



# Environmental Planning Commission

**Agenda Number: 5**  
**Project #: PR-2024-009947**  
**Case #: SI-2024-009947**  
**Hearing Date: March 21, 2024**

## Staff Report

<b>Agent</b>	Consensus Planning
<b>Applicant</b>	Vista Oriente, Ltd. Co.
<b>Request</b>	<b>Site Plan – EPC Major Amendment</b>
<b>Legal Description</b>	Lots 2-A and 2-B, Plat for Lots 2-A and 2-B, American Square (being comprised of Lot 2 American Square), Lot 1 Plat of Lots 1 and 2, American Square, Building D, Plat for American Square, Tracts F-1-A and E-1-A, CORR Plat of Tracts E-1-A, F-1-A, and F-1-B, Tracts F-1-B-1 and F-1-B-2, Plat of Tracts F-1-B-1 and F-1-B-2, Block C, Plat for American Square, and Block B-1A (replat of blocks A-1-A and B-1) American Square.
<b>Location</b>	3535 Menaul Blvd NE, between Richmond Dr. NE, Carlisle Blvd NE, Claremont Ave NE, and Menaul Blvd. NE
<b>Size</b>	Approximately 55-acres
<b>Zoning</b>	MX-M

### Staff Recommendation

**APPROVAL** of SI-2024-009947, based on the Findings beginning on p. 17 and subject to the conditions beginning on p. 21.

**STAFF PLANNER**  
*Seth Tinkle, Planner*

### Summary

The request is a Major Amendment to remove Lot 2-B from the existing site plan for subdivision. If this request is approved, Lot 2-B would be controlled by the IDO rather than the existing site plan for subdivision.

The subject site is located along the Carlisle Boulevard Major Transit Corridor and Menaul Boulevard Multi Modal Corridor, within the American Square Activity Center, and in a designated Area of Change.

The applicant notified the Bel-Air NA and property owners within 100’ of the subject site as requires. There is no known opposition.

The request generally furthers applicable Comprehensive Plan Goals and policies. Staff recommends approval subject to minor conditions.



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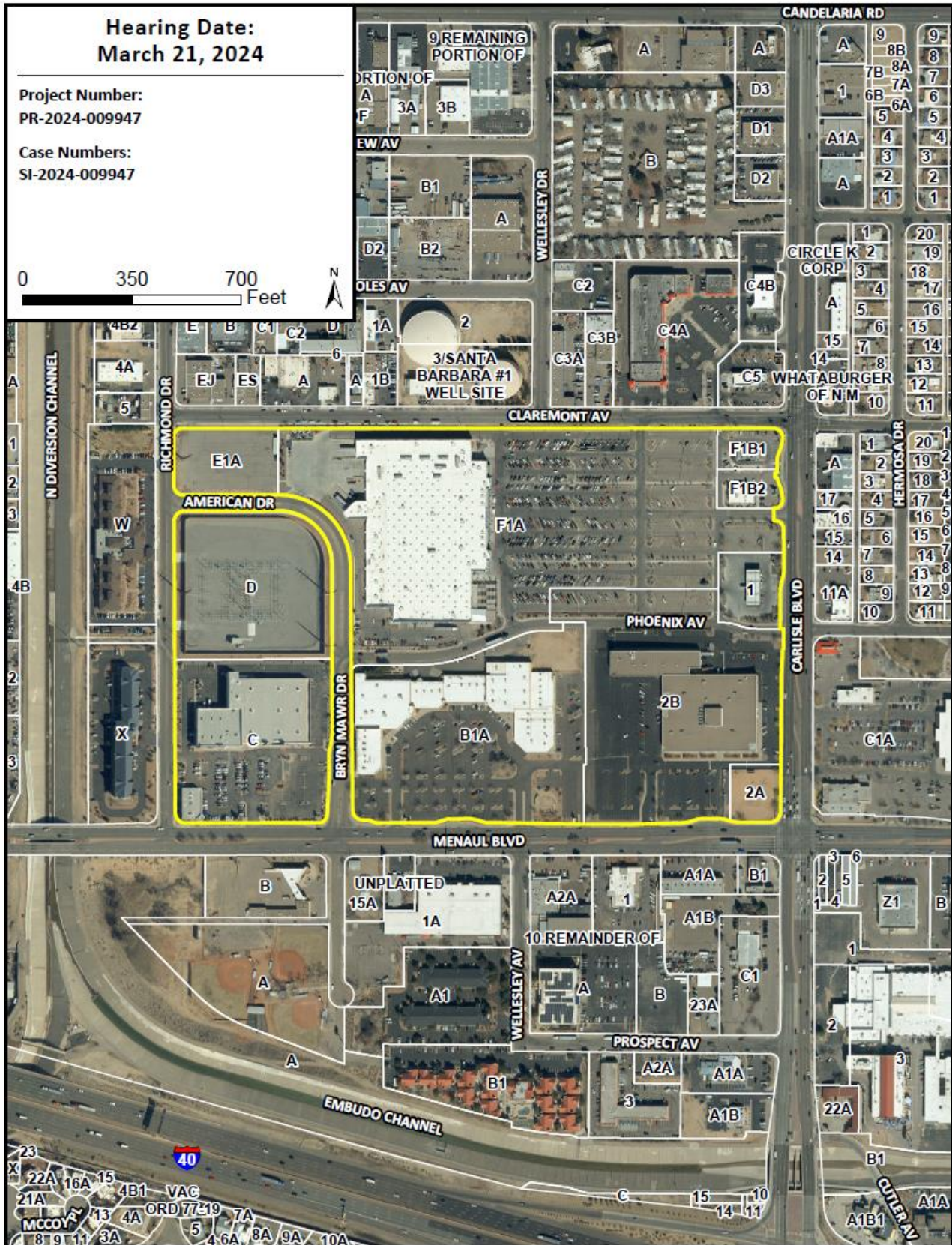
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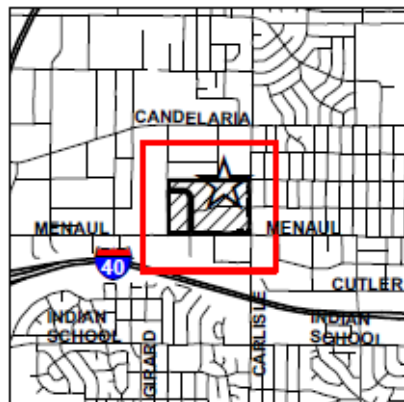
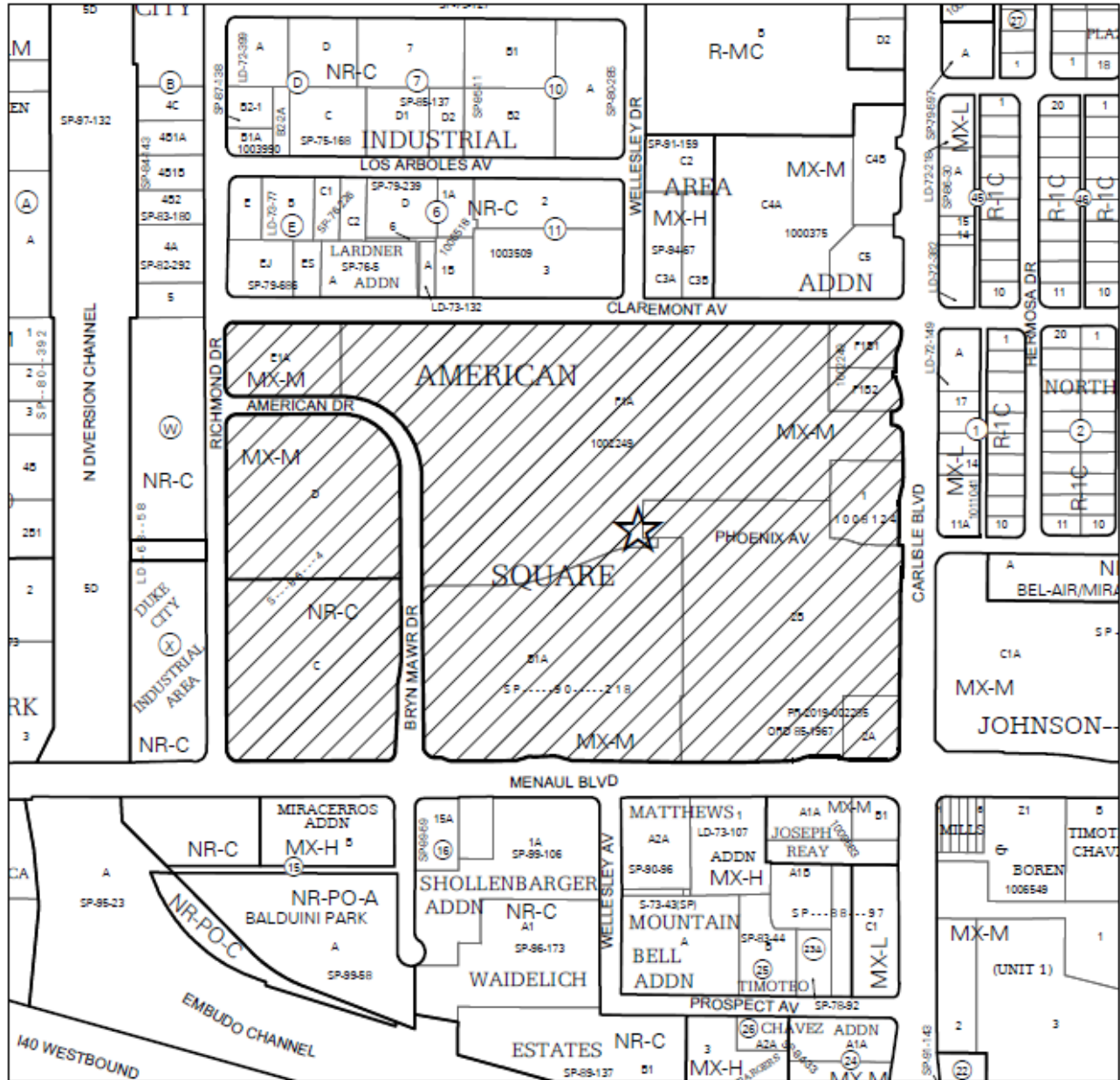
*Attachments*

- 2-Photographs – Existing Conditions p. 27
- 3-Zoning. p. 29
- 4-History p. 33
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- 10-Site Plan Major Amendment p. 115









**IDO ZONING MAP**

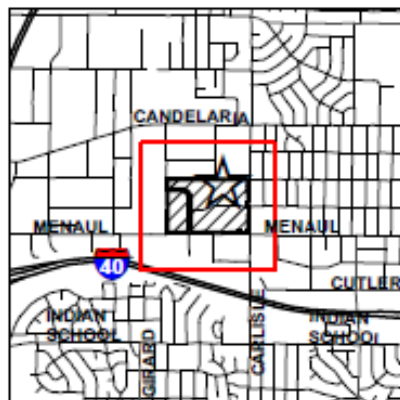
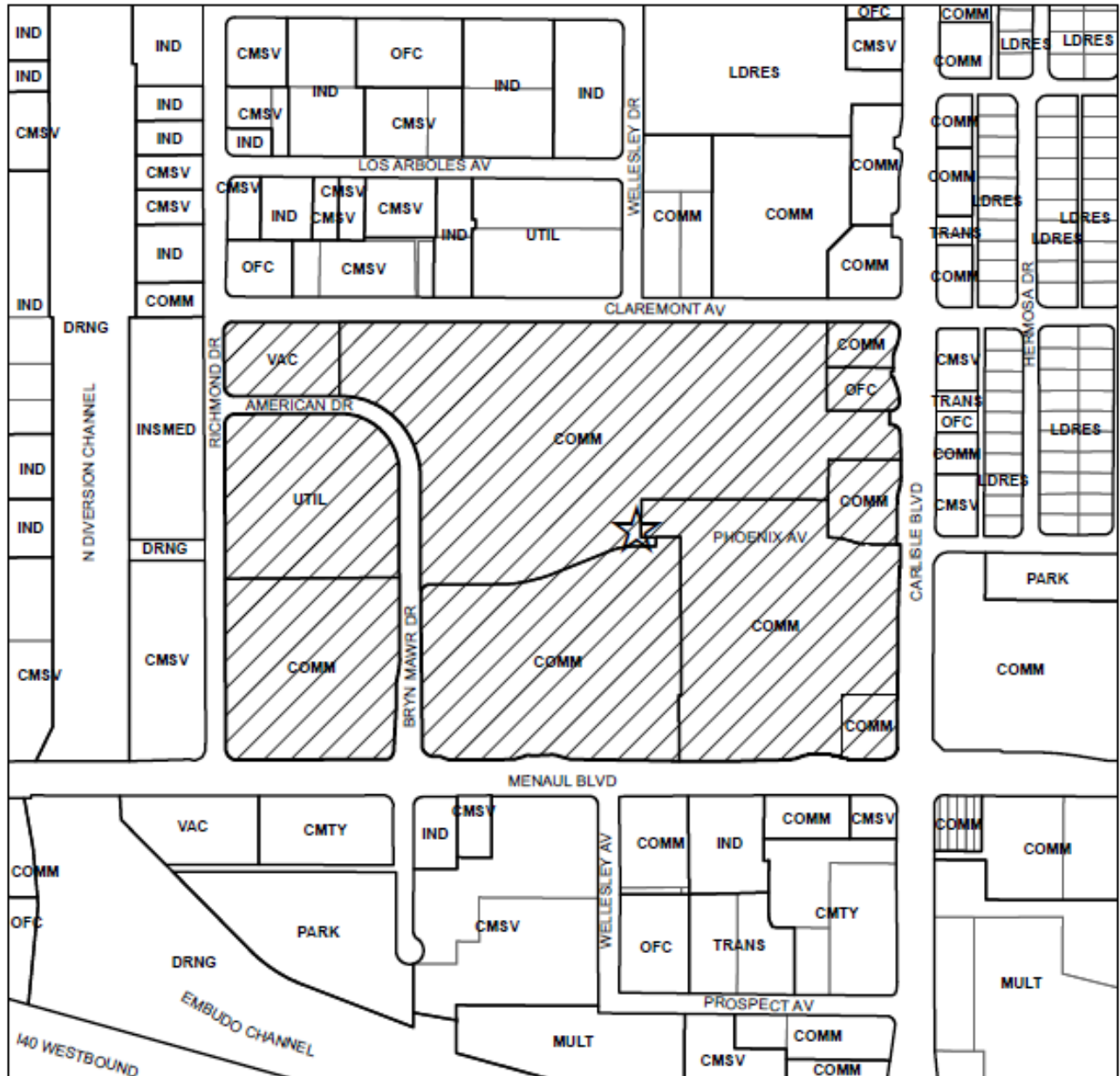
Note: Gray shading  
 Indicates County.



1 inch = 400 feet

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Zone Atlas Page:  
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**LAND USE MAP**

Note: Gray shading  
Indicates County.

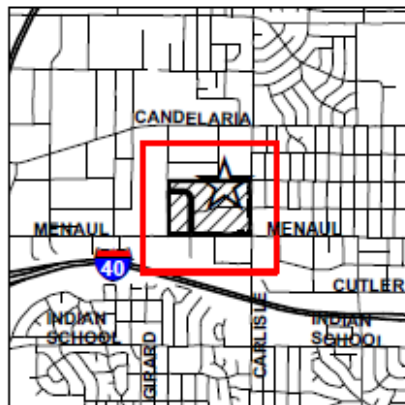
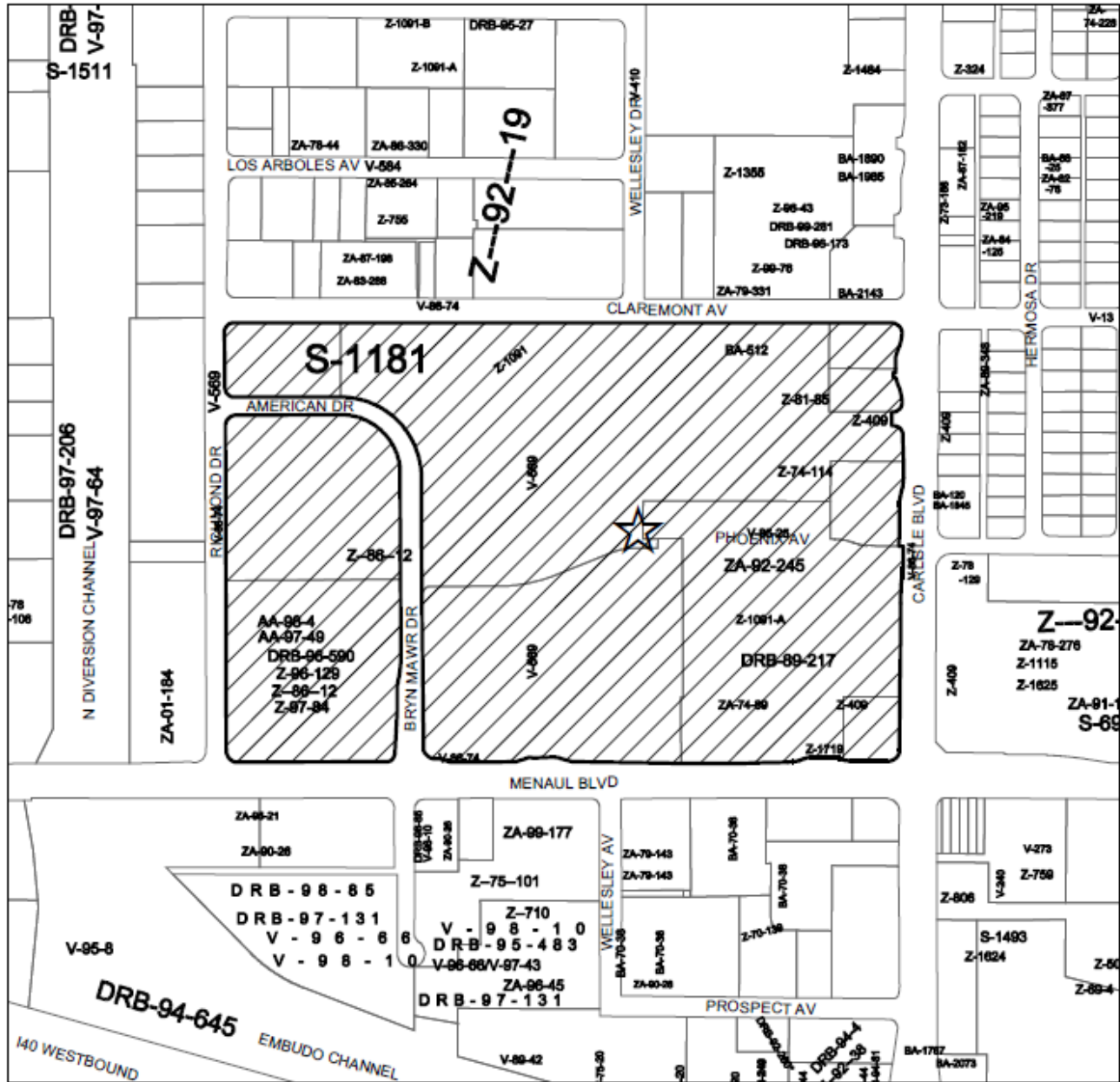
<b>Key to Land Use Abbreviations</b>	APRT   Airport
LDRES   Low-density Residential	TRANS   Transportation
MULT   Multi-family	AGRI   Agriculture
COMM   Commercial Retail	PARK   Parks and Open Space
CMSV   Commercial Services	DRNG   Drainage
OFC   Office	VAC   Vacant
IND   Industrial	UTIL   Utilities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



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**HISTORY MAP**

Note: Gray shading  
 indicates County.

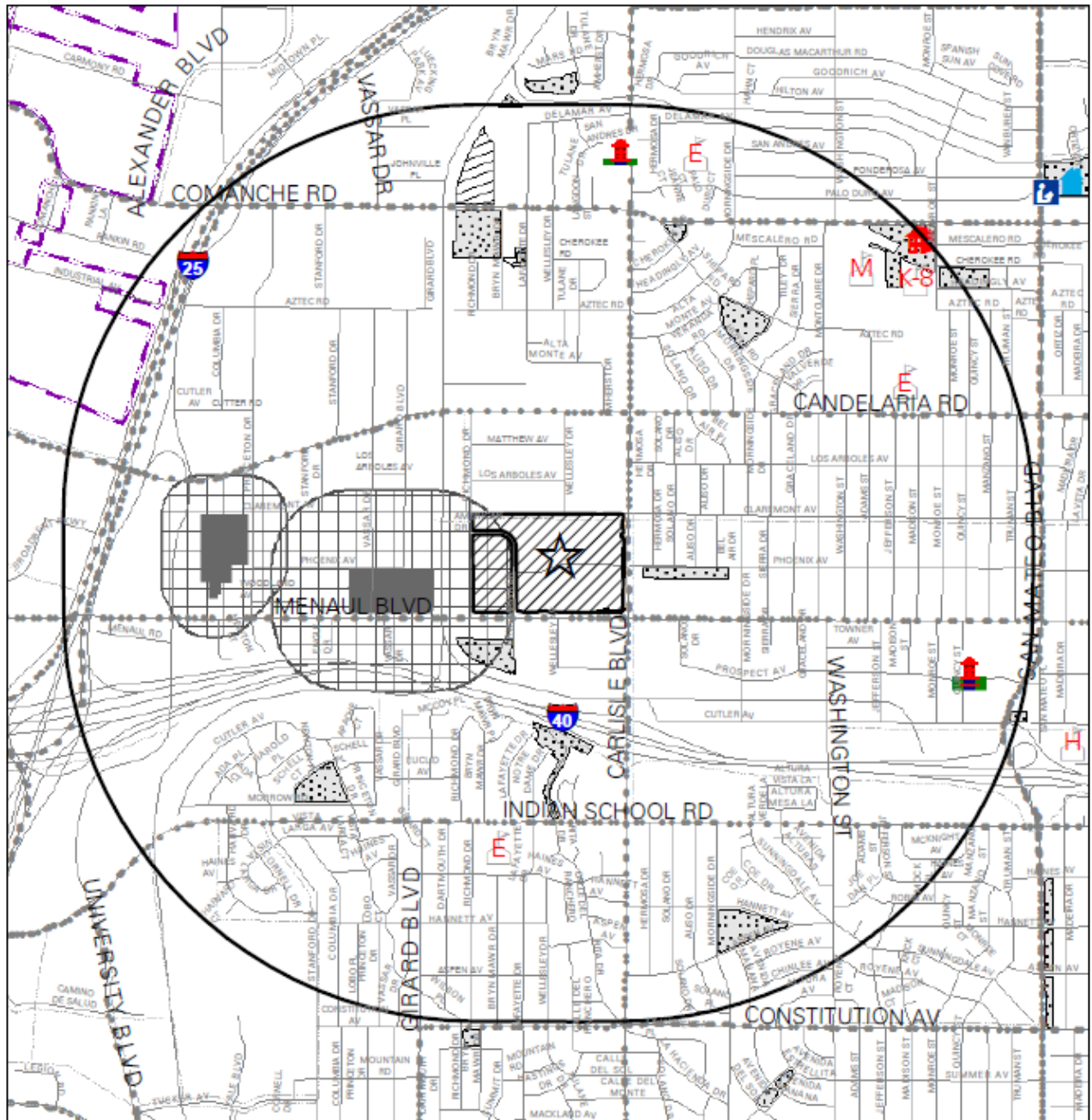


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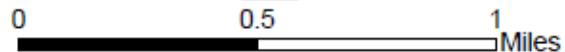




**Public Facilities Map with One-Mile Buffer**

- |                      |             |                          |                             |
|----------------------|-------------|--------------------------|-----------------------------|
| 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-2024-009947



**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	Vacant
<i>North</i>	MX-M	Area of Change	Commercial Retail (General retail)
<i>South</i>	MX-H & MX-M	Area of Change	Commercial Retail (Restaurant and General retail)
<i>East</i>	MX-M	Area of Change	Commercial Retail (General retail)
<i>West</i>	MX-M	Area of Change	Commercial Retail (General retail)

**Request**

The request is for a Site Plan – EPC, Major Amendment, for an approximately 55-acre site legally described as all or a portion of Lot 2-B, Plat for Lots 2-A and 2-B, American Square (being comprised of Lot 2 American Square), Lot 1 Plat of Lots 1 and 2, American Square, Building D, Plat for American Square, Tracts F-1-A and E-1-A, CORR Plat of Tracts E-1-A, F-1-A, and F-1-B, Tracts F-1-B-1 and F-1-B-2, Plat of Tracts F-1-B-1 and F-1-B-2, Block C, Plat for American Square, and Block B-1A (replat of blocks A-1-A and B-1) American Square, located at 3535 Menaul Blvd NE, between Richmond Dr. NE, Carlisle Blvd NE, Claremont Ave NE, and Menaul Blvd. NE, approximately 55 acres.

The applicant is requesting a Major Amendment to remove Lot 2-B (“the subject site”), an approximately 10-acre portion of the larger 55-acre site, from the existing site plan for subdivision. If this request is approved, Lot 2-B would be controlled by the IDO rather than the existing site plan for subdivision. This would allow Lot 2-B to be in accordance with the IDO’s MX-M zoning and any applicable use-specific standards.

The applicant states that Lot 2-B is intended to be subdivided into six pads to develop individually in the future after approval of a Major Subdivision by the Development Hearing Officer (DHO) and this Major Amendment.

**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 the American Square Shopping Center. The surrounding area is dominated by a range of commercial services and retail, light industrial, and office uses. The Bel-Air neighborhood, a low-density residential neighborhood, is located east and northeast of the subject site, across Carlisle Boulevard. Lot 2-B is the location of a (now vacant) home furniture store.

### ***History***

The subject site is controlled by a Site Plan for Subdivision, which was originally approved in 1986 by the EPC (Z-86-12, 1008124, 1010181, 1008124). The Site Plan for Subdivision included Lots 2-A and 2-B, Plat for Lots 2-A and 2-B, American Square (being comprised of Lot 2 American Square), Lot 1 Plat of Lots 1 and 2, American Square, Building D, Plat for American Square, Tracts F-1-A and E-1-A, CORR Plat of Tracts E-1-A, F-1-A, and F-1-B, Tracts F-1-B-1 and F-1-B-2, Plat of Tracts F-1-B-1 and F-1-B-2, Block C, Plat for American Square, and Block B-1A (replat of blocks A-1-A and B-1) American Square.

Prior case history is as follows:

- Z-86-12, 1008124, 1010181, 1008124 Controlling Site Plan for Subdivision
- ZA-74-89, ZA-92-245 old ZHE files
- S-1181 old DRB files
- Z-409, Z-1719, Z-1091-A old EPC files
- PR-2019-002285 / SI-2019-00098 Archaeological Certification
- PR-same / PS-2019-00030 Pre-submittal DRB Sketch Plat
- PR-same / SI-2019-00091; -92; -93; and -94 DRB Vacations of Public Easements (Legacy Project #'s 1008124,1009526)
- PR-same / SD-2019-00098 Subdivision – Minor Preliminary Plat
  - This action separated the SE corner of the property from the previous site development plan that was approved prior to the IDO.
- PR-2020-003321 / SI-2020-00026 Site development plan – Minor Amendment prior to IDO (for restaurant pad w/ drive-through)
  - The above action amended the previous site development plan to allow a drive-through restaurant.
- PR-2019-002285 / SD-2019-00098 removed Lot 2-A from the 10-acre site, but not from the controlling site plan for subdivision.

### ***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 Carlisle Blvd. as an Existing Minor Arterial and Menaul Blvd. as an Existing Community Principal Arterial. The subject site is also in relatively close proximity to Interstate 40.

### ***Comprehensive Plan Designations***

The subject site located wholly in an area designated by the Comprehensive Plan as an Area of Change.

The Comprehensive Plan designates Menaul Boulevard as a Multi-Modal Corridor. Multi-modal corridors 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 Comprehensive Plan designates Carlisle Boulevard as a Major Transit Corridor. 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. Walkability on these corridors is key to providing a safe and attractive pedestrian environment, as well as good access for pedestrians, cyclists, and transit users to goods and services along these Corridors and the Centers they connect.

The subject site is located in the American Square Activity Center. Activity Centers provide convenient, day-to-day services at a neighborhood scale to serve the surrounding area within a 20-minute walk or a short bike ride. They are intended to provide a mix of neighborhood commercial and residential uses at a slightly higher density than the surrounding single-family homes. These smaller centers should incorporate good pedestrian friendly design and are appropriate for mixed-use and multi-family housing.

### ***Comprehensive Plan Community Planning Area Designation***

The subject site is located within the Mid Heights CPA according to the Comprehensive Plan. The Mid Heights CPA is made up of many 1950s suburbs, this area includes major arroyos that form linear parks with multi-use trails. Uptown Urban Center, a regional shopping mecca, is its focal point.

### ***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. Carlisle Boulevard is classified as a proposed buffered bike lane.

### ***Transit***

Menaul Boulevard is served by Bus Route 8 (Menaul), which runs Monday through Sunday with a frequency of 20 minutes during the weekdays and 30 minutes on Saturday and Sunday. Carlisle Boulevard is served by Bus Route 5 (Montgomery-Carlisle), which runs Monday through Sunday with a frequency of 20 minutes during weekdays, 40 minutes on Saturday, and 65 minutes on Sunday.

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

Please refer to the Public Facilities Map attached, 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.

### **Zoning**

The subject site is zoned MX-M [Mixed-use – Medium Intensity Zone District, IDO 14-16-2-4(C)], which was assigned upon adoption of the IDO as a conversion from the former C-2 zoning designation (commercial). 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. Specific permissive uses are listed in Table 4-2-1: Allowable Uses, IDO pg. 145.

### **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 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.

The Comprehensive Plan designates Menaul Boulevard as a Multi-Modal Corridor and Carlisle Boulevard as a Major Transit Corridors. Multi-modal corridors 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. Major Transit Corridors are anticipated to be served by high frequency and local transit (e.g. Rapid Ride, local, and commuter buses). The subject site is also located in the American Square Activity Center. Activity Centers provide convenient, day-to-day services at a neighborhood scale to serve the surrounding area within a 20-minute walk or a short bike ride.

Applicable Goals and policies are listed below. Staff has found one additional Goal to be applicable, denoted by \*. Staff analysis follows in ***bold italics***.

### **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 in the Carlisle Boulevard Major Transit Corridor, Menaul Boulevard Multi-Modal Corridor, and the American Square Activity Center The request would facilitate future redevelopment that is consistent with the intent of these Centers and Corridors because future development would be consistent with the IDOs MX-M zone, which would allow an abundant mix of medium intensity uses on the subject site. 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 capture of regional growth on the subject site, which is located in a Multi-Modal Corridor, Major Transit Corridor, and an Activity Center, because the subject site's relatively large size and location can feasibly accommodate growth of this nature. Locating growth within Centers and Corridors promotes sustainable development patterns, according to the Comprehensive Plan. The request is consistent with Policy 5.1.1 Desired Growth.*

Policy 5.1.6 Activity Centers: Foster a mixed-use center of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses.

*The request would facilitate redevelopment of the vacant portion of the subject site, located within an Activity Center, which are intended to provide a mix of neighborhood commercial and residential uses. Future redevelopment would foster a mixed-use center of activities, services, and amenities, because development would adhere to the IDOs MX-M zone district, which allows a range of uses permissively. Future redevelopment on the subject site would be in relatively close proximity to nearby residents and businesses, thus promoting walkability and active transportation options, which support healthy lifestyles, according to the Comprehensive Plan. The request is consistent with Policy 5.1.6 Activity Centers.*

Policy 5.1.10 Major Transit Corridors: Foster corridors that prioritize high-frequency transit services with pedestrian-oriented development.

*The request would facilitate redevelopment of the subject site, located within a Major Transit Corridor, which are intended to be served by high quality and frequent transit. Future redevelopment of the vacant portion of the subject site would occur in an area that is well-served by transit and in walkable distance to a nearby residential neighborhood, which would foster this Major Transit Corridors by promoting transit-accessible and pedestrian-oriented development near transit stops. The request is consistent with Policy 5.1.10 Major Transit Corridors.*

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 would generally contribute to the creation of healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from the surrounding neighborhoods because it would facilitate future redevelopment of the subject site in a highly developed area with a mix of uses. The subject site is conveniently accessible by nearby residential neighborhoods through the existing sidewalk, bikeway, and transit networks. The request would generally encourage more productive use of the subject site, since it is currently vacant and underutilized. 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 facilitate future redevelopment of the subject site, which is already served by existing infrastructure and public utilities. Future development would generally promote efficient development patterns and use of land by providing promoting growth on a vacant infill location under the MX-M zone. 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 subject site is located in an Area of Change, Major Transit Corridor, Multi Modal Corridor, and Activity Center, which are desirable infill development locations according to the Comprehensive Plan. The request would facilitate future redevelopment of the subject site, which is already served by existing infrastructure and public utilities. The request is consistent with Policy 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 to 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, where growth is expected and desired. The request would encourage redevelopment of the subject site, which would enable and direct growth to an Area of Change. 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 request would facilitate future redevelopment of the subject site, which is located in an Area of Change, Major Transit Corridor, Multi Modal Corridor, and Activity Center. Future redevelopment of the subject site would direct growth and more intense development to these Centers, Corridors, and development area, where change is encouraged. The request is consistent with Policy 5.3.1 Infill Development.*

***Integrated Development Ordinance (IDO) 14-16-6-G(J)(3)- Site Plan-EPC Review and Decision Criteria***

IDO Section 14-16-6-6(J)(3) states that any application for a Site Plan-EPC, including a Major Amendment, will be approved if it meets all of the following criteria:

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

*As demonstrated by the policy analysis of the proposed major amendment to controlling Site Plan for Subdivision, the request is generally consistent with applicable Comprehensive Plan Goals and policies.*

- 6-6(J)(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 not located in a previously approved NR-SU or PD zoning district; the above criterion does not apply.*

- 6-6(J)(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 Plan for Subdivision. It does not include an analysis of the proposed future development,*

*which is subject to a separate request. 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, DPM, and other City regulations.*

- 6-6(J)(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 DFT and/or building permit process.*

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

*The request would abandon the controlling Site Plan for Subdivision and any future development on the subject site will be required to comply with the all development standards within the IDO, specifically buffering and landscaping requirements, which would mitigate any significant adverse impacts.*

- 6-6(J)(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(J)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur 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 Area and no cumulative impact 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 plan for subdivision, which was approved prior to the effective date of the IDO (May 17, 2018). Pursuant to IDO Section 14-16-1-10(A), prior approvals remain valid. The request exceeds the thresholds for a minor amendment because it would abandon the controlling site plan for subdivision on the subject site. Major amendments return to the original approving body which, in this case, is the EPC- which is being requested to relinquish its authority as the controlling body.

***Site Plan for Subdivision (Project # Z-86-12, 1008124, 1010181, 1008124)***

In 1986, the PEC approved the controlling site plan for subdivision for Lots 2-A and 2-B, Plat for Lots 2-A and 2-B, American Square (being comprised of Lot 2 American Square), Lot 1 Plat of Lots 1 and 2, American Square, Building D, Plat for American Square, Tracts F-1-A and E-1-A, CORR Plat of Tracts E-1-A, F-1-A, and F-1-B, Tracts F-1-B-1 and F-1-B-2, Plat of Tracts F-1-B-1 and F-1-B-2, Block C, Plat for American Square, and Block B-1A (replat of blocks A-1-A and B-1) American Square.

The applicant is requesting a Major Amendment to remove Lot 2-B, an approximately 10-acre portion of the larger 55-acre site, from the existing site plan for subdivision.

The existing site plan for subdivision controls the subject site and the applicant would like to abandon it to subdivide Lot 2-B into six pads to develop individually in the future after approval of a Major Subdivision by the Development Hearing Officer (DHO) and this Major Amendment.

With approval of the current request, the subject site would be controlled by the IDO. Future proposed development on the site would go to: Site Plan-Administrative (6-5(G)), Site Plan - DRB (6-6(I)), or Site Plan – EPC (6-6-(J)) for approval depending on which threshold is met.

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

##### ***Reviewing Agencies***

City departments and other interested agencies reviewed this application. Few but notable agency comments were received. Agency Comments received were based upon the initial application submittal on February 8, 2024. Staff has based the analysis on a revised project letter submitted on February 29, 2024.

The City Engineer, Transportation Development, has noted that the developer is responsible for permanent improvements to the transportation facilities adjacent to any future proposed site plan, as required by the DFT. Additionally, any future site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

PNM offered standard comments, which will become more important when the Site Plan is delegated to the DFT for final sign-off.

Agency comments begin on p. 23.

##### ***Neighborhood/Public***

Notification requirements are found in 14-16-6, in the Procedures Table 6-1-1 and are further explained in 14-16-6-4(K), Public Notice. The affected, registered neighborhood organization was the Bel-Air Neighborhood Association, which was notified as required. Property owners within 100 feet of the subject site were also notified as required (see attachments).

A pre-submittal neighborhood meeting was offered and requested within the 15-day period established by the IDO. This meeting was held on January 10<sup>th</sup> and facilitated meeting notes were provided (see attachments).

Based upon the facilitated meeting notes, it appears that the meeting went positively and the request was generally well received. Participants asked questions and raised concerns about traffic and homelessness in the area, which were answered as related to the request.

No additional pre-application meetings were requested, nor was any opposition from neighbors or property owners received at the time of this writing.

#### **V. CONCLUSION**

The request is for a Site Plan – EPC, Major Amendment, for an approximately 55-acre site legally described as all or a portion of Lots 2-A and 2-B, Plat for Lots 2-A and 2-B, American Square (being comprised of Lot 2 American Square), Lot 1 Plat of Lots 1 and 2, American Square, Building D, Plat for American Square, Tracts F-1-A and E-1-A, CORR Plat of Tracts E-1-A, F-1-A, and F-1-B, Tracts F-1-B-1 and F-1-B-2, Plat of Tracts F-1-B-1 and F-1-B-2, Block C, Plat for American Square, and Block B-1A (replat of blocks A-1-A and B-1) American Square, located at 3535 Menaul Blvd NE, between Richmond Dr. NE, Carlisle Blvd NE, Claremont Ave NE, and Menaul Blvd. NE, approximately 55 acres.

The applicant is requesting a Major Amendment to remove Lot 2-B (“the subject site”), an approximately 10-acre portion of the larger 55-acre site, from the controlling site plan for

subdivision. The subject site would then be controlled by the IDO, DPM, and other applicable City regulations.

The subject site is zoned MX-M (Mixed-Use – Medium Intensity Zone), located on the Carlisle Boulevard Major Transit Corridor, Menaul Boulevard Multi Modal Corridor, American Square Activity Center, and in a designated Area of Change. The request is generally consistent with applicable Comprehensive Plan policies.

This request would remove the subject site (Lot 2-B) from the controlling Site Plan for Subdivision (Z-86-12, 1008124, 1010181).

The affected neighborhood organizations and property owners within 100 feet of the subject site were notified as required. One pre-submittal meeting was requested and held. There is no known opposition to this request.

**Staff recommends approval subject to minor conditions needed to improve compliance moving forward.**

***FINDINGS – SI-2024-009947 - Site Plan-EPC, Major Amendment, March 21, 2024***

1. The request is for a Site Plan – EPC, Major Amendment, for an approximately 55-acre site legally described as all or a portion of Lots 2-A and 2-B, Plat for Lots 2-A and 2-B, American Square (being comprised of Lot 2 American Square), Lot 1 Plat of Lots 1 and 2, American Square, Building D, Plat for American Square, Tracts F-1-A and E-1-A, CORR Plat of Tracts E-1-A, F-1-A, and F-1-B, Tracts F-1-B-1 and F-1-B-2, Plat of Tracts F-1-B-1 and F-1-B-2, Block C, Plat for American Square, and Block B-1A (replat of blocks A-1-A and B-1) American Square, located at 3535 Menaul Blvd NE, between Richmond Dr. NE, Carlisle Blvd NE, Claremont Ave NE, and Menaul Blvd. NE.
2. The applicant requests that the Environmental Planning Commission (EPC) remove Lot 2-B, an approximately 10-acre portion of the larger 55-acre site, from the controlling site plan for subdivision (Z-86-12, 1008124, 1010181). The subject site (Lot 2-B) would then be controlled by the IDO, DPM, and other applicable City regulations.
3. 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).
4. The subject site is located along the Carlisle Boulevard Major Transit Corridor and Menaul Boulevard Multi Modal Corridor, within the American Square Activity Center, and in a designated Area of Change. It is within the Mid Heights Community Planning Area (CPA).
5. The subject site is zoned MX-M (Mixed-use Medium Intensity) a zoning designation received upon adoption of IDO in May 2018. The subject site was formerly zoned C-2 (commercial).

6. 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.
7. The request is consistent with the following Comprehensive Plan Goals and Policies regarding land use and development from 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 in the Carlisle Boulevard Major Transit Corridor, Menaul Boulevard Multi-Modal Corridor, and the American Square Activity Center. The request would facilitate future redevelopment that is consistent with the intent of these Centers and Corridors because future development would be consistent with the IDOs MX-M zone, which would allow an abundant mix of medium intensity uses on the subject site.

- B. 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 capture of regional growth on the subject site, which is located in a Multi-Modal Corridor, Major Transit Corridor, and an Activity Center, because the subject site's relatively large size and location can feasibly accommodate growth of this nature. Locating growth within Centers and Corridors promotes sustainable development patterns, according to the Comprehensive Plan.

- C. Policy 5.1.6 Activity Centers: Foster a mixed-use center of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses.

The request would facilitate redevelopment of the vacant portion of the subject site, located within an Activity Center, which are intended to provide a mix of neighborhood commercial and residential uses. Future redevelopment would foster a mixed-use center of activities, services, and amenities, because development would adhere to the IDOs MX-M zone district, which allows a range of uses permissively. Future redevelopment on the subject site would be in relatively close proximity to nearby residents and businesses, thus promoting walkability and active transportation options, which support healthy lifestyles, according to the Comprehensive Plan.

- D. Policy 5.1.10 Major Transit Corridors: Foster corridors that prioritize high-frequency transit services with pedestrian-oriented development.

The request would facilitate redevelopment of the subject site, located within a Major Transit Corridor, which are intended to be served by high quality and frequent transit. Future redevelopment of the vacant portion of the subject site would occur in an area that is well-served by transit and in walkable distance to a nearby residential neighborhood, which would foster this Major Transit Corridors by promoting transit-accessible and pedestrian-oriented development near transit stops.



8. The request is consistent with the following Comprehensive Plan Goals and Policies regarding efficient development patterns and development areas from Chapter 5: Land Use.

- A. 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 facilitate future redevelopment of the subject site, which is already served by existing infrastructure and public utilities. Future development would generally promote efficient development patterns and use of land by providing promoting growth on a vacant infill location under the MX-M zone.

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

The subject site is located in an Area of Change, Major Transit Corridor, Multi Modal Corridor, and Activity Center, which are desirable infill development locations according to the Comprehensive Plan. The request would facilitate future redevelopment of the subject site, which is already served by existing infrastructure and public utilities.

- C. Goal 5.6 – City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired to 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, where growth is expected and desired. The request would encourage redevelopment of the subject site, which would enable and direct growth to an Area of Change.

- D. 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 request would facilitate future redevelopment of the subject site, which is located in an Area of Change, Major Transit Corridor, Multi Modal Corridor, and Activity Center. Future redevelopment of the subject site would direct growth and more intense development to these Centers, Corridors, and development area, where change is encouraged.

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

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

As demonstrated by the policy analysis of the proposed major amendment to controlling Site Plan for Subdivision, the request is generally consistent with applicable Comprehensive Plan Goals and policies.

- B. 6-6(H)(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 not located in a previously approved NR-SU or PD zoning district; the above criterion does not apply.

- C. 6-6(H)(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 Plan for Subdivision. 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, DPM, and other City regulations.

- D. 6-6(H)(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 DFT and/or building permit process.

- E. 6-6(H)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

The request would abandon the controlling Site Plan for Subdivision and any future development on the subject site will be required to comply with the all development standards within the IDO, specifically buffering and landscaping requirements, which would mitigate any significant adverse impacts.

- F. 6-6(J)(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(J)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur 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 Area and no cumulative impact analysis is required. Therefore, the above criterion does not apply.

10. The affected, registered neighborhood organization was the Bel-Air Neighborhood Association, which was notified as required. Property owners within 100 feet of the subject site were also notified as required.
11. A pre-submittal neighborhood meeting was offered and requested within the 15-day period established by the IDO. This meeting was held on January 10th and facilitated meeting notes were provided. Add summary of facilitated meeting here.
12. As of this writing, Staff has not been contacted and is unaware of any opposition.
13. Staff has crafted conditions of approval needed to improve compliance moving forward.

***RECOMMENDATION – PR-2024-009947, SI-2024-009947, March 21, 2024***

***APPROVAL of Project# 2024-009947, Case# SI-2024-009947, a Major Amendment to abandon the existing site plan for subdivision, for an approximately 10-acre portion (Lot 2-B) of the larger 55-acre site, located at 3535 Menaul Blvd NE, between Richmond Dr. NE, Carlisle Blvd NE, Claremont Ave NE, and Menaul Blvd. NE, based on the preceding Findings and subject to the following Conditions of Approval.***

***CONDITIONS OF APPROVAL – SI-2024-009947***

1. The applicant shall meet with the Staff planner prior to applying to Site Plan-EPC, Site Plan-DRB, or Site Plan-Admin to ensure that the conditions of approval are addressed.
2. The applicant shall place a note on the historic site plan for subdivision (Z-86-12, 1008124, 1010181) to indicate that Lot 2-B is no longer a part of the site plan for subdivision pursuant to the EPC's March 21, 2024 decision.
3. **CONDITIONS FROM THE CITY ENGINEER, TRANSPORTATION DEVELOPMENT**
  - A. 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).
  - B. An approved Traffic Circulation Layout shall be required with each newly developed lot.
  - C. A Traffic Scoping Form shall be required to determine if a Traffic Impact Study is required.
  - D. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

4. CONDITION FROM SOLID WASTE

An overall site plan to scale shall be approved for access by the Solid Waste Department.

5. CONDITION FROM PNM

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

---

*Seth Tinkle*

*Seth Tinkle, MCRP  
Long Range Planner*

***Notice of Decision CC list:***

Vista Oriente, Ltd. Co., [jeff@amcdevelopment.net](mailto:jeff@amcdevelopment.net)  
Consensus Planning, [cp@consensusplanning.com](mailto:cp@consensusplanning.com)  
BelAir NA, Barb Johnson, [flops2@juno.com](mailto:flops2@juno.com)  
BelAir NA, Elizabeth Alarid, [earid29@gmail.com](mailto:earid29@gmail.com)  
Legal, [Dking@cabq.gov](mailto:Dking@cabq.gov)  
EPC file

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

### ***PLANNING DEPARTMENT***

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

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

### ***CITY ENGINEER***

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

PR- 2024-009947, SI-2024-09947

Site Plan – EPC

- 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 with each newly developed lot.
- A Traffic Scoping Form is required to determine if a Traffic Impact Study is required.

Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the De criteria.

#### ***Hydrology Development***

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

### ***DEPARTMENT of MUNICIPAL DEVELOPMENT***

#### ***Transportation Planning***

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

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

### ***RECOMMENDED CONDITIONS FROM THE CITY ENGINEER:***

### ***WATER UTILITY AUTHORITY***

1. No objections to the Site Plan amendment.
2. For informational purposes only:
  - 2a. 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/>

### ***ENVIRONMENTAL HEALTH DEPARTMENT***

#### ***Air Quality Division***

#### ***Environmental Services Division***

***PARKS AND RECREATION***

***Planning and Design***

***Open Space Division***

***City Forester***

***POLICE DEPARTMENT/Planning***

***SOLID WASTE MANAGEMENT DEPARTMENT***

**Project # PR-2024-009947 SI-2024-009947 Site Plan- EPC**--- Should the Major Amendment be approved, an overall site plan to scale approved for access by the Solid Waste Department will be required. The site plan can be sent to [hgallegos@cabq.gov](mailto:hgallegos@cabq.gov) for review. Any site that will be serving or distributing food will be required a sanitary drian. The City of Albuquerque minimum requirements for a trash enclosure can be found using the following link:<https://www.cabq.gov/solidwaste/documents/enclosurespecificationswordsfont14.pdf>.

***FIRE DEPARTMENT/Planning***

***TRANSIT DEPARTMENT***

ABQ RIDE has no substantive comment on any of the March 21 EPC cases.

***COMMENTS FROM OTHER AGENCIES***

***BERNALILLO COUNTY***

No Adverse Comments.

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

No adverse comments to the EPC site plan.

***ALBUQUERQUE PUBLIC SCHOOLS***

a. EPC Description: SI-2024-009947, Site Plan, EPC.

b. Site Information: American Square, LT 2-B Plat for Lots 2-A & 2-B.

c. Site Location: 3535 Menaul Blvd. NE between Menaul Blvd. NE and Carlisle Blvd. NE.

d. Request Description: Major amendment to the controlling site plan to remove Lot 2-A, to allow for demolition and later mixed use development.

e. APS Comments: Townhouse, live-work, and multi-family residential are all permissive primary uses in the the MX-M district. Potential future residential development at this location will impact the following schools: Montezuma Elementary School, Jefferson Middle School, and Albuquerque High School.

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

<b>School</b>	<b>2023-2024 (40<sup>th</sup> Day)</b>	<b>Facility Capacity</b>	<b>Space Available</b>
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5 Locust Street SE • Albuquerque, NM 87106 • P.O. Box 25704 • Albuquerque, NM 87125-0704 | 505.848.8892 • FAX 505.848.8824

**ALBUQUERQUE PUBLIC SCHOOLS**  
 Capital Master Plan

SCO  
 SUPERINTENDENT

	<b>Enrollment</b>		
<b>Montezuma Elementary School</b>	<b>332</b>	<b>479</b>	<b>147</b>
<b>Jefferson Middle School</b>	<b>606</b>	<b>900</b>	<b>294</b>
<b>Albuquerque High School</b>	<b>1,718</b>	<b>1,950</b>	<b>232</b>

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.

***MID-REGION METROPOLITAN PLANNING ORGANIZATION (MRMPO)***

MRMPO has no adverse comments.

***MIDDLE RIO GRANDE CONSERVANCY DISTRICT***

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

There are PNM facilities and/or easements along the north side of the site along Phoenix Ave NE, along the west side of the site, and at the southeast corner of the site.

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.

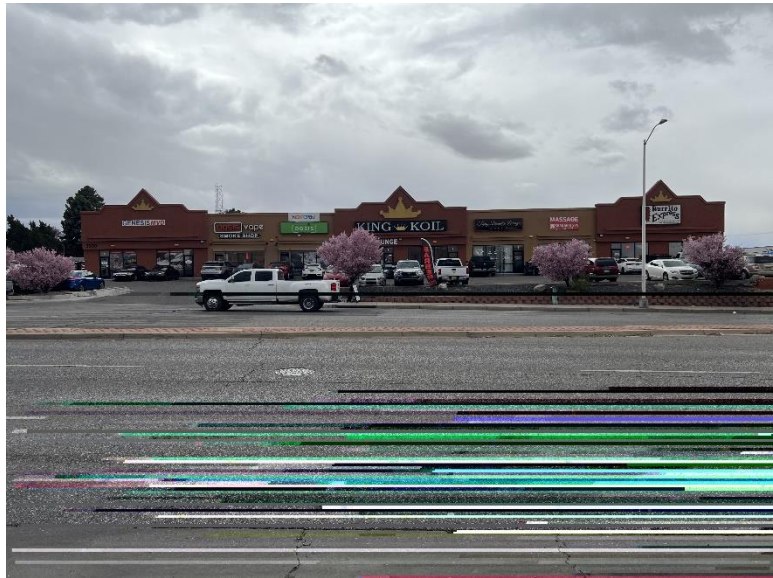
If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.





**Figure 1:** Looking north at the subject site.

**Figure 2:** Looking south from the subject site towards adjacent commercial properties.



**Figure 3:** Looking SE from the subject site towards the intersection at Menaul and Carlisle.



**Figure 4: Looking SW at the subject site from the sidewalk along Carlisle.**

**Figure 5: Looking NE at the subject site from the western boundary of Lot 2-B.**



**Figure 6: Looking north of the subject site towards adjacent commercial retail.**



## HISTORY

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

## **OFFICIAL NOTIFICATION OF DECISION**

May 24, 2019

Vista Oriente Development  
4700 Montgomery Blvd  
Albuquerque, NM 87109

**Project# PR-2019-002285  
(1008124 + 1009526)**

**Application#**

**SD-2019 -00098 PRELIMINARY/FINAL PLAT**

**SD-2019 -00091 VACATION OF PUE**

**SD-2019 -00092 VACATION OF PUE (OVERHEAD)**

**SD-2019 -00093 VACATION OF PUE (GAS)**

**SD-2019 -00094 VACATION OF PUE (TELE)**

### **LEGAL DESCRIPTION:**

For all or a portion of LOT 2 PLAT of LOTS 1 & 2 AMERICAN SQUARE, zoned MX-M, located at 3535 MENAUL BLVD NE, containing approximately 10.5095 acres. (H-16)

On May 22, 2019 the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Planning and Code Enforcement to address minor items as stated in the comments and discussed at the hearing based on the following Findings:

#### **SD-2019 -00098 PRELIMINARY/FINAL PLAT**

1. This preliminary/final plat divides the existing 10.5095 acre Lot 2 into lot 2-B, 9.8252 acres, and Lot 2-A, .6843 acres, and grants the required public utility easements.
2. Property is zoned MX-M and has no minimum lot size.

#### **Conditions:**

1. Final sign off is delegated to Planning to check for the appeal deadline and to Code Enforcement to check for parking calculations.

#### **SD-2019 -00091 VACATION OF PUBLIC UTILITY EASEMENT**

1. The applicant proposes to vacate one Public Utility Easement, as shown on Exhibit for Lot 2 American Square.

2. The public welfare does not require that the public right-of-way or easement be retained because the existing utilities are not located within the easement dedicated in 1968. Updated easements are granted with the accompanying plat, SD-2019 -00098.

**SD-2019 -00092 VACATION OF PUBLIC UTILITY EASEMENT (OVERHEAD UTILITY)**

1. The applicant proposes to vacate one Public Utility Easement for Overhead Utility, as shown on the the Exhibit for Lot 2 American Square.
2. The public welfare does not require that the public right-of-way or easement be retained because the existing utilities are not located within the easement dedicated in 1988. Updated easements are granted with the accompanying plat, SD-2019 -00098.

**SD-2019 -00093 VACATION OF PUBLIC UTILITY EASEMENT (GAS)**

1. The applicant proposes to vacate one Public Utility Easement for a Gas line, as shown on the Exhibit for Lot 2 American Square.
2. The public welfare does not require that the public right-of-way or easement be retained because the existing utilities are not located within the easement dedicated in 1988. Updated easements are granted with the accompanying plat, SD-2019 -00098.

**SD-2019 -00094 VACATION OF PUBLIC UTILITY EASEMENT (TELEPHONE and TELEGRAPH)**

1. The applicant proposes to vacate one Public Utility Easement for Telephone and Telegraph, as shown on the Exhibit for Lot 2 American Square.
2. The public welfare does not require that the public right-of-way or easement be retained because the existing utilities are not located within the easement dedicated in 1937. Updated easements are granted with the accompanying plat, SD-2019 -00098.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **JUNE 6, 2019**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> 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(U) of the Development Ordinance (IDO). A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed.

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. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations

Official Notice of Decision

Project # PR-2018-002285 SD-2019-00098 SD-2019 -00091, SD-2019 -00092 , SD-2019 -00093 ,SD-2019 -00094

May 24, 2019

Page 3 of 3

of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,



Kym Dicome

DRB Chair

KD/mg

Cartesian Surveys PO BOX 44414 Rio Rancho NM 87174

ZONING

Please refer to IDO Section 14-16-2-4(C) for the MX-M Zone District

## APPLICANT INFORMATION





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 checked="" 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"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		<b>Appeals</b>
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

**APPLICATION INFORMATION**

Applicant: Vista Oriente, Ltd. Co.		Phone: (505) 259-0991
Address: 500 4th Street NW Ste. 275		Email: jeff@amcdevelopment.net
City: Albuquerque	State: NM	Zip: 87102
Professional/Agent (if any): Consensus Planning		Phone: (505) 764-9801
Address: 302 Eighth Street NW		Email: cp@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site:	List <u>all</u> owners:	

**BRIEF DESCRIPTION OF REQUEST**

Major amendment to the controlling site plan to remove Lots 2-A and 2-B

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

Lot or Tract No.: LT 2-B PLAT FOR LOTS 2-A & 2-B AMERICAN SQUARE	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code: 101605949630810915
Zone Atlas Page(s): H-16	Existing Zoning: MX-M	Proposed Zoning: MX-M
# of Existing Lots: 1	# of Proposed Lots: 6	Total Area of Site (acres): 9.8

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: 3535 Menaul Blvd NE	Between: Menaul Blvd NE	and: Carlisle Blvd NE
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**CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)**

Signature:	Date: February 8, 2024
Printed Name: James K. Strozier, FAICP	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

**FOR OFFICIAL USE ONLY**

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date:
	Project #

## 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

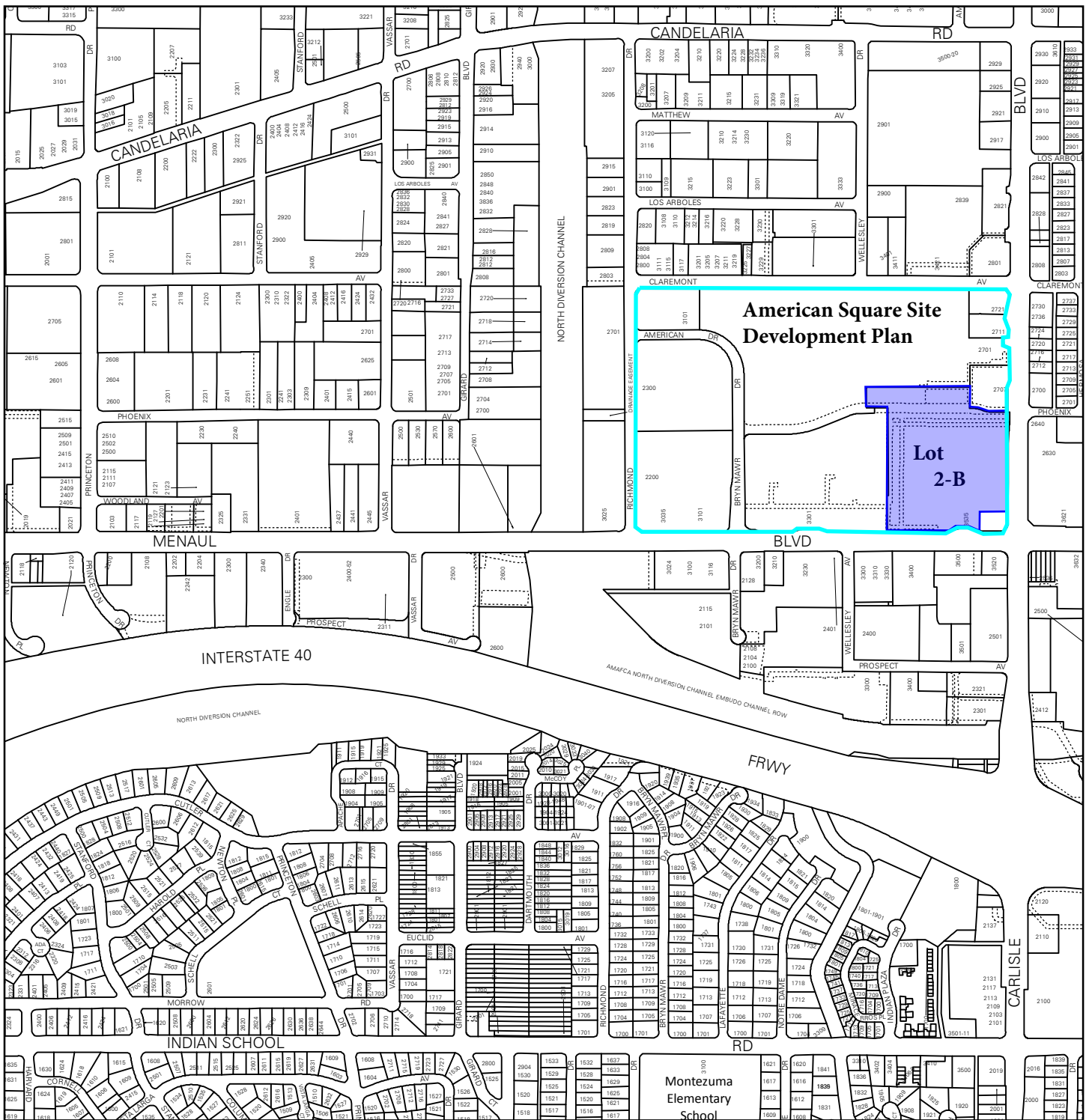
EXTENSION OF SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN

- Interpreter Needed for Hearing? No if yes, indicate language: \_\_\_\_\_
- A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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)
- 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)
  - 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
- 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
- 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.*



For more current information and details visit: [www.cabq.gov/gis](http://www.cabq.gov/gis)

Note: Gray Shading Represents Area Outside of the City Limits

Address Map Page:

# H-16-Z

Map Amended through:

3/17/2017

These addresses are for informational purposes only and are not intended for address verification.

City of Albuquerque  
**AGIS**  
Albuquerque Geographic Information System

0 750 1,500 Feet

Vista Oriente, Ltd. Co.  
500 4<sup>th</sup> Street NW Ste. 275  
Albuquerque, NM 87102  
(505) 259-0991  
[Jeff@amcdevelopment.net](mailto:Jeff@amcdevelopment.net)

December 26, 2023

City Of Albuquerque  
Planning Department  
600 2<sup>nd</sup> Street  
Albuquerque, NM 87102

Letter of Authorization: Request for Site Plan Revision and Approval

To Whom It May Concern:

I Jeffrey Jesionowski, Managing Member of Vista Oriente, Ltd. Co. do hereby give authorization to Jim Strozier and Consensus Planning to act as our agent in submitting to the City of Albuquerque a revision of approximately 9.8 acres to the existing site plan of American Square. The agent shall have full authority to submit any necessary documents associated with the project. In advance we thank you for your help and cooperation.

Sincerely,  
VISTA Oriente, Ltd. Co.



Jeffrey Jesionowski  
Managing Member



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

**Tim Keller, Mayor**  
**Sarita Nair, CAO**

**DATE:** January 5, 2024

**SUBJECT:** Albuquerque Archaeological Ordinance - Compliance Documentation

**Case Number(s):** PR-2019-002285  
**Agent:** Consensus Planning  
**Applicant:** Vista Oriente, Ltd, Co.  
**Legal Description:** LT 2-B PLAT FOR LOTS 2-A & 2-B AMERICAN SQUARE  
**Zoning:** MX-M  
**Acreage:** 9.8252  
**Zone Atlas Page(s):** H-16-Z

**CERTIFICATE OF NO EFFECT:**  Yes  No

**CERTIFICATE OF APPROVAL:**  Yes  No

**SUPPORTING DOCUMENTATION:**

Historic Google Earth Images, Albuquerque Historical Aerial viewer, NMCRIS records

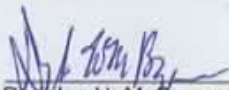
**SITE VISIT:** N/A

**RECOMMENDATIONS:**

Aerial imagery indicates the lot 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:**

  
Douglas H. M. Boggess, MA, RPA Date 1-5-2023  
Senior Principal Investigator  
Acting City Archaeologist  
Lone Mountain Archaeological Services, Inc.

**SUBMITTED TO:**

Planning, Development Services

Mach 12, 2024

Ms. Megan Jones, MCRP | MPA  
City of Albuquerque  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

Re: Site Plan – EPC Major Amendment Application Amendment

Dear Ms. Jones,

The purpose of this letter is to remove Lot 2-A from the Site Plan – EPC Major Amendment application PR-2024-009947. The original application requested removal of both Lots 2-A and 2-B from the controlling site plan, however, the applicant would like to formally amend the request to remove Lot 2-B only. This application will be heard at the EPC hearing on March 21<sup>st</sup>.

Since the initial application submittal on February 8, 2024, the applicant and agent, Consensus Planning, have been working to obtain a letter of authorization from the owner of Lot 2-A. We reached out to the property owner and initially received a positive response to them joining the application. Unfortunately, there have been complications obtaining this letter and reaching the property owner (who has been out of the country). The current business on Lot 2-A is a Starbucks Restaurant. While the initial request was to remove Lot 2-A with Lot 2-B because they share the same parking lot and access points off Menaul Boulevard and Carlisle Boulevard, the application is being amended at this time to only remove Lot 2-B. The removal of Lot 2-B will not impact Lot 2-A in future development and there are strategic plans to ensure access to the property will remain during future construction.

Amending the application document to remove Lot 2-A will have no impact on the justification for the removal of Lot 2-B. All application materials besides the Zone Atlas Page and Site Plan are to remain the same upon removal of the request to amend Lot 2-A. The Zone Atlas Page and Site Plan have been updated to only reflect Lot 2-B for the Major Amendment (see attached).

Based on the current situation, we respectfully request that the Site Plan – EPC Major Amendment only apply to Lot 2-B and not include Lot 2-A.

Sincerely,

James K. Strozier, FAICP  
Principal





March 21, 2024

Mr. Jonathan Hollinger, Chairman  
 Environmental Planning Commission, City of Albuquerque  
 600 2<sup>nd</sup> Street NW  
 Albuquerque, NM 87102

RE: Request for a Major Amendment to a Pre IDO Site Development Plan

Landscape Architecture  
 Urban Design  
 Planning Services

302 Eighth St. NW  
 Albuquerque, NM 87102

(505) 764-9801  
 Fax 842-5495  
 cp@consensusplanning.com  
 www.consensusplanning.com

Dear Mr. Chairman,

The purpose of this letter is to request a Major Amendment to the existing Site Development Plan for the American Square Shopping Center to remove Lot 2-A and 2-B. The subject site is located at 3535 Menaul Boulevard NE and is about 10 acres in size. The subject site is legally described as Lot 2-B plat for Lots 2-A & 2-B American Square (Being Comprised of Lot 2 American Square) which is approximately 10 acres in size.

The Site Development Plan for the American Square Shopping Center was amended in 2013 during the subdivision of Lot 1, Block A-1-A1 which was approved by the Environmental Planning Commission (EPC). This approval resulted in the subdivision of Lot 1, Block A-1-A1 from the controlling Site Plan in order to develop the existing Murphy Express Gas Station. This request meets the Major Amendment criteria stated in the Integrated Development Ordinance (IDO) Section 14-6-6-4(Y)(3), requiring review and approval by the EPC. Upon approval of this Major Amendment, Lots 2-A and 2-B will be removed from the controlling Site Plan and under the jurisdiction of the IDO. The Applicant intends to demolish the existing American Furniture building on Lot 2-B, approximately 160,000 +/- square feet. Lot 2-A is the existing Starbucks that was developed in 2019, which is not reflected in the Site Plan but will remain unchanged after this Amendment. Lot 2-B is intended to be subdivided into six pads to develop individually in the future after approval of a Major Subdivision by the Development Hearing Officer (DHO) and this Major Amendment.

**PRINCIPALS**

James K. Strozier, FAICP  
 Jacqueline Fishman, AICP

**ASSOCIATES**

Ken Romig, PLA, ASLA,  
 SITES AP

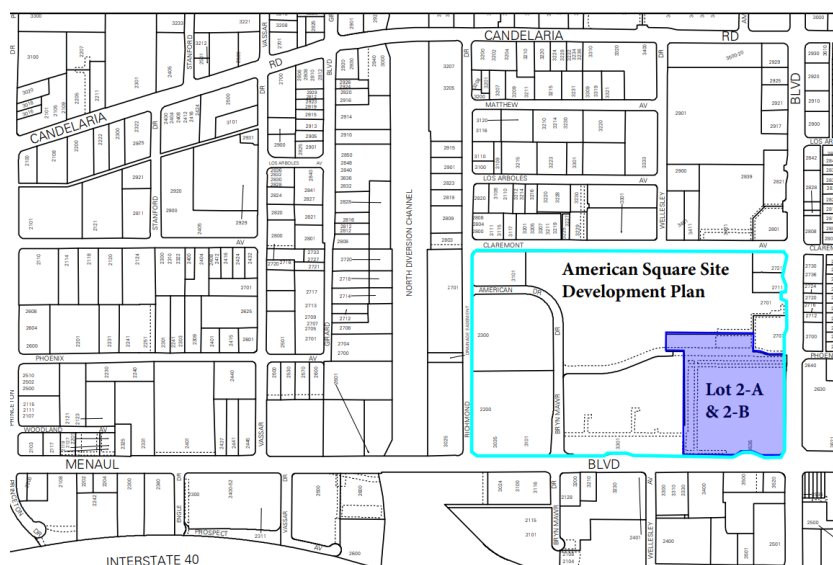


Figure 1 – American Square Site Plan (Light Blue) and Proposed Amendment Lot (Dark Blue)

**THE REQUEST**

The Applicant requests a Major Amendment to the existing Site Development Plan for the American Square Shopping Center to remove Lots 2-A and 2-B from the controlling site plan. The approval of the Major Amendment to the controlling Site Plan will allow for the subdivision of the Lot following City procedure and any future development will be regulated by the IDO and Development Process Manual (DPM).

**SITE HISTORY**

The American Square Shopping Center was developed to serve the surrounding community with a variety of commercial retail, commercial services, and restaurant offerings. The shopping center continues to provide a mix of commercial services, commercial retail, and restaurants for the surrounding communities. Lot 2-B is currently the American Furniture Store which will be vacant soon relocating to the northeast corner of Carlisle and Indian School and Lot 2-A is the existing Starbucks, which will remain consistent through all proposed development. The Major Amendment to Lots 2-A and 2-B would allow for the redevelopment that will bring in economic activity resulting in job creation and customer interactions from the surrounding community.

**EXISTING CONDITIONS**

Surrounding zoning and land use: The subject site is a part of a mixed commercial intersection with a variety of commercial uses including restaurants and retail.

Table 1 Surrounding Land Use and Zoning		
<b>NORTH</b>	MX-M	American Square Shopping Center
<b>EAST</b>	MX-M	The Gateway Shopping Center
<b>SOUTH</b>	MX-M, MX-H	NM Society of Certified Accountants, Retail and Restaurant
<b>WEST</b>	MX-M	American Square Shopping Center

*Figure 2 – Surrounding Zoning and Land Use to the Subject Property*



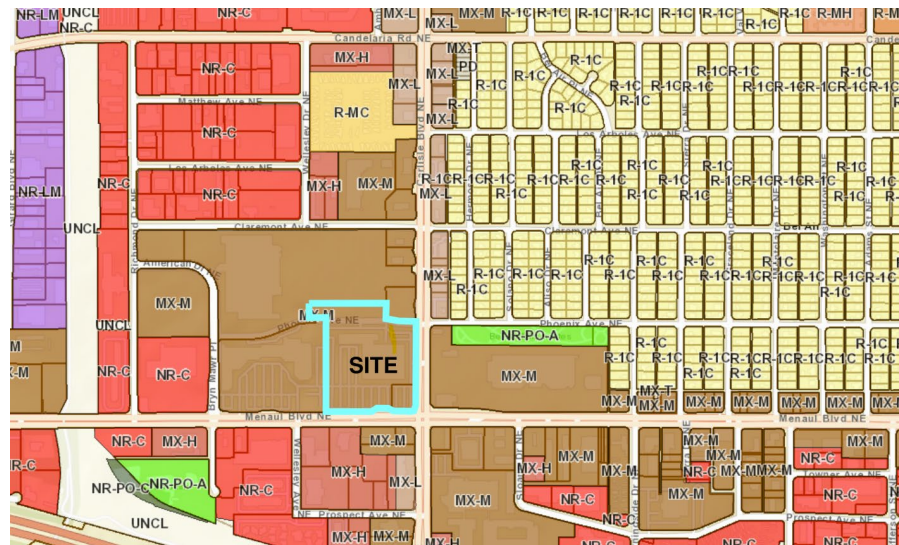


Figure 3 – IDO Zoning (Subject Site in Blue)

**INTEGRADED DEVELOPMENT ORDINANCE JUSTIFICATION CRITERIA**

The following explanation summarizes how the request for a Major Amendment to the existing Site Development Plan meets the IDO criteria pursuant to the IDO Section 14-16-6-4(Z)(1)(b) Major Amendments.

**1. 6-4(Z)(1)(b) Major Amendments**

**Applicant response:** *The existing Site Development Plan was approved in 1960’s prior to the adoption of the IDO, and per section 14-16-6-4(Z)(1)(b), qualifies as a Majority Amendment to a pre-IDO approval and shall follow the procedures for the most closely equivalent decision prior to the IDO. In this case, the Site Plan – EPC process and decision-making criteria are the most closely equivalent procedures within the IDO. The request meets the criteria as identified below.*

**2. 6-6(I)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as amended.**

**Applicant response:** *This request is consistent with the ABC Comp Plan as amended, as summarized by the following ABC Comp Plan goals, policies, and sub-policies that have been identified below.*

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

**Applicant response:** *This request is consistent with Goal 5.1 because the amendment of Tract 2-A will allow for the creation of new commercial development in the American Square Activity Center that is along a Major Transit Corridor. Growth along the Corridor and in an Activity Center directly facilitates this goal because it adds new development to a lot that is vacant, and the redevelopment will support the surrounding businesses in the Activity Center. Consistency with this goal is further articulated by the response to the policy and sub-policy below.*

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

**Applicant response:** *This request is consistent with growth along a Major Transit Corridor and within the American Square Activity Center. This growth is accomplished by the request because it will allow for the redevelopment of a vacant lot with restaurants, retail, and services. This is further articulated by the sub-policy analysis below.*

**Sub-policy c):** Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

**Applicant response:** *This request is consistent with this sub-policy because it will support the redevelopment of Lot 2-B, which currently contains a large, vacant retail building that will soon be demolished. This infill occurs along both a Major Transit corridor and in the American Square Activity Center. The redevelopment of this property is infill in an existing Center, along a Major Transit Corridor and will take advantage of existing urban infrastructure.*

**Policy 5.1.6 Activity Centers:** Foster a mixed-use center of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses.

**Applicant response:** *This request is consistent with this policy because the subject property is located in the American Square Activity Center and will allow for new development that will bring a range of needed retail, restaurants, and services to meet the needs of nearby residents and businesses.*

**Policy 5.1.10 Major Transit Corridors:** Foster corridors that prioritize high-frequency transit services with pedestrian-oriented development.

**Applicant response:** *This request is consistent with this policy by fostering corridors that prioritize high-frequency transit services with pedestrian-oriented development because the subject site is located directly next to the Carlisle Boulevard Major Transit Corridor. There are two bus stops adjacent to the subject site, one on Menaul Boulevard and the other on Carlisle Boulevard. The MX-M zone designation will allow for more advantageous pedestrian-oriented development that will help activate the subject site and encourage walkability to access these amenities.*

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

**Applicant response:** *This request is consistent with this policy because this will Create healthy, sustainable, and distinct community with a mix of uses that are conveniently accessible from surrounding neighborhoods. Redevelopment of the subject site will support convenient access to local jobs and day-to-day services within a 20-minute walk or bike ride from the adjacent neighborhoods, which supports the purpose of the American Square Activity Center. The redevelopment will also ensure that the existing*

*development pattern in this area is preserved which is also accessibly by adjacent Corridors and neighborhoods. This is further articulated by the sub-policies below.*

**Sub-policy g)** Locate quality commercial development and redevelopment in existing commercial zones and designated Centers and Corridors as follows:

ii. In larger area-wide shopping centers located near intersections of arterial streets and provided with access via transit;

**Applicant response:** *This request is consistent with this sub-policy by allowing for redevelopment of a property that currently contains a vacant building slated to be demolished. This property is located along a Major Transit Corridor and within an Activity Center that is served by two adjacent bus stops.*

**Sub-policy n)** Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

**Applicant response:** *This request is consistent with this sub-policy because it facilitates development on Lot 2-B, an under-utilized lot containing a vacant building. This future use is clearly a more productive use of this lot, and therefore fulfills this sub-policy as a function of its overarching policy which aims to create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.*

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

**Applicant response:** *This request is consistent with this policy because it supports additional growth in areas with existing infrastructure, transit service, and public facilities by facilitating new commercial activity on a lot that currently contains a vacant building. The removal of Lots 2-A and 2-B from the existing shopping center site plan supports this commercial activity by making redevelopment more easily accessible and as regulated by the Integrated Development Ordinance (IDO).*

**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 reinforce the character and intensity of the surrounding area.

**Applicant response:** *The Major Amendment is consistent with this goal by encouraging growth in an Area of Change, where it is expected and desired. The Major Amendment will allow for redevelopment of the lot which will bring economic activity and job creation to reinforce the character and intensity of the surrounding area.*

**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.

**Applicant response:** *This request is consistent with this policy because it directs growth to both an Activity Center, a Major Transit Corridor, and an Area of Change. The Area of Change is facilitated by this request because it will remove obstacles to redevelopment of*

*the site. Redevelopment of the site is preferred with this policy and will allow new business development on the property that is being removed from the old/antiquated site plan. This request is therefore consistent with this policy because it directs new growth to Centers, Corridors, and an Area of Change. This is articulated more specifically by the sub-policy below.*

**Sub-policy b)** Encourage development that expands employment opportunities.

**Applicant response:** *This request furthers this sub-policy because the removal of the subject property to allow for the development of multiple businesses following a public hearing for major subdivision of land that will expand employment opportunities on this underutilized site.*

**Goal 5.7 Implementation Processes:** Employ procedures and processes to effectively and equitably implement the Comp Plan.

**Applicant response:** *This request is consistent with this goal because it directly removes a barrier to efficient development currently regulated by a Site Development Plan that is outdated and not conducive to future development. If approved, the new development will follow the IDO and DPM regulations as opposed to the old site plan. This goal is further articulated by the policy below.*

**Policy 5.7.4: Streamlined Development:** Encourage efficiencies in the development review process.

**Applicant response:** *This request furthers this policy because separating Lots 2-A and 2-B from the overall shopping center Site Development Plan will make future development on the site more efficient. Specifically, the removal of Los 2-A and 2-B will allow for a major subdivision of Lot 2-B under the Development Hearing Officer process to proceed. Once subdivided, the individual businesses can proceed via site plan administrative.*

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

**Applicant response:** This site is not located in a previously approved NR-SU or PD zoning district.

4. **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.

**Applicant response:** *The Major Amendment to the Site Development Plan meets this criterion because it will allow new development that is consistent with all requirements specified in the IDO, the DPM, and other adopted City regulations. The original site plan is considered a pre-IDO approval and was amended in 2013 to subdivide Lot 1, Block 1-A1 from the controlling Site Development Plan. The separation of this lot will allow the Applicant to follow procedures needed for subdivision and development on the property*

*that will be subject to the IDO, DPM, and all other current City Regulations. The bottom line is that the IDO and DPM are far better suited to address this type of redevelopment.*

5. **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.

**Applicant response:** The Major Amendment request meets this criterion because there will be infrastructure improvements to the subject site by the property owner during the time of development. All development that will occur on the site will be approved by the DHO and City Staff to ensure that the infrastructure and existing public improvements will serve the proposed development.

6. **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.

**Applicant response:** *This Major Amendment request meets this criterion because it mitigates any significant adverse impacts on the project site via the IDO and DPM standards by ensuring that removal of Lots 2-A and 2-B from the overall Site Development Plan will not adversely impact the adjacent properties.*

7. **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.

**Applicant response:** *The subject site is not located within an approved Master Development Plan.*

8. **6-6(I)(3)(g)** If a cumulative impact analysis is required in the Railroad and Spur 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.

**Applicant response:** *The subject property does not require a cumulative impact analysis pursuant to IDO section 6-6(J)(3)(g) because the subject site is not within the half mile radius of the railroad tracks.*

5. Arroyos: Using data provided by AMAFCA Interactive Facilities Map shows there are no arroyos on the subject site. See map below, subject site in blue.

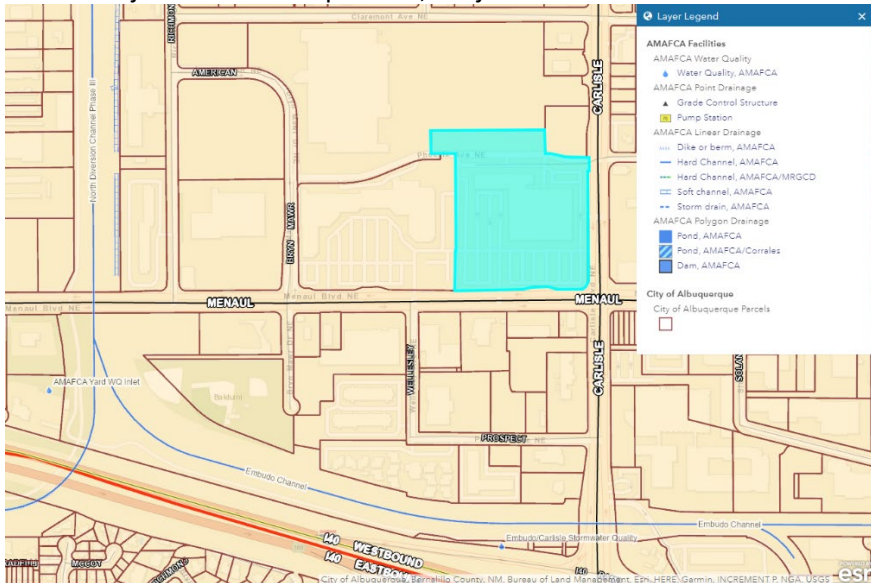


Figure 3 – AMAFCA Interactive Facilities Map

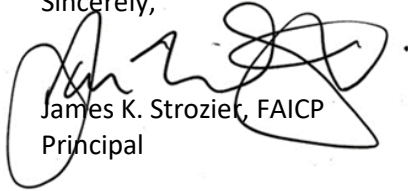
6. Irrigation Facilities (acequias): The MRGCD Data Viewer shows the subject site is outside of MRGCD jurisdiction and there are no acequias on the site.
7. Rock Outcroppings: There are no rock outcroppings on the subject site.
8. Large Stands of Mature Trees: While there are large trees in the medians and bordering the sidewalks on the subject site, there is not a cluster of five or more trees to qualify. Therefore, there are no large stands of mature trees on the subject site. Existing mature trees shall be extracted for preservation based on the redevelopment plan and incentive as provided in the IDO.
9. Archaeological Site: Archaeological Ordinance completed and signed on January 5, 2024.



**CONCLUSION**

The proposed Major Amendment to the existing site plan at 3535 Menaul Boulevard NE will allow for redevelopment to occur on the site under the IDO, DPM, and City Regulations. Based on the information provided in this justification, including how to request is consistent with numerous Comprehensive Plan Goals and Policies, we request approval for a Major Amendment to the existing Site Plan on behalf of Vista Oriented LTD.

Sincerely,




James K. Strozier, FAICP  
Principal



# Memorandum

**To:** City of Albuquerque Planning Department

**From:** Jim Strozier, Consensus Planning, Inc. 

**Date:** January 16, 2024

**Re:** Sensitive Lands Analysis for Menaul and Carlisle – American Furniture

This memo responds to the Sensitive Lands criteria in IDO *Section 14-16-5-2*. We have analyzed the project site for the presence of sensitive lands and the constraints related to such lands. As outlined below, none of the features identified as sensitive lands by the IDO are present on the subject property for the proposed multi-use development at 3535 Menaul Blvd NE, legally described as LOT 2-B PLAT FOR LOTS 2-A & 2-B AMERICAN SQUARE (BEING COMPRISED OF LOT 2 AMERICAN SQUARE) CONTAINING 9.8252 ACRES.

- Floodplains and Flood Hazard Areas:** Using data provided by FEMA’s National Flood Hazard Layer FIRMeTte depicts the subject site as within an unshaded flood zone x which is an area of minimal flood hazard. Unshaded flood zone x is not considered a special flood hazard area. See map below, red pin is the subject site.

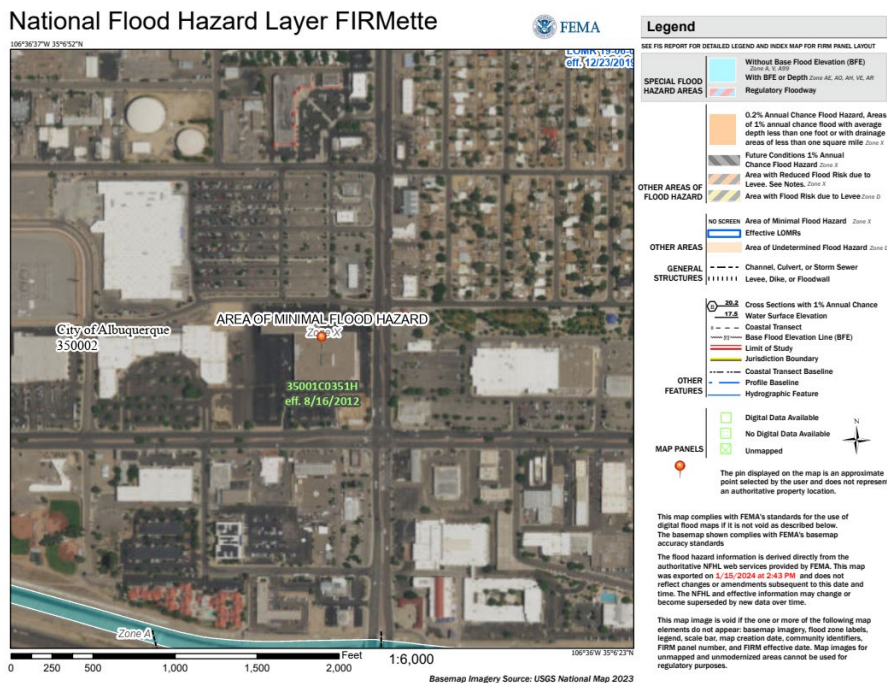


Figure 1 – FEMA National Flood Hazard Map

- Steep Slope and Escarpment:** The site is fully developed and does not include any slopes that meet the IDO definition of a steep slope or escarpment, which is a slope of 9 percent or more. 2 ft contour mapping provided by the CABQ Advanced Map Viewer shows the subject area’s slope variations depicted on the map below which are below the 9% threshold. See map below,



subject site outlined in blue.

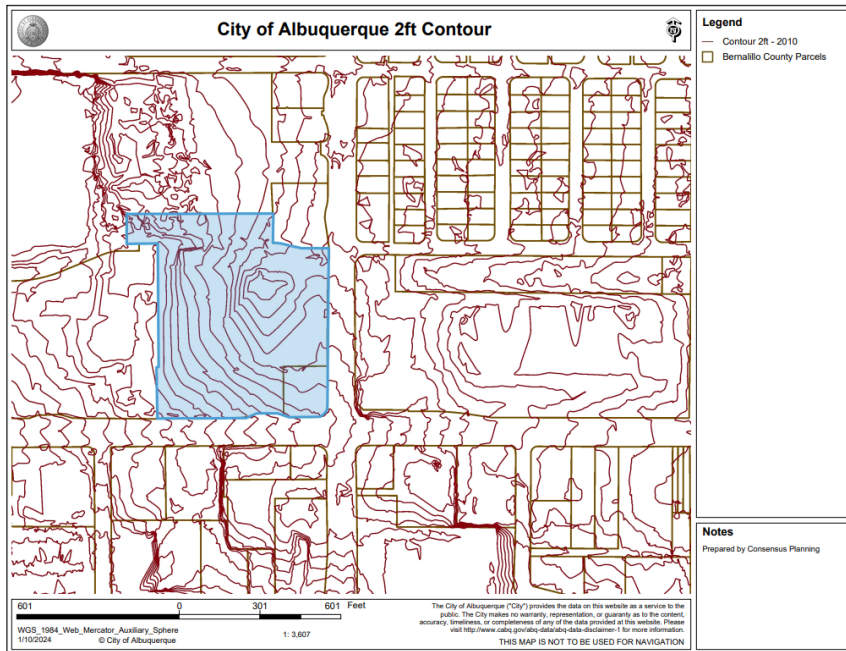


Figure 1 – CABQ Advanced Map Viewer 2ft Contour Lines

3. **Unstable Soils:** There are no unstable soils on this site. The site is fully developed with buildings, pavement, and landscaped areas.
4. **Wetlands (constants supply of water):** Based on the U.S. Fish and Wildlife Services National Wetlands Inventory, there are no wetland areas on the subject site. See map below, subject site outlined in blue.

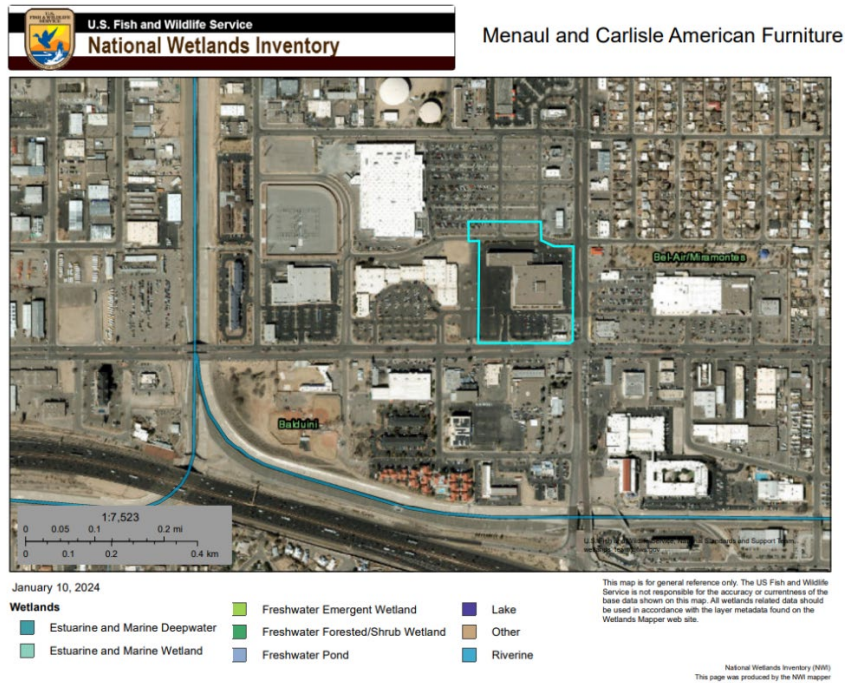


Figure 2 – National Wetlands Inventory Map

## PRE-APPLICATION REVIEW NOTES

PA#: 23-095 Notes Provided (date): 11/14/2023

Site Address and/or Location: 3535 Menaul Blvd. NE

Pre-application notes are for informational purposes only and are non-binding and do not constitute any type of approval and are not certificates of zoning. Additional research may be necessary to determine the exact type of process and/or application required. Factors unknown and/or thought of as minor at this time could become significant as a case progresses.

**Request.** City process to develop from 1 platted tract to 6 different pads/uses to be developed at different times.

### Basic Site Information

Current Use(s): (commercial retail, general) Size (acreage): 10 acres

#### **Shopping center**

Zoning: MX-M (old zoning C-2 Commercial) Overlay Zone(s): no

### Comprehensive Plan Designations

Corridor(s): Menaul (Multi-Modal); Carlisle (Major

Development Area: Change Transit)

Center: American Square Activity Near Major Public Open Space (MPOS)?: no

### Integrated Development Ordinance (IDO)

Please refer to the IDO for requirements regarding dimensional standards, parking, landscaping, walls, signage, etc. <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

Proposed Use(s): car wash, restaurant w/ accessory drive-through, general retail, and warehouse

Use Specific Standards: 4-3(D)(16); 4-3(D)(8) and 4-3(F)(5); 4-3(D)(37); 4-3(E)(18)

### Applicable Definition(s):

**Car Wash:** A building, or portion of a building, containing facilities for the primary purpose of washing automobiles using production line methods with a chain conveyor, blower, steam cleaning device, or other mechanical devices or providing space, water, equipment, or soap for the complete or partial handwashing of such automobiles, whether by operator or by customer.

**Drive-through or Drive-up Facility:** Facilities associated with a primary use, including but not limited to banks, financial institutions, restaurants, dry cleaners, and drug stores, but not including car washes or light vehicle fueling, to offer goods and services directly to customers waiting in motor vehicles. See also *Car Wash* and *Vehicle Definitions for Light Vehicle Fueling*.

**Restaurant:** An establishment that serves food and beverages that are consumed on its premises by customers seated at tables and/or counters either inside or outside the building thereon and/or that may provide customers with take-out service of food and/or beverages for off-site consumption. Sale of alcoholic beverages is controlled by other provisions in this IDO and the New Mexico State statutes regarding alcoholic drink sales. See also *Bar* and *Taproom or Tasting Room*.

**General Retail:** An establishment providing for the retail sale of general merchandise or food to the general public for direct use and not for wholesale; including but not limited to sale of general merchandise, clothing and other apparel, flowers and household plants that are not grown on-site, dry goods, convenience and specialty foods, hardware and similar consumer goods, cannabis for medical consumption pursuant to Sections 26-2B-1 to 26-2B-10 NMSA 1978 (the Lynn and Eric Compassionate Use Act), or other retail sales not listed as a separate use in Table 4-2-1. See also *Adult Retail, Building and Home Improvement Materials Store, Large Retail Facility, Liquor Retail, and Grocery Store*.

**General retail is divided into 3 categories based on the size of the establishment or use (not the size of the structure):**

1. **General Retail, Small:** An establishment with no more than 25,000 square feet of gross floor area.
2. **General Retail, Medium:** An establishment of more than 25,000 square feet of gross floor area and no more than 50,000 square feet of gross floor area.
3. **General Retail, Large:** An establishment of more than 50,000 square feet of gross floor area. See also *Large Retail Facility*.

**Warehousing:** The use of a building primarily for the holding or storage of goods, including cold storage, and merchandise for onward transportation or for distribution to retailers, but not for sale to the general public, and not including self-storage. Loading and unloading from rail spurs is incidental to this use. See also *Self-storage*.

Sensitive Lands: *Please see IDO Section 14-16-5-2 for information about required analysis, development standards, and changes to process that may result if this Section applies.*

## Notice

Neighborhood Meeting Offer Required? (see IDO Table 6-1-1). If yes, please refer to:

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

## Process

Decision Type(s) (see IDO Table 6-1-1): Subdivision – Major [6-6(L)]; Site Plan-EPC [6-6(I)]; and Site Plan-Administrative [6-5(G)]

Specific Procedure(s)\*: 6-6(L)(3); 6-6(I)(3); and 6-5(G)(3)

*\*Please refer to specific procedures for relevant decision criteria required to be addressed.*

Decision Making Body/ies: DHO, EPC

Is this a PRT requirement? YES (for Subdivision—Major)

## Handouts Provided

- |  |  |  |  |
|--|--|--|--|
| <input type="checkbox"/> Zoning Map Amendment      | <input checked="" type="checkbox"/> Site Plan Amendments | <input checked="" type="checkbox"/> Site Plan- EPC | <input checked="" type="checkbox"/> Site Plan- DHO |
| <input type="checkbox"/> Site Plan- Administrative | <input type="checkbox"/> Variance-ZHE                    | <input type="checkbox"/> Conditional Use           | <input checked="" type="checkbox"/> Subdivision    |
| <input type="checkbox"/> Site History/Research     | <input checked="" type="checkbox"/> Transportation       | <input checked="" type="checkbox"/> Hydrology      | <input type="checkbox"/> Fire                      |

***If you have additional questions after reviewing these notes, or would like to schedule a follow up call or meeting, please contact Staff at [planningprt@cabq.gov](mailto:planningprt@cabq.gov). Please include the PA# with your inquiry.***

## Additional Notes:

- **Prior Case History**

- PR-2019-002285 / SI-2019-00098 Archaeological Certification
- PR-same / PS-2019-00030 Pre-submittal DRB Sketch Plat
- PR-same / SI-2019-00091; -92; -93; and -94 DRB Vacations of Public Easements (Legacy Project #'s 1008124,1009526)
- PR-same / SD-2019-00098 Subdivision – Minor Preliminary Plat
  - The above action separated the SE corner of the property from the previous site development plan that was approved prior to the IDO.
- PR-2020-003321 / SI-2020-00026 Site development plan – Minor Amendment prior to IDO (for restaurant pad w/ drive-through)

- The above action amended the previous site development plan to allow a drive-through restaurant. This property is no longer part of the original site development plan.
- The subject site is located at the SW corner of Menaul and Carlisle at the location containing 1 acre (LT 2-A PLAT FOR LOTS 2-A & 2-B AMERICAN SQUARE). This was the old American Furniture Store. The applicant proposes to subdivide the tract from 1 to 6 lots. The site is a part of an existing site plan (Z-86-12, 1008124, 1010181, 1008124)
- PR-2019-002285, SD-2019-00098 removed Lot 2-A from the 10-acre site, but not form the controlling site plan for subdivision.

**Process:**

- A major amendment to the controlling site plan (Z-86-12, 1008124, 1010181) would be required to be reviewed by the EPC, requesting that Lot 2-A is removed from the site plan to reflect the plat (PR-2019-002285). A Site Plan EPC can be reviewed simultaneously for approval of the proposed subdivision of lot 2-a with the proposed uses/development.
- This request requires a major amendment pursuant to IDO section 6-4(Y)(2) because it would approve a use that was not previously approved for the site, changes access and circulation, and subdivides the site from 1 tract to 6. Pursuant to IDO. A

**The following are Conditional Uses in MX-M Zone Districts, which would require the applicant to submit a conditional use request pursuant to IDO 14-16-6-6(A):**

- General retail, large (> 50,000 sq. ft.)
- Liquor retail
- Warehousing

**Applicant Questions:**

Need to understand the city process and COA application types needed to develop the site from 1 platted tract to 6 different pads for separate end users (car wash, drive up dining, retail/warehouse). Pad sites may not be developed at the same time. Relocation of public utilities may be required. Traffic Study will be required.

It is anticipated that a platting action will be required for *Lot 2-B of American Square* to vacate and create easements, and plat separate lots for each pad site. The overall site plan is conceptual at this time. We anticipate creating separate lots for individual pad sites but, since they will be sold independently at later dates, the lot boundary lines may be subject to minor adjustments when each end user is selected and their full needs identified. We anticipate relocating onsite public utilities that are currently in easements into new easements to allow for the proposed overall site layout.

1) Confirm we can proceed with the DHO process for Subdivision of Land-Major and tie an infrastructure list to this platting action without a formal application for site plan approval since the site plan is conceptual at this time.

- Yes, the Subdivision of Land-Major process per IDO is a DHO review.
- It would still require a new Site Plan-EPC process for the entire site. The original site plan has been amended several times (for reference see [1008124 MURPHY OIL MURPHY EXPRESD SITE PLANS Yes 7-10-13 \(cabq.gov\)](#)). A new site plan-EPC for this portion of the site, as not to burden nearby developments also affected by the original site plan.
- This Site Plan-EPC process will clarify the proposed subdivision and pad site plans and streamline the review procedures for future pad site development. As each pad site is developed those can be processed as Site Plan-Administrative.

2) What is the process for individual pads/tracts to get a building permit approval once the site infrastructure is installed with the above platting action? Can they come in individually for a separate site plan approval through the DFT process?

- After getting an overall Site Plan through the Site Plan-EPC process, each pad site can go through the Site Plan-Administrative process that is reviewed by the DFT team or through zoning at the building permit stage.

3) What would the process look like if we had one pad site ready to develop and move forward at this time? (i.e. - at the same time as we are proceeding through the platting process)

- After getting an overall Site Plan through the Site Plan-EPC process, that pad site can go through the Site Plan-Administrative process that is reviewed by the DFT team.

4). A demolition permit has been submitted to the city to demo the existing building and allow for re-platting. A "mass grading of the site" may be necessary prior to selling the individual lots. What will be required from hydrology to allow "mass grading" of the site prior to individual site plan's grading and drainage submittal?

- Contact City Hydrologist at (505) 924-3695 regarding the grading questions.



# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 12/2020)

**Project Title:** American Square - Major Amendment Building Permit #: \_\_\_\_\_ Hydrology File #: \_\_\_\_\_  
Zone Atlas Page: H-16 DRB#: \_\_\_\_\_ EPC#: TBD Work Order#: \_\_\_\_\_  
**Legal Description:** Lots 2-A and 2-B Plat for Lots 2-A & 2-B American Square (Being Comprised of Lot 2 American Square) Containing approximately 10.5 acres  
City Address: 3535 Menaul Boulevard NE, Albuquerque, NM 87107

**Applicant:** Vista Oriente LTD Co Contact: Jeff Jesionowsky  
Address: 500 4th Street NW, Suite 275, Albuquerque, NM 87102  
Phone#: (505) 259-0991 Fax#: \_\_\_\_\_ E-mail: jeff@amcdevelopment.net

### Development Information

Build out/Implementation Year: 2024 Current/Proposed Zoning: MX-M

Project Type: New: ( ) Change of Use: (✓) Same Use/Unchanged: ( ) Same Use/Increased Activity: ( )

Proposed Use (mark all that apply): Residential: ( ) Office: ( ) Retail: (✓) Mixed-Use: ( )

#### Describe development and Uses:

Request for a major amendment to the existing, larger Prior Approved (Pre- IDO) Site Plan to remove approximately 10.5 acres at the southeast corner.

The amendment will allow for the demolition of the existing building and a replat (subdivision major) of Lot 2-B to create 6 new parcels. No development

is proposed at this time. Future development will be as regulated by the IDO.

Days and Hours of Operation (if known): To be determined once users are identified with future Site Plans.

### Facility

Building Size (sq. ft.): TBD - No development proposed at this time.

Number of Residential Units: 0

Number of Commercial Units: If approved, the existing building will be demolished and a major subdivision will be prepared to create 6 new parcels for future development per the IDO.

### Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):\* TBD with future tenant/Site Plans

Expected Number of Employees (if known):\* TBD

Expected Number of Delivery Trucks/Buses per Day (if known):\* N/A

Trip Generations during PM/AM Peak Hour (if known):\* N/A

Driveway(s) Located on: Street Name Existing driveways on Menaul Blvd NE, Carlisle Ave NE, and Phoenix Ave NE

Adjacent Roadway(s) Posted Speed: Street Name Menaul Blvd NE Posted Speed 35 mph

Street Name Carlisle Blvd NE Posted Speed 35 mph

*\* If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required*



**Roadway Information (adjacent to site)**

Comprehensive Plan Corridor Designation/Functional Classification: Menaul Blvd. Principal Arterial/Carlisle Blvd. Minor Arterial  
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: American Square Activity Center  
(urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County): City

Adjacent Roadway(s) Traffic Volume: Carlisle: 27,100 and Menaul: 22,600 (ADT) Volume-to-Capacity Ratio: Menaul: am .29/pm .35  
From the 2022 Traffic Flow Map (if applicable) Carlisle: am .36/pm .69

Adjacent Transit Service(s): Route 8, Route 5 Nearest Transit Stop(s): Menaul Blvd., Carlisle Blvd.

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: None Existing/Proposed bike lanes on Carlisle  
(bike lanes, trails) Existing trails to the west and south are existing as well.

Current/Proposed Sidewalk Infrastructure: Existing sidewalks on Menaul and Carlisle - new sidewalks  
with future development along the interior private drives.

**Relevant Web-sites for Filling out Roadway Information:**

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: <https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use> (map after Page 5-5)

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: [http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL\\_Jun25.pdf](http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf) (Map Pages 75 to 81)

**TIS Determination**

**Note:** Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes [ ] No  Borderline [ ]

Thresholds Met? Yes [ ] No

Mitigating Reasons for Not Requiring TIS: Previously Studied: [ ]

Notes: No development proposed at this time. When the property is developed the traffic study requirement will need to be reevaluated.

*M. P. E.*

1/19/2024

TRAFFIC ENGINEER

DATE



## Submittal

The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to the City Traffic Engineer [mgrush@cabq.gov](mailto:mgrush@cabq.gov) . Call 924-3362 for information.

### Site Plan/Traffic Scoping Checklist

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([check MRCOG Bikeways and Trails in the 2040 MTP map](#))
4. Location of nearby multi-use trails, if applicable ([check MRCOG Bikeways and Trails in the 2040 MTP map](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify v/c ratio on this form.



## STAFF INFORMATION

**February 23, 2024**

TO: James K. Strozier, FAICP  
Consensus Planning, Inc.

FROM: Seth Tinkle, Planner  
City of Albuquerque Planning Department

TEL: (505) 924-3345

RE: PR-2024-009947, 3535 Menaul Blvd NE Major Amendment

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

⇒ A revised project letter (one electronic copy)

**by 1 PM on March 4, 2024.**

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

**1) Introduction:**

- A. Though I've done my 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:
  - a. Consensus Planning, agent for Vista Oriente, Ltd. Co., requests a Site Plan-EPC, for all or a portion of LT 2-A and 2-B Plat for Lots 2-A & 2-B American Square (being comprised of Lot 2 American Square), located at 3535 Menaul Blvd NE, between Phoenix Ave NE, and Menaul Blvd. NE, approximately 11 acres. (H-16-Z)
- C. It is my understanding that you have submitted a Site Plan-EPC, Major Amendment to remove Lots 2-A and 2-B from the controlling Site Development Plan, which would facilitate Lot 2-B to be subdivided into six pads to be developed individually in the future.
- D. The "BRIEF DESCRIPTION OF REQUEST" box states that this is a "Major amendment to the controlling site plan to remove Lot 2-A." My understanding is that the request is to remove both Lots 2-A and 2-B from the controlling site development plan.

- a. Is this understanding accurate?
  - b. If so, please revise your project letter to reflect this throughout.
  - c. I see that a Letter of Authorization has been issued by Vista Oriente, Ltd. Co., the owner of Lot 2-B. However, AGIS notes that the owner of Lot 2-A is 2020 Tawil Properties LLC. If this request includes both lots (2-A and 2-B), you must obtain a Letter of Authorization from the owner of Lot 2-A (2020 Tawil Properties LLC).
    - i. If you cannot obtain the Letter of Authorization from the owner of Lot 2-A, you could request deferral for the length of time it might take to obtain it OR you could revise the request to only be for Lot 2-B.
- E. Any application for a Site Plan – EPC shall be approved if it meets all of the criteria found in section 14-16-6 6-6(I)(3) of the IDO.

## **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 21<sup>st</sup>. Final staff reports will be available about one week prior, on March 14<sup>th</sup>.
- C. I will email you a copy of the agency comments once they are received and will forward any late ones to you.

## **3) Notification & Neighborhood Issues:**

Notification requirements for a Site Plan-EPC, Major Amendment 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 the applicant has provided notice of the application to all eligible Neighborhood Association representatives and adjacent property owners via certified mail and email as required by the IDO.
- B. It appears that a pre-submittal neighborhood meeting was requested within the 15-day period and held on January 10<sup>th</sup>.
  - a. The provided facilitated meeting notes seem to indicate that the meeting went positively and the request was generally well received. It appears that participants asked questions and raised concerns about parking and homelessness in the area, and it looks like these questions were answered as related to the request.

C. Please let me know if you receive any additional comments. If you do, these will be included in our staff report.

D. The sign posting period is 15 days prior and after the EPC hearing date from Wednesday March 6, 2024 to Friday April 5, 2023.

#### 4) Project Letter:

A. The project letter is off to a good start, though I have some questions and revisions to the description of the request and the responses to review and decision criteria.

B. Page 1 of the project letter appears to include errors when referencing the two separate lots.

a. It is stated that the applicant intends to demolish the existing American Furniture Building on Lot 2-A, but this building is located on Lot 2-B.

b. It is stated that Lot 2-B is the existing Starbucks, but according to AGIS, the Starbucks is located on Lot 2-A.

c. It is stated that Lot 2-A is intended to be subdivided into six pads to develop individually in the future, but lot 2-A is the existing Starbucks, whereas my understanding is that the intention would be to subdivide Lot 2-B (where the former American Furniture Building stands).

d. Similar statements are made throughout the project letter, including in Site History. Please revise.

C. Please replace “February, 2024” in the note on the MA sheet with date of the March EPC hearing.

#### 5) Justification Criteria, goals & policies:

A. The justification and responses to the review and decision criteria are sufficient with only a few exceptions. I have some suggested revisions in these instances.

B. Please note: Responding to the review and decision-making criteria is more of a legal exercise than anything else. It is critical to “hit the nail on the head” both conceptually and in terms of form. This can be done by:

1. answering the questions in the customary way

2. using conclusory statements such as “because \_\_\_\_\_”.

3. re-phrasing the requirement itself in the response, and

4. choosing an option when needed to respond to a requirement.

C. Criterion A: Please revise your response to Criterion A in your justification letter based on the following information:

1. The justification letter references the review and decision criteria for a Site Plan - EPC as 6-6(J)(3)(a)-(g). This is incorrect – 6-6(J)(3) is the review and decision criteria for Subdivision of Land – Bulk Land. The review and decision criteria for a Site Plan – EPC is 6-6(I)(3)(a)-(g). Please be sure that you’re referencing the currently effective version of the IDO.
2. The Applicant’s responses to Comp Plan Goals and Policies in Criterion A uses the term “clearly facilitates.” This language is not needed for the purposes of a Site Plan-EPC. 6-6(I)(3)(a) requires that the Site Plan is “consistent” with the Comp Plan, a lower test/threshold than “clearly facilitating” the Comp Plan. I suggest revising your responses to reflect the language used in 6-6(I)(3)(a) - “is consistent with”.

D. Criterion B – G: Please revise your responses to Criterion B through G in your justification letter based on the following information:

1. The Applicant’s responses to many of these criteria includes the term “clearly facilitates.” According to 6-6(I)(3) a Site Plan – EPC shall be approved if it “meets” all of the following criteria. I suggest revising your responses to reflect the language used in 6-6(I)(3) - “meets.”

## NOTIFICATION

**From:** [Sylvan, Christopher](#)  
**To:** [Alyssa Ortiz](#)  
**Cc:** [Office of Neighborhood Coordination](#)  
**Subject:** 3535 MENAUL BLVD NE\_Neighborhood Meeting Inquiry Sheet Submission  
**Date:** Wednesday, December 20, 2023 5:42:54 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

**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	Phone
BelAir NA	Elizabeth	Alarid	ealarid29@gmail.com	2932 Bel-Air NE	Albuquerque	NM	87110		5052708320
BelAir NA	Barb	Johnson	flops2@juno.com	2700 Hermosa Drive NE	Albuquerque	NM	87110	5053796187	

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](mailto: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](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.

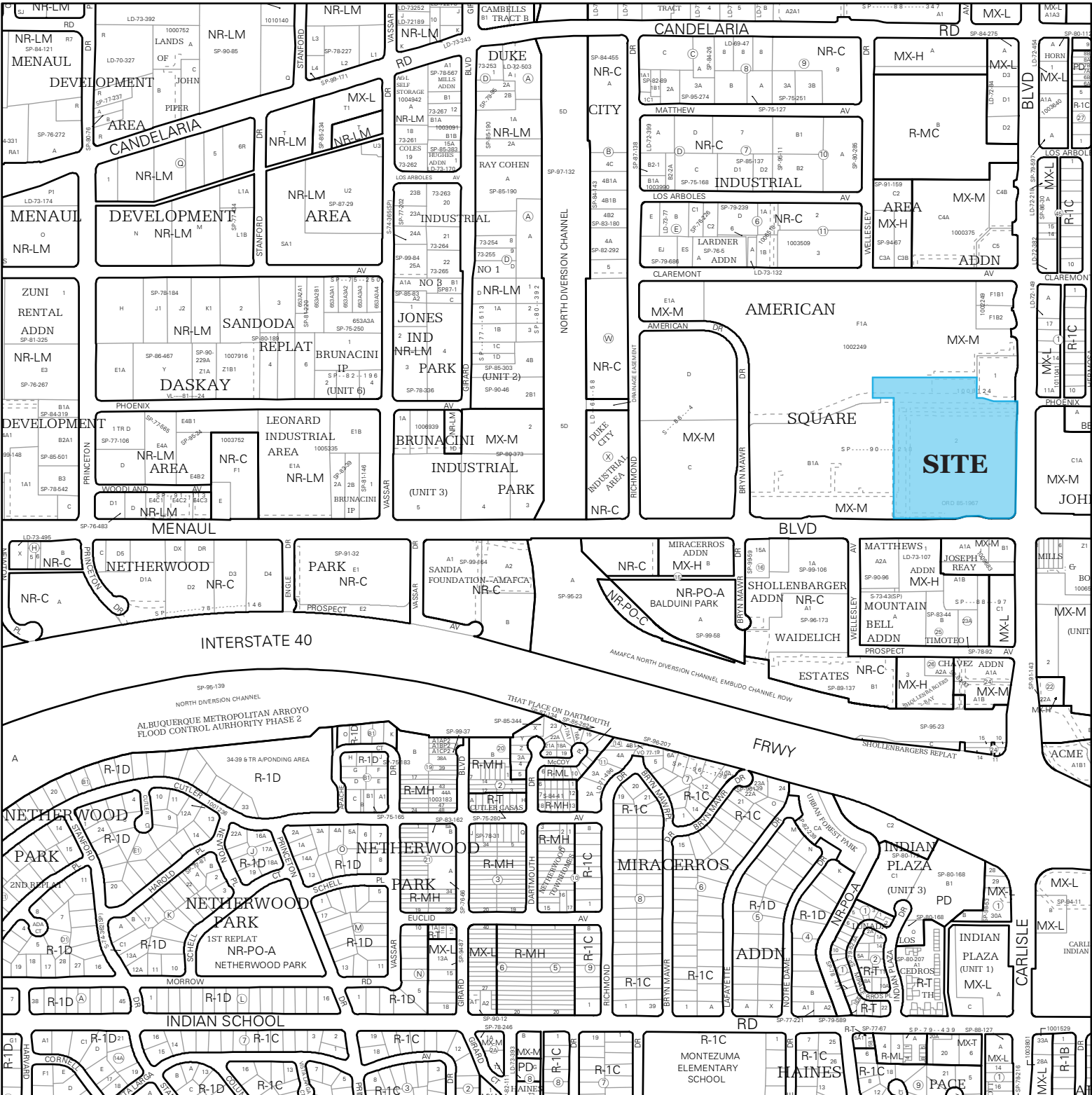
If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:  
<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summa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

Thank you.

Chris Sylvan  
Neighborhood Liaison  
Office of Neighborhood Coordination  
Albuquerque City Council  
(505) 768-3105 Office  
(505) 218-0579 Cell  
[csylvan@cabq.gov](mailto:csylvan@cabq.gov)  
[cabq.gov/council](http://cabq.gov/council)

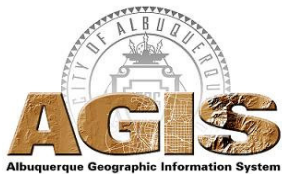




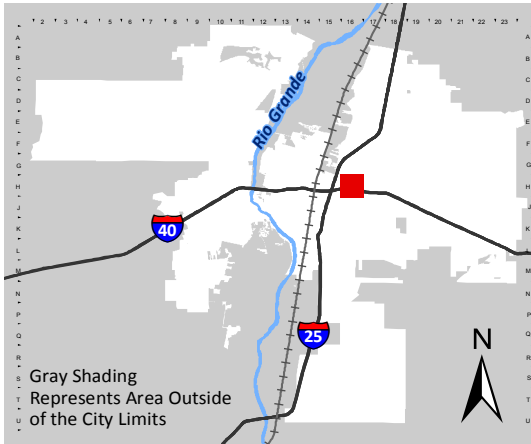


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# 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-16-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

# City of Albuquerque Property Report



[www.cabq.gov/gis](http://www.cabq.gov/gis)

**Platted Parcel Address:** 3535 MENAUL BLVD NE  
**Assessor Parcel Address:** 3535 MENAUL BLVD NE  
**Report Date:** 12/21/2023

## Bernalillo County Assessor Ownership Data

[\(Click here for more information\)](#)

**Owner Name:** VISTA ORIENTE LTD CO ATTN: JOHN SEDBERRY  
**Owner Address:** 4700 MONTGOMERY BLVD NE SUITE 200 ALBUQUERQUE NM 87109-2050  
**Uniform Property Code (UPC):** 101605949630810915      **Tax Year:** 2023      **Tax District:** A1A  
**Legal Description:** LT 2-B PLAT FOR LOTS 2-A & 2-B AMERICAN SQUARE (BEING COMPRISED OF LOT 2 AMERICAN SQUARE) CONT 9.8252 AC  
**Property Class:** C      **Document Number:** See Bernalillo County Assessor Record Search Portal      **Acres:** 9.8252

## Albuquerque Planning and Zoning Data

[Bernalillo County Planning and Zoning](#)

**Jurisdiction:** ALBUQUERQUE      **Zone Atlas Page:** [H-16](#)  
**IDO Zone District:** [MX-M](#)      **IDO District Definition:** Moderate Intensity  
**Land Use:** 03 | Commercial Retail      **Lot:** 2B      **Block:** 0000      **Subdivision:** AMERICAN SQUARE

## Neighborhood Associations

[Office of Neighborhood Coordination](#)

**City Recognized Neighborhood Associations:** N/A

## Services

**Police Beat:** 411      **Area Command:** NORTHEAST  
**Residential Trash Pickup and Recycling:** Wednesday

## City Council Districts

**City Council District:** [7 - Tammy L Fiebelkorn](#)      **Councilor Email:** [tfiebelkorn@cabq.gov](mailto:tfiebelkorn@cabq.gov)  
**Policy Analyst:** Justin Carmona      **Policy Analyst Email:** [justincarmona@cabq.gov](mailto:justincarmona@cabq.gov)      **Policy Analyst Phone #:** 505-768-3189

## Other Legislative Districts

**US Congressional District:** 1 - Melanie Stansbury  
**County Commission District:** 3 - Adriann Barboa  
**NM House Of Representatives:** 11 - Javier Martínez  
**NM Senate:** 15 - Daniel A. Ivey-Soto

## APS School Service Areas

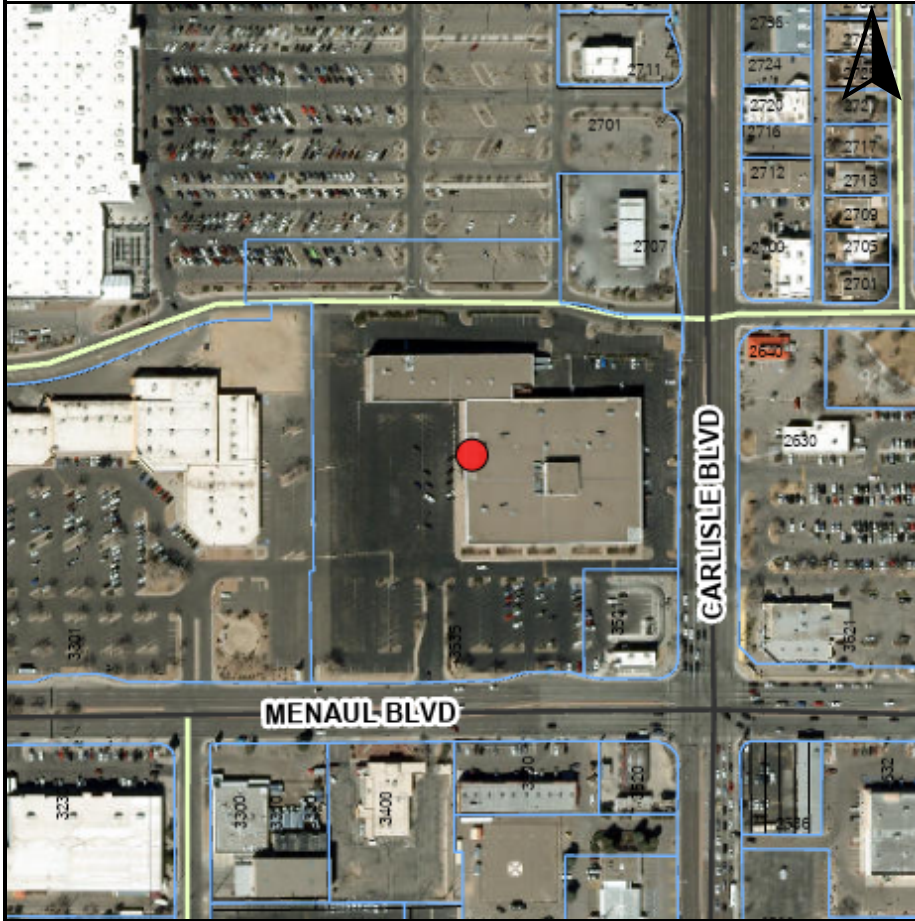
[Albuquerque Public Schools](#)

**Elementary School:** MONTEZUMA      **Middle School:** MCKINLEY      **High School:** DEL NORTE

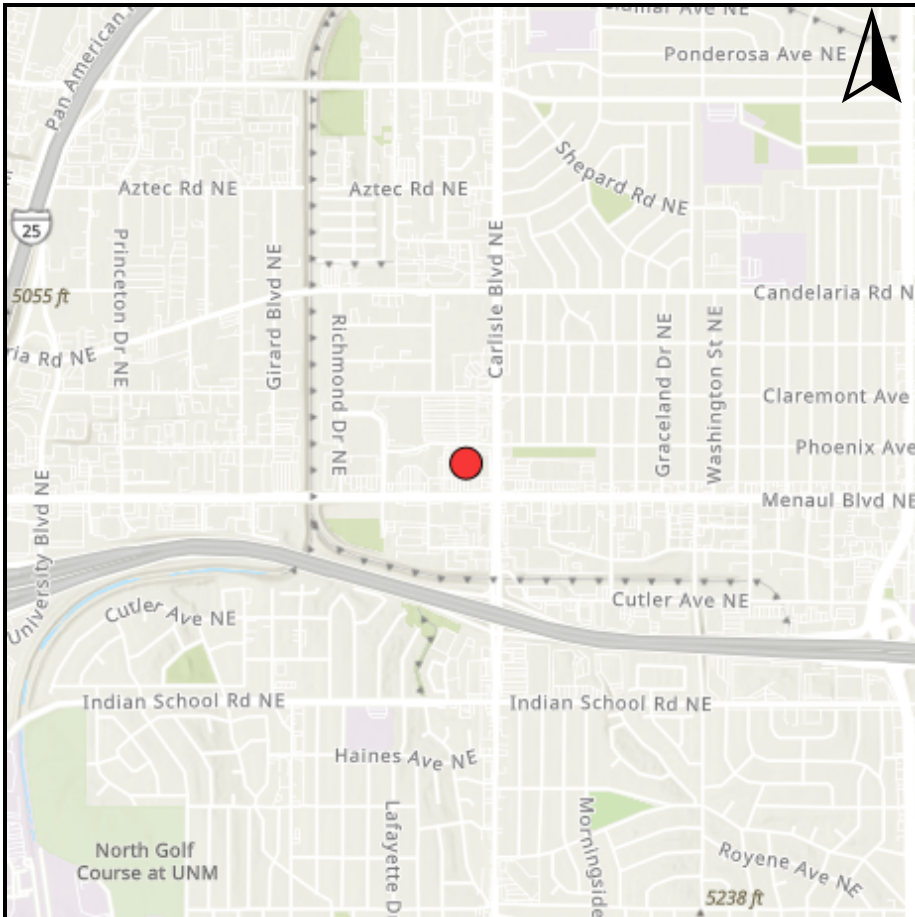
**FEMA Flood Zone:** X

[FEMA Flood Map Service Center](#)

### Property Map



### Context Map



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

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

Date of Request\*: 1/2/2024

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)\*: BelAir NA

Name of NA Representative\*: Elizabeth Alarid & Barb Johnson

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: \*See attached list

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.<sup>2</sup>

Email address to respond yes or no: cp@consensusplanning.com

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:  
\_\_\_\_\_

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

1. Subject Property Address\* 3535 Menaul Blvd NE, Albuquerque, NM 87107  
Location Description \_\_\_\_\_
2. Property Owner\* Vista Oriente LDT CO ATTN
3. Agent/Applicant\* [if applicable] Agent Consensus Planning/Applicant
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)

<sup>1</sup> 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.

<sup>2</sup> 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<sup>3\*</sup>:

1. Major Amendment to the controlling site plan requesting Lot 2-A (Starbucks) to show that change.
  2. Simultaneously - prepare update to the site plan for Lot 2B to reflect proposed uses/development.
- May also need to request a conditional use permit for the warehousing component from the ZHE.

5. This type of application will be decided by<sup>\*</sup>:  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<sup>\*4</sup>:  
Contact Consensus Planning at cp@consensusplanning.com or call (505) 764-9801

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

1. Zone Atlas Page(s)<sup>\*5</sup> H-16
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project<sup>\*</sup>:
  - Deviation(s)       Variance(s)       Waiver(s)

Explanation:  
N/A- No deviations, variances, or waivers are being requested
4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)<sup>\*</sup>:  Yes     No

<sup>3</sup> 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.

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

<sup>5</sup> 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 Map<sup>6</sup>:
    - a. Area of Property [typically in acres] 9.8252 acres
    - b. IDO Zone District MX-M
    - c. Overlay Zone(s) [if applicable] \_\_\_\_\_
    - d. Center or Corridor Area [if applicable] American Square Activity Center, Menaul (Multi-Modal) and Carlisle (Major) Corridors
  - 2. Current Land Use(s) [vacant, if none] General retail, size not-specified
- 

**Useful Links**

**Integrated Development Ordinance (IDO):**

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

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: \_\_\_\_\_ [Other Neighborhood Associations, if any]

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

<sup>6</sup> 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: Site Plan- EPC
Decision-making Body: Environmental Planning Commission
Pre-Application meeting required: [X] Yes [ ] No
Neighborhood meeting required: [X] Yes [ ] No
Mailed Notice required: [X] Yes [ ] No
Electronic Mail required: [X] Yes [ ] No
Is this a Site Plan Application: [X] Yes [ ] No Note: if yes, see second page
PART II - DETAILS OF REQUEST
Address of property listed in application: 3535 Menaul Blvd NE Albuquerque, NM 87107
Name of property owner: Vista Oriente LDT CO ATTN
Name of applicant: John Sedberry
Date, time, and place of public meeting or hearing, if applicable:
Address, phone number, or website for additional information:
Please call or email cp@consensusplanning.com or call (505)-764-9801
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
[X] Zone Atlas page indicating subject property.
[X] Drawings, elevations, or other illustrations of this request.
[ ] Summary of pre-submittal neighborhood meeting, if applicable.
[X] 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.

Alyssa Ortiz (Applicant signature) 1/2/2024 (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.

**From:** [Microsoft Outlook](#)  
**To:** [ealarid29@gmail.com](mailto:ealarid29@gmail.com)  
**Subject:** Relayed: IDO Neighborhood Meeting Notification for a Major Amendment - EPC for the old American Home Furnishings property at the NW Corner of Menaul and Carlisle Boulevards NE  
**Date:** Tuesday, January 2, 2024 5:05:19 PM  
**Attachments:** [IDO Neighborhood Meeting Notification for a Major Amendment - EPC for the old American Home Furnishings property at the NW Corner of Menaul and Carlisle Boulevards NE.msg](#)

---

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

[ealarid29@gmail.com](mailto:ealarid29@gmail.com) ([ealarid29@gmail.com](mailto:ealarid29@gmail.com)) <<mailto:ealarid29@gmail.com>>

Subject: IDO Neighborhood Meeting Notification for a Major Amendment - EPC for the old American Home Furnishings property at the NW Corner of Menaul and Carlisle Boulevards NE

**From:** [Jim Strozier](#)  
**To:** [Barb Johnson](#); [Elizabeth Alarid](#)  
**Cc:** [Alyssa Ortiz](#)  
**Subject:** EPC Application - IDO Notification  
**Date:** Thursday, February 8, 2024 9:26:00 AM  
**Attachments:** [Day-of NA Email Packet.pdf](#)

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Neighborhood Representatives,

This is notification that Consensus Planning has submitted application for a Site Plan – EPC Major Amendment to the controlling site plan requesting Lot 2-A (Starbucks) and 2-B (vacant American Furniture) is removed from the site plan. The subject property is 3535 Menaul Boulevard NE, Albuquerque, NM 87107, owned by Vista Oriente, Ltd. Co. The property is currently the vacant American Home Furniture & Mattress Store. The property is approximately 10 acres in size and will remain zoned MX-M (Mixed Use – Medium Intensity). The request seeks to amend the site plan to separate the existing Starbucks and American Furniture lots from the antiquated site plan to allow future mixed-use development consistent with the MX-M zoning. We had a facilitated meeting on January 10<sup>th</sup> to discuss this project. We appreciate your input.

The legal description of the subject property is:

Lots 2-A and 2-B Plat for Lots 2-A & 2-B American Square (Being Comprised of Lot 2 American Square)

Per the Integrated Development Ordinance (IDO), this amendment will need to be reviewed and approved by the Environmental Planning Commission (EPC). The EPC Hearing will be held on March 21, 2024, at 8:30 am via Zoom: <https://cabq.zoom.us/j/2269592859> To call in: (301) 715-8592, Meeting ID: 226 959 2859. More details and updates about the hearing can be found on the EPC website: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

Please see the documents included with this letter for additional details about the request. If you have any questions, please do not hesitate to contact Consensus Planning at [cp@consensusplanning.com](mailto:cp@consensusplanning.com) or [ortiz@consensusplanning.com](mailto:ortiz@consensusplanning.com), or contact us by phone at (505) 764-9801.

**Jim Strozier, FAICP**  
Consensus Planning, Inc.  
302 8<sup>th</sup> Street NW  
(505) 764-9801

[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\*: 02/08/2024

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)\*: BelAir NA

Name of NA Representative\*: Barb Johnson, Elizabeth Alarid

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: \*see attached

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

1. Subject Property Address\* 3535 Menaul Blvd. NE Albuquerque, NM 87107  
Location Description \_\_\_\_\_
2. Property Owner\* Vista Oriente, Ltd. Co.
3. Agent/Applicant\* *[if applicable]* Agent Consensus Planning / Applicant Vista Oriente, Ltd. Co.
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 - Major Amendment
  - Subdivision \_\_\_\_\_ (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>\*:

Requesting a Major Amendment to the controlling Site Plan to remove Lots 2-A and 2-B

<sup>1</sup> 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.

<sup>2</sup> 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 Map<sup>6</sup>:

- 1. Area of Property [typically in acres] 9.8252 acres
  - 2. IDO Zone District MX-M
  - 3. Overlay Zone(s) [if applicable] \_\_\_\_\_
  - 4. Center or Corridor Area [if applicable] American Square Activity Center, Menaul (Multi-Modal), and Carlisle (Major) Corridor
- Current Land Use(s) [vacant, if none] Vacant retail building and existing Starbucks
- 

**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](mailto: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: \_\_\_\_\_ [Other Neighborhood Associations, if any]

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



OFFICIAL PUBLIC NOTIFICATION FORM
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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
Decision-making Body: Environmental Planning Commission (EPC)
Pre-Application meeting required: [X] Yes [ ] No
Neighborhood meeting required: [X] Yes [ ] No
Mailed Notice required: [X] Yes [ ] No
Electronic Mail required: [X] Yes [ ] No
Is this a Site Plan Application: [ ] Yes [X] No Note: if yes, see second page
PART II - DETAILS OF REQUEST
Address of property listed in application: 3535 Menaul Blvd. NE Albuquerque, NM 87107
Name of property owner: Vista Oriente, Ltd. Co.
Name of applicant: John Sedberry
Date, time, and place of public meeting or hearing, if applicable:
Zoom: https://cabq.zoom.us/j/2269592859, To call in: (301) 715-8592, Meeting ID:226 959 2859
Address, phone number, or website for additional information:
Please call or email cp@consensusplanning.com or (505)-764-9801
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
[X] Zone Atlas page indicating subject property.
[X] Drawings, elevations, or other illustrations of this request.
[X] Summary of pre-submittal neighborhood meeting, if applicable.
[X] 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.

Alyssa Ortiz (Applicant signature) 02/08/2024 (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  
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**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.

**From:** [Alyssa Ortiz](#)  
**To:** [Jim Strozler](#)  
**Subject:** Re: 3535 MENAUL BLVD NE \_Public Notice Inquiry Sheet Submission  
**Date:** Tuesday, February 6, 2024 2:17:52 PM

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**From:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Sent:** Tuesday, January 23, 2024 1:59 PM  
**To:** Alyssa Ortiz <Ortiz@consensusplanning.com>  
**Subject:** 3535 MENAUL 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	Phone
BelAir NA	Barb	Johnson	<a href="mailto:flops2@juno.com">flops2@juno.com</a>	2700 Hermosa Drive NE	Albuquerque	NM	87110	5053796187	
BelAir NA	Elizabeth	Alarid	<a href="mailto:ealarid29@gmail.com">ealarid29@gmail.com</a>	2932 Bel-Air NE	Albuquerque	NM	87110		5052708320

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](mailto: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](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](mailto:suzannaflores@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)

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**From:** webmaster@cabq.gov <webmaster@cabq.gov>  
**Sent:** Tuesday, January 23, 2024 1:41 PM  
**To:** Office of Neighborhood Coordination <ortiz@consensusplanning.com>  
**Cc:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Subject:** Public Notice Inquiry Sheet Submission

**[EXTERNAL]** Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

Public Notice Inquiry For:

Environmental Planning Commission

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Alyssa Ortiz

Telephone Number

(505) 764-9801

Email Address

[ortiz@consensusplanning.com](mailto:ortiz@consensusplanning.com)

Company Name

Consensus Planning

Company Address

302 8th St NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

LT 2-B PLAT FOR LOTS 2-A & 2-B AMERICAN SQUARE (BEING COMPRISED OF LOT 2 AMERICAN SQUARE) CONT 9.8252 AC

Physical address of subject site:

3535 MENAUL BLVD NE ALBUQUERQUE NM 87107

Subject site cross streets:

Menaul Blvd NE and Carlisle Blvd NE

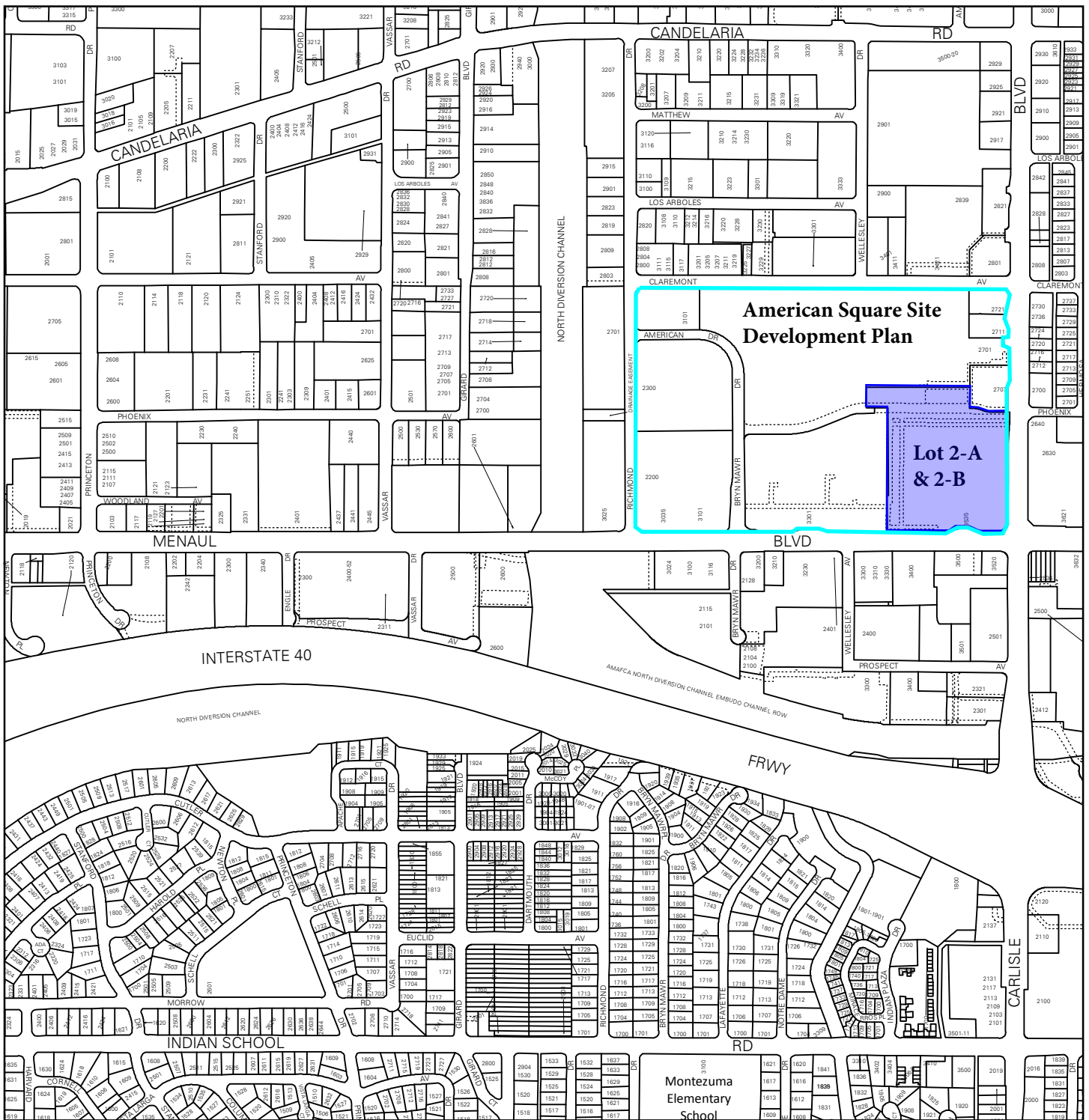
Other subject site identifiers:

This site is located on the following zone atlas page:

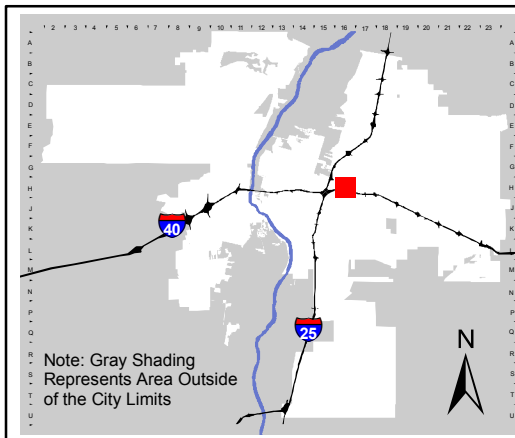
H16

Captcha

x



For more current information and details visit: [www.cabq.gov/gis](http://www.cabq.gov/gis)

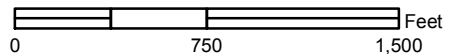
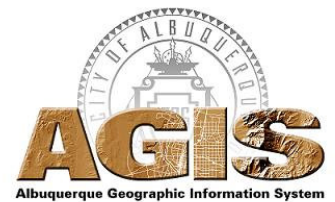


Address Map Page:

**H-16-Z**

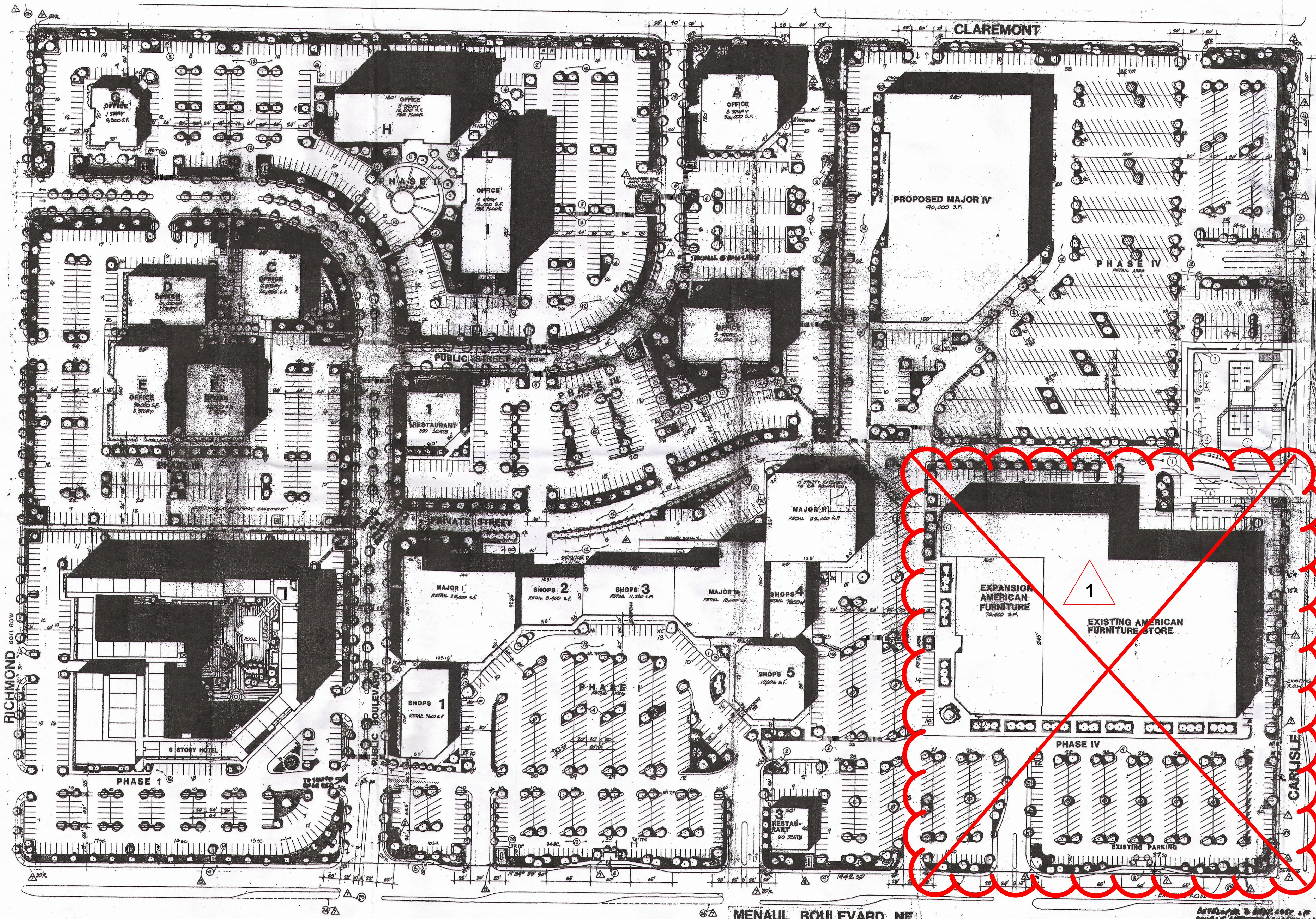
Map Amended through:  
3/17/2017

These addresses are for informational purposes only and are not intended for address verification.





# SITE PLAN FOR SUBDIVISION LOT 1, BLOCK A-1-A1, AMERICAN SQUARE



LOT 1, BLOCK A-1-A1  
AMERICAN SQUARE

- ① EXISTING PRIVATE DRAINAGE AND ACCESS, PUBLIC WATER, POWER AND COMMUNICATION AND GAS LINE EASEMENT WIDTH VARIES FROM 50'-55' (10/28/1990 - BK. 90C, PG. 269)
  - ② EXISTING PERMANENT JOINT USE AREAS (07/14/1993, BK. 9318-PGS. 8728-8738)
  - ③ EXISTING DRIVE AISLES TO BE PRESERVED AND PERMANENT JOINT USE AREAS (06/15/1990, BK. 90-10 PG. 1883-1900)
  - ④ EXISTING 20 FOOT WATERLINE EASEMENT (10/28/1990 - 90C-269)
  - ⑤ EXISTING MISTAKE EASEMENT (5/4/1987 - BK. 482-A, PG. 589-590)
  - ⑥ EXISTING 10' OVERHEAD & UNDERGROUND UTILITY EASEMENT, EASEMENTS AS SET FORTH ON THE PLAT RECORDED IN MAP BOOK C 36, FOLIO 33; MAP BOOK C37, FOLIO 60; MAP BOOK 90C, FOLIO 80 AND MAP BOOK 90C, FOLIO 269, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- NOTE: PORTIONS OF THE EXISTING ACCESS EASEMENT (1) ARE ENCUMBERED BY SIDEWALK, CURB & CUTTER AND LANDSCAPING.

1

**1**  
Lots 2-A & 2-B  
Remove from Site  
Plan.  
All future development  
shall comply with IDO  
and DPM regulations.  
February, 2024



NOT TO SCALE

CITY PROJECT NUMBER: 1008124  
CASE# 12EPC-40078  
CASE# 12EPC-40079  
DATE: FEBRUARY 28, 2013

No.	REVISION	DRAWN BY	DATE

**Galloway**  
Planning, Architecture, Engineering  
5300 DTC Parkway, Suite 100  
Greenwood Village, CO 80111  
303.770.3638 F  
www.gallowayus.com

**MURPHY EXPRESS**  
MURPHY OIL U.S.A. INC.  
422 NORTH WASHINGTON  
EL DORADO, ARKANSAS 71730

**MURPHY OIL  
MURPHY EXPRESS SITE**

CARLISLE BLVD. & PHOENIX AVE.  
ALBUQUERQUE, NEW MEXICO

Project No: MOC00024  
Sheet Scale: NOT TO SCALE  
Designed By: ZMR  
Drawn By: JAR  
Date: NOVEMBER 2012  
Disk File: MOC024\_P\_2-OV Site

**SITE DEVELOPMENT  
PLAN FOR  
SUBDIVISION  
AMENDMENT**



**From:** [Microsoft Outlook](#)  
**To:** [Barb Johnson](#)  
**Subject:** Relayed: EPC Application - IDO Notification  
**Date:** Thursday, February 8, 2024 9:27:27 AM  
**Attachments:** [EPC Application - IDO Notification .msg](#)

---

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:  
Barb Johnson (flops2@juno.com) <mailto:flops2@juno.com>  
Subject: EPC Application - IDO Notification

**From:** [Microsoft Outlook](#)  
**To:** [Elizabeth Alarid](#)  
**Subject:** Relayed: EPC Application - IDO Notification  
**Date:** Thursday, February 8, 2024 9:26:34 AM  
**Attachments:** [EPC Application - IDO Notification .msg](#)

---

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:  
Elizabeth Alarid (ealarid29@gmail.com) <mailto:ealarid29@gmail.com>  
Subject: EPC Application - IDO Notification



February 8, 2024

Dear Property Owner,

This is a notification that Consensus Planning has submitted application for a Site Plan – EPC Major Amendment to the controlling site plan requesting Lot 2-A (vacant American Furniture) and 2-B (Starbucks) is removed from the site plan. The subject property is 3535 Menaul Boulevard NE, Albuquerque, NM 87107, owned by Vista Oriente, Ltd. Co. The property is currently the vacant American Home Furniture & Mattress Store. The property is approximately 10 acres in size and will remain zoned MX-M (Mixed Use – Medium Intensity). The request seeks to amend the site plan to separate the existing Starbucks and American Furniture lots from the antiquated site plan to allow future mixed use development consistent with the MX-M zoning. The legal description of the subject property is:

Lots 2-B Plat for Lots 2-A & 2-B American Square (Being Comprised of Lot 2 American Square)

Per the Integrated Development Ordinance (IDO), this amendment will need to be reviewed and approved by the Environmental Planning Commission (EPC). The EPC Hearing will be held on March 21, 2024, at 8:30 am via Zoom: <https://cabq.zoom.us/j/2269592859> To call in: (301) 715-8592, Meeting ID: 226 959 2859. More details and updates about the hearing can be found on the EPC website: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

Please see the documents included with this letter for additional details about the request. If you have any questions, please do not hesitate to contact Consensus Planning at [cp@consensusplanning.com](mailto:cp@consensusplanning.com) or [ortiz@consensusplanning.com](mailto:ortiz@consensusplanning.com), or contact us by phone at (505) 764-9801.

Sincerely,

Jim Strozier, FAICP  
Consensus Planning, Inc.  
302 8<sup>th</sup> Street NW  
Albuquerque, NM 87102  
Phone (505) 764-9801

[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\*: 02/08/2024

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\*: \*see attached

Mailing Address\*: \*see attached

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

1. Subject Property Address\* 3535 Menaul Blvd. NE Albuquerque, NM 87107  
Location Description \_\_\_\_\_
2. Property Owner\* Vista Oriente, Ltd. Co.
3. Agent/Applicant\* *[if applicable]* Agent - Consensus Planning / Applicant - Vista Oriente, Ltd. Co.
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- Major Amendment
  - Subdivision \_\_\_\_\_ (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

Summary of project/request<sup>1</sup>\*:

Requesting a Major Amendment to the controlling Site Plan to remove Lot 2-A and 2-B

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)

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

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

Date/Time\*: March 21, 2024 at 8:30 am

Location\*<sup>2</sup>: Zoom: https://cabq.zoom.us/j/2269592859, To call in: (301) 715-8592, Meeting ID:226 959 2859

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
Contact - Consensus Planning at cp@consensusplanning.com or call (505) 764-9801

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> H-16
- 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- No deviations, variances, or waivers are being requested  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

- 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 facilitated meeting was held on January 10, 2024 at 5pm with BelAir NA, the Applicant, and the Agent  
The Agent provided a PowerPoint and summarized the development process, addressed the  
NA concerns, and answered any additional questions.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

- 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.\*

<sup>2</sup> Physical address or Zoom link

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

<sup>4</sup> 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 [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

- 1. Area of Property [typically in acres] 9.8252 acres
  - 2. IDO Zone District MX-M
  - 3. Overlay Zone(s) [if applicable] \_\_\_\_\_
  - 4. Center or Corridor Area [if applicable] American Square Activity Center, Menaul (Multi-Modal), and Carlisle (Major) Corridor
- Current Land Use(s) [vacant, if none] Vacant retail building and existing Starbucks
- 

**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](mailto: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: \_\_\_\_\_ [Other Neighborhood Associations, if any]

<sup>6</sup> 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
Decision-making Body: Environmental Planning Commission (EPC)
Pre-Application meeting required: [X] Yes [ ] No
Neighborhood meeting required: [X] Yes [ ] No
Mailed Notice required: [X] Yes [ ] No
Electronic Mail required: [X] Yes [ ] No
Is this a Site Plan Application: [ ] Yes [X] No Note: if yes, see second page
PART II - DETAILS OF REQUEST
Address of property listed in application: 3535 Menaul Blvd. NE Albuquerque, NM 87107
Name of property owner: Vista Oriente, Ltd. Co.
Name of applicant: John Sedberry
Date, time, and place of public meeting or hearing, if applicable:
Zoom: https://cabq.zoom.us/j/2269592859, To call in: (301) 715-8592, Meeting ID:226 959 2859
Address, phone number, or website for additional information:
Please call or email cp@consensusplanning.com or (505)-764-9801
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
[X] Zone Atlas page indicating subject property.
[X] Drawings, elevations, or other illustrations of this request.
[X] Summary of pre-submittal neighborhood meeting, if applicable.
[X] 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.

Alyssa Ortiz (Applicant signature) 02/08/2024 (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**



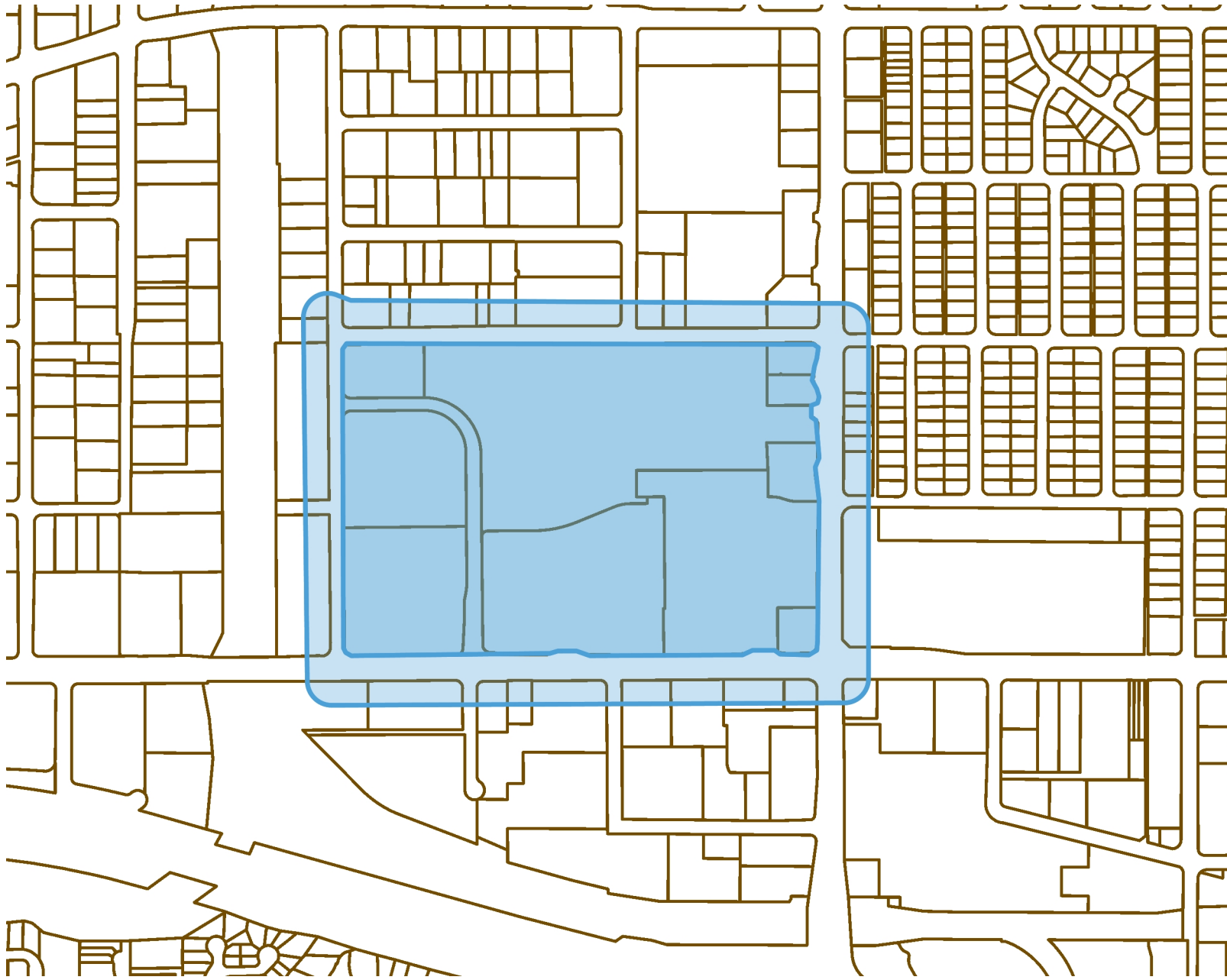
**PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY**

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.



# City of Albuquerque 100 ft Buffer Map

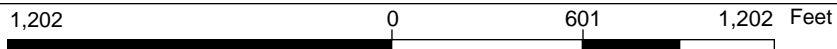


## Legend

-  Bernalillo County Parcels
- Municipal Limits**
-  Corrales
-  Edgewood
-  Los Ranchos
-  Rio Rancho
-  Tijeras
-  UNINCORPORATED

## Notes

100 foot buffer map of the controlling Site Plan for EPC Major Amendment for 3535 Menaul Blvd NE Albuquerque, NM 87107



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
2/6/2024 © City of Albuquerque

1: 7,213

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



BLUE GROUND LLC & ETAL ATTN: COLLIERS  
INTERNATIONAL  
5051 JOURNAL CENTER BLVD NE SUITE 200  
ALBUQUERQUE NM 87109-5914

2800 RICHMOND LLC  
8708 GREENARBOR RD NE  
ALBUQUERQUE NM 87122-2614

BRENTAN PAULA & SANDRA B JAMES  
TRUSTEE JAMES SEPARATE PROPERTY  
TRUST  
809 MORNINGSIDE DR NE  
ALBUQUERQUE NM 87110

PUBLIC SERVICE COMPANY OF NEW  
MEXICO MS TAX 1025  
414 SILVER AVE SW  
ALBUQUERQUE NM 87102-3289

DLM SOUTHWEST COLLISION LLC  
3401 CLAREMONT AVE NE  
ALBUQUERQUE NM 87107-1938

NEW MEXICO SOCIETY OF CERTIFIED  
PUBLIC ACCOUNTANTS  
3400 MENAUL BLVD NE  
ALBUQUERQUE NM 87107-1818

ANM HEALTHCARE INVESTORS LLC  
2540 CAMINO DIABLO SUITE 200  
WALNUT CREEK CA 94597

2020 TAWIL PROPERTIES LLC  
PO BOX 1205  
REDONDO BEACH CA 90278-0205

DOS VIENTOS LLC  
PO BOX 26207  
ALBUQUERQUE NM 87125-6207

ARIZONA REFRIGERATION SUPL INC C/O P E  
PENNINGTON & CO INC  
PO BOX 21127  
PHOENIX AZ 85036

MAYO MARTIN M  
7608 HARWOOD AVE NE  
ALBUQUERQUE NM 87110

FASCO INVESTMENT GROUP INC  
6102 E LINCOLN DR  
PARADISE VALLEY AZ 85253-4256

FRRE LLC  
5641 N BROADWAY  
DENVER CO 80216-1021

CARLISLE PROPERTY  
2730 CARLISLE BLVD NE 36  
ALBUQUERQUE NM 87110-2804

AMAFCA  
2600 PROSPECT AVE NE  
ALBUQUERQUE NM 87107-1836

MCDONALDS REAL ESTATE COMPANY  
110 N CARPENTER ST  
CHICAGO IL 60607-4106

RICH LLC  
2803 RICHMOND DR NE  
ALBUQUERQUE NM 87107

WHATABURGER OF NEW MEXICO ATTN: K E  
ANDREWS & COMPANY  
2424 RIDGE RD  
ROCKWALL TX 75087-5116

3621 MENAUL BLVD LLC & NEF GROUP LLC  
& AUSTIN SAN LEON LLC  
500 E 4TH ST SUITE 351  
AUSTIN TX 78701-3720

CARLISLE NM HOLD 2014 LP  
550 HOWE AVE SUITE 100  
SACRAMENTO CA 95825-8339

LE SAU V & LOAN NGUYEN  
7523 VIA DESIERTO NE  
ALBUQUERQUE NM 87113

BOREN 2536 LLC  
11400 SANTA MONICA DR NE  
ALBUQUERQUE NM 87122

COOL BOX PROPERTIES LLC  
PO BOX 9043  
ALBUQUERQUE NM 87119-9043

HI-TECH AUTOMOTIVE SYSTEMS LLC  
3229 CLAREMONT AVE NE  
ALBUQUERQUE NM 87107

JMM LTD  
PO BOX 91990  
ALBUQUERQUE NM 87199-1990

LARDNER CLAREMONT 3201 LLC  
4741 PAN AMERICAN EAST FWY NE  
ALBUQUERQUE NM 87107

HPT CW II PROPERTIES TRUST C/O RYAN  
PTS DEPT. 124  
PO BOX 460389  
HOUSTON TX 77056-8389

WAL-MART STORES INC C/O WAL-MART  
PROP TAX DEPT MS 0555  
PO BOX 8050  
BENTONVILLE AR 72716-8055

MAYO MARTIN M  
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HARRELL MARK  
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ALBUQUERQUE BERNALILLO COUNTY  
WATER UTILITY AUTHORITY  
PO BOX 1293  
ALBUQUERQUE NM 87103-1293

CHESS RICHARD ALLISON & CHESS JOYCE  
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1907 BUENA VISTA DR SE SUITE 100  
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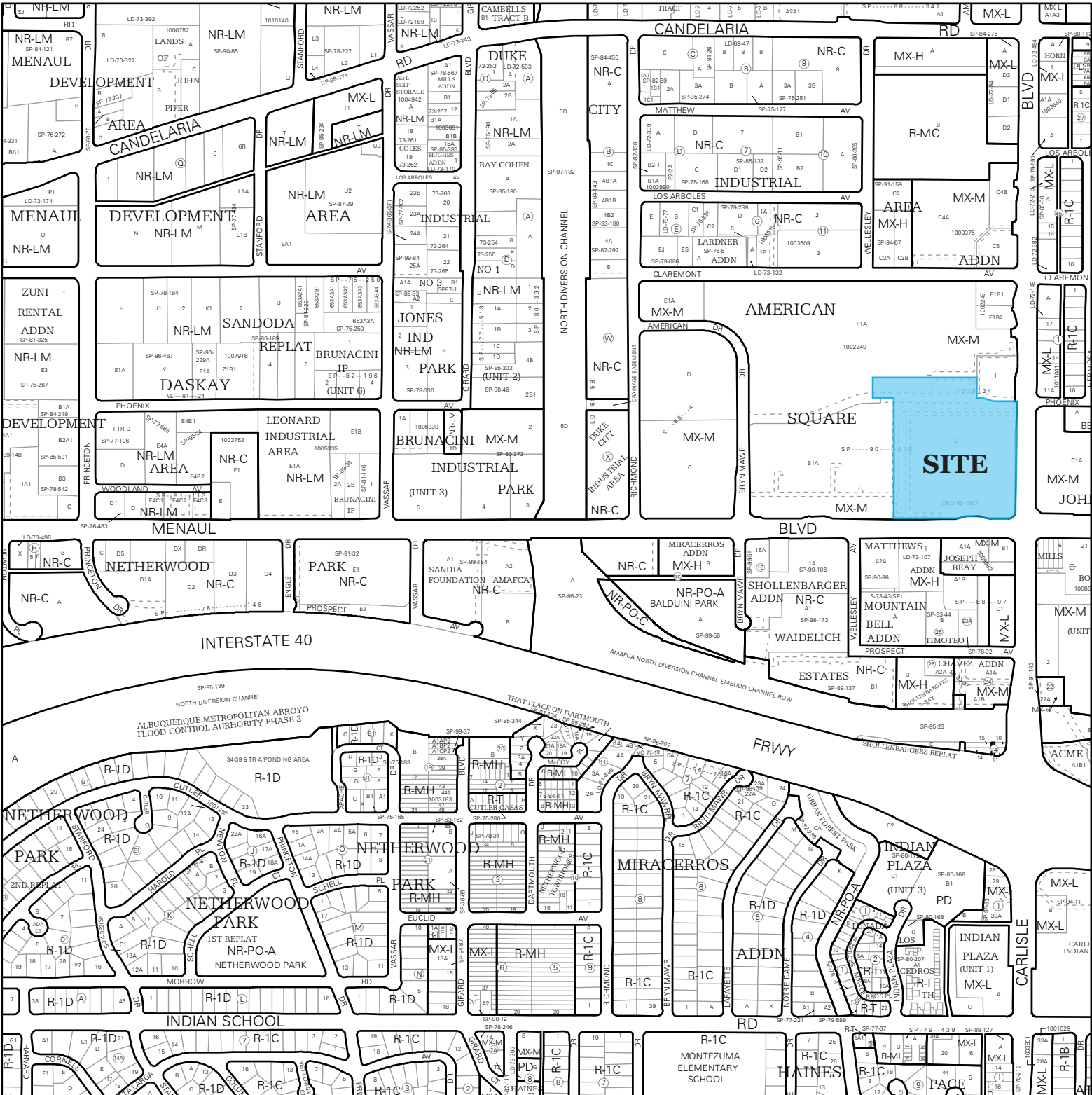
JULIAN GARCIA HERITAGE FOUNDATION  
C/O EDWARD GARCIA  
PO BOX 26207  
ALBUQUERQUE NM 87125-6207

CORONADO TOWER LLC C/O JOHN  
SKIDMORE  
739 WOODLAND AVE  
EL PASO TX 79922-2040

2830 MP INVESTORS & WORLD GREGORY F  
TRUSTEE WORLD TRUST & ETAL  
PO BOX 77469  
SAN FRANCISCO CA 94107-7469

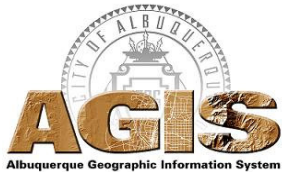
VISTA ORIENTE LTD CO ATTN: JOHN  
SEDBERRY  
500 4TH ST NW SUITE 275  
ALBUQUERQUE NM 87102-2103

DLDSWD LP  
4709 ROSINANTE RD  
EL PASO TX 79922-2123

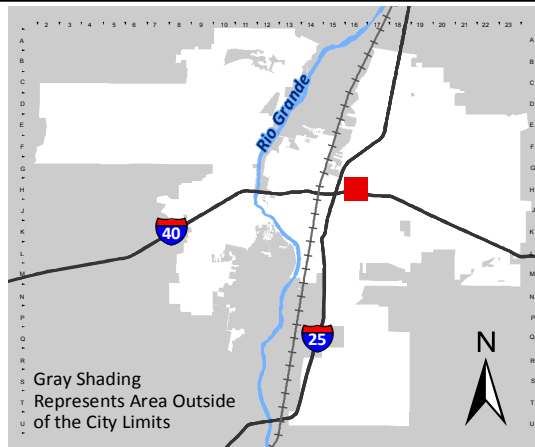


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# 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-16-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



Consensus Planning, Inc.  
302 8th Street NW  
Albuquerque, NM



DLM SOUTHWEST COLLISION LLC  
3401 CLAREMONT AVE NE  
ALBUQUERQUE NM 87107-1938

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PUBLIC SERVICE COMPANY OF NEW  
MEXICO MS TAX 1025  
414 SILVER AVE SW  
ALBUQUERQUE NM 87102-3289

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302 8th Street NW  
Albuquerque, NM 87102



VISTA ORIENTE LTD CO ATTN: JOHN  
SEDBERRY  
500 4TH ST NW SUITE 275  
ALBUQUERQUE NM 87102-2103

Consensus Planning, Inc.  
302 8th Street NW  
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ANM HEALTHCARE INVESTORS LLC  
2540 CAMINO DIABLO SUITE 200  
WALNUT CREEK CA 94597

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302 8th Street NW  
Albuquerque, NM 87102



RABADI SHARIF A & SAMIA TRUSTEES STAR  
TRUST  
11201 SAN ANTONIO DR NE  
ALBUQUERQUE NM 87122-1049

Consensus Planning, Inc.  
302 8th Street NW  
Albuquerque, NM 87102



FRRE LLC  
5641 N BROADWAY  
DENVER CO 80216-1021

Consensus Planning, Inc.  
302 8th Street NW  
Albuquerque, NM 87102



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ANN TRUSTEES CHESS RVT & ETAL  
1907 BUENA VISTA DR SE SUITE 100  
ALBUQUERQUE NM 87106-4246

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Albuquerque, NM 87102

ARIZONA REFRIGERATION SUPL INC C/O P E  
PENNINGTON & CO INC  
PO BOX 21127  
PHOENIX AZ 85036

Consensus Planning, Inc.  
302 8th Street NW  
Albuquerque, NM 87102



2830 MP INVESTORS & WORLD GREGORY F  
TRUSTEE WORLD TRUST & ETAL  
PO BOX 77469  
SAN FRANCISCO CA 94107-7469



# 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.

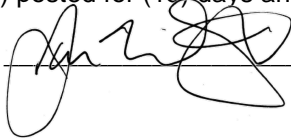
4. TIME

Signs must be posted from March 6, 2024 To April 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.



\_\_\_\_\_  
(Applicant or Agent)

February 8, 2024  
(Date)

I issued \_\_\_\_\_ signs for this application, \_\_\_\_\_, \_\_\_\_\_  
(Date) (Staff Member)

**PROJECT NUMBER:** \_\_\_\_\_

**From:** [Jim Strozier](#)  
**To:** [ealarid29@gmail.com](mailto:ealarid29@gmail.com); [flops2@juno.com](mailto:flops2@juno.com)  
**Cc:** [Alyssa Ortiz](#)  
**Subject:** IDO Neighborhood Meeting Notification for a Major Amendment - EPC for the old American Home Furnishings property at the NW Corner of Menaul and Carlisle Boulevards NE  
**Date:** Tuesday, January 2, 2024 5:05:00 PM  
**Attachments:** [image001.png](#)

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Barb and Elizabeth,

First, Happy New Year! I hope you had a wonderful holiday.

This is a notification to you and the BelAir Neighborhood Association that Consensus Planning is preparing an application for a Site Plan – EPC Major Amendment to the controlling site plan for the American Square. This amendment affects Lot 2-B, which includes the former American Home Furniture & Mattress Store. The amendment will also show the development of Lot 2-A (Starbucks). The amendment will allow for the demolition of the existing building, new platting to accommodate new restaurant and service buildings. The project may also include a request for a conditional use permit for a potential warehousing component. The subject property is 3535 Menaul Boulevard NE, Albuquerque, NM 87107, owned by Vista Oriente LTD CO ATTN. The property is about 10 acres in size and is currently zoned MX-M (Mixed Use – Medium Intensity). The request seeks to amend the site plan to separate the existing Starbucks lot from the plat to further subdivide the plat for mixed use development. The legal description of the subject property is:

LT 2-B PLAT FOR LOTS 2-A & 2-B AMERICAN SQUARE (BEING COMPRISED OF LOT 2 AMERICAN SQUARE) CONT 9.8252 AC

Per Integrated Development Ordinance (IDO), this amendment will need to be reviewed and approved by the Environmental Planning Commission (EPC). Please see the attached City forms containing additional details about the property. As part of the City process and in accordance with the City's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are sending this email to provide you with an opportunity to meet and discuss this request prior to submittal. Per City requirements, you have 15 days to respond to this notice or request a public meeting prior to application submittal.

 [BelAir NA Pre-Submittal Notification.pdf](#)

Please feel free to contact Consensus Planning with any questions at [cp@consensusplanning.com](mailto:cp@consensusplanning.com) and [ortiz@consensusplanning.com](mailto:ortiz@consensusplanning.com) or contact us by phone at (505) 764-9801. I look forward to coordinating with you.

Thank you.

**Jim Strozier, FAICP**

Consensus Planning, Inc.

302 8<sup>th</sup> Street NW

(505) 764-9801



Mar 3, 2024 at 6:24:24 PM  
N 3886517 E 353796  
2683-2699 Carlisle Blvd NE  
Albuquerque NM 87107  
United States

# REQUEST

Site Plan-EPC Major Amendment to  
remove Lots 2-A and 2-B from the  
Controlling Site Plan

The City of Albuquerque Environmental Planning Commission will hold a public hearing

To join online with video: <https://caba.zoom.us/j/2269592859>

To call in: 301-715-8592

Meeting ID: 226 959 2859

, on March 21st, 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 14, 2024 to April 5, 2024  
by Consensus Planning (505) 764-0801  
applicant/agent phone

REFER TO FILE# DB-2024-009917, SI-2024-00207

It is illegal for an unauthorized person to remove or tamper with this sign



Mar 3, 2024 at 6:27:19 PM  
N 3886360 E 353692  
3501 Menaul Blvd NE  
Albuquerque NM 87107  
United States

# REQUEST

Site Plan-EPC Major Amendment to  
remove Lots 2-A and 3-B from the  
controlling site plan

The City of Albuquerque Environmental Planning Commission will hold a public hearing

To join online with video: <https://cabq.zoom.us/j/2269592859>

To call in: 301-715-8592

Meeting ID: 226 959 2859

on March 21<sup>st</sup>, 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 6, 2024 to April 5, 2024

by Consensus Planning (505) 711-9801

applicant/agent

phone

REFER TO FILE# PH-2024-000947, SI-2024-00307

It is illegal for an unauthorized person to remove or tamper with this sign



Mar 3, 2024 at 6:19:22 PM  
N 3886731 E 353791  
2721 Carlisle Blvd NE  
Albuquerque NM 87110  
United States

# REQUEST

Site Plan - EPC Major Amendment to  
remove Lots A and B from the  
controlling site plan

The City of Albuquerque Environmental Planning Commission will hold a  
public hearing

To join online with video: <https://cabq.zoom.us/j/2269592859>

To call in: 301-715-8592

Meeting ID: 226 959 2859

on March 21<sup>st</sup>, 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 6, 2024 to April 5, 2024

by Consensus Planning (505) 704-9801  
applicant/agent phone

REFER TO FILE# PB-2024-009947, SI-2024-00207

It is illegal for an unauthorized person to remove or tamper with this sign

*Consensus Planning*



Mar 3, 2024 at 6:13:23 PM  
N 3886523 E 353197  
2550-2594 Richmond Dr NE  
Albuquerque NM 87107  
United States

# REQUEST

Site Plan EPC Map Amendment to remove  
Lots A and B from the controlling site plan.

The City of Albuquerque Environmental Planning Commission will hold a public hearing

To join online with video: <https://cabq.zoom.us/j/2269592859>

To call in: 301-715-8592

Meeting ID: 226 959 2859

on March 21st, 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 6, 2024 to April 6, 2024

by Consensus Planning (800) 704-9801  
applicant/agent phone

REFER TO FILE# PR 2024-009907, SI-2024-0207

It is illegal for an unauthorized person to remove or tamper with this sign

*Corbett/...*



## FACILITATED MEETING REPORT

**CITY OF ALBUQUERQUE**  
**LAND USE FACILITATION PROGRAM ZOOM MEETING REPORT**  
**AMERICAN SQUARE CABQ EPC PRE-APPLICATION**

**Project:** CABQ EPC Pre-Application Facilitated Meeting.

**Property Description/Address:** American Square – 3535 Menaul NE, ABQ NM

**Date Submitted:** January 14, 2024

**Submitted By:** Jocelyn M. Torres, Land Use Facilitator

**Meeting Date/Time:** January 10, 2024, 5:00 PM- 7:00 PM

**Meeting Location:** Zoom

**Applicants/Owners:** Vista Oriente Ltd.: John Sedberry and Jeffrey Jesionowski

**Agents:** Jim Strozier and Alyssa Ortiz, Consensus Planning

**Civil Engineer:** Kelly Klein, Bohannon Houston

**Neighborhood Associations/Interested Parties:** BelAir NA (BANA).

**Please note that this is a summary, not a transcript, of the January 10, 2024 CABQ facilitated meeting.**

**Background Summary.**

Applicant is requesting a major amendment for the purpose of dividing this tract into six pads.<sup>1 2</sup> Each pad will developed separately. The existing plat is zoned MX-M. Intended modifications will include: access points, drive aisles; internal circulation; utility easements; vacation of old easements; relocation of old utility lines; creation of new easements; cross drainage; access; and parking easements. The intended replat will allow for the future sale or lease of individual properties to either developers or lessors. The existing Starbucks will remain in place.

The CABQ Pre-Application Review Team (PRT) has met with the development team, as required for major subdivisions. The development team will meet with the PRT following this meeting. The Environmental Planning Commission (EPC) process is required when requesting a major amendment to the existing site plan. The developer seeks to remove existing Lot 2-A. The Development Hearing Officer (DHO) will ultimately determine whether the requested subdivision plat is approved or denied.

**Discussion.**

1. Agents provided the PowerPoint and summarized the development process.
2. Agents and developer addressed participant comments and questions.
3. Specific concerns regarding traffic and homelessness were also discussed.
4. Agents and developer invited participants to submit additional comments and questions through the facilitator.

**Conclusions.**

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<sup>1</sup> See attached Consensus Planning PowerPoint "Current Site Development."

<sup>2</sup> See attached Consensus Planning PowerPoint "Proposed Site Development."

# CITY OF ALBUQUERQUE

## LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

1. Participants viewed this as a productive discussion.
2. Participants indicated that the agents and developer were receptive and responsive to participant comments and questions.

**Meeting Specifics.** *Participant Questions and Comments are Italicized.* Others are displayed in regular font. *Q- Question; C-Comment; A-Answer; C- Comment.*

### 1. Planned Development and Traffic.

- a. *Q: Will existing buildings be torn down?*

A: Yes the American Furniture store will be demolished. It was built in 1960 and is approximately 165,000 square feet. We'll obtain a demolition permit. We will also determine whether there is asbestos. If found, we will need to abate the asbestos. We will also obtain a fugitive dust permit.

If the application is approved, the existing corner [Lot 2a] will be removed from the site plan and the entire parcel will be governed under the IDO. The property will be subdivided through the City's platting process. This will allow the owner to sell or lease the property to another developer or tenant. The subdivision process also modernizes the property to conform to existing IDO standards.

*Q: What about the Oasis Building?*

A: That building is located across the street and is not included in this application.

- b. *Q/C: Do you have any tenants in mind? Are you thinking of any particular restaurants? We already have three drive through restaurants at that location. Four might be a lot. American Furniture didn't have much traffic. Retail stores and restaurants would increase the traffic in this area. I don't understand the Starbucks. That location has a lot of traffic. Also, the Gateway Center to the east has been sold. Occupants are losing their leases. I'm most concerned about the traffic.*

A: Unfortunately, we don't have any insight on the Gateway Center, although we did expect that question. The Civil Engineer with Bohannon Houston is responsible for determining ingress, egress and traffic flow. We will make sure that the internal circulation pattern runs as smoothly as possible. We do recognize that the Phoenix and Carlisle intersection is very busy.

A: We are planning on three drive up restaurants and one sit down, which may also have a drive up window. Starbucks gets several customers from freeway traffic. The larger building in the back [number 6] may be a retail store. We may have a carwash. The restaurants that have survived after Covid have drive-up windows. We can't disclose potential developers at this point.

- c. Facilitator: Are you planning to have a traffic study?

# CITY OF ALBUQUERQUE

## LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

A: We will complete the Traffic Impact Study (TIS) scoping form to determine whether a traffic study is required. We will compare the anticipated traffic to that of American Furniture. The City will determine whether we will require a traffic study.

- d. *C: I'm concerned about traffic pollution, air quality and about all the accidents I see at the Carlisle intersections of Phoenix and Claremont.*

A: Our TIS study will track anticipated traffic for the types of buildings included in this subdivision and compare that to the American Furniture traffic.

- e. *Q: Do you plan to maintain ownership of the entire complex?*

A: That will depend on those interested in the property. Some may want to buy and others may prefer to lease.

- f. *Q: Jeff are you from New Mexico?*

A: I'm from Toledo, Ohio and have been here since 1994. I've done about 35 to 40 subdivisions. My partners are Scott Throckmorton and John Sedberry.

## 2. Homelessness.

- a. *C: We have a huge homeless issue in this area..*

A: I talked to the City when they were working on the Metropolitan Development Area (MRA). They declined to extend the MRA boundary to the east side of the diversion channel. This lot would have been more saleable if they had extended that boundary.

We have good plans for demolition, abatement and utilities. I'm concerned about keeping the Starbucks in business during construction.

*C: I'm concerned about what is going to happen with the Gateway Center and about the dumpster diving that goes on at that location. There is a park on the north side of that shopping center. There is also panhandling. We're hoping that the planned dog park will help alleviate the homeless situation.*

A: We don't know anything about the plans for that property. I am concerned about providing sufficient security for the Starbucks during construction.

Facilitator: What is your plan for security?

A: We don't have a security plan right now. Each business will probably provide their own security. We can have covenants that require security in addition to landscaping.

Facilitator: Would reactivating that location help alleviate the homeless situation?

# CITY OF ALBUQUERQUE

## LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Something like Starbucks? I thought the American Furniture business was dwindling a while back.

A: The American Furniture store is the highest grossing furniture business in the City. They may have a lot of online sales.

A: I think you're talking about revitalization. It's well proven that more activity; more customers; and more employees drive down the number of homeless and transient people that hang out on a piece of property.

*C: Thank you for listening to us. I'm interested in learning what you come up with regarding traffic. I'm tired of hearing crashes. We tried to warn the Gateway Center developers, who did not want to listen. Now they have been significantly affected by the homeless situation.*

Facilitator: Unfortunately we don't know what will happen with the Gateway Center now that it has been sold. If redevelopment occurs, neighbors will have an opportunity to request a facilitated meeting, as they have done here.

C: I'm glad we've interacted with the neighborhood and we want to be good neighbors.

*C: You guys have been great! I think you've been honest and I think you've explained things well, so I appreciate all that very much.*

### **Next Steps (Development Team's Goals).**

EPC application will be filed on February 1, 2024.

EPC hearing date is March 21, 2024.

**Meeting Adjourned.**

### **Property Owners/Developers**

John Sedberry  
Jeffrey Jesionowski

### **Agents**

Jim Strozier	Consensus Planning
Alyssa Ortiz	Consensus Planning

### **Civil Engineer**

Kelly Klein	Bohannan Houston
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### **Participants**

Elizabeth Alarid	BANA
Barb Johnson	BANA

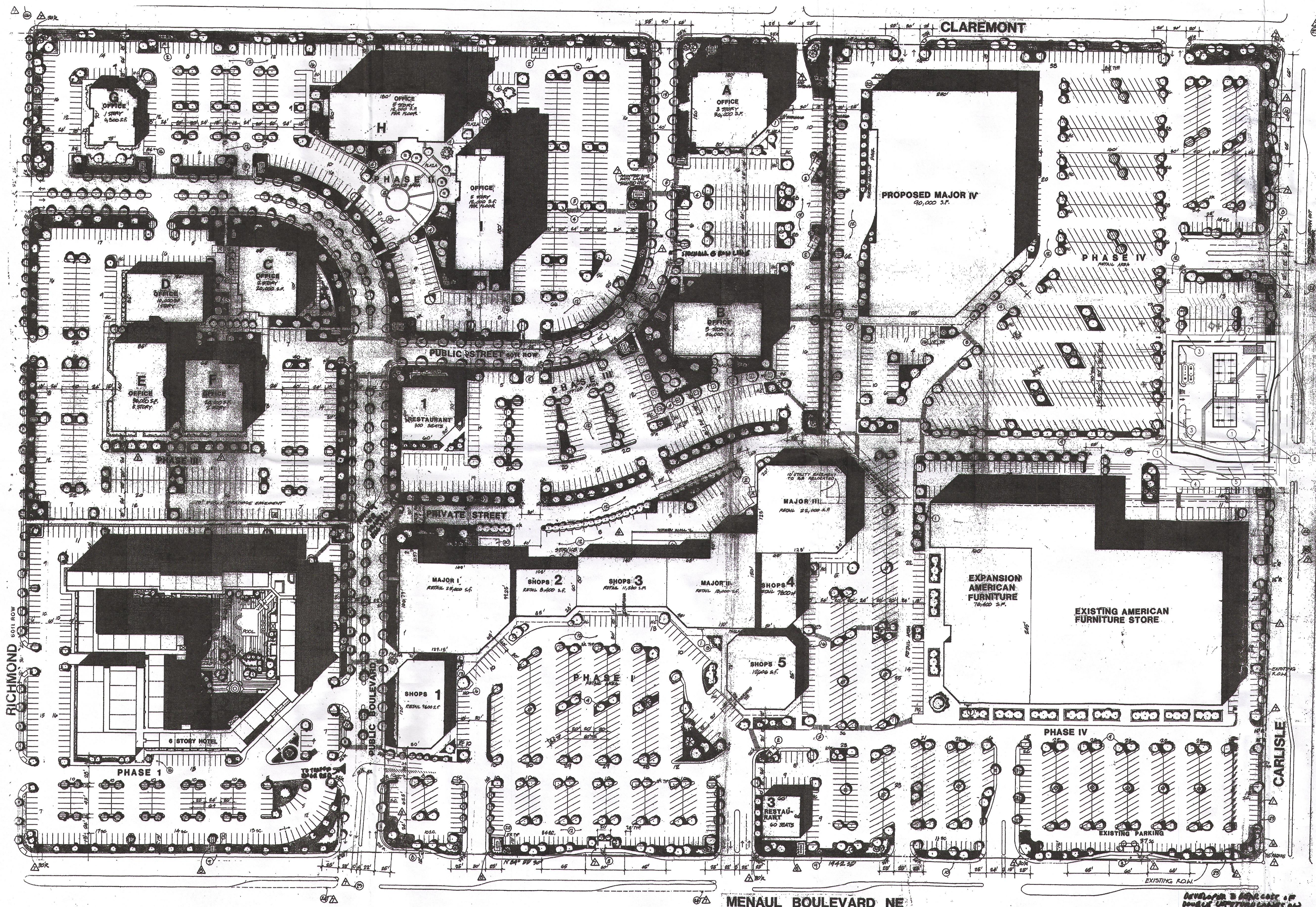
### **CABQ Land Use Facilitation**

Jocelyn M. Torres	Land Use Facilitator
Tyson R. Hummel	Land Use Coordinator

## CONTROLLING SITE PLAN

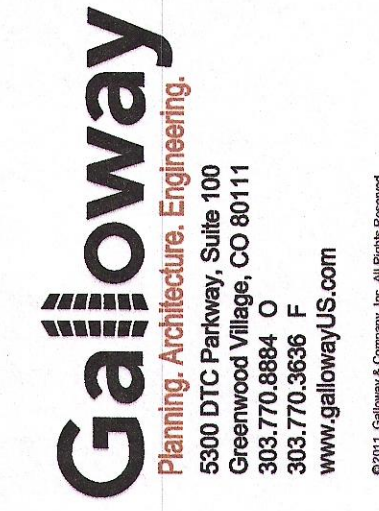
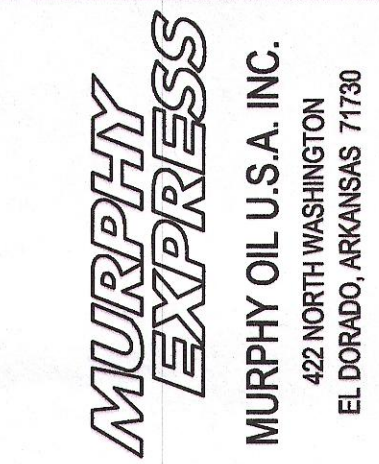


# SITE PLAN FOR SUBDIVISION LOT 1, BLOCK A-1-A1, AMERICAN SQUARE



LOT 1, BLOCK A-1-A1  
AMERICAN SQUARE

- ① EXISTING PRIVATE DRAINAGE AND ACCESS, PUBLIC WATER, POWER AND COMMUNICATION AND GAS LINE EASEMENT WIDTH VARIES FROM 50'-85' (10/28/1990 - BK. 90C, PG. 269)
  - ② EXISTING PERMANENT JOINT USE AREAS (07/14/1993, BK. 9318-POS. 8728-8738)
  - ③ EXISTING DRIVE AISLES TO BE PRESERVED AND PERMANENT JOINT USE AREAS (06/15/1990, BK. 90-10 PG. 1883-1900)
  - ④ EXISTING 20 FOOT WATERLINE EASEMENT (10/28/1990 - 90C-269)
  - ⑤ EXISTING MIST&T EASEMENT (5/4/1987 - BK 482-A, PG 589-590)
  - ⑥ EXISTING 10' OVERHEAD & UNDERGROUND UTILITY EASEMENT; EASEMENTS AS SET FORTH ON THE PLAN RECORDED IN MAP BOOK C. 36, FOLIO 33; MAP BOOK C. 37, FOLIO 80; MAP BOOK 90C, FOLIO 90 AND MAP BOOK 90C, FOLIO 289, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- NOTE: PORTIONS OF THE EXISTING ACCESS EASEMENT (1) ARE ENCUMBERED BY SIDEWALK, CURB & GUTTER AND LANDSCAPING.

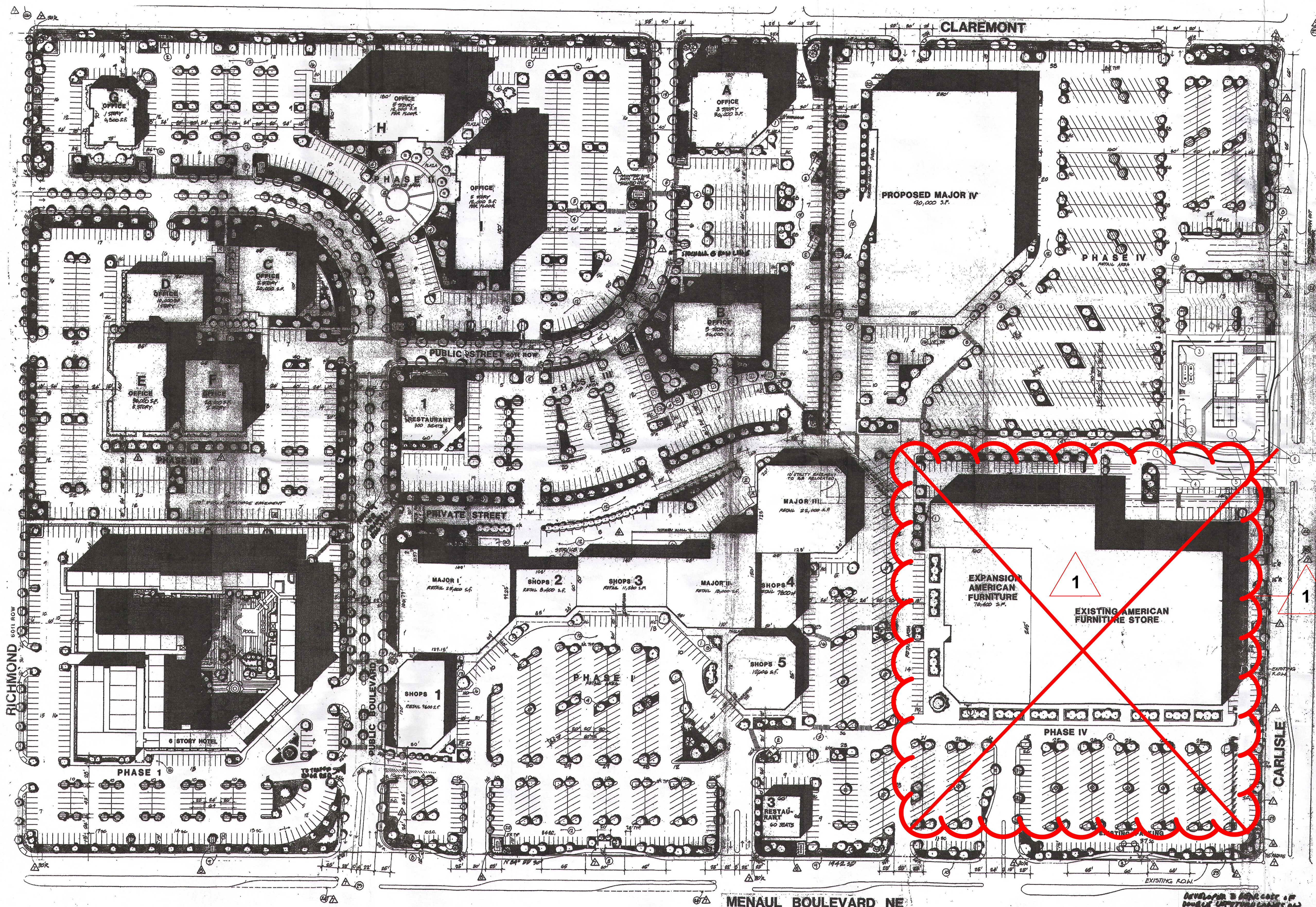
	DATE								
	DRAWN BY								
	DES. BY								
	REVISION								
	No.								
 <p style="font-size: small; text-align: right;">5300 DTC Parkway, Suite 100 Greenwood Village, CO 80111 Tel: 303.770.8800 Fax: 303.770.8808 www.gallowayus.com</p>									
 <p style="font-size: small; text-align: right;">MURPHY OIL U.S.A. INC. 422 NORTH WASHINGTON EL DORADO, ARKANSAS 71730</p>									
<p style="font-weight: bold; font-size: large;">MURPHY OIL MURPHY EXPRESS SITE</p> <p style="font-size: small; text-align: right;">CARLISLE BLVD. &amp; PHOENIX AVE. ALBUQUERQUE, NEW MEXICO</p>									
<p>Project No: MOC00024                  Sheet Scale: NOT TO SCALE                  Designed By: ZMR                  Drawn By: JAR                  Date: NOVEMBER 2012                  Disk File: MOC024_P_2-0V_Site</p>									
<p style="font-weight: bold;">SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDMENT</p>									
<p>NOT TO SCALE</p> <p>CITY PROJECT NUMBER: 1008124                  CASE# 12EPC-40078                  CASE# 12EPC-40079                  DATE: FEBRUARY 28, 2013</p>									
									2



SITE PLAN - MAJOR AMENDMENT



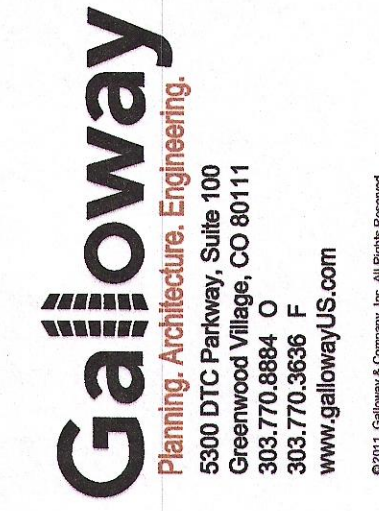
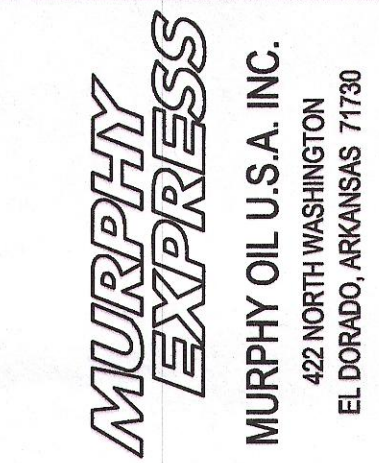
# SITE PLAN FOR SUBDIVISION LOT 1, BLOCK A-1-A1, AMERICAN SQUARE



LOT 1, BLOCK A-1-A1  
AMERICAN SQUARE

- ① EXISTING PRIVATE DRAINAGE AND ACCESS, PUBLIC WATER, POWER AND COMMUNICATION AND GAS LINE EASEMENT WIDTH VARIES FROM 50'-85' (10/28/1990 - BK. 90C, PG. 269)
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- NOTE: PORTIONS OF THE EXISTING ACCESS EASEMENT (1) ARE ENCUMBERED BY SIDEWALK, CURB & GUTTER AND LANDSCAPING.

Lot 2-B  
Remove from Site  
Plan.  
All future development  
shall comply with IDO  
and DPM regulations.  
February, 2024

	DATE						
	DRAWN BY						
	DES. BY						
	REVISION						
	No.						
 <p style="font-size: 8px; margin: 0;">5300 DTC Parkway, Suite 100 Greenwood Village, CO 80111 Tel: 303.770.8800 Fax: 303.770.8808 www.gallowayUS.com</p>							
 <p style="font-size: 8px; margin: 0;">MURPHY OIL U.S.A. INC. 422 NORTH WASHINGTON EL DORADO, ARKANSAS 71730</p>							
<p style="font-weight: bold; margin: 0;">MURPHY OIL MURPHY EXPRESS SITE</p> <p style="font-size: 8px; margin: 0;">CARLISLE BLVD. &amp; PHOENIX AVE. ALBUQUERQUE, NEW MEXICO</p>							
<p style="font-size: 8px; margin: 0;">Project No: MOC00024 Sheet Scale: NOT TO SCALE Designed By: ZMR Drawn By: JAR Date: NOVEMBER 2012 Disk File: MOC024_P_2-0V_Site</p>							
<p style="font-weight: bold; margin: 0;">SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDMENT</p>							
<p style="font-size: 8px; margin: 0;">NOT TO SCALE</p>							
<p style="font-size: 8px; margin: 0;">CITY PROJECT NUMBER: 1008124 CASE# 12EPC-40078 CASE# 12EPC-40079 DATE: FEBRUARY 28, 2013</p>							
							2