if application is submitted by an agent

Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)

Justification letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-6(J)(3) or 14-16-6-6(F)(3), as applicable

N/A Explanation of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P)

N/A Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)

Office of Neighborhood Coordination neighborhood meeting inquiry response

Proof of email with read receipt OR Certified Letter offering meeting to applicable associations

Completed neighborhood meeting request form(s)

N/A If a meeting was requested/held, copy of sign-in sheet and meeting notes

Sign Posting Agreement

Required notices with content per IDO Section 14-16-6-4(K)(1)

Required notices with content per IDO Section 14-16-6-4(K)(1) (*not required for extension*)

Office of Neighborhood Coordination notice inquiry response

Copy of notification letter, completed notification form(s), proof of additional information provided in accordance with IDO

Section 6-4(K)(1)(b), and proof of first-class mailing to affected Neighborhood Association representatives.

Proof of emailed notice to affected Neighborhood Association representatives

Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, completed notification forms(s), proof of additional information provided in

accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing

N/A Completed Site Plan Checklist

N/A Scaled Site Plan or Master Development Plan and related drawings

Master Development Plans should include general building and parking locations, as well as design requirements for buildings, landscaping, lighting, and signage.

Copy of the original approved Site Plan or Master Development Plan (for amendments only)

Site Plan or Master Development Plan

N/A Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C)

N/A Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for all commercial and multifamily

site plans except if the development is industrial or the multifamily is less than 25 units.

N/A Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone

VARIANCE – EPC

___ In addition to the above requirements for the Site Plan – EPC or Master Development Plan the proposed variance request is related to, please describe, explain, and justify the variance per the criteria in IDO Section 14-16-6-6(N)(3).

Note: Any variance request from IDO Standards in Sections 14-16-5-3 (Access and Connectivity), 14-16-5-4 (Subdivision of Land), 14-16-5-5 (Parking and Loading), or DPM standards shall only be granted by the DRB per IDO Section 14-16-6-6(L) See Form V.



Subject Site

For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
H-18-Z

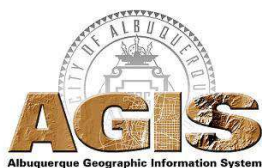
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

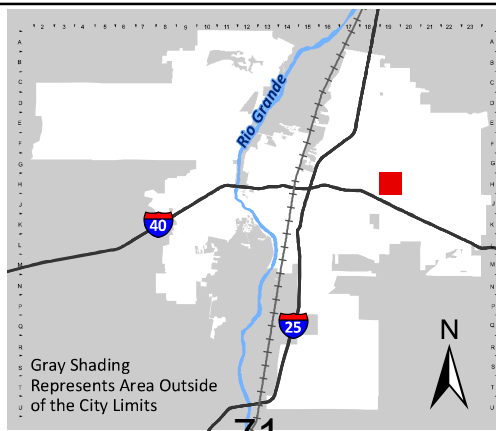


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

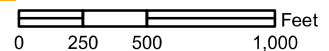


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
H-19-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone



City of Albuquerque
Environmental Planning Commission
Plaza Del Sol, 600 Second Street NW
Albuquerque, NM 87102

RE: AGENT AUTHORIZATION NOTICE – MAJOR AMENDMENT TO SITE PLAN – 2600 LOUISIANA BLVD NE ALBUQUERQUE NM 87110

To Whom It May Concern,

LOUISIANA HOTEL CORPORATION, hereby authorizes Modulus Architects and Land Use Planning Inc., to perform as the Agent of Record with the City of Albuquerque. This Agent Authorization is for the property located at 2600 LOUISIANA BLVD NE ALBUQUERQUE NM 87110 and legally described as:

PARCEL 1-A SUMMARY REPL COMPRISING A REPL OF PORS OF PARCELS 1 & 2 BROAD ACRES SUBD EXC A WLY POR OUT TO R/W CONT 6.0271 AC +/-

This authorization is valid until further written notice from LOUISIANA HOTEL CORPORATION or Modulus Architects and Land Use Planning Inc. (Agent). Please direct all correspondence and communication to our Agent for the purpose of this request for the Environmental Planning Commission and all supplemental submittals.

Sincerely,



LOUISIANA HOTEL CORPORATION
433 CALIFORNIA ST FLOOR 7
SAN FRANCISCO CA 94104-2016



City of Albuquerque
P.O. Box 1293 Albuquerque, NM 87103
Planning Department
Alan Varela, Interim Director

Tim Keller, Mayor
Sarita Nair, CAO

DATE: February 2, 2024

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): PR-2024-009910
Agent: Modulus Architects & Land Use Planning, Inc.
Applicant: Louisiana Hotel Corporation
Legal Description: Parcel 1-A repl. of pors. Parcels 1 & 2 Broad Acres
Zoning: MX-M
Acreage: 6.0271
Zone Atlas Page(s): H-18-Z and H-19-Z

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION:

Historic Google Earth images, City of Albuquerque Historic Aerial Viewer, NMCRIS records

SITE VISIT: n/a

RECOMMENDATIONS:

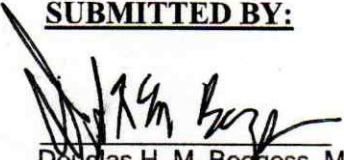
Historic aerial photographs suggest this property was developed between 1961 and 1985.

Therefore: CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 2 "The property has been disturbed through previous land use"

SUBMITTED BY:

SUBMITTED TO:

Planning, Development Services

 2-2-2024
Douglas H. M. Boggess, MA, RPA Date
Senior Principal Investigator
Acting City Archaeologist
Lone Mountain Archaeological Services, Inc.



Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM. 87102

February 29, 2024

RE: MAJOR AMENDMENT TO CONTROLLING SITE DEVELOPMENT PLAN TO REMOVE THE EASTERN PIECE OF THE SUBJECT SITE ONLY AND FOLLOW THE INTEGRATED DEVELOPMENT ORDINANCE (IDO) DEVELOPMENT STANDARDS - 2600 LOUISIANA BLVD NE ALBUQUERQUE NM 87110

Dear Mr. Chairman,

Modulus Architects, Inc., hereafter referred to as “Agent” represents Louisiana Hotel Corporation hereafter referred to as the “Property Owners”. The site is located at the northeast corner of Louisiana Blvd and Menaul Blvd (2600 LOUISIANA BLVD NE ALBUQUERQUE NM 87110). The overall site is approximately 7 acres and contains Tracts 1A and Tract 1. The overall development has a legal description of the following:
Lot 1A:

PARCEL 1-A SUMMARY REPL COMPRISING A REPL OF PORS OF PARCELS 1 & 2 BROAD ACRES SUBD EXC A WLY POR OUT TO R/W CONT 6.0271 AC +/-

Lot 1:

THE E 50 FT OF LT 1 ALL OF LTS 2 & 3 & THE W 10 FT LT 4 BLK1 BROAD ACRES EXC PORS OUT TO R/W CONT 19,051 SQ FT +/-

This letter provides background and justification of the review and decision criteria for the proposed Major Amendment.

Figure 1: Overall Subject Site (Highlighted in Blue)



Classic Uptown NA was notified of this request along with property owners, as required. The property owners were also notified as required. The Agent did not receive any further correspondence from the NA's or the property owners. There was no request for a neighborhood meeting on behalf of the neighborhood association or property owners.

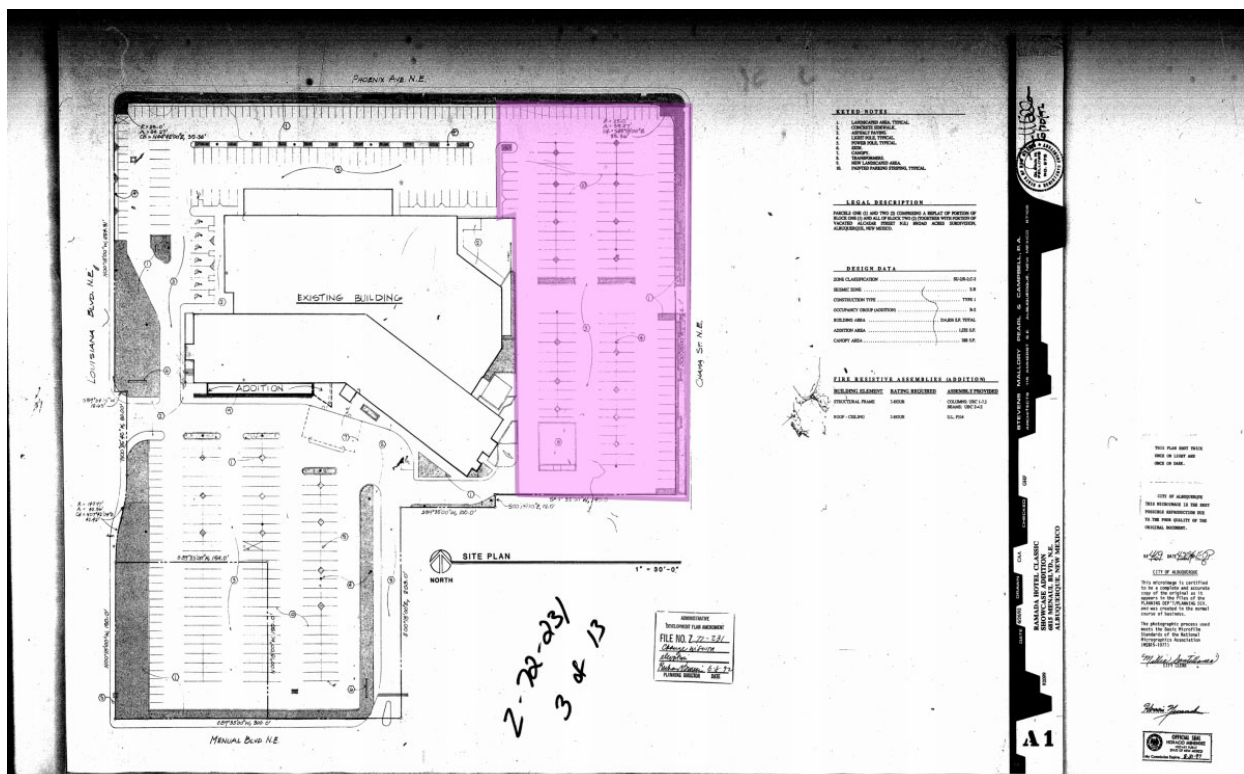
HISTORY

The controlling Site Development Plan (SDP) for the Sheraton Hotel was originally approved by the Environmental Planning Commission (EPC) (Z-72-231) on July 20, 1978. It was then officially signed by city staff in 1982. On June 8, 1992 an AA request was approved to the existing elevations (Z-72-231/AA-91-12).

PROPOSED AMENDMENT

The purpose of this request is to amend the controlling Site Development Plan (Z-72-231) to remove the eastern portion of the subject site only, as shown in Figure 2 below. The removed area will then be controlled by the Integrated Development Ordinance (IDO) for all future development. The subject site to be removed, is currently a parking lot that includes an enclosed PNM transformer. The site being removed is approximately 3 acres. This request will make possible a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses for this Uptown Area. This request will help facilitated future development that can suit the community and bring life to this underutilized parking lot. If approved, the removed eastern tract will be subdivided through the Development Hearing Officer (DHO process). It will be its own standalone parcel and will be independent of any Site Plan. The remainder of the site to the west will remain within the controlling Site Development Plan.

Figure 2: Controlling Site Development Plan (Subject Site Being Removed is Highlighted in Purple)



The applicant is requesting to remove Site Development Plan because of the change in the community and the City process. The Site Development Plan was initially put in place in 1982. The Site Development Plan was put in place to follow the zoning code regulations that were current at that time. Since the IDO was adopted, all prior zoning regulation became obsolete and the now IDO controls zoning regulations. This identifies that the area and the city as a whole has changed in terms of zoning and ordinances since the time of approval. The IDO currently regulates all parcels within the City of Albuquerque limits. This ordinance is updated yearly, meaning the site will stay relevant and up-to-date with the changing environment. One of the major differences, as it relates to this application, between the zoning at the time of approval and the current IDO zoning is the parking regulations. The parking calculations have changed and the current Hotel is greatly over-parked. As a result, the subject site is underutilized. Times have changed and will continue to change. By following the IDO, the subject site can develop in a way that the city and the property owners can all benefit from by staying consistent and up to date on current rules and regulations.

IDO was put in place to “Ensure all development in the City is consistent with the spirit and intent of any other plans and policies adopted by City Council” (IDO, P.1). It was also put in places to protect all communities, protect the quality of life and promote economic development. The list of beneficial aspects of the IDO is long and direct. Per IDO Section 14-16-1-1-3 the complete list is identified and nowhere does it identify any harmful effects as a whole. The IDO is a powerful tool within the City of Albuquerque that has gone through and will continue to go through a plethora of approving bodies to be updated and stay current. With this request we are relying on the very intent of the IDO to have the opportunity to protect the community, at the same time promoting economic development.

Pursuant to IDO, prior approvals remain valid. The request exceeds the thresholds for a Minor Amendment and therefore is being considered pursuant to Section 14-16-6-4(Z)(1)(b)1, which states that Major Amendments shall be reviewed and decided by the decision-making body that issued the approval being amended. In this case, the EPC approved the existing controlling Site Development Plan for the subject site prior to the effective date of the IDO.

ZONING

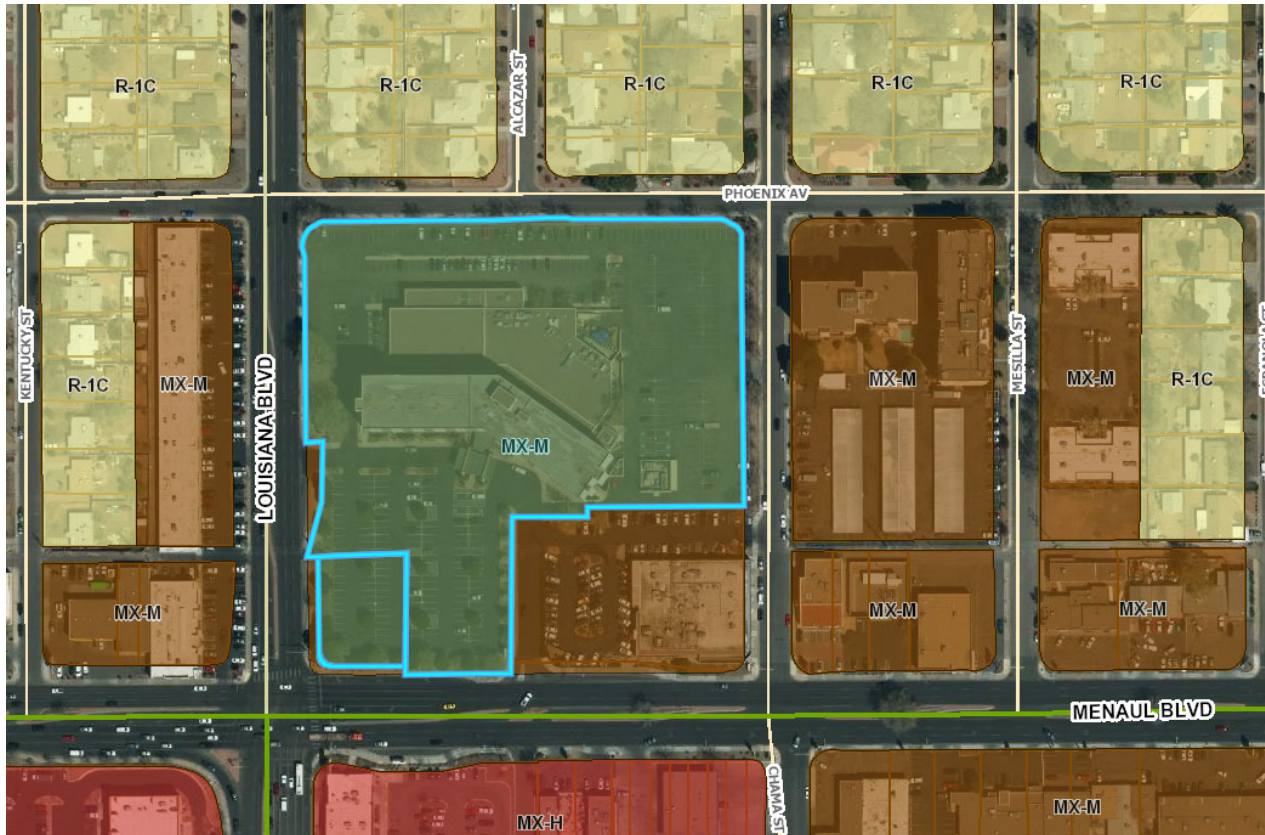
The entire overall subject site was formerly zoned SU-3. The IDO was adopted by the City Council through Ordinance 2017-49 (O-17-49) in November 2017. Council also adopted two sets of 6-month amendments. The IDO became effective on May 17, 2018. The adoption of the IDO replaced the City’s Zoning Code, Subdivision Ordinance and Sector Development plans. After the IDO was adopted, the subject site within the controlling Site Development Plan was zoned Mixed-Use-Moderate Intensity Zone District (MX-M). The purpose of the MX-M zone district is “to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors”.

The MX-M zone district standards for this vacant site will be more in line with the continuation of developing this Uptown Area. This request is currently more advantageous/appropriate to the community and location as articulated in accordance with the IDO Section 14-16-6-6(I)(3) noted in our review and decision criteria portion of this letter. This request would allow the underutilized parking lot to be developed in a way that is consistent with the surrounding land uses. Future development on the subject site under the MX-M zone would be subject to IDO and DPM requirements. These would help ensure

appropriate scale and location of development and character of building design. Use Specific Standards include precautionary measures such as distance requirements, size restrictions, design standards, screening requirements and various other measures. The MX-M standards are appropriate in this location. Additionally, continuous development of this subject site must still go through a review with the City of Albuquerque to ensure compliance and adherence to the standards of the IDO as well as the DPM.

There are no specific uses being proposed at this time. This will allow flexibility for future developments while still abiding by the IDO allowable uses (Table 4-2-1) for the MX-M zone district.

Figure 3: Overall Subject Site Zoning (MX-M) Highlighted in Blue



CONTEXT

The entire overall site is located within the Louisiana Major Transit Corridor, within the Menaul Blvd Multi-modal Corridor, within the Uptown Urban Center, and within an Area of Change as designated in the Albuquerque Comprehensive Plan. The site is also within the Mid Heights Community Planning area. “Major Transit corridors are anticipated to be served by high frequency and local transit (e.g. Rapid Ride, local, and commuter buses). These Corridors prioritize transit above other modes to ensure a convenient and efficient transit system” (ABC Comp Plan). The Comprehensive Plan designates Centers as areas of more intense development with a variety of uses that allow many different activities connected by Corridors that include a mix of uses and transportation connections within walking distance. The subject site is within a Major Transit Corridor (Louisiana Major Transit Corridor) and a center (Uptown Urban Center), the proposed amendment will be in line with the intent and definition of a Major Transit Corridor and a Center.

The overall site is bounded by Menaul Blvd (Urban Principal Arterial) to the south, Louisiana Blvd (Urban Minor Arterial) to the west, Phoenix Av (Local Urban Street) to the north, and Chama St (Local Urban Street) to the east.

REVIEW AND DECISION CRITERIA

6-6(I) SITE PLAN – EPC

6-6(I)(3) REVIEW AND DECISION CRITERIA

Any application for a Site Plan – EPC shall be approved if it meets all of the following criteria:

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

Applicant Response: *The proposed Site Plan Amendment is consistent with the ABC Comp Plan, as amended. This is shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comprehensive Plan.*

CHAPTER 4 – COMMUNITY IDENTITY

Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

Applicant Response: *This request further Policy 4.1.2 because future development will protect the identity and cohesiveness of the neighborhoods appropriate scale and location of development, mix of uses, and character of building design. Development would be subject to IDO requirements including Neighborhood Edges (14-16-5-9), the mixed-use zone district dimensional standards (Table 5-1-2), buffer landscaping (14-16-5-6-(E)), and building design standards (14-16-5-11).*

To further explain the protections, the subject sites would be regulated by the IDO's Landscaping, Buffer, and Screening requirements. There are protected lots directly adjacent from Phoenix (R-1C). Under the Neighborhood Edges provision, the subject site is a Regulated Lot, which would require future development to comply with specific provisions for building height, screening and buffering, and parking, drive-throughs, and loading areas to mitigate potential adverse impacts to the surrounding residential neighborhood. To be specific, the IDO restricts building heights to 30ft within 100 ft. of a residential area (Section 14-16-5-9). Also, signage cannot be back lit and facing the residential area within 200 ft. of the residential area (14-16-5-12). Certain permissive uses require a Conditional Use Permit (CUP) within a certain distance of the residential area (ex: fueling stations). Those are just some of the regulations put in place to protect the identity and cohesiveness of the neighborhoods. The standards put in place would help ensure appropriate scale and location of development and character of building design as well as protect the identity and cohesiveness of the neighborhood. The request furthers Policy 4.1.2.

CHAPTER 5 – LAND USE

POLICY 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern. [ABC]

Applicant Response: *This request furthers Policy 5.1.1 by promoting change to help shape the build environment into sustainable development patterns within a Center (Uptown Urban Center) and a Major Transit Corridor (Louisiana Blvd). The current site is over parked and underutilized and there is no sustainability in that. The economy is continuously changing and evolving. The IDO captures those changes through yearly amendments. The existing approvals are stagnant and limited for the subject site as it shows no future development phases. The property is located in a Major Transit Corridor, in Uptown Urban Center and within an Area of Change where growth is desired. The ability to develop the property is crucial in order to provide employment and services necessary to create opportunities to live, learn and work. That all leads to sustainable development patterns. This request further Policy 5.1.1.*

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

Applicant Response: *This request furthers Policy 5.2.1 because the proposed Major Site Plan amendment request would allow for a mixture of uses that could help create a healthy, sustainable and distinct community in an Area of Change. This request would make possible a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses along Menaul with close proximity to the surrounding neighborhoods. The site is conveniently accessible from surrounding neighborhoods with a network of roadways. The roadways include Menaul Blvd, Chama, Louisiana Blvd., and Phoenix Ave. Future development will bring goods and services within walking and biking distance of neighborhoods. The location within a Transit Corridor and a Center offering choice transportation to services and employment opportunities. This request furthers Policy 5.2.1.*

POLICY 5.3.1

Infill Development: Support additional growth in areas with existing infrastructure and public facilities. [ABC]

Applicant Response: *This request furthers Policy 5.3.1 because the proposed Site Plan amendment will support additional growth in an Area of Change with existing infrastructure and public facilities. The property is well serviced by existing infrastructure and other public facilities including access roads, water and sewage. This request furthers Policy 5.3.1.*

GOAL 5.6 City Development Areas

Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development is and near Areas of Consistency reinforces the character and intensity of the surrounding area.

Applicant Response: *This request furthers Goal 5.6 because the subject property is located in an Area of Change and will direct growth and more intense commercial uses to this corridor where change is encouraged and mixed uses are desired. The Major Site Plan amendment and the permissive uses will encourage growth and future developments for the community. The controlling Site Plans shows the subject site as only a parking lot. That is limiting the development opportunities on this site. With the approval of this request and under the MX-M zoning, there will be an increase in permissive allowed on the subject site being removed. It will allow additional uses that will ultimately benefit the community and continue in the Urban Center.*

The future development of this site will provide employment and additional mixed use opportunities in the area were growth is desired. The characteristic of the community is a mixture of commercial and residential uses. There are commercial uses to the east, south and west and there are residential uses to the north of the subject site. The site is adjacent to an Area of Consistency and this amendment will reinforce the character and intensity of the surrounding area because of the provisions that are set in place by the IDO and the DPM. The rules and regulations within the IDO will minimize potential negative impacts to the existing protected areas by creating a buffer and/or transition. This request furthers Goal 5.6.

POLICY 5.6.2

Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged. [A]

Applicant Response: This request furthers Policy 5.6.2 because the subject property is located in an Area of Change and will direct growth and more intense development to this corridor where change is encouraged. The proposed amendment will encourage growth and high-quality future development, in an area with adequate infrastructure. As the site stands, the controlling Site Plan is not promoting economic development because the subject eastern piece of the being removed is locked to the identified parking lot only. According to the ABC Comp Plan, developments of higher density and intensity, typically with a mixture of uses, are encouraged within Areas of Change. The current controlling Site Development Plan is not furthering this intention because it only allows for parking on the eastern parcel being removed. The subject site, which in turn limits the amount of uses to develop overall. The proposed amendment will encourage future growth and high-quality development in accordance with goals and policies of the IDO. The existing site is being under-utilized. A large commercial site in a highly accessible area should be developed to its full potential. The ABC Comp Plan highlights that there needs to be change in order to direct growth within the developed metropolitan footprint and ensure sustainable growth over time (ABC Comp Plan P. 2-8). With the approval of this amendment, it will further the ABC Comp Plan’s vision on changing and utilizing existing sites. This request furthers Policy 5.6.2.

POLICY 5.6.2.h: Encourage development in areas with a highly connected street grid and frequent transit service.

Applicant Response: This request furthers Policy 5.6.2.h because the Major Site Plan amendment is in an area with a highly connected street grid with frequent transit services. The Comp Plan designates Louisiana Blvd as a Major Transit Corridor. The site is served by ABQ Ride Route #157 and #8. There is a bus stop directly in front of the site on Louisiana Blvd and Menaul Blvd. The site is accessible by vehicle from Louisiana Blvd, Menaul Blvd, Chama St, and Phoenix Ave, creating the grid system. The approval of this amendment will allow for the eastern piece that is being removed to develop with a variety of MX-M uses. The process of development will become streamlined for the parcel being removed through the IDO process. This request furthers Policy 5.6.2.h.

CHAPTER 8: ECONOMIC DEVELOPMENT

GOAL 8.1

Placemaking: Create places where business and talent will stay and thrive.

Applicant Response: *This request furthers Goal 8.1 because it will create a place where business and talent can stay and thrive by facilitating the development of the over parked and underutilized tract. The controlling Site Plans identifies the site as only a parking field. With this amendment, it will allow for a variety of permissive uses under the MX-M zone district. The benefit of that is the eastern tract that will be removed would not be tied to one specific use/purpose and will allow for future development that has the ability to attract a variety of businesses and talent. The request furthers Goal 8.1.*

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. [ABC]

Applicant Response: *This request furthers Policy 8.1.2 because the proposed amendment will encourage economic development that will provide jobs, goods, and services which improve the life for new and existing residents in this community and contribute to a diverse and vibrant economy by creating new opportunities for neighborhood scale commercial development in an area with growth that is consistent with and enhances the established character of existing development. This type of economic development is best suited for locations supported by commercial corridors. The site as it currently sits is being underutilized. The IDO was put in place to “Ensure all development in the City is consistent with the spirit and intent of any other plans and policies adopted by City Council” (IDO, P1). It was also put in places to protect all communities, protect the quality of life and promote economic development. With this request we are relying on the very intent of the IDO to have the opportunity to protect the community, at the same time promote economic development. This subject site encompasses all aspects of successful economic development furthering Policy 8.1.2.*

As demonstrated in our policy narrative, the proposed Site Plan Amendment would further a preponderance of Goals and Policies found in the ABC Comprehensive Plan and would clearly facilitate the desired goals of the Comp Plan which provides a framework to guide private development land use decisions, and decision-makers as they contemplate new plans affecting the whole community.

6-6(l)(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.

Applicant Response: *This site was previously zoned SU-3. Since adoption of the IDO, the site is now zoned MX-M. This criterion is not applicable because the subject site does not have any terms, conditions, or development agreements related to the NR-SU or PD zoning.*

6-6(l)(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.

Applicant Response: *By amending the controlling Site Plan for Subdivision to remove the eastern piece, the remaining site with the hotel use will be consistent with the City’s goals and policies for future development. This proposed amendment follows all standards of the IDO as adopted and amended as well any DPM standards of the property in a prior permit or approval affecting the property. We are not causing any additional deficiencies to the site with the amendment. Below is how we comply with applicable IDO regulations:*

1. Dimensional Standards (5-1)

Below a dimensional table that identifies that the amendment will not cause any additional deficiencies in the remainder of the western parcel that will remain within the Site Development plan. The table identifies the existing hotel only and how the setbacks are being met. The table assumes that the eastern parcel to be its own independent plat site to the purposed of the table accuracy. If this request is approved, the applicant will go through ha subdivision action to replat the parcel.

Table 1: Building Setback for the Hotel Use that will Remain within the Site Development Plan

Setbacks Locations	Setback Requirements	Setbacks Based on the Amended Layout
Front, minimum	0ft.	
Front, maximum	15ft.	Most shallow point 5.03ft
Side, minimum	0ft.	
Side, maximum	Interior: N/A; Street Side: 15ft	Interior: 0ft; Street Side: 65.38ft
Rear, minimum	0ft	
Rear, maximum	N/A	91.05ft

The side maximum setback is being exceeded as shown in the table. This site was layout and developed with the code that was approved at the time of the Site Development Plan. This request is not modifying the building placement or the existing side street setback.

2. Parking and Loading (5-5)

Below is a parking table that identifies the hotel parcel that will remain within the controlling Site Development Plan. The table identifies that with the removal of the parking area there will not be deficiencies in parking on the remaining hotel parcel. The table identifies only the parking on the remaining hotel parcel.

Table 2: Parking Calculations for the Hotel Parcel that will Remain within the Site Development Plan

EXISTING USE (FOR PARCEL THAT WILL REMAIN WITHIN THE SDP):	HOTEL
EXISTING ROOMS (FOR PARCEL THAT WILL REMAIN WITHIN THE SDP):	296 ROOMS
TOTAL PARKING REQUIRED (FOR PARCEL THAT WILL REMAIN WITHIN THE SDP):	2 SPACES / 3 GUEST ROOMS = 197 SPACES
TOTAL EXISTING PARKING OF THE ENTIRE SDP:	492 SPACES
SPACES REMOVED WITH REMOVAL OF THE EASTERN PARCEL:	173 SPACES
TOTAL SPACES PROVIDED FOR HOTEL PARCEL AND NOT INCLUDING EASTERN PARCEL:	319 SPACES
HC PROVIDED (FOR PARCEL THAT WILL REMAIN WITHIN THE SDP):	11

6. Landscaping, Buffering, and Screening (5-6)

Below is a landscape table that identifies the hotel parcel that will remain within the controlling Site Development Plan. The table identifies the original landscape counts or the entire subject site compared to the proposed landscape counts. The proposed landscape counts include the removal of the landscaping areas that are on the subject site being removed. The table identifies that there will not be deficiencies in the landscape percentages on the remaining hotel parcel.

Table 3: Landscape Calculations for the Hotel Parcel that will Remain within the Site Development Plan

ORIGINAL NET LOT AREA	219,510 SF
ORIGINAL TOTAL LANDSCAPE AREA	33,581SF
ORIGINAL LANDSCAPE PERCENTAGE	15.3%
PROPOSED NET LOT AREA OF HOTEL SITE THAT WILL REMAIN WITHIN THE SDP (WITH THE ELIMINATION OF THE EASTERN PARCEL BEING REMOVED)	146,164 SF
PROPOSED LANDSCAPE AREA OF HOTEL SITE THAT WILL REMAIN WITHIN THE SDP (WITH THE ELIMINATION OF THE EASTERN PARCEL BEING REMOVED)	28,221 SF
LANDSCAPE PROVIDED WITH ELIMINATION	19.30%
LANDSCAPE REQUIRED	10%

The table above show that there will still be a sufficient about of landscaping and it will exceed the requirements of the IDO.

All future development subsequent to this approval shall follow all standards of the IDO as adopted and amended as well any DPM standards.

6-6(l)(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.

Applicant Response: The amendment will allow future development that would be supported by existing infrastructure. The existing infrastructure includes but is not limited to water, sewer, roadways, sidewalks, and storm facilities. The project will be located within an existing shopping center; thus it should not impose a new burden on the system. As a result, the development does not require major or new city service expansion.

However, it is fully understood that future development of this property may require upgraded infrastructure, both public and/or private to adequately service the needs of the development. Although specific improvements are unknown at this time, the applicant has sufficient resources to guarantee any work needed via the Infrastructure Improvements Agreement process with the City of Albuquerque.

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

Applicant Response: The permissive uses allowed on the subject site under the MX-M zone district will not cause any significant adverse impacts on the surrounding area as they are already permissive. The IDO has provisions in place to protect the community. This is shown through the IDO's Use Specific Standards, Development Standards, Parking and Loading, and Building Design Standards. These would help ensure appropriate scale and location of development and character of building design. Use Specific Standards include precautionary measures such as distance requirements, size restrictions, design standards, screening requirements and various other measures. The MX-M standards are appropriate in this location. These standards will also allow future development to be compatible with the existing community and the development that currently exists. Future development of this property and possible uses that could be considered harmful to adjacent property owners have been mitigated by use-specific standards regulations identified in the IDO. There are additional IDO standards that mitigate the impact on the adjacent residential areas. These standards are included in IDO Section 14-16-5-5-6 Landscape, Buffering, and Screening.

The development of this site will bring positive effects to the Uptown Area. With the future development of this site, permissive uses under the MX-M zone district can develop on the over parked subject site and will be attractive and bring activity. The permissive uses allowed on the subject site will bring more economic activity to the Major Transit Corridor and Center and will be complementary to the commercial and residential uses in this community.

6-6(l)(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.

Applicant Response: The subject property is not located within an approved Master Development Plan.

6-6(l)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to Subsections 14-16-5-2(F) (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.

Applicant Response: This request does not require a cumulative impact analysis as the site is not within the Railroad and Spur Small Area.

CONCLUSION

This request is for a Major Amendment to remove the eastern portion only of Tract 1-A from the controlling Site Development Plan (Z-72-231). As a result, there will be no controlling Site Plan tied to the removed portion and the tract will follow the IDO. The site being removed is approximately 3.1 acres. This request will make possible a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses for this Uptown Area. This request will help facilitated future development that can suit the community and bring life to this underutilized parking lot. The remainder of the subject site to the west will remain within the Site Development Plan. If approved, the removed eastern tract will be subdivided through the Development Hearing Officer (DHO process).

Pursuant to an approval for a Major Site Plan Amendment, Criterion 14-16-6-6(I)(3) a-g, must all be met. Our request meets all of the identified criterion. This request will further a preponderance of Goals and Policies found in the ABC Comprehensive Plan and will not cause harm to the community. The will not cause any additional deficiencies to the site with the approval of this amendment. The Site Development Plan has been amended to follow the current Integrated Development Ordinance (IDO) Rules and Regulations for Parking, Landscaping and Dimensional Standards for remaining hotel parcel.

Future development on the subject site under the MX-M zone would be subject to IDO requirements including Neighborhood Edges (14-16-5-9), the mixed-use zone dimensional standards (Table 5-1-2), buffer landscaping (14-16-5-6-(E)), and building design standards (14-16-5-11). These would help ensure appropriate scale and location of development and character of building design. These Use Specific Standards include precautionary measures such as distance requirements, size restrictions, design standards, screening requirements, and various other measures. Additionally, development of the subject site must still go through a review with the City of Albuquerque to ensure compliance with the standards of the IDO as well as the DPM.

We respectfully request the EPC’s approval of this Major Amendment to the controlling Site Development Plan. Future development of the site will be consistent with the intent of the IDO which was to provide consistent standards and simplify the review & approval process of enforcing these standards.

Sincerely,

**REGINA OKOYE, VICE PRESIDENT
MODULUS ARCHITECTS & LAND USE PLANNING, INC.
8220 SAN PEDRO DR. NE, SUITE 520
ALBUQUERQUE, NM 87113**

Office 505.338.1499 (Ext. 1003)

Mobile + Text 505.267.7686

Email: rokoye@modulusarchitects.com

Website: www.modulusarchitects.com

Join us on Facebook: [Modulus Architects on Facebook](#)

New Mexico | Texas | Arizona | Colorado | Oklahoma

STAFF INFORMATION

February 22, 2024

TO: Regina Okoye, Modulus Architects & Land Use Planning, Inc.

FROM: Catherine Heyne, Planner
City of Albuquerque Planning Department

TEL: (505) 924-3310; cheyne@cabq.gov

RE: PR # 2024-009945, Case # SI-2024-00204 (2600 Louisiana Blvd NE, Major Amendment)

I've completed a first review of the proposed zoning map amendment. I would like to discuss the request, have a few questions, and suggested revisions. I am available to answer questions about the process and requirements. Please provide the following:

⇒ A revised justification letter (one electronic copy),

by **11 AM on February 29, 2024.**

Note: If you have difficulty with this deadline, please let me know.

• **Introduction:**

- A. Although we've done our best for this review, additional items may arise as the case progresses. If so, I will inform you immediately.
- B. This is what I have for the legal description, which will be used in the Legal ad and should be reflected on the Development Review Application under Site Information:
 - All or a portion of Parcel 1-A Summary Replat Comprising a Replat of Portions of Parcels 1 & 2, Broad Acres Subdivision, excluding a Westerly Portion out to the Right of Way and the Eastern 50 feet of Lot 1, all of Lots 2 & 3, and the Western 10 feet of Lot 4, Block 1, Broad Acres Subdivision, excluding Portions out to the Right of Way, approximately 7 acres.
 - The Site Information on the Development Review Application indicates this is the Broad Acres Addn, please update this throughout the Submitted materials.
 - The southwestern corner tract shall be included as part of the application and legal description because it is included in the controlling Site Development Plan. Please add this to the Submission.
- C. Please add phone/email contact information to the Development Review Application.

- D. It is my understanding that you submitted a Major Amendment request:
- This action is to amend the controlling Site Development Plan to remove the easternmost ~ 3.1-acre portion of the subject site. Is this correct?
 - i. Please tell us about the associated replat and DHO submittal. The proposed lot line on the major amendment sheet shall reflect the lot line on the replat, which will be conditioned as part of this request.
 - ii. The lot line on the proposed major amendment appears to be abutting the exiting hotel building. Will the hotel and future development meet setback requirements? Make sure that the portion of the site being removed will be reflected on the plat accordingly.
 - The subject site will then be controlled by the IDO rather than the existing design standards, including sign standards.
 - The subject site to be removed is currently a parking lot, which includes a PNM transformer.
 - There are no specific uses being proposed at this time for the subject site.
 - The EPC approved the existing controlling Site Development Plan prior to the effective date of the 2018 implementation of the IDO.
 - The controlling Site Development Plan will remain in effect on the western portion of the site.
- E. A signed Traffic Scoping Form was not submitted. Although, “A traffic impact scoping form was submitted to the City’s Traffic Engineer and it was deemed that a traffic study was not required for this request.” (p5). Please include this form and communication with an updated submission since its referenced in the project letter.
- F. The controlling site plan is part of the application submission.
- G. Is there anything else you’d like to tell us about the proposed Major Amendment?

2) Process:

- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at: <http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>
- B. Timelines and EPC calendar: the EPC public hearing for March is on the 21st. Final staff reports will be available about one week prior, on March 14th at: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>
- C. I will email you a copy of Agency Comments once they are received and will forward any late ones to you.

3) Notification & Neighborhood Issues

Notification requirements for a zone change are explained in Section 14-16-6-4(K), Public Notice (IDO, p. 378). The required notification consists of: i) an offer of neighborhood meeting, ii) an emailed letter to neighborhood representatives indicated by the ONC, iii) a mailed letter (first-class) to property owners within 100 feet of the subject site, and iv) yellow sign posting.

- A. It appears that notification offering the pre-application facilitated meeting is complete.
- B. It appears that notice to all eligible Neighborhood Association representatives and adjacent property owners within a 100' buffer was provided via certified mail and email as required by the IDO. Thank you for providing photos of the mailed letters.
- C. **Note 1:** page 2 of the Neighborhood Meeting Request to the Classic Uptown representatives, indicated that "4. An offer of a Pre-submittal Neighborhood Meeting..." was not required, when it was. The email to officers also indicated "NO" Pre-submittal Neighborhood Meeting.
- D. **Note2:** page 3 of the Neighborhood Meeting Request to the Classic Uptown representatives as part of the Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque form under "Additional Information, d. Center or Corridor Area [if applicable]" and page 3 of the Public Notice of a proposed Project in the City of Albuquerque... the "Coors Major Transit/Multi-modal Corridor" was included as an applicable corridor.
 - **Based on these errors, the notice will need to be redone.**
- E. It appears that a pre-application facilitated meeting was not requested, but this may be due to the error on the notice form.
- F. Are you aware of any support or opposition to this request? Please let me know if you receive any additional comments to be included in the staff report.
- G. The Sign Posting Agreement was included, but the dates of posting should be added. The sign posting period is *15 days prior to and after the 03/21/24 EPC hearing date, not counting that date*. Please update this form and resubmit.

4) Project Letter

- A. The project letter is off to a good start, though I have suggested revisions to some sections of narrative. These updates should be included in a revised justification letter. The specifics of these revisions are discussed below:
 - The subject site History could be augmented.

- It is unclear in the letter what portion of the site will be removed and controlled by the IDO. Please make this very clear and concise up front.
 - Please double-check the former zoning.
 - Please elaborate on which Corridor and Center (p 4).
- B. The wrong tracts are referenced in the project letter. It seems that the Unser Crossings development is referenced throughout. Please update based on the subject site at 2600 Louisiana Blvd. NE.
- C. Throughout the document, please be more discerning about the areas being discussed. Perhaps assign labels for the current site and the portion that will be abandoned from the controlling site development plan. This is confusing throughout the submission.

5) Review & Decision Criteria

The Site Plan – EPC shall be approved if it meets all of the criteria presented in 6-6(1)(3)(a-g).

- A. 6-6(1)(3)(a): The included responses to included Goals and Policies could be strengthened through editing and including only those details pertinent to the chosen Goals and Policies. As it stands, most of the included goals and policies are only partially furthered. Responses to Comp Plan Actions are not applicable. Please amend responses in a revised Justification Letter based upon points 1-3 below:
1. The task in a justification is to choose applicable Goals and Policies from the Comprehensive Plan and demonstrate how the request furthers (makes a reality) each applicable Goal and policy.
 - Re-phrasing the requirement itself in the response by tailoring the response to match the wording of the Goal or Policy.
 - Furthering is shown by providing explanations using “because” statements.
 2. Please read through your responses to the criteria and be confident that you have provided sound justification for the proposed amendment and tie it back to your request and reasoning.
 3. Please see submitted response for Policy 5.3.1 as an example of conciseness.
- B. **6-6(1)(3)(b)**: Please check previous zoning.
- C. **6-6(1)(3)(c)**: Please re-work the responses with the following information addressed in a revised justification letter:
1. Please include site legal descriptions of the areas discussed.

2. How is landscaped area percentage calculated? Is it compared to total area dedicated to parking and not to parcel size? Please elaborate.
- D. **6-6(I)(3)(d)**: The response is generally sufficient.
 - E. **6-6(I)(3)(e)**: This response could be strengthened by editing and adding supportive evidence to read more smoothly.
 - F. **6-6(I)(3)(f)**: This response is sufficient.
 - G. **6-6(I)(3)(g)**: This response is sufficient.
- 6. Conclusion:** Please be more specific about the areas being discussed. Also, include something about how setbacks will be addressed for the existing site and structures/ updated tracts.
- 7. Proposed Site Development Plan**
- A. Map shows wording “Not a Park”. Please elaborate or update.
 - B. Please add note to submitted Plan in regards to this is the map being submitted to the EPC for approval of a Major Amendment.
 - C. Please elaborate on the added table, Site Data Table – Major Amendment, e.g., though a note or brief description of why this is here.

NOTIFICATION

Regina Okoye

From: Natalie Ayala
Sent: Thursday, February 8, 2024 8:56 AM
To: Regina Okoye
Subject: FW: 2600 LOUISIANA BLVD NE_Public Notice Inquiry Sheet Submission
Attachments: IDOZoneAtlasPage_H-18-Z&H-19-Z.pdf

NATALIE AYALA, INTERN
MODULUS ARCHITECTS & LAND USE PLANNING, INC.

8220 SAN PEDRO DR. NE, SUITE 520
ALBUQUERQUE, NM 87113
Office: (505) 338.1499
Email: nayala@modulusarchitects.com
Website: www.modulusarchitects.com
Join us on Facebook: [Modulus Architects on Facebook](#)
New Mexico | Texas | Arizona | Colorado | Oklahoma

From: Office of Neighborhood Coordination <onc@cabq.gov>
Sent: Monday, February 5, 2024 11:34 AM
To: Natalie Ayala <nayala@modulusarchitects.com>
Subject: 2600 LOUISIANA BLVD NE_Public Notice Inquiry Sheet Submission

PLEASE NOTE:
The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone
ABQ Park NA	Shirley	Lockyer	shirlevlockyer@gmail.com	7501 Sky Court Circle NE	Albuquerque	NM	87110	5057107314
ABQ Park NA	Tiffany	Mojarro	tiffanv.m1274@gmail.com	7504 Sky Court Circle NE	Albuquerque	NM	87110	

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application: <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>

- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):
<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:
<https://do.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

Suzie



Suzie Flores
Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office
E-mail: suzannaflores@cabq.gov
Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Monday, February 5, 2024 10:55 AM
To: Office of Neighborhood Coordination <navala@modulusarchitects.com>
Cc: Office of Neighborhood Coordination <gnc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Public Notice Inquiry For:
Other (please specify in field below)
If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:
Hearing EPC
Contact Name
Natalie Ayala
Telephone Number
5053381499
Email Address
navala@modulusarchitects.com
Company Name
Modulus Architects

Company Address

8
City ALBUQUERQUE
State NM
ZIP 87113

Legal description of the subject site for this project:

UPC: 101905903730820103
Owner: LOUISIANA HOTEL CORPORATION
Owner Address: 433 CALIFORNIA ST FLOOR 7 SAN FRANCISCO CA 94104-2016
Situs Address: 2600 LOUISIANA BLVD NE, ALBUQUERQUE NM 87110
Legal Description: PARCEL 1-A SUMMARY REPL COMPRISING A REPL OF PORS OF PARCELS 1 & 2 BROAD ACRES SUBD EXC A WLY POR OUT TO R/W CONT 6.0271 AC +/-
Acres: 6.0271
Tax Year: 2023

Physical address of subject site:

2600 LOUISIANA BLVD NE

Subject site cross streets:

Louisiana Blvd NE & Menaul Blvd NE

Other subject site identifiers:

This site is located on the following zone atlas page:

H-19-Z

Captcha

x

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: Feb. 7, 2024

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: _____

Mailing Address*: _____

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 2600 Louisiana Blvd NE
Location Description Northeast corner of Louisiana Blvd NE & Menaul Blvd NE
2. Property Owner* Louisiana Hotel Corporation
3. Agent/Applicant* *[if applicable]* Modulus Architects & Land Use Planning (agent)
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Major Amendment to the prior approved Site Development Plan to remove the subject site. As a result, the Site Development Plan will no longer apply and the subject site will follow the Integrated Development Ordinance (IDO). This request will allow future development to be consistent with the surrounding area and allow for a more clear and concise development process with the City of Albuquerque.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: March 21, 2024 @8:40am

Location*²: VIA ZOOM - Join Zoom Meeting <https://cabq.zoom.us/j/2269592859>
Meeting ID: 226 959 2859

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
Regina Okoye with Modulus Architects & Land Use Planning 505.338.1499 (EXT. 1003)

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*⁴ H-19-Z & H-18-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:

Deviation(s) Variance(s) Waiver(s)

Explanation*:

N/A

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

A meeting was offered to the NA but one was not requested.

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.*
- b. Access and circulation for vehicles and pedestrians.*
- c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- d. For residential development*: Maximum number of proposed dwelling units.
- e. For non-residential development*:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] +/- 6.0271 _____
 2. IDO Zone District MX-M _____
 3. Overlay Zone(s) [if applicable] N/A _____
 4. Center or Corridor Area [if applicable] Uptown Urban Center, Coors Major Transit/Multi-modal Corridor _____
- Current Land Use(s) [vacant, if none] Hotel _____
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association

Date of Notice*: Feb. 6, 2024

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: _____

Name of NA Representative*: _____

Email Address* or Mailing Address* of NA Representative¹: _____

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 2600 Louisiana Blvd NE
Location Description southwest corner of Louisiana Blvd NE & Menaul Blvd NE
2. Property Owner* Louisiana Hotel Corporation
3. Agent/Applicant* [if applicable] Modulus Architects & Land Use Planning (agent)
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:

Major Amendment to the prior approved Site Development Plan to remove the subject site. As a result, the Site Development Plan will no longer apply and the subject site will follow the Integrated Development Ordinance (IDO). This request will allow future development to be consistent with the surrounding area and allow for a more clear and concise development process with the City of Albuquerque.

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

- 1. Area of Property [typically in acres] +/- 6.0271
 - 2. IDO Zone District MX-M
 - 3. Overlay Zone(s) [if applicable] N/A
 - 4. Center or Corridor Area [if applicable] Uptown Urban Center, Coors Major Transit/Multi-modal Corridor
- Current Land Use(s) [vacant, if none] Hotel

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

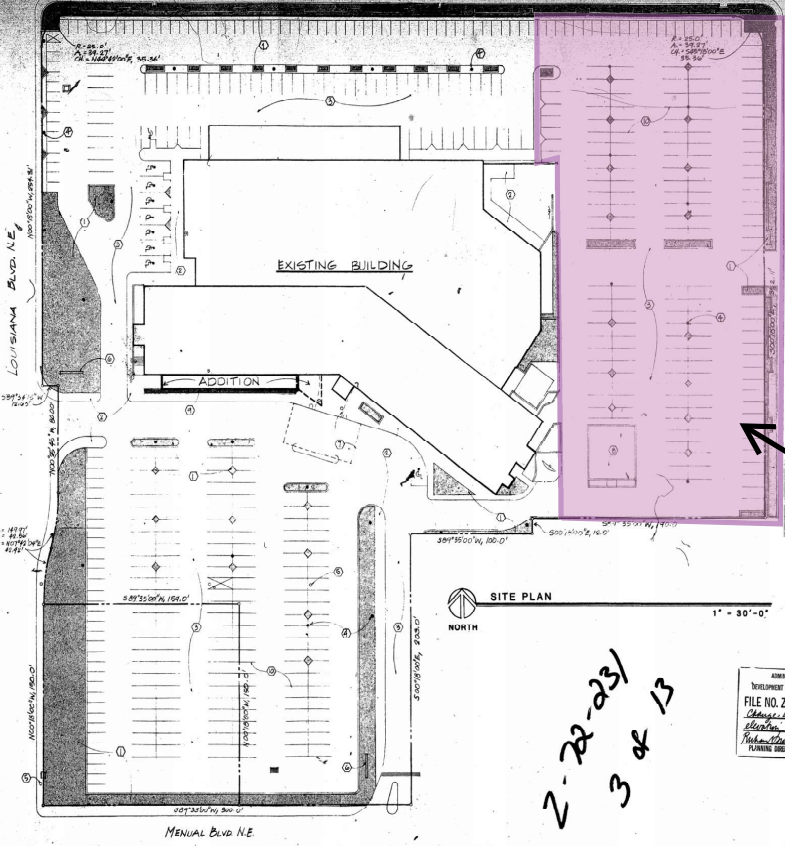
IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Classic Uptown NA [Other Neighborhood Associations, if any]
ABQ Park NA

⁶ Available here: <https://tinurl.com/idozoningmap>

PHOENIX AVE. N.E.



REFER NOTES

1. LANDSCAPED AREA, TYPICAL.
2. ASPHALT PAVING.
3. CONCRETE DRIVEWAY.
4. CONCRETE WALKWAY.
5. CONCRETE DRIVEWAY.
6. CONCRETE DRIVEWAY.
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LEGAL DESCRIPTION

PARCELS ONE (1) AND TWO (2) CONTAINING A REMAINDER OF PORTION OF BLOCK ONE (1) AND ALL OF PORTION TWO (2) COMMENCING WITH INTERSECTION OF NAMED ALBUQUERQUE STREET AND BROAD ACRES SUBDIVISION, ALBUQUERQUE, NEW MEXICO.

DESIGN DATA

ZONE CLASSIFICATION: R-100-20-0
 DISTRICT: 10
 CONSTRUCTION TYPE: TYPE I
 OCCUPANCY GROUP (ADDITION): B-2
 BUILDING AREA: 21,485 SQ. TOTAL
 ADDITION AREA: 1,320 SQ.
 CANOPY AREA: 288 SQ.

FIRE RESISTIVE ASSEMBLIES (ADDITION)

BUILDING ELEMENT	RATING REQUIRED	ASSEMBLY PROVIDED
STRUCTURAL FRAME	1-HOUR	CONCRETE 100-113 STEEL 100-212
ROOF-CEILING	1-HOUR	UL-F104

Subject Site
to be Removed
with Approval
of the EPC
request.

2-22-23
3 of 13

ADMINISTRATIVE
DEVELOPMENT PLAN AMENDMENT
FILE NO. 2-22-23
Change of Use
Albuquerque
Maha-Duncan, A.S.P. 2-2
PLANNING DIRECTOR



STATE OF NEW MEXICO
 COUNTY OF SANTIAGO
 CITY OF ALBUQUERQUE
 RAMONA HOTEL CLASSIC
 3015 MENUAL BLVD. N.E.
 ALBUQUERQUE, NEW MEXICO

A1

CITY OF ALBUQUERQUE

THIS PLAN SHOWN TWICE
ONCE ON LEFT AND
ONCE ON RIGHT.

CITY OF ALBUQUERQUE
 THIS MICROGRAPH IS THE BEST
AVAILABLE REPRESENTATION
TO THE POOR QUALITY OF THE
ORIGINAL DOCUMENT.

CITY OF ALBUQUERQUE
 This micrograph is certified
to be a complete and accurate
copy of the original as it
appears in the files of the
PLANNING DEPARTMENT CITY
OF ALBUQUERQUE in the name
of the City.

The photographic process used
meets the State Minimum
Standards of the National
Archives Administration
(NARS-1977)

City Clerk

Official Seal
 RAMONA HOTEL CLASSIC
 3015 MENUAL BLVD. N.E.
 ALBUQUERQUE, NEW MEXICO



**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



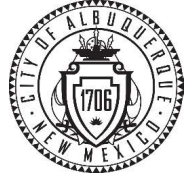
PART I - PROCESS		
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:		
Application Type: Major Amendment to Site Plan		
Decision-making Body: Environmental Planning Commission (EPC)		
Pre-Application meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Neighborhood meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Is this a Site Plan Application:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Note: if yes, see second page
PART II – DETAILS OF REQUEST		
Address of property listed in application: 2600 LOUISIANA BLVD NE		
Name of property owner: LOUISIANA HOTEL CORPORATION		
Name of applicant: Modulus Architects & Land Use Planning (agent)		
Date, time, and place of public meeting or hearing, if applicable:		
March 21, 2024 @8:40am, VIA Zoom		
Address, phone number, or website for additional information:		
Regina Okoye with Modulus Architects & Land Use Planning, Inc. (505) 338-1499 ext. 1003		
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE		
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.		
<input type="checkbox"/> Drawings, elevations, or other illustrations of this request.		
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable. N/A		
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.		
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.		

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Regina Okoye (Applicant signature) 2/7/2024 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

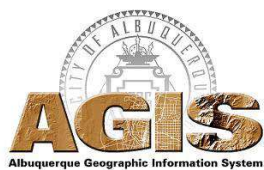
- a. Location of proposed buildings and landscape areas.
- b. Access and circulation for vehicles and pedestrians.
- c. Maximum height of any proposed structures, with building elevations.
- d. For residential development: Maximum number of proposed dwelling units.
- e. For non-residential development:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.



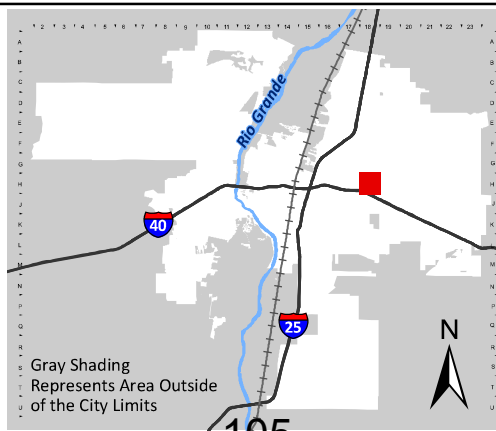
Subject Site

For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
H-18-Z

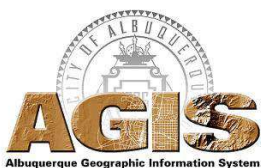
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

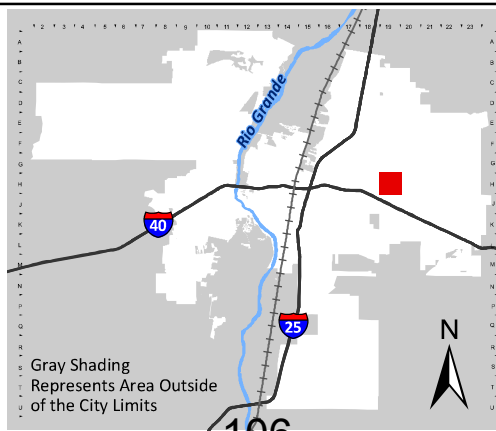


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
H-19-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

Regina Okoye

From: Regina Okoye
Sent: Thursday, February 8, 2024 10:03 AM
To: 'shirleylockyer@gmail.com'; 'tiffany.m1274@gmail.com'; 'Bert Davenport'
Cc: Angela Williamson
Subject: Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association - 2600 Louisiana Blvd NE
Attachments: NA Full Package.pdf

Tracking:	Recipient	Delivery
	'shirleylockyer@gmail.com'	
	'tiffany.m1274@gmail.com'	
	'Bert Davenport'	
	Angela Williamson	Delivered: 2/8/2024 10:09 AM

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association

Date of Request: February 7, 2024

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA): Classic Uptown NA, ABQ Park NA

Name of NA Representative: Bert Davenport & John Whalen, Shirley Lockyer, Tiffany Mojarro

Email Address or Mailing Address of NA Representative: brt25@pm.me & johnwhalen78@gmail.com & tiffany.m1274@gmail.com & shirleylockyer@gmail.com

Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address: 2600 Louisiana Blvd NE
Location Description: southwest corner of Louisiana Blvd NE & Menaul Blvd NE
2. Property Owner: Louisiana Hotel Corporation
3. Agent/Applicant [if applicable]: Modulus Architects & Land Use Planning (agent)
4. Application(s) Type per IDO Table 6-1-1 [mark all that apply]:
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence - Major)
 - Site Plan**
 - Subdivision Major: Preliminary Plat (**Minor** or Major)
 - Vacation (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Zoning Map Amendment
 - Other: _____

Summary of project/request: Major Amendment to the prior approved Site Development Plan to remove the subject site. As a result, the Site Development Plan will no longer apply and the subject site will follow the Integrated Development Ordinance (IDO). This request will allow future development to be consistent with the surrounding area and allow for a more clear and concise development process with the City of Albuquerque.

5. This application will be decided at a public meeting or hearing by:

Zoning Hearing Examiner (ZHE)
Landmarks Commission (LC)
Development Hearing Officer (DHO)
Environmental Planning Commission (EPC)
Not applicable (Zoning Map Amendment – EPC only)

Date/Time: March 21, 2024 @8:40am

Location: VIA Zoom – Join Zoom Meeting <https://cabq.zoom.us/j/2269592859>

Meeting ID: 226 959 2859

Agenda/Meeting Materials: <http://www.cabq.gov/planning/boards-commissions>
To contact staff, email devhelp@cabq.gov or call the Planning Department at (505) 924-3860.

6. Where more information about the project can be found:
Regina Okoye with Modulus Architects & Land Use Planning, Inc. (505) 338-1499 ext. 1003

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s): J-10-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project:
Deviation(s)
Variance(s)
Waiver(s)
N/A

Explanation: N/A

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: Yes
Summary of Pre-Submittal Neighborhood Meeting, if one occurred:

A meeting was offered to the NA but one was not requested.

5. For Site Plan Applications only, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.
 - b. Access and circulation for vehicles and pedestrians.
 - c. Maximum height of any proposed structures, with building elevations.
 - d. For residential development: Maximum number of proposed dwelling units.
 - e. For non-residential development:
 Total gross floor area of proposed project
Gross floor area for each proposed use

Additional Information:

1. From the IDO Zoning Map:
 - a. Area of Property [typically in acres]: +/- 6.0271
 - b. IDO Zone District: MX-M
 - c. Overlay Zone(s): Coors N/A

- d. Center or Corridor Area: Uptown Urban Center, Coors Major Transit/Multi-modal Corridor
2. Current Land Use(s) [vacant, if none]: Hotel

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associates within 660 feet may request a post-submittal facilitated meeting within 15 days of the date of this notice. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955

Useful Links

Integrated Development Ordinance (IDO)

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

cc: Classic Uptown NA & ABQ Park NA

REGINA OKOYE, VICE PRESIDENT
MODULUS ARCHITECTS & LAND USE PLANNING, INC.
8220 SAN PEDRO DR. NE, SUITE 520
ALBUQUERQUE, NM 87113
Office 505.338.1499 (Ext. 1003)
Mobile + Text 505.267.7686
Email: rokoye@modulusarchitects.com
Website: www.modulusarchitects.com
Join us on Facebook: [Modulus Architects on Facebook](#)
New Mexico | Texas | Arizona | Colorado | Oklahoma



[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: JAN 22, 2024

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Classic Uptown NA

Name of NA Representative*: Bert Davenport & John Whalen

Email Address* or Mailing Address* of NA Representative¹: brt25@pm.me & johnwhalen78@gmail.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: Yes

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

All Neighborhood Associations have 15 calendar days from the date of this offer letter (1.22.2024) in which to respond. Once we are notified that you would like a meeting, a meeting must be scheduled for a date within 30 calendar days but no fewer than 15 calendar days after the Neighborhood Association accepts the meeting request, unless an earlier date is agreed upon

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 2600 LOUISIANA BLVD NE
Location Description Northeastcorner of Louisiana Blvd NE & Menaul Blvd NE
2. Property Owner* Louisana Hotel Corporation
3. Agent/Applicant* [if applicable] Modulus Architects & Land Use Planning (agent)
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (*) are required.]

- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: _____

Summary of project/request^{3*}:

Major Amendment to the prior approved Site Development Plan to remove the subject site. As a result, the Site Development Plan will no longer apply and the subject site will follow the Integrated Development Ordinance (IDO). This request will allow future development to be consistent with the surrounding area and allow for a more clear and concise development process with the City of Albuquerque.

5. This type of application will be decided by^{*}: City Staff
 OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
 - Landmarks Commission (LC) Environmental Planning Commission (EPC)
 - City Council
6. Where more information about the project can be found^{*4}:
 Regina Okoye with Modulus Architects & Land Use Planning 505.338.1499 (Ext. 1003)

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)^{*5} H-19-Z & H-18-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:
 - Deviation(s) Variance(s) Waiver(s)
 Explanation:

N/A

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: Yes No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.*
- b. Access and circulation for vehicles and pedestrians.*
- c. Maximum height of any proposed structures, with building elevations.*
- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] +/- 6.0271 _____
- b. IDO Zone District MX-M _____
- c. Overlay Zone(s) [if applicable] N/A _____

d. Center or Corridor Area [if applicable] Uptown Urban Center, Coors Major Transit/Multi-modal Corridor

2. Current Land Use(s) [vacant, if none] Hotel _____

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Classic Uptown NA [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinurl.com/idozoningmap>



**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS		
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:		
Application Type: Major Amendment to Site Plan		
Decision-making Body: Environmental Planning Commission (EPC)		
Pre-Application meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Neighborhood meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Is this a Site Plan Application:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Note: if yes, see second page
PART II – DETAILS OF REQUEST		
Address of property listed in application: 2600 LOUISIANA BLVD NE		
Name of property owner: LOUISIANA HOTEL CORPORATION		
Name of applicant: Modulus Architects & Land Use Planning (agent)		
Date, time, and place of public meeting or hearing, if applicable:		
Anticipated March 21, 2024 @8:40am, VIA Zoom		
Address, phone number, or website for additional information:		
Regina Okoye with Modulus Architects & Land Use Planning, Inc. (505) 338-1499 ext. 1003		
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE		
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.		
<input type="checkbox"/> Drawings, elevations, or other illustrations of this request.		
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.		
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.		
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.		

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Regina Okoye (Applicant signature) 1/22/2024 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

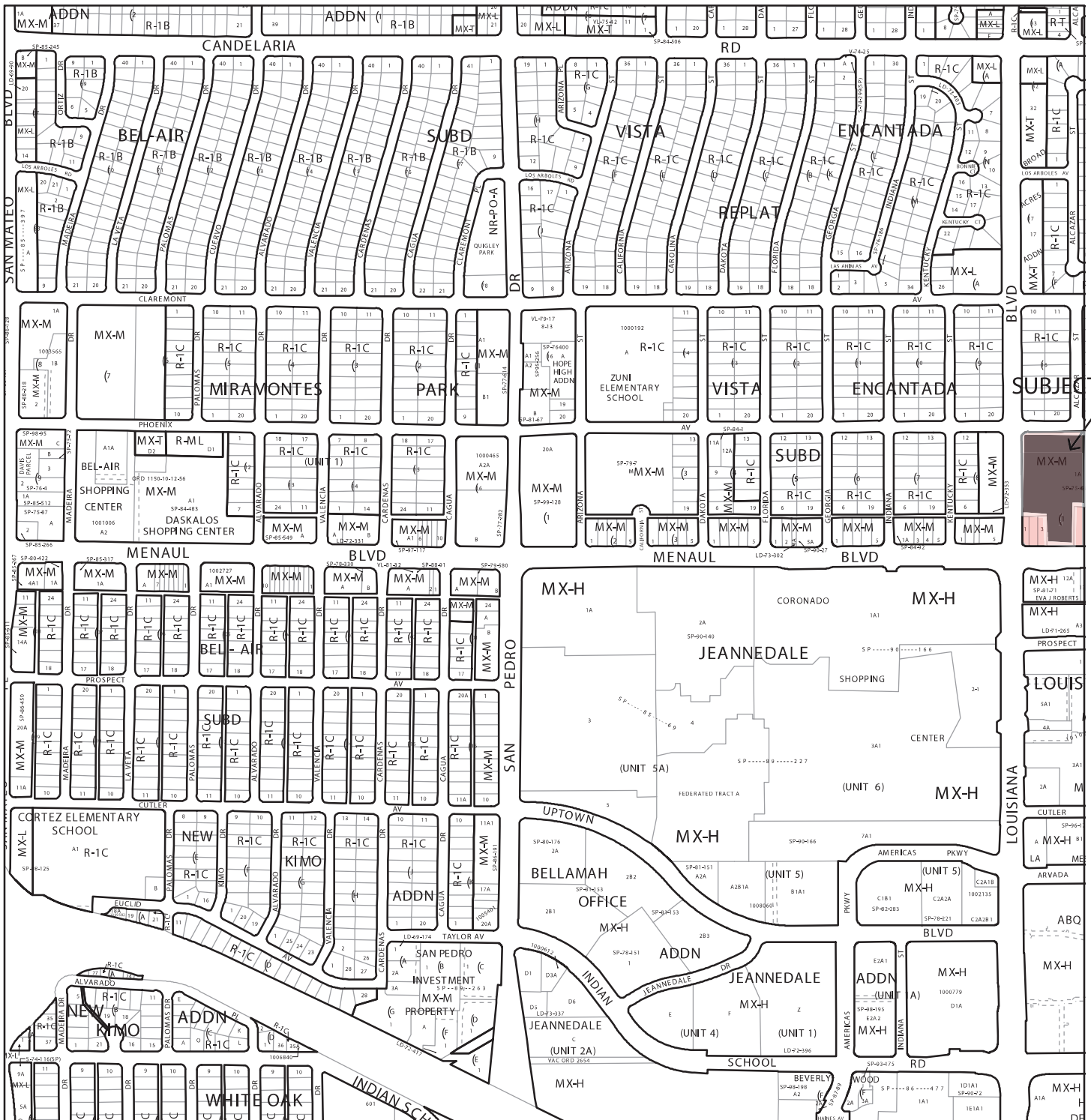
**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY


Provide a site plan that shows, at a minimum, the following:

- a. Location of proposed buildings and landscape areas.
- b. Access and circulation for vehicles and pedestrians.
- c. Maximum height of any proposed structures, with building elevations.
- d. For residential development: Maximum number of proposed dwelling units.
- e. For non-residential development:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

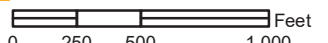


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page:
H-18-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Gray Shading Represents Area Outside of the City Limits



0 250 500 1,000 Feet

PHOENIX AVE. N.E.



- KEYED NOTES**
1. LANDSCAPED AREA, TYPICAL
 2. CONCRETE DRIVEWAY
 3. ASPHALT DRIVEWAY
 4. DRIVEWAY TYPICAL
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LEGAL DESCRIPTION

PARCELS ONE (1) AND TWO (2) CONTAINING A REMAINDER OF PORTION OF BLOCK ONE (1) AND ALL OF SAID PORTION WITH IMPROVEMENTS OF PARCELS ACCORDING TO THE RECORD MAP OF THE CITY OF ALBUQUERQUE, NEW MEXICO.

DESIGN DATA

ZONE CLASSIFICATION	RS-1B-C-2
STORY-TIME	1.8
CONSTRUCTION TYPE	TYPE I
OCCUPANCY GROUP (ADDITION)	B-2
BUILDING AREA	21,485 SQ. TOTAL
ADDITION AREA	1,320 SQ. FT.
CANOPY AREA	288 SQ. FT.

FIRE RESISTIVE ASSEMBLIES (ADDITION)

BUILDING ELEMENT	RATING REQUIRED	ASSEMBLY PROVIDED
STRUCTURAL FRAME	1-HOUR	CONCRETE 120' x 12'3"
ROOF - CEILING	1-HOUR	STEEL DECK 2' x 12'

SITE PLAN
1" = 30'-0"

ADMINISTRATIVE
DEVELOPMENT PLAN AMENDMENT
FILE NO. 2-22-23
Change of Use
Albuquerque
Maha-Duncan, A.S.P.
PLANNING DIRECTOR

2-22-23
3 of 13

Subject Site
to be Removed
with Approval
of the EPC
request.

RECEIVED
CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
2023

RAMADA HOTEL CLASSIC
3015 MENUAL BLVD. N.E.
ALBUQUERQUE, NEW MEXICO

OFFICIAL SEAL
NOMADO ANDRADA
CITY CLERK

THIS PLAN SHOWN TWICE
ONCE ON LEFT AND
ONCE ON RIGHT.

CITY OF ALBUQUERQUE
THIS MICROGRAPH IS THE BEST
AVAILABLE REPRESENTATION
TO THE POOR QUALITY OF THE
ORIGINAL DOCUMENT.

CITY OF ALBUQUERQUE
This micrograph is certified
to be a complete and accurate
copy of the original as it
appears in the files of the
PLANNING DEPARTMENT CITY
and was prepared in the normal
course of business.

The photographic process used
meets the State Minimum
Standards of the National
Archives and Records Administration
(NARS-1977)

M. K. ...
CITY CLERK

CITY OF ALBUQUERQUE

Regina Okoye

From: Regina Okoye
Sent: Monday, January 22, 2024 4:02 PM
To: 'johnwhalen78@gmail.com'; 'Bert Davenport'
Cc: Angela Williamson
Subject: Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association - 2600 Louisiana Blvd NE
Attachments: NeighborhoodMeetingRequest-Print&Fill.pdf; IDOZoneAtlasPage_H-18-Z&H-19-Z.PDF; Site Development Plan.pdf; CABQ-Official_public_notice_form-2019.pdf

Tracking:	Recipient	Delivery	Read
	'johnwhalen78@gmail.com'		
	'Bert Davenport'		
	Angela Williamson	Delivered: 1/22/2024 4:08 PM	
	Angela Piarowski		Read: 1/22/2024 4:10 PM

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association

Date of Request: January 22, 2024

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA): Classic Uptown NA

Name of NA Representative: Bert Davenport and John Whalen

Email Address or Mailing Address of NA Representative: brt25@pm.me; johnwhalen78@gmail.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.

Email address to respond yes or no: **YES**

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date/ Time/ Location:

If Neighborhood Associations have 15 calendar days from the date of this offer letter (1.22.2024) in which to respond. Once we are notified that you would like a meeting, a meeting must be scheduled for a date within 30 calendar days but no fewer than 15 calendar days after the Neighborhood Association accepts the meeting request, unless an earlier date is agreed upon.

Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address: 2600 Louisiana Blvd NE
Location Description: Northeast Corner of Louisiana Blvd NE & Menaul Blvd NE
2. Property Owner: Louisiana Hotel Corporation
3. Agent/Applicant [if applicable]: Modulus Architects & Land Use Planning Inc. (agent)
4. Application(s) Type per IDO Table 6-1-1 [mark all that apply]:
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence - Major)
 - Site Plan**
 - Subdivision Major: Preliminary Plat (**Minor** or Major)
 - Vacation (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Zoning Map Amendment

Other: _____

Summary of project/request: Major Amendment to the prior approved Site Development Plan to remove the subject site. As a result, the Site Development Plan will no longer apply and the subject site will follow the Integrated Development Ordinance (IDO). This request will allow future development to be consistent with the surrounding area and allow for a more clear and concise development process with the City of Albuquerque.

5. This application will be decided by: Environmental Planning Commission (EPC)
6. Where more information about the project can be found:
[Regina Okoye with Modulus Architects & Land Use Planning, Inc. \(505\) 338-1499 ext. 1003](mailto:Regina.Okoye@modulusarchitects.com)

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s): H-19-Z & H-18-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project:
Deviation(s)
Variance(s)
Waiver(s)
N/A

Explanation: N/A

4. Pre-submittal Neighborhood Meeting: NO
Summary of Pre-Submittal Neighborhood Meeting, if one occurred: N/A.
5. For Site Plan Applications only, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.
 - b. Access and circulation for vehicles and pedestrians.
 - c. Maximum height of any proposed structures, with building elevations.
 - d. For residential development: Maximum number of proposed dwelling units.
 - e. For non-residential development:
Total gross floor area of proposed project
Gross floor area for each proposed use

Additional Information:

1. From the IDO Zoning Map:
 - a. Area of Property [typically in acres]: +/- 6.0271
 - b. IDO Zone District: MX-M
 - c. Overlay Zone(s): N/A
 - d. Center or Corridor Area: Uptown Urban Center, Coors Major Transit/Multi-Modal Corridor
2. Current Land Use(s) [vacant, if none]: Hotel

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associates within 660 feet may request a post-submittal facilitated meeting within 15 days of the date of this notice. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955

Useful Links

Integrated Development Ordinance (IDO)

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinurl.com/IDOzoningmap>

cc: Classic Uptown NA

REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER
MODULUS ARCHITECTS & LAND USE PLANNING, INC.
8220 SAN PEDRO DR. NE, SUITE 520
ALBUQUERQUE, NM 87113
Office 505.338.1499 (Ext. 1003)
Mobile + Text 505.267.7686
Email: rokoye@modulusarchitects.com
Website: www.modulusarchitects.com
Join us on Facebook: [Modulus Architects on Facebook](#)
New Mexico | Texas | Arizona | Colorado | Oklahoma



Regina Okoye

From: Office of Neighborhood Coordination <onc@cabq.gov>
Sent: Friday, January 12, 2024 2:22 PM
To: Regina Okoye
Subject: 2600 LOUISIANA BLVD NE_Neighborhood Meeting Inquiry Sheet Submission
Attachments: IDOZoneAtlasPage_H-18-Z&H-19-Z.pdf

PLEASE NOTE:
The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone
Classic Uptown NA	Bert	Davenport	brt25@pm.me	2921 San Pablo Street NE	Albuquerque	NM	87110	7736206636
Classic Uptown NA	John	Whalen	johnwhalen78@gmail.com	2904 Las Cruces NE	Albuquerque	NM	87110	

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

Suzie



Suzie Flores
Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office
E-mail: suzannaflores@cabq.gov
Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Friday, January 12, 2024 2:15 PM
To: Office of Neighborhood Coordination <rokoye@modulusarchitects.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Neighborhood Meeting Inquiry For:
Environmental Planning Commission
If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:
Contact Name
Regina Okoye
Telephone Number
5052677686
Email Address
rokoye@modulusarchitects.com
Company Name
Modulus Architects
Company Address
8220 SAN PEDRO DR. NE, SUITE 520
City
ALBUQUERQUE
State
NM
ZIP
87113
Legal description of the subject site for this project:
UPC: 101905903730820103
Owner: LOUISIANA HOTEL CORPORATION
Owner Address: 433 CALIFORNIA ST FLOOR 7 SAN FRANCISCO CA 94104-2016
Situs Address: 2600 LOUISIANA BLVD NE ALBUQUERQUE NM 87110
Legal Description: PARCEL 1-A SUMMARY REPL COMPRISING A REPL OF PORS OF PARCELS 1 & 2 BROAD ACRES SUBD EXC A WLY POR OUT TO R/W CONT 6.0271 AC +/-
Acres: 6.0271
Tax Year: 2023
Physical address of subject site:
2600 LOUISIANA BLVD NE
Subject site cross streets:
Louisiana Blvd NE & Menaul Blvd NE
Other subject site identifiers:
This site is located on the following zone atlas page:
H-19-Z

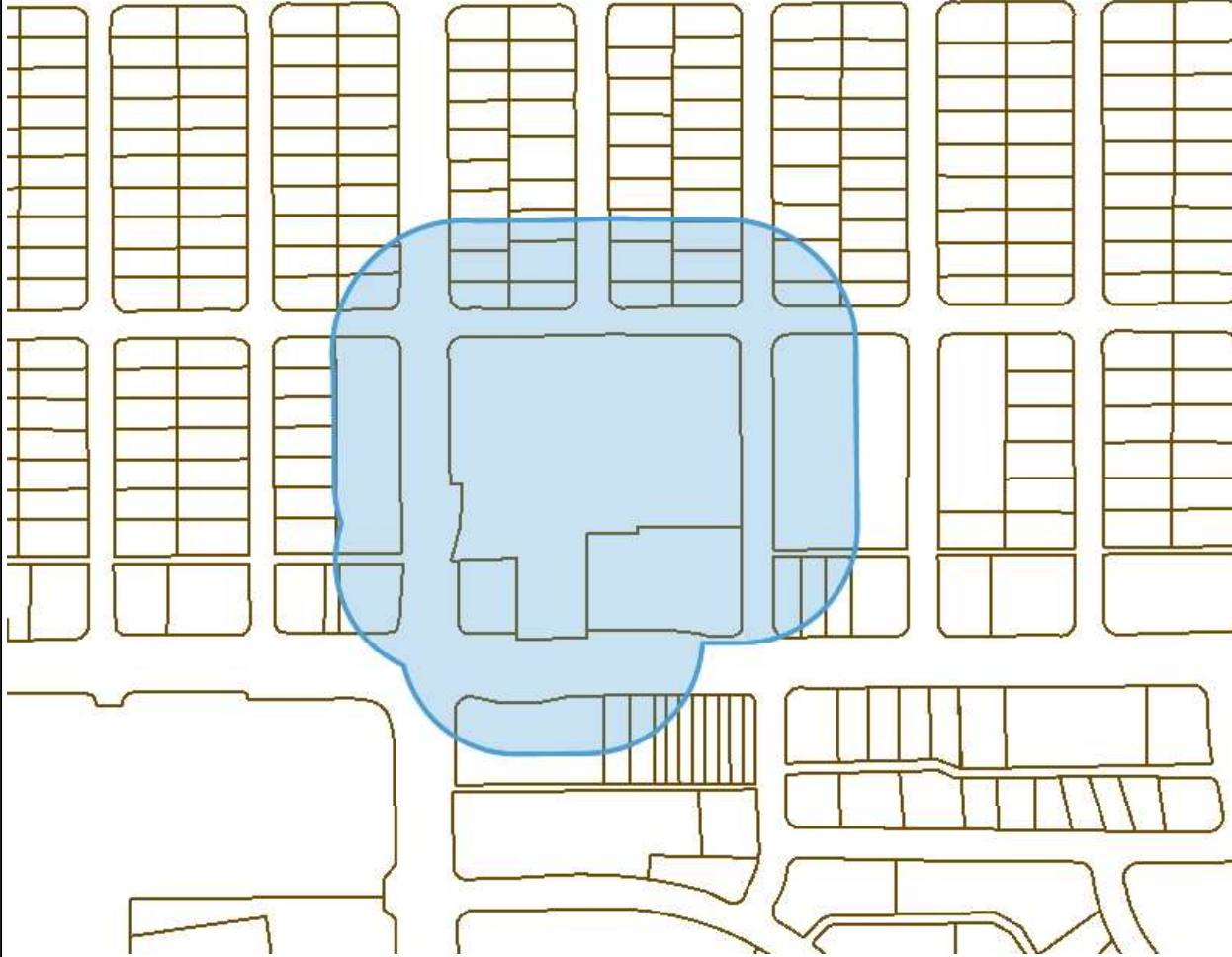


2600 Louisiana Blvd NE



Legend

□ Bernalillo County Parcels



Notes

Buffer: 230 Ft.
ROW: Menaul Blvd NE; 130 Ft.

583 0 291 583 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
2/6/2024 © City of Albuquerque

1: 3,496

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

6902 MENAUL LLC
7001 MENAUL BLVD NE
ALBUQUERQUE NM 87110-3695

CRAMBERG MICHAEL J
2620 KENTUCKY ST NE
ALBUQUERQUE NM 87110-3402

MARTIN DEBRA KAY
2708 LOUISIANA BLVD NE
ALBUQUERQUE NM 87110-3509

OTZENBERGER AARON E
2709 ALCAZAR ST NE
ALBUQUERQUE NM 87110

BREGMAN CAROLYN S & LOPEZ
DONOVAN J TRUSTEES BREGMAN-LOPEZ
RVT
4700 VALLE BONITA LN
ALBUQUERQUE NM 87120-4683

CAO TUNG THANH
2700 CHAMA ST NE
ALBUQUERQUE NM 87110

SENA SANTIAGO
2616 KENTUCKY ST NE
ALBUQUERQUE NM 87110-3402

SOENS FRANK & TANYA
2700 ALCAZAR ST NE
ALBUQUERQUE NM 87110-3514

BUENO ANTHONY
9004 WALTER BAMBROOK PL NE
ALBUQUERQUE NM 87122-2710

JACKSON CHARLES G & VALERIE L
2708 CHAMA ST NE
ALBUQUERQUE NM 87110-3546

DEVANY DANIEL L & ABATE EMEBET
2701 CHAMA ST NE
ALBUQUERQUE NM 87110-3545

GURULE ANGELINA F CO-TRUSTEE &
SUCCESSOR TRUSTEE OF TRUST A
9108 REDMONT RD NE
ALBUQUERQUE NM 87109-6811

GUIANG VICTORIA S
9505 GUTIERREZ RD NE
ALBUQUERQUE NM 87111-2513

ABEYTA LUIS A & CYNTHIA G
5920 CANYON RIDGE PL NE
ALBUQUERQUE NM 87111

MENDEZ JESSE TRUSTEE MENDEZ RVT
2700 LOUISIANA BLVD NE
ALBUQUERQUE NM 87110-3509

HEUSER KEVIN & AMANDA
2705 ALCAZAR ST NE
ALBUQUERQUE NM 87110-3513

LOUIS GEORGENE
2704 LOUISIANA BLVD NE
ALBUQUERQUE NM 87110-3509

BLOM SPENCER
2704 ALCAZAR ST NE
ALBUQUERQUE NM 87110-0000

LAVANDOSKI RONALD J
2705 CHAMA ST NE
ALBUQUERQUE NM 87110-3545

PUBLIC SERVICE CO OF NM
ALVARADO SQUARE
ALBUQUERQUE NM 87158

LOUISIANA HOTEL CORPORATION
433 CALIFORNIA ST FLOOR 7
SAN FRANCISCO CA 94104-2016

AVALON INDUSTRIAL DEVELOPMENT LLC
7333 E DOUBLETREE RANCH RD SUITE
140
SCOTTSDALE AZ 85258-2169

BENAVIDEZ ALBERT & GIRAUDO
MICHELLE
2701 LOUISIANA BLVD NE
ALBUQUERQUE NM 87110

ALBURY STEPHANIE & LEWIS-KRAITSIK
GABRIEL
2709 CHAMA ST NE
ALBUQUERQUE NM 87110-3545

AHERN SHARON A & CURRY GENEVA
NICOLE
3005 INDIAN FARMS LN NW
ALBUQUERQUE NM 87107-2654

MONTE PROPERTIES LLC
PO BOX 3246
ALBUQUERQUE NM 87190

GARCIA DAVID V & DEBRA M
2624 KENTUCKY ST NE
ALBUQUERQUE NM 87110-3402

BFS RETAIL & COMMERCIAL
OPERATIONS LLC
333 E LAKE ST
BLOOMINGDALE IL 60108-1196

HIGH JOYCE YVONNE
2636 KENTUCKY ST NE
ALBUQUERQUE NM 87110-3402

PETERSON-MENAU LLC ATTN: DOUG
PETERSON
2325 SAN PEDRO DR NE SUITE 2A
ALBUQUERQUE NM 87110-4121

IBARRA JESUS & YOLANDA
2632 KENTUCKY ST NE
ALBUQUERQUE NM 87110

Classic Uptown NA
Bert Davenport
2921 San Pablo Street NE
Albuquerque NM 87110

STEVENS OLIVER JAMES & CLIBON MISSY
CO- TRUSTEES STEVENS RVT
7016 LAS VEGAS AVE NE
ALBUQUERQUE NM 87110-3535

ZRITE INC
PO BOX 340
EDGEWOOD NM 87015-0340

SAAVEDRA ELIZABETH R
5105 CHEROKEE RD NE
ALBUQUERQUE NM 87110-1807

MARTINEZ-ANDRADE JANETH M
2712 LOUISIANA BLVD NE
ALBUQUERQUE NM 87110

MENAU PARTNERS LLC
7001 MENAU BLVD NE
ALBUQUERQUE NM 87110-3695

Classic Uptown NA
John Whalen
2904 Las Cruces NE
Albuquerque NM 87110

HICAP UPTOWN SQUARE LLC ATTN:
JOSEPH BAUM & BEN SANDEL
3777 INDEPENDENCE AVE #3F
BRONX NY 10463-1412

MOSALLAEI MOHSEN & NIKOOKAR-
DASHTMIANI FARIBA
4806 MOON ST NE
ALBUQUERQUE NM 87111-3446

BERG KALLE M
2612 KENTUCKY ST NE
ALBUQUERQUE NM 87110-3402

MODULUS ARCHITECTS
 Modulus Architects, Inc.
 8220 San Pedro Dr. N.E. Ste 520
 Albuquerque, New Mexico 87113

Classic Uptown NA
 John Whalen
 2904 Las Cruces NE
 Albuquerque NM 87110



Modulus Architects
 8220 San Pedro Dr. NE Ste 520
 Albuquerque, New Mexico 87113

HICAP UPTOWN SQUARE LLC ATTN:
 JOSEPH BAUM & BEN SANDEL
 3777 INDEPENDENCE AVE #3F
 BRONX NY 10463-1412



MODULUS ARCHITECTS
 Modulus Architects, Inc.
 8220 San Pedro Dr. N.E. Ste 520
 Albuquerque, New Mexico 87113

MOCALLAEI MOHSEN & NIKOOKAR
 DASHTMIANI FARIBA
 4806 MOON ST NE
 ALBUQUERQUE NM 87111-3446



Modulus Architects
 8220 San Pedro Dr. NE. Ste 520
 Albuquerque, New Mexico 87113

BERG KALLE M
 2612 KENTUCKY ST NE
 ALBUQUERQUE NM 87110-3402



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 Albuquerque, New Mexico 87113

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 8220 San Pedro Dr. N.E. Ste 520
 Albuquerque, New Mexico 87113

SENA SANTIAGO
 2616 KENTUCKY ST NE
 ALBUQUERQUE NM 87110-3402



MODULUS ARCHITECTS
 Modulus Architects, Inc.
 8220 San Pedro Dr. N.E. Ste 520
 Albuquerque, New Mexico 87113

CAO TUNG THANH
 2700 CHAMA ST NE
 ALBUQUERQUE NM 87110



MODULUS ARCHITECTS
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 8220 San Pedro Dr. N.E. Ste 520
 Albuquerque, New Mexico 87113

SOENS FRANK & TANYA
 2700 ALCAZAR ST NE
 ALBUQUERQUE NM 87110-3514




MODULUS ARCHITECTS
 Modulus Architects, Inc.
 8220 San Pedro Dr. N.E. Ste 520
 Albuquerque, New Mexico 87113

OTZENBERGER AARON E
 2709 ALCAZAR ST NE
 ALBUQUERQUE NM 87110



MODULUS ARCHITECTS
 Modulus Architects, Inc.
 8220 San Pedro Dr. N.E. Ste 520
 Albuquerque, New Mexico 87113

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 DONOVAN J TRUSTEES BREGMAN-LOPEZ
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 ALBUQUERQUE NM 87120-4683





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8220 San Pedro Dr. N.E. Ste 520
Albuquerque, New Mexico 87113

ZRITE INC
PO BOX 340
EDGEWOOD NM 87015-0340



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8220 San Pedro Dr. N.E. Ste 520
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MENAU PARTNERS LLC
7001 MENAU BLVD NE
ALBUQUERQUE NM 87110-3695



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8220 San Pedro Dr. N.E. Ste 520
Albuquerque, New Mexico 87113

SAAVEDRA ELIZABETH R
5105 CHEROKEE RD NE
ALBUQUERQUE NM 87110-1807



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8220 San Pedro Dr. N.E. Ste 520
Albuquerque, New Mexico 87113

GARCIA DAVID V & DEBRA M
2624 KENTUCKY ST NE
ALBUQUERQUE NM 87110-3402



Modulus Architects, Inc.
8220 San Pedro Dr. N.E. Ste 520
Albuquerque, New Mexico 87113

BFS RETAIL & COMMERCIAL
OPERATIONS LLC
333 E LAKE ST
BLOOMINGDALE IL 60108-1196



Modulus Architects, Inc.
8220 San Pedro Dr. N.E. Ste 520
Albuquerque, New Mexico 87113

AHERN SHARON A & CURRY GENEVA
NICOLE
3005 INDIAN FARMS LN NW
ALBUQUERQUE NM 87107-2654



Modulus Architects, Inc.
8220 San Pedro Dr. N.E. Ste 520
Albuquerque, New Mexico 87113

MONTE PROPERTIES LLC
PO BOX 3246
ALBUQUERQUE NM 87190



Modulus Architects, Inc.
8220 San Pedro Dr. N.E. Ste 520
Albuquerque, New Mexico 87113

MENDEZ JESSE TRUSTEE MENDEZ RVT
2700 LOUISIANA BLVD NE
ALBUQUERQUE NM 87110-3509



Modulus Architects, Inc.
8220 San Pedro Dr. N.E. Ste 520
Albuquerque, New Mexico 87113

ABEYTA LUIS A & CYNTHIA G
5920 CANYON RIDGE PL NE
ALBUQUERQUE NM 87111



MODULUS
ARCHITECTS

Modulus Architects, Inc.
8220 San Pedro Dr. N.E. Ste 520
Albuquerque, New Mexico 87113

GUIANG VICTORIA S
9505 GUTIERREZ RD NE
ALBUQUERQUE NM 87111-2513



MODULUS
ARCHITECTS

Modulus Architects, Inc.
8220 San Pedro Dr. N.E. Ste 520
Albuquerque, New Mexico 87113

GURULE ANGELINA F CO-TRUSTEE &
SUCCESSOR TRUSTEE OF TRUST A
9108 REDMONT RD NE
ALBUQUERQUE NM 87109-6811



MODULUS
ARCHITECTS

Modulus Architects, Inc.
8220 San Pedro Dr. N.E. Ste 520
Albuquerque, New Mexico 87113

JACKSON CHARLES G & VALERIE L
2708 CHAMA ST NE
ALBUQUERQUE NM 87110-3546



MODULUS
ARCHITECTS

Modulus Architects, Inc.
8220 San Pedro Dr. N.E. Ste 520
Albuquerque, New Mexico 87113

DEVANY DANIEL L & ABATE EMEBET
2701 CHAMA ST NE
ALBUQUERQUE NM 87110-3545



MODULUS
ARCHITECTS

Modulus Architects, Inc.
8220 San Pedro Dr. N.E. Ste 520
Albuquerque, New Mexico 87113

MARTIN DEBRA KAY
2708 LOUISIANA BLVD NE
ALBUQUERQUE NM 87110-3509



MODULUS
ARCHITECTS

Modulus Architects, Inc.
8220 San Pedro Dr. N.E. Ste 520
Albuquerque, New Mexico 87113

BUENO ANTHONY
9004 WALTER BAMBROOK PL NE
ALBUQUERQUE NM 87122-2710



MODULUS
ARCHITECTS

Modulus Architects, Inc.
8220 San Pedro Dr. N.E. Ste 520
Albuquerque, New Mexico 87113

LOUIS GEORGENE
2704 LOUISIANA BLVD NE
ALBUQUERQUE NM 87110-3509



MODULUS
ARCHITECTS

Modulus Architects, Inc.
8220 San Pedro Dr. N.E. Ste 520
Albuquerque, New Mexico 87113

CRAMBERG MICHAEL J
2620 KENTUCKY ST NE
ALBUQUERQUE NM 87110-3402



MODULUS
ARCHITECTS

Modulus Architects, Inc.
8220 San Pedro Dr. N.E. Ste 520
Albuquerque, New Mexico 87113

LOUISIANA HOTEL CORPORATION
433 CALIFORNIA ST FLOOR 7
SAN FRANCISCO CA 94104-2016



MODULUS
ARCHITECTS

Modulus Architects, Inc.
8220 San Pedro Dr. N.E. Ste 520
Albuquerque, New Mexico 87113

ALBURY STEPHANIE & LEWIS-KRAITSIK
GABRIEL
2709 CHAMA ST NE
ALBUQUERQUE NM 87110-3545



 Modulus Architects, Inc.
8220 San Pedro Dr. N.E. Ste 520
Albuquerque, New Mexico 87113



BENAVIDEZ ALBERT & GIRAUDO
MICHELLE
2701 LOUISIANA BLVD NE
ALBUQUERQUE NM 87110

 Modulus Architects, Inc.
8220 San Pedro Dr. N.E. Ste 520
Albuquerque, New Mexico 87113




AVALON INDUSTRIAL DEVELOPMENT LLC
7333 E DOUBLETREE RANCH RD SUITE
140
SCOTTSDALE AZ 85258-2169

 Modulus Architects, Inc.
8220 San Pedro Dr. N.E. Ste 520
Albuquerque, New Mexico 87113




PUBLIC SERVICE CO OF NM
ALVARADO SQUARE
ALBUQUERQUE NM 87158

 Modulus Architects, Inc.
8220 San Pedro Dr. N.E. Ste 520
Albuquerque, New Mexico 87113




6402 MENAUL LLC
7001 MENAUL BLVD NE
ALBUQUERQUE NM 87110-3695

 Modulus Architects, Inc.
8220 San Pedro Dr. N.E. Ste 520
Albuquerque, New Mexico 87113




LAVANDOSKI RONALD J
2705 CHAMA ST NE
ALBUQUERQUE NM 87110-3545

 Modulus Architects, Inc.
8220 San Pedro Dr. N.E. Ste 520
Albuquerque, New Mexico 87113




BLOM SPENCER
2704 ALCAZAR ST NE
ALBUQUERQUE NM 87110-0000

 Modulus Architects, Inc.
8220 San Pedro Dr. N.E. Ste 520
Albuquerque, New Mexico 87113




STEVENS OLIVER JAMES & CLIBON MISSY
CO-TRUSTEES STEVENS PVT
7016 LAS VEGAS AVE NE
ALBUQUERQUE NM 87110-3535

 Modulus Architects, Inc.
8220 San Pedro Dr. N.E. Ste 520
Albuquerque, New Mexico 87113




HEUSER KEVIN & AMANDA
2705 ALCAZAR ST NE
ALBUQUERQUE NM 87110-3513

 Modulus Architects, Inc.
8220 San Pedro Dr. N.E. Ste 520
Albuquerque, New Mexico 87113




PETERSON-MENAU LLC ATTN: DOUG
PETERSON
2325 SAN PEDRO DR. NE SUITE 2A
ALBUQUERQUE NM 87110-4121

 Modulus Architects, Inc.
8220 San Pedro Dr. N.E. Ste 520
Albuquerque, New Mexico 87113



IBARRA JESUS & YOLANDA
2652 KENTUCKY ST NE
ALBUQUERQUE NM 87110

 Modulus Architects, Inc.
8220 San Pedro Dr. N.E. Ste 520
Albuquerque, New Mexico 87113



HIGH JOYCE YVONNE
2636 KENTUCKY ST NE
ALBUQUERQUE NM 87110-2402

Modulus Architects
8220 San Pedro Dr. NE ste 520
Albuquerque, New Mexico 87113



ABQ Park NA- Shirley Locker
7501 Sky Court Circle NE
Albuquerque NM 87110

Modulus Architects
8220 San Pedro Dr. NE ste 520
Albuquerque, New Mexico 87113



ABQ Park NA- Tiffany Mojarrro
7504 Sky Court Circle
Albuquerque NM 87110

SIGN POSTING

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from 3/5/2025 To 4/5/2024

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Regina Okaya (Applicant or Agent) 2/29/2024 (Date)

I issued _____ signs for this application, _____ (Date), _____ (Staff Member)

PROJECT NUMBER: PR-2024-009945/SI-2024-00204

Facing Louisiana



REQUEST

Major Amendment to the Preliminary Site Development Plan to change the surface location of the subject site to a gravel surface. The applicant will submit the Integrated Development Ordinance (IDO) to the Planning Department.

Site: North 3rd Street
Address: 2500 Louisiana Road NE

The City of Albuquerque Environmental Planning Commission will hold a public hearing in the Phase Out 3rd Building Hearing Room, Basement, 600-2nd St. NW, on March 21, 2024 at 8:30 AM. All persons have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 924-3860 or contact the applicant.

Required to be posted from March 15, 2024 to April 5, 2024
by Louisiana Hotel Corporation (applicant name) / Madeline Benitez (agent) 505-331-1111
applicant/agent phone

REFER TO FILES: PR-2024-00245/ST-2024-00245

It is illegal for an unauthorized person to remove or tamper with this sign.

Facing Louisiana

REQUEST
Major Amendment to the Drafting Site Technical Plan to create the western portion of the subject site to a street-level urban form with Solar Energy Technology Development Outpost (STO) [redacted]
Site: [redacted]
Address: [redacted] Rd NE
The City of Albuquerque Environmental Planning Commission will hold a public hearing in the Plaza Out 3rd Building Hearing Room, 800-2nd St, NW, on [redacted], 2024, at 8:30 AM. All persons have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 924-3860 or contact the applicant.
Required to be posted from [redacted] to [redacted] by [redacted] (505) 924-3860 / (505) 924-3860
[redacted] phone
REFER TO FILE # [redacted]

REQUEST

Major Amendment to the controlling Site Development Plan to remove the western portion of the subject site. As a result the western portion will follow the

Integrated Development Ordinance (IDO). *

Join Zoom Meeting

<https://cabq.zoom.us/j/2269592859>

Meeting ID: 226 959 2859

Site Acres: ± 7 acres

Address: 2600 Louisiana Blvd NE

The City of Albuquerque Environmental Planning Commission will hold a public hearing in ~~the Plaza Del Sol Building Hearing Room, Basement,~~ ^{* VIA ZOOM} ~~600 2nd St. NW,~~ on March 21, 2024 at 8:30 AM. All persons

have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 924-3860 or contact the applicant.

Required to be posted from March 5, 2024 to April 5, 2024

by Louisiana Hotel Corporation (applicant/property owner) / Modulus Architects (agent) 505-338-1499
applicant/agent phone

REFER TO FILE# PR-2024-009945/SI-2024-00204

It is illegal for an unauthorized person to remove or tamper with this sign

Facing Louisiana



REQUEST

Project Description: A new building for the Department of Public Safety, located at the intersection of Menaul Blvd NE and 1st St NE, Albuquerque, NM. The project includes a 4-story building with a total area of approximately 100,000 sq ft. The project is currently in the design phase and is expected to be completed in late 2024.

Reference: Planning Department File # 2024-00001

The City of Albuquerque Environmental Planning Commission will hold a public hearing in the Plaza Del Sol Building Hearing Room, Room 200, 200 2nd St NW, on Monday, 11/20/24 at 8:30 AM. All persons have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 924-3860 or contact the applicant. Required to be posted from Monday, 11/20/24 to Friday, 11/23/24 by John Smith, Planning Department, 200 2nd St NW, Albuquerque, NM 87102 applicant name: John Smith phone: 505-924-3860

REFER TO FILE # 2024-00001

Facing Menaul

REQUEST

Major Amendment to the controlling Site Development Plan to remove the western portion of the subject site. As a result the western portion will follow the Integrated Development Ordinance (IDO).

Join Zoom Meeting
<https://cabq.zoom.us/j/2269592859>
Meeting ID: 226 959 2859

Site Acres: ± 7 acres

Address: 2600 Louisiana Blvd NE

The City of Albuquerque Environmental Planning Commission will hold a public hearing ^{* Via Zoom} in the Plaza Del Sol Building Hearing Room, Basement, 600 2nd St. NW, on March 21, 2024 at 8:30 AM. All persons have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 924-3860 or contact the applicant.

Required to be posted from March 5, 2024 to April 5, 2024 by Louisiana Hotel Corporation (applicant/property owner) / Modulus Architects (agent) 505-338-4499 applicant/agent phone

REFER TO FILE# PR-2024-009945/SI-2024-00704

It is illegal for an unauthorized person to remove or tamper with this sign

Facing Menaul



REQUEST

Mayor, Board of Mayor's Office, City of Albuquerque

Subject: Request for a Public Hearing on the Proposed

Development of the Site at 10000 1st Avenue, NE, Albuquerque, NM

Project Name: [Redacted]

Address: 10000 1st Avenue, NE, Albuquerque, NM 87112

The City of Albuquerque Environmental Planning Commission will hold a public hearing in the **Public and Building Hearing Room**, 500 West 24th, on **Wednesday, 19 June**, at 8:30 AM. All persons have a right to appear at such a hearing. For information on how to appear, please contact the Planning Department at (505) 224-3833 or contact the applicant. Requests to be placed on the agenda must be received by **10:00 AM** on the day of the hearing. **PLEASE TO SHOW UP ON TIME.**

Facing Chama

Facing Chama

REQUEST

Major Amendment to the controlling Site Development Plan to remove the western portion of the subject site. As a result the western portion will follow the Integrated Development Ordinance (IDO) *
Site acres: ± 7 acres

Join Zoom Meeting
<https://cabq.zoom.us/j/2269592859>
Meeting ID: 226 959 2859

Address: 2600 Louisiana Blvd NE

The City of Albuquerque Environmental Planning Commission will hold a public hearing in the ~~Plaza Del Sol Building Hearing Room, Basement,~~ * VIA ZOOM 600 2nd St. NW, on March 21, 2024 at 8:30 AM. All persons have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 924-3860 or contact the applicant.

Required to be posted from March 3, 2024 to April 5, 2024 by Louisiana Hotel Corporation (applicant/property owner) / Modulus Architects (agent) 505-338-1499 applicant/agent phone

REFER TO FILE# PR-2024-009943 / SI-2024-00204

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REQUEST

Major Amendment to the controlling Site Development Plan to remove the western portion of the subject site. As a result the western portion will follow the Integrated Development Ordinance (IDO).

Site acres ± 7 acres

Address: 2600 Louisiana Blvd NE

Join Zoom Meeting
<https://caba.zoom.us/j/2269592859>
Meeting ID: 226 959 2859

The City of Albuquerque Environmental Planning Commission will hold a public hearing in the Plaza Del Sol Building Hearing Room, Basement, 600 2nd St. NW, on March 21, 2024 at 8:30 AM. All persons have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 924-3860 or contact the applicant.

Required to be posted from March 5, 2024 to April 5, 2024 by Louisiana Hotel Corporation (applicant/property owner) / Modulus Architects (agent) 505-338-1499 applicant/agent phone

REFER TO FILE# PR-2024-009945 / SI-2024-00204

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Facing Phoenix

REQUEST

Major Amendment to the Controlling Site Development Plan to remove the Eastern Portion of the Site. As a result, the Eastern portion of the subject site will follow the Integrated Development Ordinance (IDO)

* Join Zoom Meeting

Site acres ± 7 acres

<https://cabq.zoom.us/j/2269592859>

Address: 2600 Louisiana Blvd NE

Meeting ID: 226 959 2859

The City of Albuquerque Environmental Planning Commission will hold a public hearing in the Plaza Del Sol Building Hearing Room, Basement, 600 2nd St. NW, on March 21, 2024 at 8:30 AM. All persons have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 924-3860 or contact the applicant.

Required to be posted from March 5, 2024 to April 5, 2024 by Louisiana Hotel Corporation (applicant/property owner) / Modulus Architects (agent) 505-338-1499

REFER TO FILE# RR-2024-009945 / SI-2024-00204 phone

It is illegal for an unauthorized person to remove or tamper with this sign

REQUEST

Major Amendment to the controlling Site Development Plan to remove the eastern portion of the site. As a result, the eastern portion of the subject site will follow the Integrated Development Ordinance (IDO)

* Join zoom meeting

<https://cabq.zoom.us/j/2269592859>

Site acres ± 7 acres

Meeting ID: 226 959 2859

Address: 2600 Louisiana Blvd NE

The City of Albuquerque Environmental Planning Commission will hold a public hearing in ~~the Plaza Del Sol Building Hearing Room, Basement,~~ ^{* VIA ZOOM} ~~600 2nd St. NW,~~ on March 21, 2024 at 8:30 AM. All persons

have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 924-3860 or contact the applicant.

Required to be posted from March 5, 2024 to April 5, 2024

by Louisiana Hotel Corporation (applicant/property owner) / Modulus Architects (agent) 505-338-1499 phone

REFER TO FILE# PR-2024-009945 / SI-2024-00204

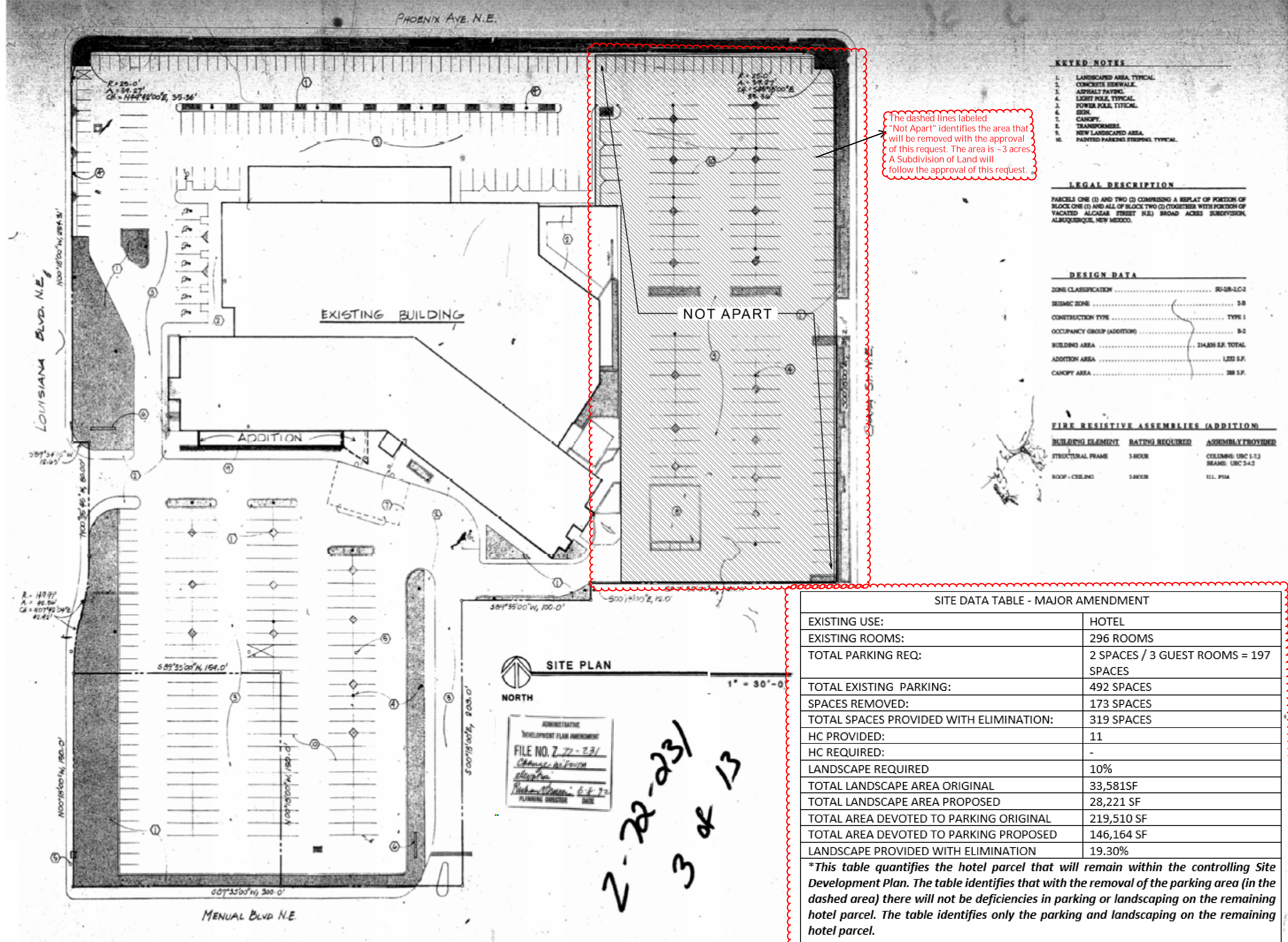
It is illegal for an unauthorized person to remove or tamper with this sign

CONTROLLING SITE PLAN

SITE PLAN – MAJOR AMENDMENT

Site Development Plan has been amended to follow the current Integrated Development Ordinance (IDO) Rules and Regulations for Parking, Landscaping and Dimensional Standards for remaining hotel parcel.

The dashed area that is labeled "Not Apart" (approximately 3 acres) is no longer apart of the Site Development Plan and will follow all IDO Standards.



KEYED NOTES

1. LANDSCAPED AREA, TYPICAL.
2. CONCRETE SIDEWALK.
3. ASPHALT PAVING.
4. LIGHT POLE, TYPICAL.
5. POWER POLE, TYPICAL.
6. SIGN.
7. CANOPY.
8. TRANSFORMER.
9. NEW LANDSCAPED AREA.
10. PAINTED PARKING STRIPE, TYPICAL.

LEGAL DESCRIPTION

PARCELS ONE (1) AND TWO (2) COMPRISING A REPEAT OF PORTION OF BLOCK ONE (1) AND ALL OF BLOCK TWO (2) TOGETHER WITH PORTION OF VACATED ALCAZAR STREET (N.E.) BROAD ACRES SUBDIVISION, ALBUQUERQUE, NEW MEXICO.

DESIGN DATA

ZONE CLASSIFICATION	SU-2B-2C-2
SEISMIC ZONE	2-B
CONSTRUCTION TYPE	TYPE I
OCCUPANCY GROUP (ADDITION)	B-2
BUILDING AREA	214,855 SF. TOTAL
ADDITION AREA	1,232 SF.
CANOPY AREA	288 SF.

FIRE RESISTIVE ASSEMBLIES (ADDITION)

BUILDING ELEMENT	RATING REQUIRED	ASSEMBLY PROVIDED
STRUCTURAL FRAME	1-HOUR	COLUMNS: USC 1-7.3 BEAMS: USC 3-4.2
ROOF - CEILING	1-HOUR	T1L, P514

SITE DATA TABLE - MAJOR AMENDMENT

EXISTING USE:	HOTEL
EXISTING ROOMS:	296 ROOMS
TOTAL PARKING REQ:	2 SPACES / 3 GUEST ROOMS = 197 SPACES
TOTAL EXISTING PARKING:	492 SPACES
SPACES REMOVED:	173 SPACES
TOTAL SPACES PROVIDED WITH ELIMINATION:	319 SPACES
HC PROVIDED:	11
HC REQUIRED:	-
LANDSCAPE REQUIRED	10%
TOTAL LANDSCAPE AREA ORIGINAL	33,581 SF
TOTAL LANDSCAPE AREA PROPOSED	28,221 SF
TOTAL AREA DEVOTED TO PARKING ORIGINAL	219,510 SF
TOTAL AREA DEVOTED TO PARKING PROPOSED	146,164 SF
LANDSCAPE PROVIDED WITH ELIMINATION	19.30%

*This table quantifies the hotel parcel that will remain within the controlling Site Development Plan. The table identifies that with the removal of the parking area (in the dashed area) there will not be deficiencies in parking or landscaping on the remaining hotel parcel. The table identifies only the parking and landscaping on the remaining hotel parcel.

SITE PLAN



ADMINISTRATIVE
DEVELOPMENT PLAN AMENDMENT
FILE NO. 7-22-231
Change of Use
Planning Director: [Signature]
DATE: [Blank]

2-22-231
3 of 13



STEVEN S. CAMPBELL, P.E.
ARCHITECTS 1105 ANNUNZIO S.E. ALBUQUERQUE, NEW MEXICO 87108

CHECKED: GHP

CAA

DRAWN: CAA

DATE: 6/26/22

82099

A1

VICE CHAIR EYSTER: In that case we will continue with agenda item number 6. This is project PR-2024-009945 a request for a major amendment to revise a controlling Site Development Plan at 2600 Louisiana Blvd at the Northeast corner of Menaul Blvd and Louisiana Blvd. Staff Planner is Ms. Heyne, Ms. Heyne, would you like to proceed with your presentation?

CATHERINE HEYNE: Good morning, Commissioners and Mr. Chair. I will set this up so that I can share my screen.

VICE CHAIR EYSTER: You're starting to come on, and there you are.

CATHERINE HEYNE :And I'm on awesome. So good morning, Mr. Chair, and and Commissioners and members of the public. My name is Katherine Heyne, and I'm the staff planner assigned to this case. This agenda item is number 6, PR-2024-009945, case number SI- 2024-00204. This request is for a major amendment to remove the Eastern, most 3 acre portion of the controlling Site Development plan which would then be controlled by the IDO and DPM, rather than the existing Site Plan design standards seen in Z-72-231. And this is also for an update to update the controlling Site Development Plan, parking and landscaping that will be provided on the western portion of the site. The overall subject site is approximately 7 acres, and located at 2600 Louisiana Blvd Northeast, which is the northeastern corner of the Louisiana and Menaul Blvd Intersection the subject site is located within an area of change, and within 660 feet of the Louisiana Major Transit Corridor and the Menaul Blvd multimodal corridor. Furthermore, the subject site lies within the uptown urban center and forms part of its northern edge, all within the mid heights community planning area. The subject site is Zoned MX-M which was converted from a special use for mixed use of the uptown buffer zone. When the IDO became effective in 2018. The Controlling Site Development Plan was originally approved by the EPC in 1978 and officially signed by the city staff in 1982, the most recent amendment to the controlling Site plan was made in June, 1992. The controlling Site Development Plan includes a hotel and the Associated Parking surrounding the structure to the north, east, and south, the request would eliminate parking from the hotel. The applicant has reflected this on the amendment sheet. The hotel would use the hotel use would still be in compliance with parking standards. The applicant's policy-based analysis demonstrates that the request for a major amendment to the Controlling Site development plan is generally consistent with the applicable comprehensive plan. Goals and policies. the affected neighborhood organizations of Albuquerque Park and classic uptown were notified as required as were all property owners within a hundred feet of the subject site. No public meeting was requested, however, this week, after the 9:00 am March 19th, 48 hour material deadline. We received notice and opposition to this request from 3 members of the public. Regarding project number PR-2024-009945, case number SI-2024-00204. Staff recommends approval of the major amendment EPC. Also, staff would like to propose an update to finding 2 which would clarify the request. and this can be shared now, or when the Commission sees fit.

VICE CHAIR EYSTER: Now is fine, Miss Heyne.

CATHERINE HEYNE: Let me see if I can make it bigger.

VICE CHAIR EYSTER: That's beautiful!

CATHERINE HEYNE: Alright. So we just in order to clarify. Would you like me to read it out?

VICE CHAIR EYSTER: Please, do, please, do.

CATHERINE HEYNE: Okay. The Revised finding would be the applicant requests the EPC to 1) Remove the eastern 3 acres of the subject site from the controlling Site Development Plan Z-72 ,and there's a typo it's 231 and 2) Update the parking and landscaping that will be provided on the western portion of the site due to the removal of the parking and landscaping on the eastern portion. The eastern portion of the site being removed would then be controlled by the IDO and subject to IDO processes and regulations under the MX-M Zone district the process for future site plans would be determined at the time of application, pursuant to IDO requirements.

VICE CHAIR EYSTER: Thank you, go ahead.

CATHERINE HEYNE :And I was just gonna say, we added point 2 of that revised finding.

VICE CHAIR EYSTER: Update the parking and landscaping that will be provided on the western portion. That's the western portion of these 3 acres.

CATHERINE HEYNE: Of the 7 acre subject site.

VICE CHAIR EYSTER: Of the whole 7 acres? Okay,so we are looking at another part of the site.

CATHERINE HEYNE: That's that's the original part that was under the controlling or develop the Controlling Development Plan.

VICE CHAIR EYSTER: I have not absorbed that in my review of the documents. So as we move through, perhaps you or the applicant can give us some details. I imagine one of you will.

MEGAN JONES: Chair Eyster, I recommend that Catherine pull up exactly what she's doing right now, so she can point out to you exactly what this amendment is. This isn't something new that's been added to the Major Amendment request. This has been a part of the major amendment request by the applicant from the very beginning what they did to clarify, and I will let the applicant speak to this in their presentation, but they did reflect on this Major Amendment sheet that they're requesting to remove that Eastern, most, most portion of the site right there where she's highlighting and due to removing that parking and landscaping on the site, updates to the parking and landscaping provided on the entire site needed to be updated because they were losing, parking and landscaping for the existing hotel use. Does that clarify?

VICE CHAIR EYSTER: It sure does. Thank you, Miss Jones.

MEGAN JONES: Thank you.

MATT MYERS: Chairman Eyster. Matt Myers.

VICE CHAIR EYSTER: Thanks, Mr. Myers, go ahead.

MATT MYERS: To follow up on what Ms. Jones said, so legally I can just follow this and and I bet the applicant may address this as well. But so yeah, I understand we're removing the eastern portion with the removal of the Eastern portion, will then have an impact on the amount of landscaping and and parking that was provided on the part that remains the Western portion that will still be subject to the Site Development Plan. So then the question is, if the Site Development Plan, you know, one talked about how much landscaping and parking was provided. Okay, I guess we have to amend that I think you address that. Then the question is, did it have specific requirements for landscaping and parking? And are those going to be amended? Did it not have specific parking requirements, and will it now just default to the IDO? And will those be satisfied? Or or, if so, they'll have to change probably the requirements, unless the requirements that were in there are still satisfied, even though a lot of parking is removed when we remove the Eastern 3 acres.

VICE CHAIR EYSTER: Thank you, Mr. Myers, that that helps me a lot.

MATT MYERS: Thank you, and I bet that the applicant will address that.

VICE CHAIR EYSTER: Absolutely. That's good. Miss Heyne, you mentioned 3 expressions of opposition from members of the public that came into you after the 48 hour, and I guess we will see what sort of testimony we get shortly, and then, if there's something that is not covered there I'll ask you to please explain what you got when we get back to your close. Is that okay?

CATHERINE HEYNE: Sure, that's okay. Thank you. Mr. Chair.

VICE CHAIR EYSTER: Great. Great. Are there any questions from the Commission? Then let's go to the applicant's presentation. The of the Agent is Modulus Architects and Land Use Planning, who will be speaking for modulus today?

REGINA OKOYE: Good morning. This is Regina Okoye with Modulus Architects. I'll be speaking on this, and I have Angela Williamson, if she needs to step in as well.

VICE CHAIR EYSTER: Okay then let's get you both under oath. Do you swear to tell the truth, under penalty of perjury?

REGINA OKOYE: I do.

VICE CHAIR EYSTER: I will imagine you both said you do and would you state your name and address for the records.

REGINA OKOYE: Regina Okoye, Modulus architects. 8220 San Pedro Dr NE suite 520, Albuquerque New Mexico, 87113

ANGELA WILLIAMSON: Angela Williamson, Modulus architects. 8220 San Pedro Albuquerque, New Mexico, 87113.

VICE CHAIR EYSTER: Thank you both. I'll give you the floor. I hope 10 min will suffice for your presentation.

REGINA OKOYE: Yes, I'd like to pull up a Powerpoint presentation, if I may.

VICE CHAIR EYSTER: I'll let you know when I see it.

REGINA OKOYE: Okay.

VICE CHAIR EYSTER: It's coming up, and I think it's up. Go ahead.

REGINA OKOYE: Perfect. So as stating in the opening, this is a request for a major amendment to the controlling Site Development Plan. The purpose of this request is to remove the Eastern, most portion of the subject site. The removed area will then be controlled by the IDO for all future development. The remainder of the site will remain in the controlling Site Development Plan as described earlier, we did have to modify the parking calculations and the landscaping regulations, and that is shown in my next slide. So I'll go over that in a little bit. So, the Eastern portion is being modified for the parking and landscaping counts only. Did it change screens on your side?

VICE CHAIR EYSTER: Nothing, there now it is.

REGINA OKOYE: Perfect. So, the overall site is located at 2600 Louisiana Blvd, and is approximately 7 acres. So, the Eastern portion that we are removing is approximately 3 acres the overall site is zoned. MX-M is within the uptown urban center within the Louisiana Major Transit Corridor within an area of change as designated by the ABC Comp Plan. So, the site that we are currently removing is the current parking spots to the Eastern portion and the remainder of the site to the West is the Sheraton Hotel. So in 1978, the Site Development Plan was originally approved by the EPC and officially signed off by city staff in 1982 prior to the effective date of the IDO. The most recent AA was in 1992. The current Site Development Plan is shown on the left side of the screen. So that is the current one that is controlling the Site Plan as of today. The major amendment to the Eastern portion is shown on the right side. There are no uses being proposed at this time. The applicant was requesting the Site Development plan to the Eastern portion, because the change in zoning and ordinances, the community and the city process for

the development. The Site Development Plan will follow the IDO in terms of the regulations that are put into place today. The current zoning that was originally approved was for the ordinances that were approved back in 1982. So, since the IDO was adopted, all prior zoning regulations become obsolete and the IDO was implemented. So, the current hotel is currently overparked. So, I'll go over this parking table. I'm not too sure if I can zoom in on your end. Let's see. So, I would like to describe this parking table that we have in front of us here. So, it does describe the current hotel for the whole site. And then how many parking spots exist, how many parking spots we are removing, and the total parking that is required for the remainder of the site. So, what this table is showing is that we're not causing any discrepancies with the parking table or parking counts as of the IDO charts today as well as the landscaping. So the prior approvals are very, they're very hard to read in the first place, that's why we're asking for clarity on the future, moving forward to remove it and follow the IDO for clarification purposes. There's a lot of unclear aspects in terms of parking and landscaping. It does provide a 10% on the original. I'm sorry. 15% on the original, and the parking just identifies it as the original parking count. It doesn't say what is required and what is over parked in terms of the prior ones. So, to clarify and to clean everything up on the site, we do want to follow the IDOI. So, it's clear on what is being removed, what is remaining, and that we are not causing any discrepancies in the future development of the site and...

VICE CHAIR EYSTER: I hate to interrupt Ms. Okoye, but what you're saying just isn't landing with me because I can't see that. Maybe maybe we could pull that up on our own computers, I guess, couldn't we? Or maybe you can get it bigger?

REGINA OKOYE: Okay, let me stop sharing.

ANGELA WILLIAMSON: Chairman Eyster, I just wanna point out that I think what she, while she's pulling that table up is that the original Site Development Plan did not provide a parking table of or refer to a code with required parking. All it stated was what they were providing. So there's nothing to compare it to, to determine if it was sufficient or adequate, and what code they were following at that time. All it states is that they were. Regina, can you zoom in on the original EPC Approval? All it states is that they were providing X number of parking spaces, which I believe from memory is 491. But I'll we'll pull that up. But that's it. It doesn't say what code they're referring to, so we have no way to go back and reference a code. So in our proposal, we are then taking the requirements as if that Sheraton, we're being built today and saying, here's what the IDO requires that that was being built today. And then that is what is being referenced in our updated table of parking requirements.

VICE CHAIR EYSTER: That helps. Thank you.

REGINA OKOYE: So, this is the image of the current Site Development Plan that exists today, and then I will pull up the one that we are modifying as well. So you guys can have a closer look at it. So, this is a close up of the Modified Site Development plan that we are proposing today. And it shows the site data table with the existing uses, the parking that's being removed and the total landscaping that's being removed, and that it shows that there's no deficiencies being provided with this application.

ANGELA WILLIAMSON: And again, to reiterate that's based off of today's IDO requirements. There was no table of reference in the original Site Development Plan that referenced what they were providing it based upon.

VICE CHAIR EYSTER: Thank you. So I'm I'm sorry I'm interrupting you. You finish your presentation, then I'll get my further questions. Go ahead.

REGINA OKOYE: Are you sure? Cause we can answer questions as we go? That's fine.

VICE CHAIR EYSTER: No, I'm I'm sure I need. I want to follow the protocol closely. Thank you.

MATT MYERS: Chairman, do you mind if I Matt Myers, just just jump in on this, on this, on this issue again?

VICE CHAIR EYSTER: No, I don't mind at all.

MATT MYERS: So, I think what the applicant is saying makes sense, I mean, I think I would just I would just modify it a bit, I would say, Well, the required parking is what was shown on the site plan. That's what that's what the body who approved that determined what the required parking was, but of course that probably stemmed from the requirements that were in place at the time. Right? So now they are saying under the current IDO here is what would be required for this type of development, and we will still meet it even when the 3 acres on the East are removed, and so that seems to be a compelling and reasonable argument.

ANGELA WILLIAMSON: Very well said Mr. Myers.

MATT MYERS: Legally as well.

VICE CHAIR EYSTER: That makes perfect sense. Thank you. Thank you. Go ahead, Ms. Okoye.

REGINA OKOYE: Okay, absolutely. So, I'm just gonna go into the reasoning justification on why this application is going to be put in front of you. So, to pursue into a major amendment the review and decision criteria must all be met, and our request does meet the identified criterion, and we just kind of want to touch on what provisions are put into place when this does follow the IDO. So, this request will protect the community with the future uses are tied to precautionary measures within the IDO, such as distance, requirements, size, restrictions, buffer requirements, and various other measures. This helps to ensure appropriate scale and location of development and character building design. And one of the things we'd like to emphasize is the IDO has safeguards put into place that will protect the residential lots to the North under under the neighborhood regulations, the subject site is a regulated block which will require future development of the site to comply with specific provisions for building height, to mitigate potential adverse impacts. There are also use specific standards put into place to protect the surrounding

residential zones. So, the future development of the site will have to go through the Site Plan DFT or Site Plan Administrative, depending on which threshold is met. And once again, we're not proposing any uses at this time. This will ensure further compliance with the applicable provisions of the IDO, DPM, and City regulations. And then we will be going to the Development Hearing Officer to make this parcel stand alone parcel, to re-subdivide this plot to this lot and that is really all I had for the rest of the presentation, and that we will stand for any questions at this time.

ANGELA WILLIAMSON: Regina, this is Angela. Would you go back to the table? I just want to clarify for the record. If that's okay Commissioner Eyester or Chairman Eyster.

VICE CHAIR EYSTER: That that would be fine. Thank you, Ms. Williamson.

ANGELA WILLIAMSON: Regina. If you can zoom into the parking table, let's go over those numbers. And how we arrived at those numbers so that they're everyone is clear. Can you zoom in a little bit? I'm a little bit older than you, I can't read very well.

VICE CHAIR EYSTER: That shows well.

ANGELA WILLIAMSON: I like that size. The hotel room as it exists today. The hotel has 296 rooms based on the current IDO. That hotel requires 2 parking spaces for every 3 guest rooms that would require, by IDO standards, a total parking of 197 spaces. There are currently 492 spaces provided for this hotel. We are requesting to remove 173 spaces. Which would still leave 319 spaces. So it's almost more than double, not not double. But it's well above what's required of 192, with the remaining spaces being 319. So I just wanna go over that. How we arrived at those numbers and demonstrate that even with the removal of these 3 acres. This Sheraton Hotel is still well over parked.

VICE CHAIR EYSTER: Thank you.

ANGELA WILLIAMSON: That goes for the landscaping as well. The landscaping required at the time of approval was 10% the total landscaping in the original area was 33,581 square feet. Oh. I just lost you, Gina just lost you. there we go. The total area being proposed is 28,221 and so, even with the elimination, you're still at 19.3%. So you're well over the 10% that was originally required. So I just wanted to go over those numbers with you so that you can see that our request would still well than would more than qual-meet all of the standards required today. If this was a new project being presented to the Commission.

VICE CHAIR EYSTER: Thank you.

ANGELA WILLIAMSON: Thank you.

VICE CHAIR EYSTER: Do you have any further presentation?

ANGELA WILLIAMSON: I don't believe so, sir. Thank you, Chairman Eyster.

VICE CHAIR EYSTER: You're welcome. You're welcome for myself. That makes it perfectly clear that the the modified Site pPan, if we approve it, it is well parked and well landscaped. Do any commissioners have any questions for the applicant? I'd like to just pose one question. and that is Ms. Okoye referenced neighborhood edges. Ms. Okoye, are we in a urban center, main street or premium transit zone?

REGINA OKOYE: We are in an uptown urban center.

VICE CHAIR EYSTER: Okay, I I reviewed IDO 59 neighborhood edges. And it says that generally there are 2 kinds of lots. The regulated lot is the ones that that you would be developing, and the MX-M lot and the protected lots would be the R-1 lots to the North. Normally on building height, step down in neighborhood edges on regulated lots within a hundred feet of the nearest protected Lot property line. They must step down to a maximum height of 30 feet, but in a urban center. Main Street premium premium transit regulated lots within 50 feet need to be limited to 30 feet high. And I've looked at Google Maps, and I didn't scale it. But it looks like the distance from your lot to the regulated to the protected lots is about 50 feet. So I guess the only protection they're going to get is well, they're not gonna get any protection because they're all within. They're they're more than 50 feet from the regulated lot. Have I got that right? I mean the protection they're gonna get is they're they're they're gonna be subjected to whatever the permissive height is in the MX-M but they're not really going to get any benefit from the neighborhood edges, are they?

REGINA OKOYE: I can definitely verify that distance.

VICE CHAIR EYSTER Okay.

REGINA OKOYE: But other than that there are use specific standards put into place for residential uses, for specific uses that are being proposed that are permissive in the MX-M. There are precautionary measures for residential, such as conditional use permits. You're required to go to the ZHE hearings XYZ in terms of that aspect.

VICE CHAIR EYSTER: I'm only addressing your statement in the finding about the building height step down. So we can look at that as we proceed.

REGINA OKOYE: Okay.

VICE CHAIR EYSTER: Is there any question from any Commissioner? Commissioner Coppola, are you trying to speak? Okay. thank you. Since there's nothing from the Commissioners at this moment. I'm gonna ask Mr. Salas if we have public speakers who wish to give testimony.

ERNESTO ALFREDO SALAS: Yes, Chair and commissioners. The first speaker is going to be Dan Devany.

VICE CHAIR EYSTER: Is that Mr. Devany?

ERNESTO ALFREDO SALAS: Devany. Yes, sir.

VICE CHAIR EYSTER: Is that is that how you say your name, sir?

DAN DEVANY:: Yes, sir.

VICE CHAIR EYSTER: Thank you.

DAN DEVANY: I think I think on your end. I might have the video defeated.

VICE CHAIR EYSTER: I don't know what you mean by defeated. We can't see you.

DAN DEVANY:: I think Ernesto just enabled it. There we go.

VICE CHAIR EYSTER: Yeah, okay, we can see you. Do you swear to tell the truth, under penalty of perjury, perjury?

DAN DEVANY: I do.

VICE CHAIR EYSTER: And would you please state your name and address for the record.

DAN DEVANY:: Daniel L. Devany. 2701 Chama Street NE 87110

VICE CHAIR EYSTER: Thank you.

DAN DEVANY: And of course the mailing came to property owners, me and (INAUDIBLE)

VICE CHAIR EYSTER: Okay. Are you speaking on behalf of yourself or a registered, recognized Neighborhood Association?

DAN DEVANY: Not a registered Neighborhood Association. I am representing my views and 3 of my closest neighbors, and we're all in that area you call protected to the North.

VICE CHAIR EYSTER: Okay, we'll offer you 2 minutes, and we'll see if that does the job. Go ahead.

DAN DEVANY:: I would request 3 minutes just because 4 families involved here. If that's okay with you and I'll jump right in.

VICE CHAIR EYSTER: Good. We will not chase you off until you've got at least 3 minutes.

DAN DEVANY:: I appreciate it.

VICE CHAIR EYSTER: Yeah, a little more. If you really need it, go ahead.

DAN DEVANY: I'm new to this format, but I really appreciate you making it so friendly.

VICE CHAIR EYSTER: You're very welcome! Go right ahead!

DAN DEVANY:: So the points I'm gonna get to, are we are very nervous about this move. And the main points I'm gonna get to is, we don't want to see more infrastructure on this site, because current infrastructure is not cared for well and the parking allotment we're going, I'll give you some details, but we think the parking allotment is not accurate. We don't want to see the current parking lot split up or split off. As I said, current maintenance on this site is not real good. I happen to be standing in front of it right now and I'll give you a view of it. Alright, that is not, oh, it is cooperating. I think you have that view. So we're looking at the north edge of the property now, and lighting conditions aren't real good this time of day, but it is in disrepair. The East Side is worse off, to make it fast, I'll just switch to a picture here, but I hope you can see that the timbers that support structurally support the land I've rotted away. They drop off onto the sidewalk. The dirt erodes away. It creates a problem that's both unsightly and at times it's also a safety problem and I'll switch you back to me. And next up, I would say that this reflects to all of us that the site really doesn't reflect the neighborhood. The 2 very long portions of the site that border our neighborhood are not maintained. Now the parking we watch, we watch go what goes on here at the hotel we watch because we go to the hotel a lot, and we really enjoy going there. But I feel that 3 rooms need 2 parking places is not an accurate description of what this property needs. A lot of that traces back to delivery trucks. These are semi tractor trailers. They come in here in the morning. They have to spin around in that large pink area on your site plan that's looked at to be used for other purposes and they have to back into the loading dock. Secondly, even a more stressing requirement is the tour buses. The tour buses need a lot of space. They come in. They do engine on parking all night long. They like to spread out. They want room between themselves to so they can sleep on the bus at night. This is the bus crew. They sleep there and, secondly, they want a little room between themselves, so they're not all breathing the same exhaust. I can give you a shot of the tour buses. This is a slow season for tourists. but even last Friday we saw that we had 5 tour buses on the site Saturday and again they like to spread out. And they are right in the pink area that was on your site development plan. Saturday that switched to 3 tour buses. Those were pushed to the outside of the property when they run all night long. That's less desirable, and we are afraid that eliminating the large portion of the lot that's in the pink area will push the tour buses into the neighborhood at night again, since they run all night. That's not a good solution. and those are our main objections to this. I am happy to answer any questions, if you have any.

VICE CHAIR EYSTER: Thank you, Mr. Devany. Any Commissioner questions? I might ask you to just clarify a bit more on the tour buses and then, later, I want to ask the applicant about that. Did you say that they tour buses or Semis park on this area to the East of the hotel often?

DAN DEVANY:: Sir, the .. oh yes, the semis come in they'll wait in line and drop off stuff at the loading dock and then they'll leave. But the tour buses at times, yes, they will stay many days, that is, is, in one jaunt. Other times it's just approximately 24 hours, for example, the ones that we had Friday night that was 5 buses most of them were pulling trailers. They stayed less than 24 hours, but during the summer, when tourism picks up we can get a field of buses out there that can be 8, 9 buses they're all running. There's sufficiently a far enough away from my house when they're in that parking lot that I can create white noise, background noise, I don't complain about it. But if you move them out to the outer edges of the property, or you move them into the neighborhood. It is going to be a problem. And if you look at the Site Development Plan before you when you eliminate that large area in pink, the other areas of the parking lot are pretty well constrained. They're even slightly more constrained than what's on your Site Development Plan because some of them have cut outs for trees and beautification. There's probably about 8, 7, or 8 of those cutouts in the parking lot, but you can't just whip a tour bus into a parking space that's designed for small SUV. I hope that answers your question.

VICE CHAIR EYSTER: Thank you. That absolutely does, any other question commissioners? Thank you, Mr. Devany for participating. Mr. Salas, our next public speaker.

ERNESTO ALFREDO SALAS: Yes, chair and commissioners. The next speaker is going to be Amanda Heuser.

VICE CHAIR EYSTER: Thank you. Ms. Heuser, is that how you say your name?

AMANDA HEUSER: No, it's Heuser but it's okay. I understand.

VICE CHAIR EYSTER: Good that that's how I would have said it, because I studied that language one time. Then I will ask you, do you swear to tell the truth, under penalty of perjury?

AMANDA HEUSER: Yes, I do.

VICE CHAIR EYSTER: And would you state your name and address for the record.

AMANDA HEUSER:: My name is Amanda Heuser. My address is 2705, Alcazar Street NE Albuquerque, New Mexico, 87110.

VICE CHAIR EYSTER: And is 2 min adequate for your statement?

AMANDA HEUSER: It is adequate, I do want to reflect that I am also speaking on behalf of one of our neighbors who is unable to attend this meeting today directly across from us. So, our issue with this is in reference to what has been previously stated. Yes, there are a lot of tour buses. Yes, there are a lot of uses that that parking lot does get especially during State Fair time. A lot of the livestock trailers are parked there. A lot of the people who come in and do participate in the State Fair for the week do

reside there for the week. They do have their equipment there, things like that. So that area is heavily utilized where in agreement we cannot just have livestock trailers throughout the the neighborhood, because that would cause other issues, for whenever we have gatherings, you know, parking sometimes can be limited in an older neighborhood with single car driveways. But there are, you know, 2 people who drive vehicles things like that. It is also worrisome in regards to if this lot were to be removed, what is going to happen to it? What is going to be done to ensure that there will not be other individuals who do come and take residence there because it is a vacant lot that is not being utilized. There is no lighting or very little lighting. Whenever we do get dark, and we do have to go and just be around our neighborhood. Our concern is that there will not be enough done if they were to just come in and remove those parking spots. I would like to thank everybody for their time and their understanding, and hopefully this is resolved.

VICE CHAIR EYSTER: Thank you any questions for Ms. Heuser? I don't see any questions. Thank you for speaking to us today Ms. Heuser, Mr. Salas.

ERNESTO ALFREDO SALAS: Yes, Chair and Commissioners. The next Speaker is going to be Wyndi Johnson.

VICE CHAIR EYSTER: Okay, good morning. Is that Ms. Johnson? Hi! I see you now. Do you swear to tell the truth, under penalty of perjury? You're you're muted. You're now.

WYNDI JOHNSON: Sorry about that somehow I managed (INAUDIBLE) muted this time.

VICE CHAIR EYSTER: You're you're okay now. I think I saw you say that you do swear to tell the truth.

WYNDI JOHNSON: I do, I do.

VICE CHAIR EYSTER: And would you please..

WYNDI JOHNSON: excuse me!

VICE CHAIR EYSTER: Please state your name which you were about to try to do, and your address for the record.

WYNDI JOHNSON: I apologize. I am so terrified. I'm sure you all know.

VICE CHAIR EYSTER: Don't you worry about a thing.

WYNDI JOHNSON: It's Wendy Johnson 2632 Espanola Street, NE in Albuquerque at 87110.

VICE CHAIR EYSTER: Great are you expressing your personal views?

WYNDI JOHNSON: My personal views, yes.

VICE CHAIR EYSTER: We'll we'll start you with 2 min and see if that does a job. Go ahead.

WYNDI JOHNSON: Okay, let's see how I do. Okay, the first thing I want to address is that there is no recognized neighborhood association for anybody to have reached out to, I learned that very recently, when I applied for my own variance application. I believe my neighbor has requested those documents that documentation be sent to him because he also just found out when he inquired about this particular amendment. He has not received any documentation to date. So, we are interested in having the neighborhood come together and have some, you know, decision making capacity with huge moves like this. My personal concerns are about cut through traffic and the speeding and the excessive traffic that's already on Phoenix. I personally have reached out to try I think it's the let's just say, traffic calming measures, the department of traffic engineering. Maybe? I'm sorry. I am curious if there was a traffic study done because of this amendment proposal. I was told very clearly that our street did not qualify for traffic calming or for a traffic study, because of a number of things that I just can't remember right this minute. But then last week I received an email telling me that we did qualify for traffic calming measures, even though I had a full conversation with the nicest man ever. So that's that's kind of what I'm worried. I I'm one of those people fist shakers that people who drive by, I live on the corner, and I stand out there and shake my fist, it's really important and very, very hugely on my radar right now. How many cars there are, and and and the speeding problems that happen. And I'd like to know if there's any possibility of seeing that kind of stuff addressed. Okay, that's I think we got for now.

VICE CHAIR EYSTER: Well, you've made your points very well. We appreciate you appearing today.

WYNDI JOHNSON:: Thank you.

VICE CHAIR EYSTER: Are there any questions by the Commission? Thank you, Ms. Johnson for appearing, you did a very good job. Mr. Salas, Mr. Salas, any further members of the public, wishing to speak?

ERNESTO ALFREDO SALAS: No chair and commissioners. Nobody else has signed up to speak. If anybody else wishes to speak, please say so now. I believe that's it Chair.

VICE CHAIR EYSTER: Thank you, sir. This moves us to staff closing. Miss Heyne, you may close, and then we'll see if we have some questions. Go ahead.

CATHERINE HEYNE: Alright. Thank you, Mr. Chair. We believe that what is in place right now with the IDO would mitigate any of these issues with the neighborhood. But I would like to also defer to Megan Jones. Miss Jones, would you help out with some of the other questions. I know that the neighborhood had some concerns about the parking, and what would potentially happen going forward.

MEGAN JONES: Sure, thank you Catherine. I'm happy to to speak to that just a bit and I will. If any other, if any other staff or Mr. Myers would like to jump in, please feel free to do so. But as far as as parking on the private parking lot of trailers and and buses I think that's something that the applicant should speak to, because if there is some sort of private parking agreement that the owners of that property now have to allow that parking on their site, that that's something that this that I wouldn't know or have knowledge of right now, and as far as parking in the R1-C zoned neighborhood to surrounding that site the the IDO I does have standards in place that would not allow for long periods of time in in those in that zone district, although I I don't believe that there's anything that specifically calls out that they can't park. Although someone can't just just park at your home without the approval of the property owner. So I believe that that that issue could be mitigated as well. Outside of that, if nobody has any other questions regarding parking those issues brought up, we do have that revised finding and a new condition to bring up on screen. In regards to this discussion that's been held around parking.

VICE CHAIR EYSTER: Ms. Heyne, are you done with your close?

CATHERINE HEYNE: Yes, I am. Thank you, Mr. Chair.

VICE CHAIR EYSTER: Thank you. Thank you, Ms. Jones. I did hear loud and clear about Mr. Devany about tour buses parking beside or in front of his home. I'm under the impression that anyone can park on any street anytime they want that the curb parking is open to everybody, unless it's somehow got a permit or something. Am I wrong there? I I think I think those buses might end up in front of his house all night. Am I wrong?

MEGAN JONES: I believe you're correct. Unless the the property is designated as private property. I would need to circle back with more information about parking regulations on side streets, in residential neighborhoods.

VICE CHAIR EYSTER : Thank you that that would be helpful. We're working on issues in my neighborhood where people in RVs park in front of people's houses, and then they stay overnight and maybe they stay a lot of nights, and so we're trying to figure that one out. But to the best of my knowledge, it's pretty much open season on a curb parking in front of a on on a public street. But we'll see what we learn as we discuss. Any questions for staff on the close from the Commission?

MEGAN JONES: We do, we do have that revised finding and condition to bring up to show the commission screen. If you'd like for us to do that now as well.

VICE CHAIR EYSTER: That would be fine Ms. Jones, and Mr. Devany I'm not inclined to be able to call on you because we've closed the floor for public comment. We'll see where things go, and we'll see if we may be able let you address some of these questions, but for now go ahead Ms. Jones let's look at the revised finding 2.

MEGAN JONES: Thank you, I just pulled that up on my screen. Now let me zoom in a little bit. I did just update the language here to clarify a little bit better. The discussion we had about parking and landscaping on the Western portion of this, the site that does state update the parking and landscaping provided on the Western portion of the site pursuant to the IDO MX-M zone district due to the removal of the existing parking and landscaping on the Eastern portion of the site. So if you'd like to read through that, and let me know if that sits a little bit better with all of you, and if we need to clean it up a little bit more.

VICE CHAIR EYSTER: That's okay with me for the moment. When we go to the applicants closing, we'll let them comment on it and make sure they're good and then condition 3. Did you want to do that now? New condition 3.

MEGAN JONES: And that's in regards to clarifying that the parking and landscaping that's being updated on the major amendment sheet. Just a new condition that states the site data table on the major amendment sheet shall include a note clarifying that the updated parking and landscaping calculations are pursuant to the IDO under the MX-M Zone district, because it's not very clear as that table sits on the major amendment sheet right now.

VICE CHAIR EYSTER: Thank you, any questions from commission? Seeing none, we will go to applicant and ask for applicants close.

ANGELA WILLIAMSON: Thank you Chairman Eyster. Angela with modulus architects, I wanna thank first of all the residents of the neighborhood. We didn't get a chance to meet with them, prior to this submittal as they elected not to have a meeting. However, we've heard them. We've heard their comments and share their concerns in terms of the challenges posed by the tour buses and their impact on the traffic in the neighborhood. I believe that management would work to find a solution that balances the needs of all parties involved particularly working with the tour bus companies. So it's it's not a zoning issue. I don't think for this body, but it's certainly something that I hear, and we will take to management. Because we've been this our clients have been neighbors with these residences for almost 50 years. Moving forward, I think that we would love to collaborate and work with the neighbors on the future development that is being considered at this time. But one of the benefits of commuter future development on this western portion is that as we move forward, that site will be required to bring that site up to code in terms of the broken sidewalks. You know some of these other issues that they're concerned about about the lack of upkeep, if you will, with the Sheraton, these are all things that we will be addressing as we move forward. And I just wanna put it out there Mr. Devany and the rest of the residents we are completely open and transparent, and we would love to work with all of you as we move forward on whatever's being planned, which there's there's several ideas being considered, but nothing concrete. So it's a good time to involve the residents in what's moving forward. But again, this would give the the property owners an opportunity, or actually a requirement by the city to upgrade that property to meet the standards. If a development was to move forward with the DFT. That's all I have. Commissioner Eyster, unless you have any further questions for me.

VICE CHAIR EYSTER: Thank you, Ms. Williamson. I brought up the point that I thought that the IDO 59 building height step down on neighborhood edges was not going to help the community because they're about 50 feet from your property. Did you or Ms. Okoye look at that?

ANGELA WILLIAMSON: I had looked at that prior to our submittal, and you are correct, the the IDO it, although it is a regulated lot, and is subject to the standards of the neighborhood provisions and protections in this case, because it is in an urban center, that protection regarding the height step down doesn't really offer any protection to the neighbor, because, as you pointed out, the height is 50 the setback is 50 feet from the adjacent residences in this case.

VICE CHAIR EYSTER: Are there other, are there other aspects of the neighborhood edges that would protect the neighborhood? 59-D parking, drive through or drive up facilities and loading. Where parking or vehicle circulation areas on a regulated lot about a protected lot a minimum 6 foot high, opaque wall or fence shall be required to visually screen the parking lot chain link with slats does not constitute acceptable screening. That would apply to the Northern part of the hotel lot where, but but it doesn't really have a a help to people as far as buses out on the curb. I guess.

ANGELA WILLIAMSON: You're correct, Commissioner. I apologize like someone came into my office. Yes, so Commissioner, Eytser, or Chairman Eyster. Excuse me, I have to get used to the new title.

VICE CHAIR EYSTER: So do I.

ANGELA WILLIAMSON: There are..

VICE CHAIR EYSTER: It's temporary.

ANGELA WILLIAMSON: In that there are provisions for landscaping and parking, and drive through aisles, and so forth, which we would of course honor all those. But I think that the point the reason that this site creates some challenges in trying to create those buffers, if you will, for the adjacent neighborhood is because it is in an Urban center, and it's intended for urban development, which is very dense. So while respecting the rights of the property owners on both sides, the reason that some of these restrictions and and allowances were put in place is is acknowledging the fact that this development is in an urban center, which is the way the place that dense urban development was intended. So I know it seems like some of these provisions are, are not being implemented for these residences. But you know that that is what the urban center is intended for is dense urban development.

VICE CHAIR EYSTER: Thank you. Thank you. Commission any questions for Ms. Williamson or Miss Okoye? Mr. Myers, would I be permitted to give Mr. Devany another minute? You're muted.

MATT MYERS: Thank you Chair. I think that's absolutely fine. You could do that.

VICE CHAIR EYSTER: Okay, Mr. Devany, would you like to address the commission for another minute or 2?

DAN DEVANY: Well, I appreciate it, sir. I was just earlier, I was going to clarify that the buses that come in everything that comes in, those are guests of the Sheraton. That's why they come, and that's why they stay so long. To date, I've only had with the lot like it is now I've only had 2 problems with buses. I had a Eastern Tennessee football team park too close to the edge of the property that vibrates the house all night and I had the thundering heard Marshall University parked right in front of the house once got a nice picture their their bus, but that was very uncomfortable to have that.

VICE CHAIR EYSTER: Ah! Thank you.

DAN DEVANY:: I remember it well, because my mother went to school there. But when the buses get that close it's it is uncomfortable.

VICE CHAIR EYSTER: Thank you for appearing before this commission today. We appreciate your input.

DAN DEVANY:: Yeah, thank you for being a wonderful host.

VICE CHAIR EYSTER: Hmm! You're very welcome. Applicant is closed, and I have asked the Commission if they have any questions, and I don't believe we got any. The request is for a major amendment to revise the controlling Site Development Plan. It would remove the Eastern most approximately 3 acres of the site and it would also modify the parking and landscaping requirements in the controlling Site Plan. Is there any discussion from the from the Commission? I see Ms. Johnson I'm sorry, Miss Johnson, I've just gone too far to to go back I apologize. You know what, I'm I'm gonna go back on myself. You take a minute, I I think that we need to know what everybody thinks. Go ahead.

WYNDI JOHNSON: Thanks very much. I had lost my notes, and they're all just a mess, and it's kinda like a reflection of my head. Thank you for the the extra minute. I I did forget to mention that there are bus stops along Phoenix. School kids you know, sit out there in the mornings and and get dropped off there in the afternoons. And I think that that deserves to be considered. You know whether there's gonna be cut through traffic to a new business area or something something that you know a hotel is one thing. People typically just enter on one side of the building. When I was a kid, and that was built the whole backside. There were there were entrances on Phoenix into the back parking lot later that was amended this is my memory is like a 9 year old, too but late. I remember there being entrances in, and then that had to be shut down because the neighborhood was getting too much traffic into the backside of the north side of the hotel. So anyway, there will be more traffic right there, and there are kids that need to be safe. That's all, that was my last point.

VICE CHAIR EYSTER: Thank you for speaking to us today. Ms. Jones, would you like the floor?

MEGAN JONES: Thank you Chair Eyster, and I would like to pose a question to Mr. Myers, if you can. I just received I received an email at about 11:51, probably during public comment period. There's a gentleman here by the name of Steven Verchinsky, who has been in contact with us since yesterday. He's trying to find a way to speak during this hearing. I believe he's here, if if we can get him, would we be would he be able to provide that public comment now?

VICE CHAIR EYSTER: Since he's been trying for about an hour, I think he has that right.

MATT MYERS: Yeah.

MEGAN JONES: What I'm gonna do. I see, I believe I see him here and Mr. Verchinsky, I apologize. If I'm saying your name wrong. I'm going to ask you to unmute yourself. You should get a notice on your screen and you should be able to come off of mute that way. Lets see, It's I just got noticing that he's on he's on a phone. So Mr. Verchinsky, if you're dialing in on a cell phone, if you could please press. I believe it is Star.

ERNESTO ALFREDO SALAS: Star 6.

MEGAN JONES: There, you where there you go, star 6 on your phone, and you should be able to come off of mute. Oh, seems that we're having some issues. Okay well, I'm I'm not sure if if he's able to unmute himself. So I guess we can just proceed proceed forward unless he can, unless he can find a way to come off of mute I believe that Ms. Heyne is trying to give him the call to assist him.

VICE CHAIR EYSTER: I think it could take another minute. Does any Commissioner have any discussion at this time?

COMMISSIONER COPPOLA:: I do if you've got a second.

VICE CHAIR EYSTER: Absolutely. I would love to hear it, Commissioner Coppola.

COMMISSIONER COPPOLA: Commissioner Coppola here. I think with the decision, you know, the decisions that are for us to decide are whether or not the to bring this property up to current code standards is sort of the way I'm seeing it, and there may not be. It may not be entirely perfect, but there's been a lot of thought that's gone into the IDO over the years, and I think, more positive than negative effects and we'll go into place by bringing a property like this into the into current standards, and it probably will give surrounding neighbors more effective tools at dealing with some of the issues that they're discussing. I don't know that for certain on every single issue, but it seems like leaving it the way it is or bringing it up to current. I'd be more in favor of bringing it to current because of all the things that just stated. So that's my opinion.

VICE CHAIR EYSTER: Thank you, Commissioner. Any other commissioner have an idea to express?

COMMISSIONER HALSTEAD: Yeah, I could speak for a second, but I'd like to hear Catherine Heyne.

VICE CHAIR EYSTER: Yes, I'm I'm good with that, Miss Heyne. What do you have?

CATHERINE HEYNE: I have Mr. Verchinsky on the line, and he is unable to press star 6 to come off mute, and so I have him here online, and I have him on Speaker phone, and I hope it doesn't cause reverberation. But would that be alright to present to the Commission?

VICE CHAIR EYSTER: We'll give it a try. We need to swear him in somehow.

CATHERINE HEYNE: Alright. Let's see if we can hear it. Can you hear that?

VICE CHAIR EYSTER: Not hearing anything yet, still nothing Ms. Heyne.

COMMISSIONER HALSTEAD: Looks like we have the whole team on it now.

VICE CHAIR EYSTER: We do, don't we?

COMMISSIONER HALSTEAD: Every voice matters.

VICE CHAIR EYSTER: I like the idea of giving a every member of the public a chance to be heard, and we're almost at the point of having made extraordinary measures, and we may need to give up soon. But

MR VERCHINKSY: Hello!

VICE CHAIR EYSTER: Oh! I heard a Hello!

MR.VERCHINSKY: Yeah, you can hear me now?

VICE CHAIR EYSTER: Speak real loud.

MR VERCHINSKY: Okay. My name is Steven Verchinsky,(INAUDIBLE) founder and President of the Downtown Neighborhood Association. I live at 2700 Espanola NE and been a resident here since 1982.

VICE CHAIR EYSTER: I'm I'm not hearing him Ms. Heyne. A little bit, but it's really garbled.I I feel like we've gone as far as we have to go to take public comment. Mr. Myers, you think that's defensible?

MATT MYERS:I agree. I agree with that chair.

VICE CHAIR EYSTER: Okay, all right. Ms. Heyne, we're going to give up on that, and we're going to go to commission deliberation. I'll go ahead and give a counterpoint to Commissioner Coppola. I think he has some good points there about making this 3 acre site usable, making it really more attractive for the

community. It will bring uses that, I think, the MX-M uses are generally pretty attractive to a community. They allow people to have a place to go and businesses to frequent and enjoy. So there's there's benefits there. I think there's gonna be I think there's gonna be issues with those buses. They've been doing this for 50 years parking out there on that Eastern part of the lot, and occasionally they've even parked over on Phoenix or on Chama, or maybe some of the others. I wonder what the Commission thinks about promulgating that kind of a possible problem for the people to next door. I also note that the maximum height in the MX-M in the urban center is 65 feet, and I wonder I'm going to ask Staff if there are any solar protections. I know very well there are solar protections in the IDO, and I'm not in a position to go look for them right now. But I wonder if those lots on the North to the North would be protected in terms of their solar access. I'm going to look at that while you look for it, and while other commissioners may offer their positions.

COMMISSIONER HALSTEAD: Commissioner Halsted.

VICE CHAIR EYSTER: Please. Go ahead. Commissioner.

COMMISSIONER HALSTEAD: Yeah, thank you Chair. I would like to voice my support of this proposal. I do understand the the reservations about tour buses specifically. However, overall I think this building is, is quite overparked. I work and live in this general vicinity and I think the the current IDO is is pretty clear on, on what the expectations are for parking. And ultimately, parking really doesn't add to the community. I know that there is the potential issue that needs to be resolved of of handling tour buses, and quite possibly tour buses will have to go to to another hotel like the the Marriott, just down down the road. But I think building on this site will add a lot to the community. A lot more than a parking lot. Currently will so I'm in favor of this change.

VICE CHAIR EYSTER: Thank you, Commissioner. More discussion Commissioners? I have located solar access IDO 5-10, and it protects the solar rights of residential properties on the North side of buildings but only in RA-1, RM-C, RT, and R-ML, so if the subject lot were one of those, it would give the people North of Phoenix a lot of protection and as it is, it doesn't. I think it'd be It'd be easy enough to build something 65 feet height there, or even 77, if it had workforce housing. And I'm not real crazy about that. That's a permissive a right for property owner with an MX-M property. And I'm I'm sorry it's like that, and I'm not at all sure that's what anyone wants to develop. We're not really talking about that today, you know, they might be putting in a one story beautiful bakery that the residents will love but it could be up to a 77 foot mixed use building also. Any other Commissioner? If there's no further discussion, I could ask for a motion I will indicate that I would not be inclined to vote for approval but I certainly respect all the positions of all the Commissioners. Is there a motion?

COMMISSIONER COPPOLA: I think I'm prepared Chair

VICE CHAIR EYSTER: You're doing a yale mans work today Commissioner Coppola.

COMMISSIONER COPPOLA: I am, and then just to clarify, we have a revised finding and a new condition. Is that correct?

VICE CHAIR EYSTER: I'll ask Ms. Heyne or Ms. Jones to give us the answer to that. Well, now, that's a nice service. Thank you.

COMMISSIONER COPPOLA: Wow there we go. Okay, I make a motion for approval in the matter of project matter PR-2024-009945 case number SI-2024-00204, findings, 1 through 12, with a revised finding number 2 conditions, 1 through 2 and a new condition 3.

VICE CHAIR EYSTER: I think that does the job. Is there a second?

COMMISSIONER MACEACHEN: Commissioner MacEachen, second.

VICE CHAIR EYSTER :Thank you, Commissioner MacEachen. Is there discussion? Hearing none, I'll call the role of the Commissioners. Commissioner MacEachen?

COMMISSIONER MACEACHEN: Commissioner MacEachen is an I.

VICE CHAIR EYSTER: Commissioner Halsted? We didn't hear you, Commissioner.

COMMISSIONER HALSTEAD: Commissioner Halstead I. Can you hear me now?

VICE CHAIR EYSTER: Yeah, we sure do. Commissioner Cruz?

JOSEPH M CRUZ: Commissioner Cruz, I.

VICE CHAIR EYSTER: Commissioner Coppola?

COMMISSIONER COPPOLA: Commissioner Coppola, I.

VICE CHAIR EYSTER: Chair votes no. Motion passes 4 to 1. Thank you to everyone who was involved in this matter today.



NOTICE OF APPEAL

April 15, 2024

TO WHOM IT MAY CONCERN:

The Planning Department received an appeal on April 3, 2024. You will receive a Notice of Hearing as to when the appeal will be heard by the **Land Use Hearing Officer**. If you have any questions regarding the appeal please contact, Christina Chavez-Gonzales, Administrative Assistant, 505-924-3370 or christinachavez@cabq.gov.

Please refer to the enclosed excerpt from the City Council Rules of Procedure for Land Use Hearing Officer Rules of Procedure and Qualifications for any questions you may have about this procedure.

Any questions you might have regarding Land Use Hearing Officer policy or procedures that are not answered in the enclosed rules can be answered by Michelle Montoya, Clerk to the City Council, (505) 768-3100 or mmmontoya@cabq.gov.

CITY COUNCIL APPEAL NUMBER: AC-24-13
PLANNING DEPARTMENT CASE FILE NUMBER:
PR-2024-009945, VA-2024-00099

APPLICANT: Daniel L. Devany
2701 Chama St NE
Albuquerque NM, 87110

AGENT: Hessel E Yntema III
Yntema Law Firm P.A.
215 Gold Ave Sw
Suite 201
Albuquerque NM, 87102

cc: Michelle Montoya, City Council, City Hall, 9th floor

Hessel E. Yntema III, Yntema Law Firm P.A, hess@yntema-law.com

Modulus Architects & Land Use Planning Inc.

rokoye@modulusarchitects.com

Classic Uptown NA, Bert Davenport, brt25@pm.me

Classic Uptown NA, John Whalen, johnwhalen78@gmail.com

Dan Devany, dandevany9@gmail.com

Amanda Heuser, soccerplayer013@gmail.com

Wyndi Johnson, Wyndij@gmail.com

Devon King, City Legal, dking@cabq.gov

EPC File