



# Environmental Planning Commission

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

## Staff Report

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

Staff Recommendation

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

**STAFF PLANNER**  
Catherine Heyne, Planner

**Summary of Analysis**

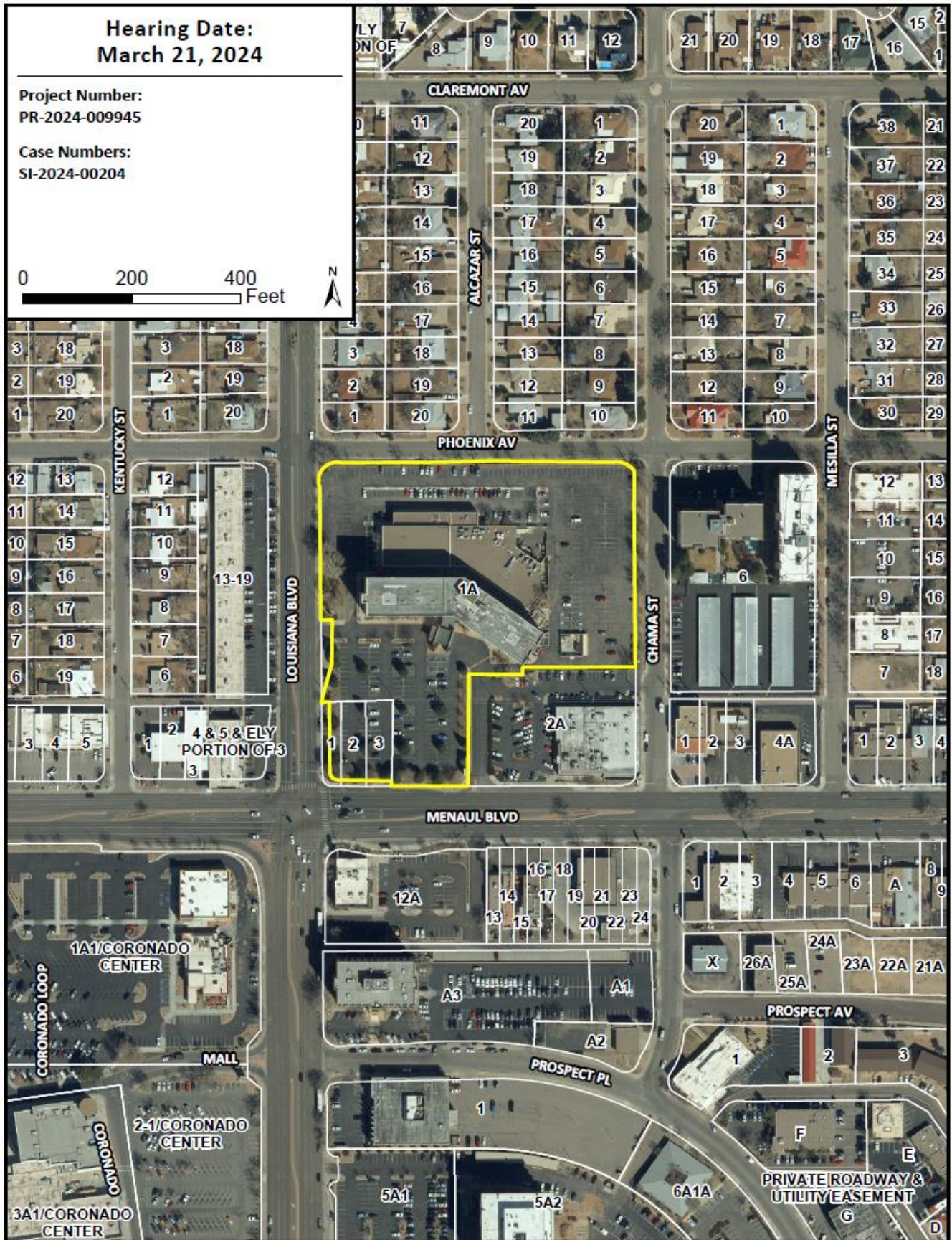
The request is for a Major Amendment to revise the controlling Site Development Plan (Z-72-231) to remove the easternmost approximate 3.0-acre portion of the site (“subject site”). The subject site will then be controlled by the IDO rather than the existing design standards.

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

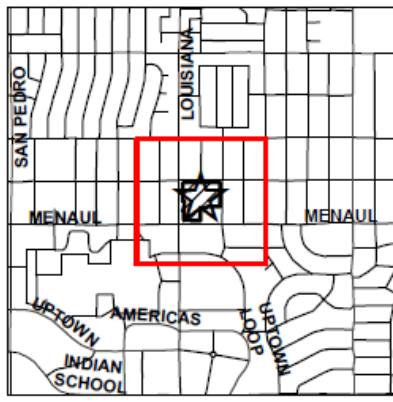
The applicant notified the ABQ-Park and Classic Uptown Neighborhood Associations, and property owners within 100 feet as required. There is no known opposition.

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









**LAND USE MAP**

Note: Gray shading indicates County.

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

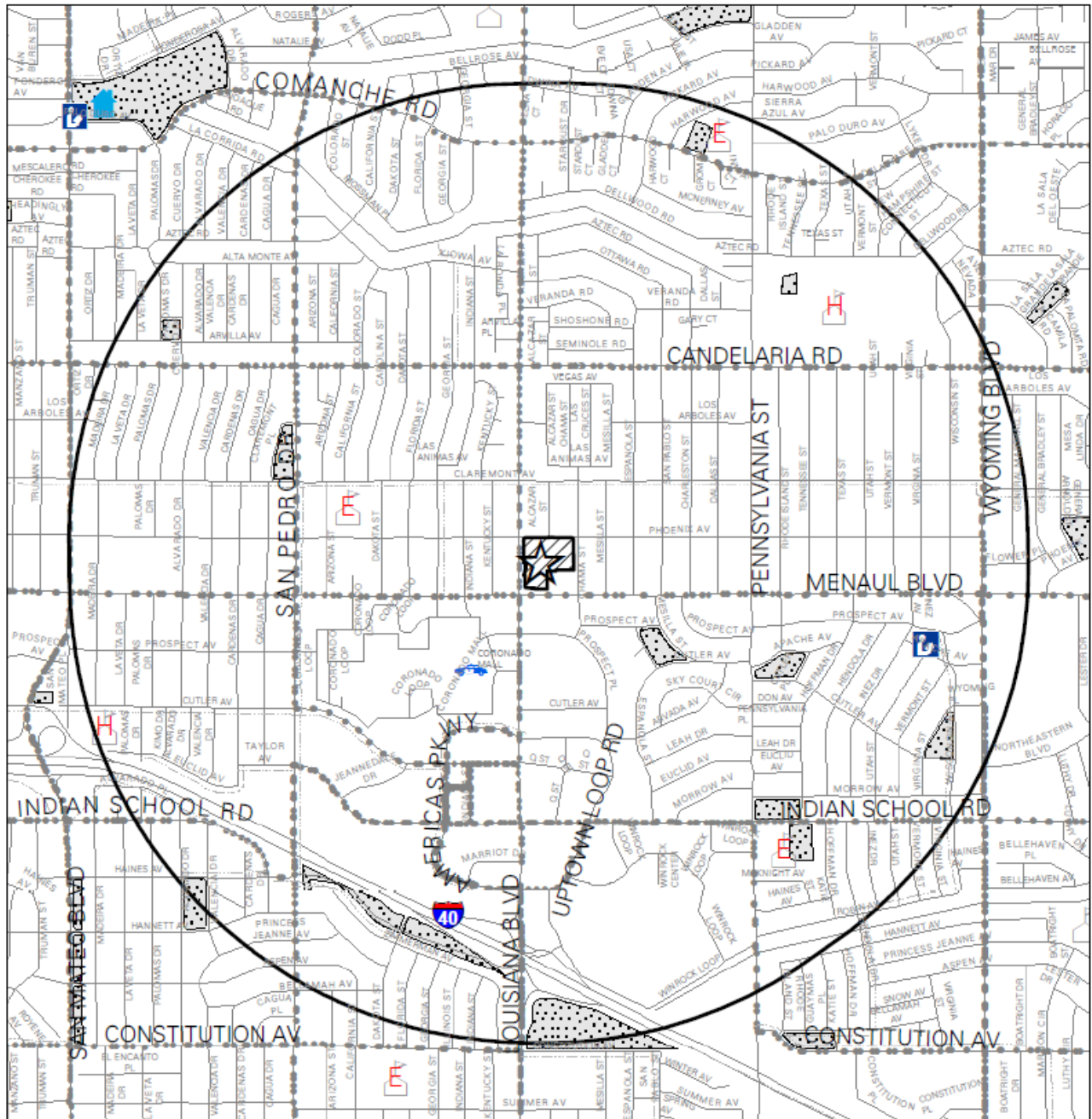


1 inch = 250 feet

Hearing Date:  
3/21/2024  
Project Number:  
PR-2024-009945  
Case Numbers:  
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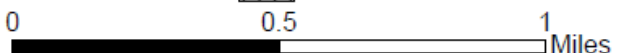
Zone Atlas Page:  
H-18 & H-19





**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     |



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**I. INTRODUCTION**

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

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

***Request***

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

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

***EPC Role***

The EPC is hearing this case as required by IDO section 14-16-6-4(Z) Amendments of Pre-IDO Approvals. Major amendments shall be reviewed by the decision-making body that issued the permit or approval being amended, following the procedures for the most closely equivalent decision in Part 14-16-6 (Administration and Enforcement). The amendment exceeds the thresholds found in IDO table 6-4-4: Allowable Minor Amendments, therefore it is classified as a Major Amendment pursuant to IDO section 14-16-6-4(Z)(1)(b).

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

***Context***

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



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

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

### ***History***

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

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

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

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

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

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

### ***Roadway System***

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

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

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

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

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

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

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

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

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

### ***Trails/Bikeways***

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

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

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

### ***Transit***

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

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

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

***Public Facilities/Community Services***

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

**II. ANALYSIS OF APPLICABLE ORDINANCES, PLANS, AND POLICIES**

***Integrated Development Ordinance (IDO)***

*Definitions*

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

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

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

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

***Zoning***

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

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

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

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

### ***Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)***

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

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

#### *Chapter 4: Community Identity*

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

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

#### *Chapter 5: Land Use*

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

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

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

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

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

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

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

\*Goal 5.3- Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

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

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

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

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

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

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

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

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

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

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

#### Chapter 8: Economic Development

Policy 8.1.2- Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

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

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

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

Requirements

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

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

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

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

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

6-6(I)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

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

6-6(I)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

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

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

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



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

6-6(I)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

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

6-6(I)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

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

### III. SITE PLAN MAJOR AMENDMENT

#### *Request*

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

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

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

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

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

##### **Reviewing Agencies**

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

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

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

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

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

#### **IV. CONCLUSION**

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

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

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

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

**Staff recommends approval of the Major Amendment – EPC.**

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

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

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

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

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

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

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

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

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

- D. \*Goal 5.3- Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

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

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

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

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

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

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

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

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

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

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

- A. Policy 8.1.2- Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

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

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

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

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

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

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

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

C. 6-6(I)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

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

D. 6-6(I)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

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

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

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

- F. 6-6(I)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

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

- G. 6-6(I)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

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

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

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

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

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

***CONDITIONS OF APPROVAL – SI-204-000204***

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

2. **CONDITIONS FROM SOLID WASTE**

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

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*Catherine Heyne*  
Catherine Heyne, Planner

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

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

Legal, [dking@cabq.gov](mailto:dking@cabq.gov)  
EPC file



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## **CITY OF ALBUQUERQUE AGENCY COMMENTS**

### **PLANNING DEPARTMENT**

#### ***Zoning / Code Enforcement***

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

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

#### ***Transportation Development Review Services***

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

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

### **CITY ENGINEER**

#### ***Hydrology***

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

### **MUNICIPAL DEVELOPMENT DEPARTMENT (DMD) TRANSPORTATION**

### **POLICE DEPARTMENT/PLANNING**

### **SOLID WASTE MANAGEMENT DEPARTMENT**

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

### **TRANSIT DEPARTMENT**

#### ***ABQ Ride***

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

### **PARKS AND RECREATION**

### **ABC WATER UTILITY AUTHORITY (ABCWUA)**

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

**ALBUQUERQUE PUBLIC SCHOOLS**

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

**School Capacity\***

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

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

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

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

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

**ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)**

No adverse comments to the EPC site plan.

**COUNTY OF BERNALILLO**

**Planning**

No adverse comment.

**Public Works**

No adverse comments.

**MID-REGION COUNCIL OF GOVERNMENTS (MRCOG)**

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

MRMPO has no adverse comments.

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

***NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)***

***MIDDLE RIO GRANDE CONSERVANCY DISTRICT***

***PNM COMPANY***

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

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

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

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

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

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

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

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

***PETROGLYPH NATIONAL MONUMENT***

***AVIATION DEPARTMENT***

***KIRTLAND AIR FORCE BASE***

## PHOTOGRAPHS

Existing Conditions

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



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



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



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



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



## ZONING

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

## HISTORY



# OFFICIAL NOTICE

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

Date July 25, 1978

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

## NOTIFICATION OF DECISION

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

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

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

(CONT'D ON PAGE 2)

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

A. Appeal to Planning Commission. Any person aggrieved with any determination of the City staff acting under the Subdivision Ordinance may appeal to the Planning Commission by submitting written application on the Planning Department form to the Planning Department within 15 days after the date of the staff's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the following working day is considered as the deadline for filing the appeal. Such appeal shall be heard and decided by the Planning Commission within 60 days of its filing.

B. Appeal to City Council. Any person aggrieved with any determination of the Planning Commission acting under this ordinance may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision (such 15 day period to be determined as in A. above). The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinance have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 60 days of its filing.

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

Sincerely,

*Bea Gutierrez*  
Bea Gutierrez  
Board Secretary

Letter of  
Advice

Date December 26, 1975

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

NOTIFICATION OF DECISION  
ON A ZONING SPECIAL EXCEPTION

File ZA-187

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

DAP:mf

cc: Charles Barnhardt, 620 Roma NW - Suite A; 87102

I. D. Shoemaker, 2716 Alcazar NE; 87110

Carl H. Kelley, 202 Alcazar NE; 87108

 ZA

ZA-188 (Continued)

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

A handwritten signature in cursive script, appearing to read "J. H. Kelley", is written in the lower right quadrant of the page.

## 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: LOUISIANA HOTEL CORPORATION		Phone:
Address: 433 CALIFORNIA ST FLOOR 7		Email:
City: SAN FRANCISCO	State: CA	Zip: 94104-2016
Professional/Agent (if any): Modulus Architects & Land Use Planning, Inc.		Phone: 505.338.1499
Address: 8220 San Pedro NE, Suite 520		Email: rokoye@modulusarchitects.com
City: Albuquerque	State: New Mexico	Zip: 87113
Proprietary Interest in Site: Agent	List all owners: LOUISIANA HOTEL CORPORATION	

### BRIEF DESCRIPTION OF REQUEST

Major Amendment to the prior approved Site Development Plan to remove the eastern piece only. As a result, the Site Development Plan will no longer apply and the subject site will follow the Integrated Development Ordinance (IDO).

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

Lot or Tract No.: 1A, 1	Block:	Unit:
Subdivision/Addition: BROAD ACRES ADDN	MRGCD Map No.:	UPC Code: 101905903730820103, 101905901228020101
Zone Atlas Page(s): H-18-Z&H-19-Z	Existing Zoning: MX-M	Proposed Zoning: N/A
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (acres): 7

### LOCATION OF PROPERTY BY STREETS

Site Address/Street: 2600 LOUISIANA BLVD NE	Between: MENAUL BLVD NE	and: LOUISIANA BLVD NE
---	-------------------------	------------------------

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

1000017

Signature: <i>Regina Okoye</i>	Date: 2/29/2024
Printed Name: Regina Okoye	<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**

N/A Interpreter Needed for Hearing? \_\_\_\_ if yes, indicate language: \_\_\_\_\_

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](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)

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

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

Office of Neighborhood Coordination neighborhood meeting inquiry response

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

Completed neighborhood meeting request form(s)

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

Sign Posting Agreement

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

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

Office of Neighborhood Coordination notice inquiry response

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

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

Proof of emailed notice to affected Neighborhood Association representatives

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

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

N/A Completed Site Plan Checklist

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

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

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

Site Plan or Master Development Plan

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

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

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

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

**VARIANCE – EPC**

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

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



Subject Site

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

## IDO Zone Atlas May 2018

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

Zone Atlas Page:  
**H-18-Z**

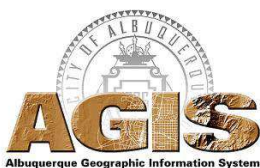
- Easement
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

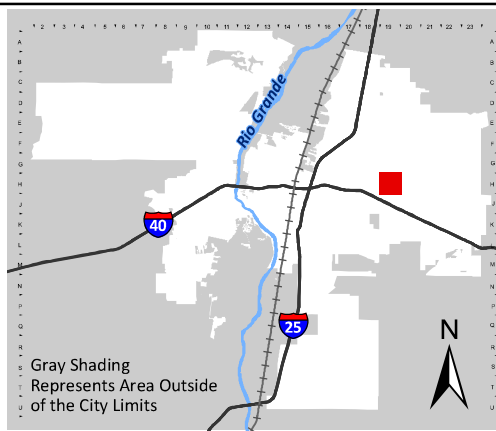


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018

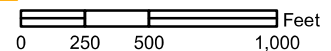


IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**H-19-Z**

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





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

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

To Whom It May Concern,

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

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

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

Sincerely,



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



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

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

**DATE:** February 2, 2024

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

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

**CERTIFICATE OF NO EFFECT:**  Yes  No

**CERTIFICATE OF APPROVAL:**  Yes  No

**SUPPORTING DOCUMENTATION:**

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

**SITE VISIT:** n/a

**RECOMMENDATIONS:**

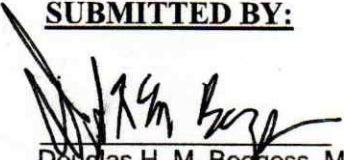
Historic aerial photographs suggest this property was developed between 1961 and 1985.

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

**SUBMITTED BY:**

**SUBMITTED TO:**

Planning, Development Services

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



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

February 29, 2024

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

Dear Mr. Chairman,

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

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

Lot 1:

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

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

Figure 1: Overall Subject Site (Highlighted in Blue)



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

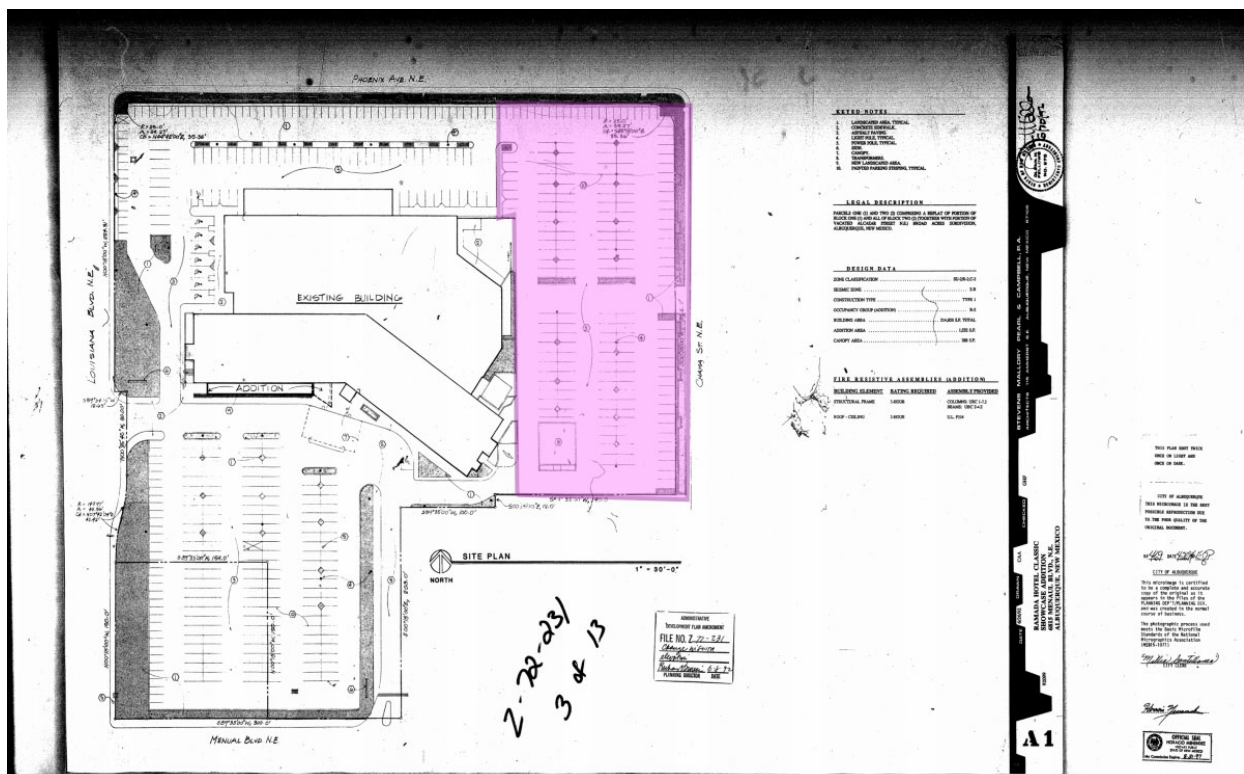
## HISTORY

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

## PROPOSED AMENDMENT

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

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



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

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

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

## **ZONING**

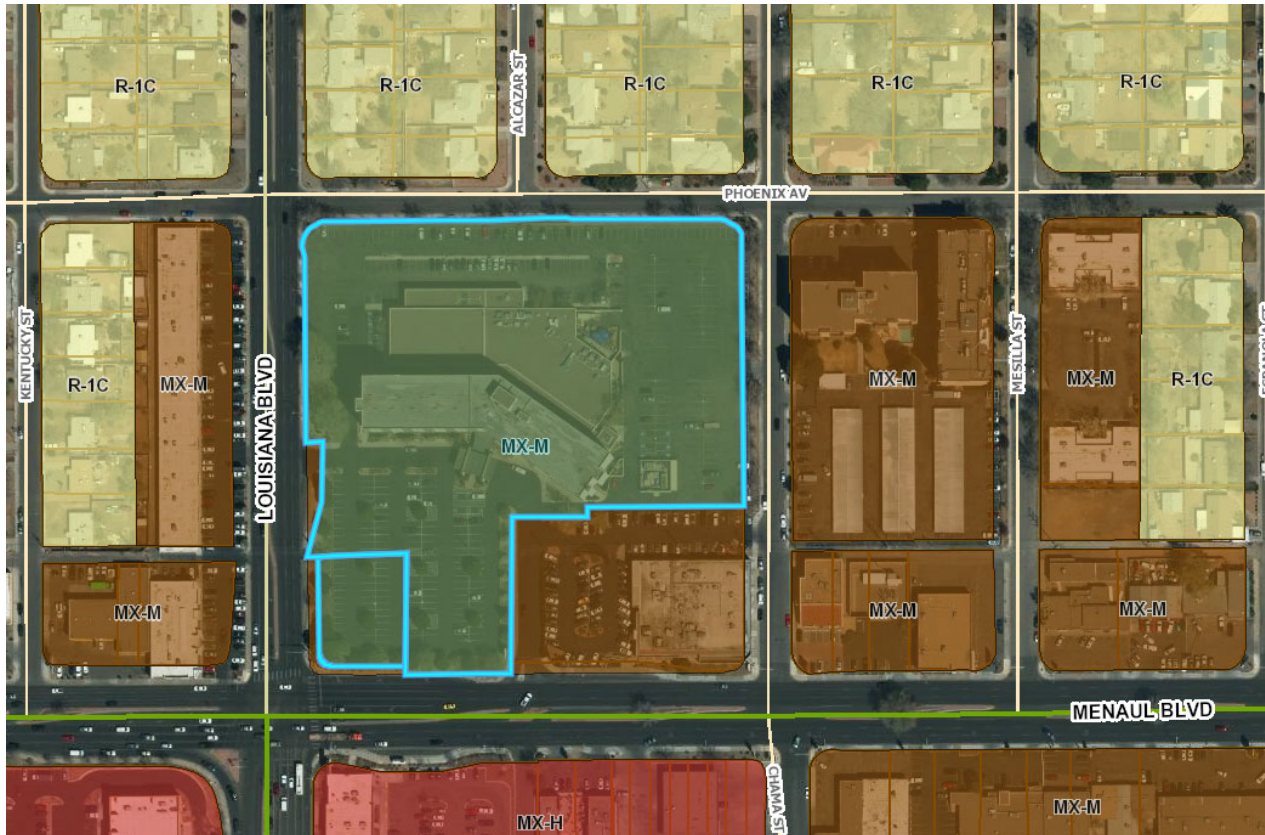
The entire overall subject site was formerly zoned SU-3. The IDO was adopted by the City Council through Ordinance 2017-49 (O-17-49) in November 2017. Council also adopted two sets of 6-month amendments. The IDO became effective on May 17, 2018. The adoption of the IDO replaced the City’s Zoning Code,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

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

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

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

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



## CONTEXT

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

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

## **REVIEW AND DECISION CRITERIA**

### **6-6(I) SITE PLAN – EPC**

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

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

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

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

## **CHAPTER 4 – COMMUNITY IDENTITY**

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

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

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

## **CHAPTER 5 – LAND USE**

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

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

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

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

POLICY 5.3.1

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

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

GOAL 5.6 City Development Areas

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

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



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

#### **POLICY 5.6.2**

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

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

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

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

## **CHAPTER 8: ECONOMIC DEVELOPMENT**

### **GOAL 8.1**

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

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

POLICY 8.1.2

Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy. [ABC]

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

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

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

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

6-6(l)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

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

**1. Dimensional Standards (5-1)**

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

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

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

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

**2. Parking and Loading (5-5)**

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

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

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

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

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

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

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

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

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

*6-6(l)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the maximum extent practicable.*

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

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

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

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

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

6-6(l)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

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

6-6(l)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to Subsections 14-16-5-2(F) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

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

## **CONCLUSION**

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

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

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

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

Sincerely,

**REGINA OKOYE, VICE PRESIDENT**

**MODULUS ARCHITECTS & LAND USE PLANNING, INC.**

**8220 SAN PEDRO DR. NE, SUITE 520**

**ALBUQUERQUE, NM 87113**

Office 505.338.1499 (Ext. 1003)

Mobile + Text 505.267.7686

Email: [rokoye@modulusarchitects.com](mailto:rokoye@modulusarchitects.com)

Website: [www.modulusarchitects.com](http://www.modulusarchitects.com)

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

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## STAFF INFORMATION

**February 22, 2024**

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

FROM: Catherine Heyne, Planner  
City of Albuquerque Planning Department

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

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

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

⇒ A revised justification letter (one electronic copy),

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

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

• **Introduction:**

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



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

## 2) Process:

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

### 3) Notification & Neighborhood Issues

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

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

### 4) Project Letter

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

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

## 5) Review & Decision Criteria

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

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

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

## NOTIFICATION

**Regina Okoye**

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

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

**8220 SAN PEDRO DR. NE, SUITE 520**  
**ALBUQUERQUE, NM 87113**  
Office: (505) 338.1499  
Email: [nayala@modulusarchitects.com](mailto:nayala@modulusarchitects.com)  
Website: [www.modulusarchitects.com](http://www.modulusarchitects.com)  
Join us on Facebook: [Modulus Architects on Facebook](#)  
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**From:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Sent:** Monday, February 5, 2024 11:34 AM  
**To:** Natalie Ayala <nayala@modulusarchitects.com>  
**Subject:** 2600 LOUISIANA BLVD NE\_Public Notice Inquiry Sheet Submission

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

Dear Applicant:

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

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone
ABQ Park NA	Shirley	Lockyer	<a href="mailto:shirvelockyer@gmail.com">shirvelockyer@gmail.com</a>	7501 Sky Court Circle NE	Albuquerque	NM	87110	5057107314
ABQ Park NA	Tiffany	Mojarro	<a href="mailto:tiffanv.m1274@gmail.com">tiffanv.m1274@gmail.com</a>	7504 Sky Court Circle NE	Albuquerque	NM	87110	

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: [devhelp@cabq.gov](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://do.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

*Suzie*



**Suzie Flores**

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

(505) 768-3334 Office

E-mail: [suzannaflores@cabq.gov](mailto:suzannaflores@cabq.gov)

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

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**From:** [webmaster@cabq.gov](mailto:webmaster@cabq.gov) <[webmaster@cabq.gov](mailto:webmaster@cabq.gov)>

**Sent:** Monday, February 5, 2024 10:55 AM

**To:** Office of Neighborhood Coordination <[nayala@modulusarchitects.com](mailto:nayala@modulusarchitects.com)>

**Cc:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto: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:

Other (please specify in field below)

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

Hearing EPC

Contact Name

Natalie Ayala

Telephone Number

5053381499

Email Address

[nayala@modulusarchitects.com](mailto:nayala@modulusarchitects.com)

Company Name

Modulus Architects

Company Address

8

City

ALBUQUERQUE

State

NM

ZIP

87113

Legal description of the subject site for this project:

UPC: 101905903730820103

Owner: LOUISIANA HOTEL CORPORATION

Owner Address: 433 CALIFORNIA ST FLOOR 7 SAN FRANCISCO CA 94104-2016

Situs Address: 2600 LOUISIANA BLVD NE, ALBUQUERQUE NM 87110

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

Acres: 6.0271

Tax Year: 2023

Physical address of subject site:

2600 LOUISIANA BLVD NE

Subject site cross streets:

Louisiana Blvd NE & Menaul Blvd NE

Other subject site identifiers:

This site is located on the following zone atlas page:

H-19-Z

Captcha

x



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

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

Date of Notice\*: Feb. 7, 2024

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

Property Owner within 100 feet\*: \_\_\_\_\_

Mailing Address\*: \_\_\_\_\_

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

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

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

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

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

<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 @8:40am

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

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

To contact staff, email [devhelp@cabq.gov](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>:  
Regina Okoye with Modulus Architects & Land Use Planning 505.338.1499 (EXT. 1003)

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

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

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

Explanation\*:

N/A

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

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

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

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

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

<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.]

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

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

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

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

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

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

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

Date of Notice\*: Feb. 6, 2024

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

Neighborhood Association (NA)\*: \_\_\_\_\_

Name of NA Representative\*: \_\_\_\_\_

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

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

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

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

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

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

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

**Useful Links**

**Integrated Development Ordinance (IDO):**

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

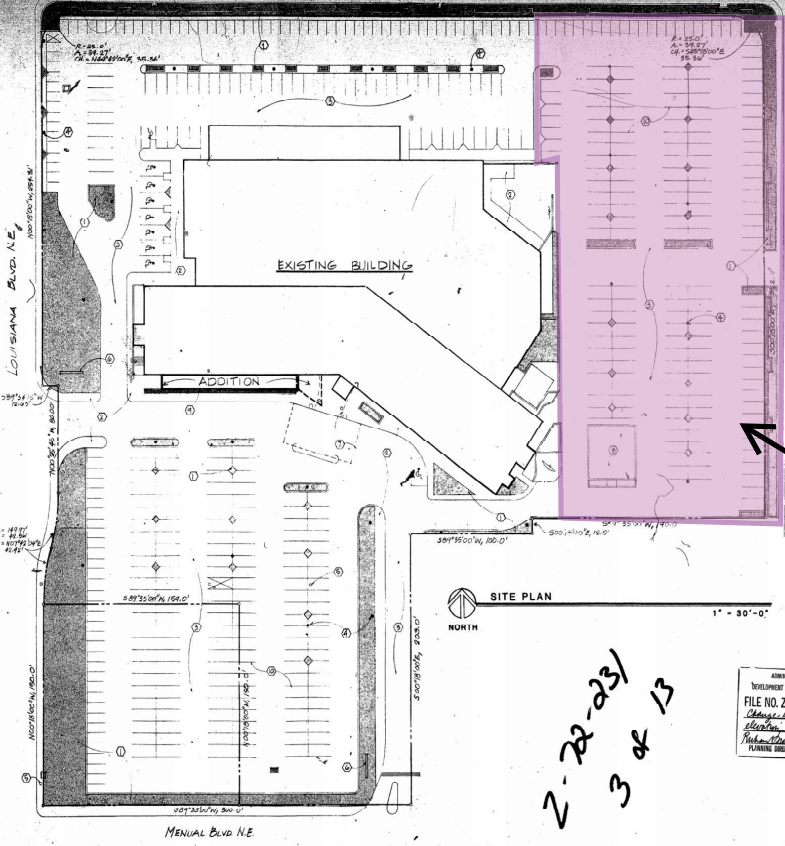
**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

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

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

PHOENIX AVE. N.E.



- REFER NOTES**
1. LANDSCAPED AREA, TYPICAL.
  2. CONCRETE DRIVEWAY.
  3. ASPHALT PAVING.
  4. EXISTING PAVEMENT.
  5. DRIVEWAY, TYPICAL.
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**LEGAL DESCRIPTION**

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

**DESIGN DATA**

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

**FIRE RESISTIVE ASSEMBLIES (ADDITION)**

BUILDING ELEMENT	RATING REQUIRED	ASSEMBLY PROVIDED
STRUCTURAL FRAME	1-HOUR	CONCRETE 120' x 12'3"
ROOF - CEILING	1-HOUR	STEEL 120' x 12'3"
		UL-F154

**SITE PLAN**  
1" = 30'-0"

2-22-23  
3 of 13

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

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

REVISIONS

DATE

BY

DESCRIPTION

1. 11-15-00

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THIS PLAN SHOWN ONCE  
ONCE OF LIST AND  
ONCE OF DATE.

CITY OF ALBUQUERQUE

THIS MICROFILM IS THE BEST  
PRACTICE REPRODUCTION OF  
THE ORIGINAL DOCUMENT.

CITY OF ALBUQUERQUE

This microfilm is certified  
to be a complete and accurate  
copy of the original as it  
appears in the files of the  
PLANNING DEPARTMENT CITY  
OF ALBUQUERQUE, NEW MEXICO.

The photographic process used  
meets the best available  
standards of the National  
Archives and Records Administration  
(NARS-1977).

City Clerk

Official Seal

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

A1

CITY OF ALBUQUERQUE



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



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

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

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

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





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



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

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

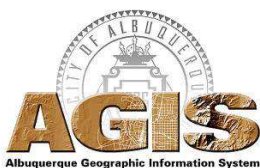
- a. Location of proposed buildings and landscape areas.
- b. Access and circulation for vehicles and pedestrians.
- c. Maximum height of any proposed structures, with building elevations.
- d. For residential development: Maximum number of proposed dwelling units.
- e. For non-residential development: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



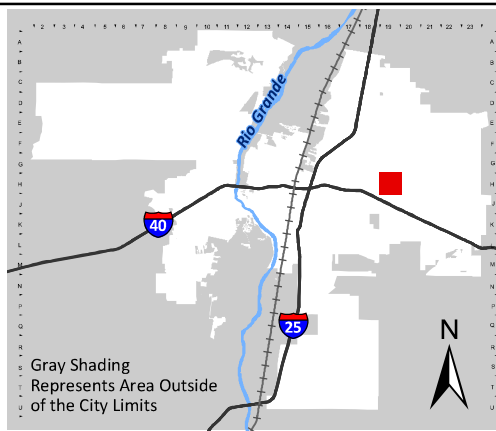


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



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



Zone Atlas Page:  
**H-19-Z**

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

0 250 500 1,000 Feet

**Regina Okoye**

---

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

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

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

Date of Request: February 7, 2024

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

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

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

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

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

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

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

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

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

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

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

Meeting ID: 226 959 2859

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

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

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

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

Explanation: N/A

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

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

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

**Additional Information:**

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

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

**NOTE:** Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associates within 660 feet may request a post-submittal facilitated meeting within 15 days of the date of this notice. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](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: Classic Uptown NA & ABQ Park NA

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



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

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

Date of Request\*: JAN 22, 2024

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

Neighborhood Association (NA)\*: Classic Uptown NA

Name of NA Representative\*: Bert Davenport & John Whalen

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: brt25@pm.me & johnwhalen78@gmail.com

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

Email address to respond yes or no: Yes

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

Meeting Date / Time / Location:

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

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

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

<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>:

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

5. This type of application will be decided by<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>:  
 Regina Okoye with Modulus Architects & Land Use Planning 505.338.1499 (Ext. 1003)

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

1. Zone Atlas Page(s)<sup>5\*</sup> H-19-Z & H-18-Z
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
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] +/- 6.0271 \_\_\_\_\_
- b. IDO Zone District MX-M \_\_\_\_\_
- c. Overlay Zone(s) [if applicable] N/A \_\_\_\_\_
- d. Center or Corridor Area [if applicable] Uptown Urban Center, Coors Major Transit/Multi-modal Corridor

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

**Useful Links**

**Integrated Development Ordinance (IDO):**

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

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

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

\_\_\_\_\_  
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\_\_\_\_\_

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



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



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

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

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

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

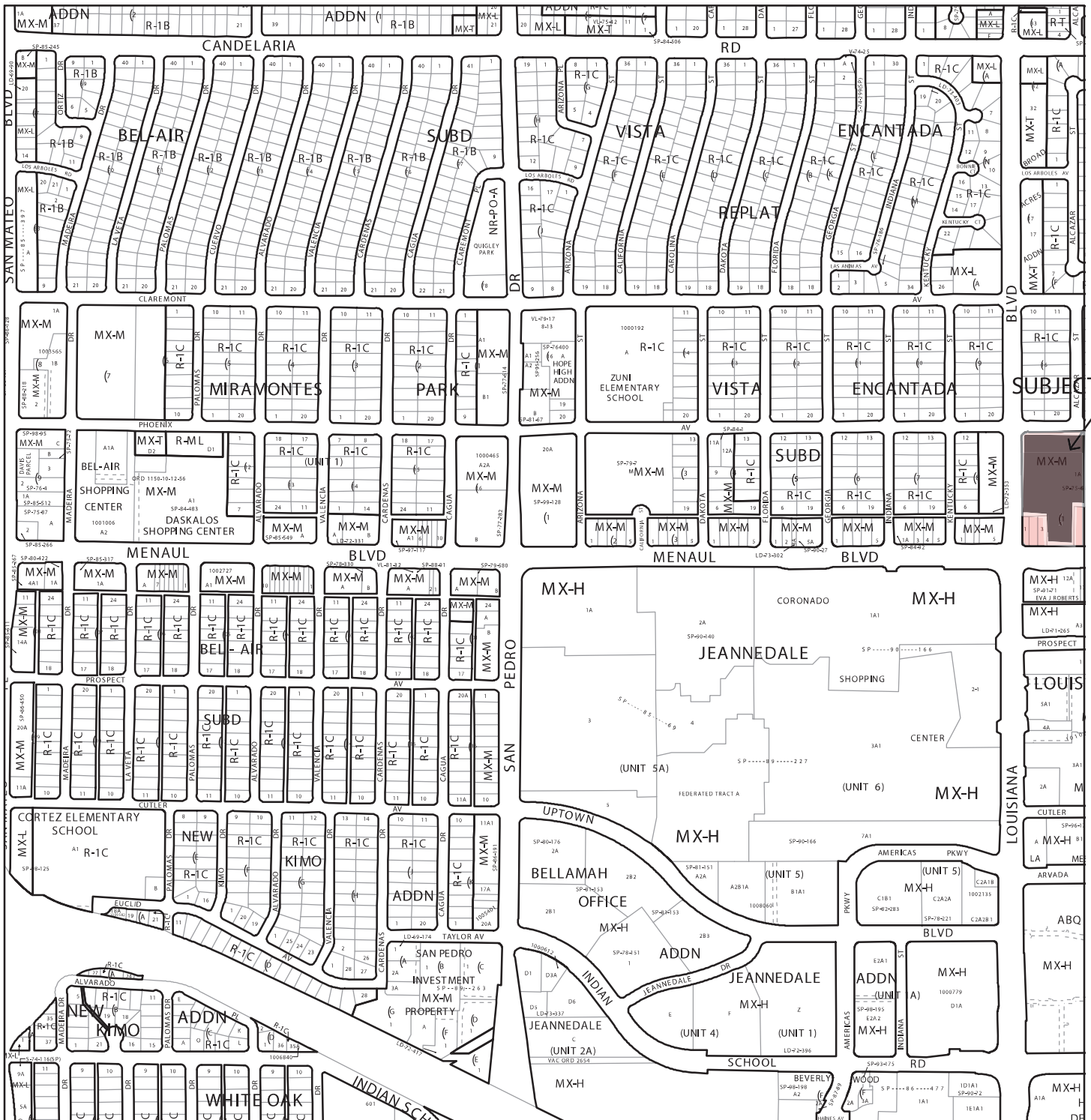
**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



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


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

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



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

## IDO Zone Atlas May 2018



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

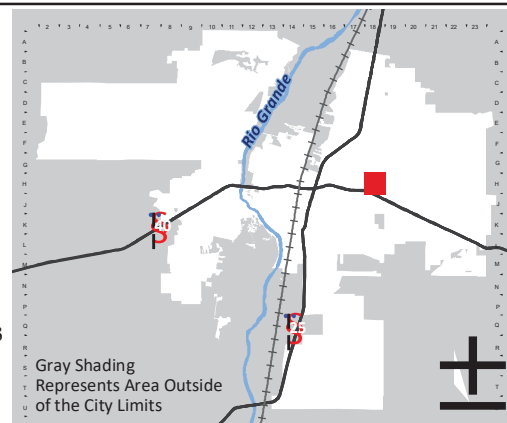
Zone Atlas Page:  
**H-18-Z**

- Easement
- 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

Escarpment

Gray Shading Represents Area Outside of the City Limits

0 250 500 1,000 Feet





PHOENIX AVE. N.E.



SITE PLAN  
NORTH  
1" = 30'-0"

2-22-23  
3 of 13

ADMINISTRATIVE  
DEVELOPMENT PLAN AMENDMENT  
FILE NO. 2-22-23  
Change of Use  
Mesa  
Mesa-River 6.5.2  
PERMITS DIVISION

- REFER NOTES**
1. LANDSCAPED AREA, TYPICAL.
  2. ASPHALT PAVING.
  3. CONCRETE DRIVEWAY.
  4. CONCRETE WALKWAY.
  5. CONCRETE CURB.
  6. CONCRETE DRIVEWAY.
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**LEGAL DESCRIPTION**

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

**DESIGN DATA**

ZONE CLASSIFICATION	SO-08-202
DESIGN YEAR	2018
CONSTRUCTION TYPE	TYPE 1
OCCUPANCY GROUP (ADDITION)	B-2
BUILDING AREA	21,485 SQ. TOTAL
ADDITION AREA	1,320 SQ. FT.
CANOPY AREA	288 SQ. FT.

**FIRE RESISTIVE ASSEMBLIES (ADDITION)**

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

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

REVISIONS

DATE

BY

REASON

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**Regina Okoye**

---

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

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

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

Date of Request: January 22, 2024

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

Neighborhood Association (NA): Classic Uptown NA

Name of NA Representative: Bert Davenport and John Whalen

Email Address or Mailing Address of NA Representative: [brt25@pm.me](mailto:brt25@pm.me); [johnwhalen78@gmail.com](mailto:johnwhalen78@gmail.com)

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

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

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

Meeting Date/ Time/ Location:

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

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

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

Other: \_\_\_\_\_

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

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

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

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

Explanation: N/A

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

**Additional Information:**

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

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

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



**Regina Okoye**

---

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

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

Dear Applicant:

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

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

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: [devhelp@cabq.gov](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=18&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)

---

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

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

Neighborhood Meeting Inquiry For:  
Environmental Planning Commission  
If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Contact Name  
Regina Okoye  
Telephone Number  
5052677686  
Email Address  
[rokoye@modulusarchitects.com](mailto:rokoye@modulusarchitects.com)  
Company Name  
Modulus Architects  
Company Address  
8220 SAN PEDRO DR. NE, SUITE 520  
City  
ALBUQUERQUE  
State  
NM  
ZIP  
87113

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

Physical address of subject site:  
2600 LOUISIANA BLVD NE

Subject site cross streets:  
Louisiana Blvd NE & Menaul Blvd NE

Other subject site identifiers:  
This site is located on the following zone atlas page:  
H-19-Z

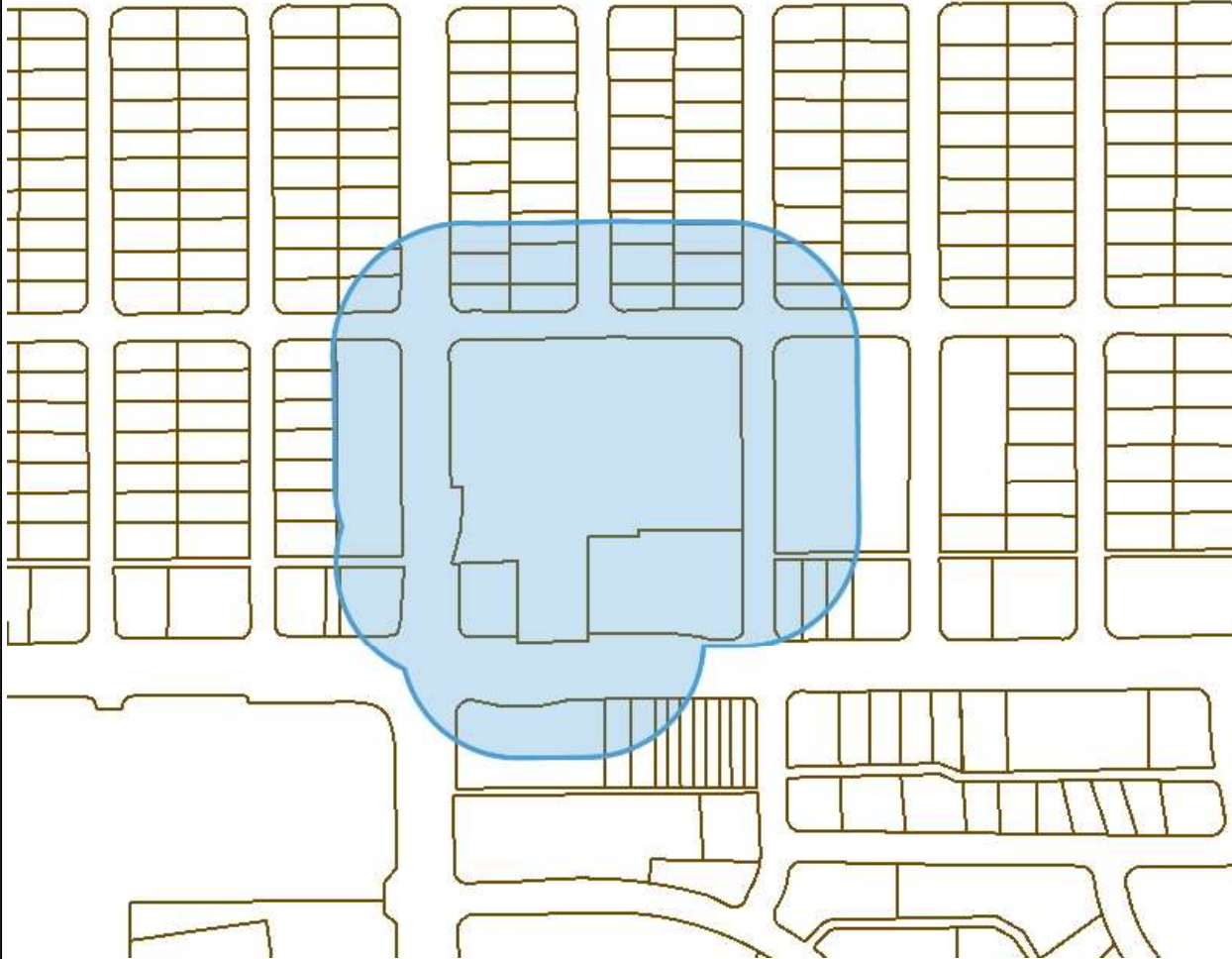


# 2600 Louisiana Blvd NE



### Legend

□ Bernalillo County Parcels



### Notes

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

583 0 291 583 Feet

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

1: 3,496

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**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

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

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

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

OTZENBERGER AARON E  
2709 ALCAZAR ST NE  
ALBUQUERQUE NM 87110

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

CAO TUNG THANH  
2700 CHAMA ST NE  
ALBUQUERQUE NM 87110

SENA SANTIAGO  
2616 KENTUCKY ST NE  
ALBUQUERQUE NM 87110-3402

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

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

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

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

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

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

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

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

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

LOUIS GEORGENE  
2704 LOUISIANA BLVD NE  
ALBUQUERQUE NM 87110-3509

BLOM SPENCER  
2704 ALCAZAR ST NE  
ALBUQUERQUE NM 87110-0000

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

PUBLIC SERVICE CO OF NM  
ALVARADO SQUARE  
ALBUQUERQUE NM 87158

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

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

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

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

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

MONTE PROPERTIES LLC  
PO BOX 3246  
ALBUQUERQUE NM 87190

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

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

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

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

IBARRA JESUS & YOLANDA  
2632 KENTUCKY ST NE  
ALBUQUERQUE NM 87110

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

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

ZRITE INC  
PO BOX 340  
EDGEWOOD NM 87015-0340

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

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

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

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

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

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

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



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John Whalen  
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BRONX NY 10463-1412



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EDGEWOOD NM 87015-0340



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ALBUQUERQUE NM 87110-3695



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ALBUQUERQUE NM 87110



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ALBUQUERQUE NM 87109-6811



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ALBUQUERQUE NM 87110-3546



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ALBUQUERQUE NM 87110-3545



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ALBUQUERQUE NM 87122-2710



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Albuquerque, New Mexico 87113



LOUIS GEORGENE  
2704 LOUISIANA BLVD NE  
ALBUQUERQUE NM 87110-3509



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



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



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



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



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



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



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



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



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



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



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



PUBLIC SERVICE CO OF NM  
ALVARADO SQUARE  
ALBUQUERQUE NM 87158



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



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



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



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



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



BLOM SPENCER  
2704 ALCAZAR ST NE  
ALBUQUERQUE NM 87110-0000



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



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



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



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



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



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



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



IBARRA JESUS & YOLANDA  
2652 KENTUCKY ST NE  
ALBUQUERQUE NM 87110



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



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

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



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

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



ABQ Park NA- Tiffany Mojarrro  
7504 Sky Court Circle  
Albuquerque NM 87110

SIGN POSTING

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from 3/5/2025 To 4/5/2024

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Regina Okaya  
(Applicant or Agent)

2/29/2024  
(Date)

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

**PROJECT NUMBER: PR-2024-009945/SI-2024-00204**

# Facing Louisiana

**REQUEST**  
Major Amendment to the Preliminary Site Development Plan to change the surface  
material of the subject site to a gravel surface. The applicant will submit the  
Integrated Development Ordinance (IDO) to the Planning Department.  
Site: North 3rd Street  
Address: 2500 Louisiana Road NE  
The City of Albuquerque Environmental Planning Commission will hold a  
public hearing in the Phase Out 3rd Building Hearing Room, Basement,  
600-2nd St. NW, on March 21, 2024 at 8:30 AM. All persons  
have a right to appear at such a hearing. For information on this case or  
other instructions on filing written comments, call the Planning  
Department at (505) 924-3860 or contact the applicant.  
Required to be posted from March 19, 2024 to April 5, 2024  
by Louisiana Hotel Corporation (applicant/agent) / Madeline Benitez (agent) (505) 924-3311  
applicant/agent phone  
REFER TO FILES: PR-2024-00249/ST-2024-00249  
It is illegal for an unauthorized person to remove or tamper with this sign.

Facing Louisiana

**REQUEST**  
Major Amendment to the existing Site Technical Plan to create the western portion of the subject site for a small-scale urban townhome development.  
Trinity Development Company (TDC) 1000 2nd St NW, Suite 2000, Albuquerque, NM 87102  
Site: 1000 2nd St NW  
Address: 1000 2nd St NW, Suite 2000  
The City of Albuquerque Environmental Planning Commission will hold a public hearing in the Plaza Out 3rd Building Hearing Room, 3000 3rd St NW, on March 21, 2024, at 8:30 AM. All persons have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 924-3860 or contact the applicant.  
Required to be posted from March 21, 2024, to April 9, 2024, by Applicant: David Rodriguez (david.rodriguez@trinitydev.com) / Mobile: (505) 265-3333 / email: david@trinitydev.com / phone: (505) 265-3333  
REFER TO FILE # PR-2024-00749/07-2024-00749  
It is illegal for an unauthorized person to remove or tamper with this sign.

# REQUEST

Major Amendment to the controlling Site Development Plan to remove the western portion of the subject site. As a result the western portion will follow the

Integrated Development Ordinance (IDO).

\*

Join Zoom Meeting

<https://cabq.zoom.us/j/2269592859>

Meeting ID: 226 959 2859

Site Acres: ± 7 acres

Address: 2600 Louisiana Blvd NE

**The City of Albuquerque Environmental Planning Commission will hold a public hearing in ~~the Plaza Del Sol Building Hearing Room, Basement,~~ <sup>\* VIA ZOOM</sup> ~~600 2nd St. NW,~~ on March 21, 2024 at 8:30 AM. All persons**

**have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 924-3860 or contact the applicant.**

**Required to be posted from March 5, 2024 to April 5, 2024**

**by Louisiana Hotel Corporation (applicant/property owner) / Modulus Architects (agent) 505-338-1499**  
applicant/agent phone

**REFER TO FILE# PR-2024-009945/SI-2024-00204**

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

Facing Louisiana





# REQUEST

Major Amendment to the controlling Site Development Plan to remove the western portion of the subject site. As a result the western portion will follow the Integrated Development Ordinance (IDO).

Join Zoom Meeting  
<https://cabq.zoom.us/j/2269592859>  
Meeting ID: 226 959 2859

Site Acres: ± 7 acres

Address: 2600 Louisiana Blvd NE

The City of Albuquerque Environmental Planning Commission will hold a public hearing <sup>\* Via Zoom</sup> in the Plaza Del Sol Building Hearing Room, Basement, 600 2nd St. NW, on March 21, 2024 at 8:30 AM. All persons have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 924-3860 or contact the applicant.

Required to be posted from March 5, 2024 to April 5, 2024 by Louisiana Hotel Corporation (applicant/property owner) / Modulus Architects (agent) 505-338-4499 applicant/agent phone

REFER TO FILE# PR-2024-009945/SI-2024-00704

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

Facing Menaul



# Facing Chama

## REQUEST

Major Amendment to the controlling Site Development Plan to remove the western portion of the subject site. As a result the western portion will follow the Integrated Development Ordinance (IDO) \*  
Site acres: ± 7 acres

Join Zoom Meeting  
<https://cabq.zoom.us/j/2269592859>  
Meeting ID: 226 959 2859

Address: 2600 Louisiana Blvd NE

The City of Albuquerque Environmental Planning Commission will hold a public hearing in the Plaza ~~Del Sol Building Hearing Room, Basement,~~ \* VIA ZOOM  
600 2nd St. NW, on March 21, 2024 at 8:30 AM. All persons have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 924-3860 or contact the applicant.

Required to be posted from March 3, 2024 to April 5, 2024  
by Louisiana Hotel Corporation (applicant/property owner) / Modulus Architects (agent) 505-338-1499  
applicant/agent phone

REFER TO FILE# PR-2024-009943 / SI-2024-00204

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

## REQUEST

By the applicant to the Planning Commission to remove the written  
Notice of the subject site to result the subject the form below the link of it.  
On the subject site (100) \$  
Site name: 2. 1000  
Address: 1000  
The City of Albuquerque Environmental Planning Commission will hold a  
public hearing in the Plaza Del Sol Building Hearing Room, Basement,  
600 2nd St. NW, on March 21, 2021 at 8:30 AM. All persons  
have a right to appear at such a hearing. For information on this case or  
other instructions on filing written comments, call the Planning  
Department at (505) 924-3860 or contact the applicant.  
Required to be posted from March 15, 2021 to March 15, 2021  
by Lashonda White (505) 924-3860  
applicant agent  
REFER TO FILE # 20-2021-1000/1000-2021-0000

Facing Phoenix

# REQUEST

Major Amendment to the controlling Site Development Plan to remove the western portion of the subject site. As a result the western portion will follow the Integrated Development Ordinance (IDO).

Site acres ± 7 acres

Address: 2600 Louisiana Blvd NE

Join Zoom Meeting  
<https://caba.zoom.us/j/2269592859>  
Meeting ID: 226 959 2859

The City of Albuquerque Environmental Planning Commission will hold a public hearing in the Plaza Del Sol Building Hearing Room, Basement, 600 2nd St. NW, on March 21, 2024 at 8:30 AM. All persons have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 924-3860 or contact the applicant.

Required to be posted from March 5, 2024 to April 5, 2024 by Louisiana Hotel Corporation (applicant/property owner) / Modulus Architects (agent) 505-338-1199 applicant/agent phone

REFER TO FILE# PR-2024-009945 / SI-2024-00204

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

# Facing Phoenix

# REQUEST

Major Amendment to the Controlling Site Development Plan to remove the Eastern Portion of the Site. As a result, the Eastern portion of the subject site will follow the Integrated Development Ordinance (IDO)

\* Join Zoom Meeting

Site acres ± 7 acres

<https://coba9.zoom.us/j/2269592859>

Address: 2600 Louisiana Blvd NE

Meeting ID: 226 959 2859

**The City of Albuquerque Environmental Planning Commission will hold a public hearing in the Plaza Del Sol Building Hearing Room, Basement, 600 2nd St. NW, on March 21, 2024 at 8:30 AM. All persons have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 924-3860 or contact the applicant.**

\* VIA ZOOM

**Required to be posted from March 5, 2024 to April 5, 2024 by Louisiana Hotel Corporation (applicant/property owner) / Modulus Architects (agent) 505-338-1499**

**REFER TO FILE# RR-2024-009945 / SI-2024-00204 phone**

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

# REQUEST

Major Amendment to the controlling Site Development Plan to remove the eastern portion of the site. As a result, the eastern portion of the subject site will follow the Integrated Development Ordinance (IDO)

\* Join zoom meeting

<https://cabq.zoom.us/j/2269592859>

Site acres ± 7 acres

Meeting ID: 226 959 2859

Address: 2600 Louisiana Blvd NE

The City of Albuquerque Environmental Planning Commission will hold a public hearing in ~~the Plaza Del Sol Building Hearing Room, Basement,~~ <sup>\* VIA ZOOM</sup> ~~600 2nd St. NW,~~ on March 21, 2024 at 8:30 AM. All persons

have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 924-3860 or contact the applicant.

Required to be posted from March 5, 2024 to April 5, 2024

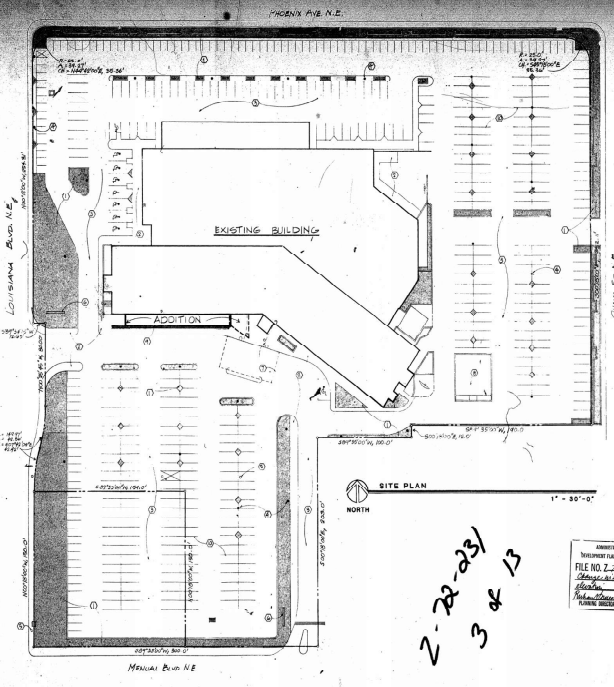
by Louisiana Hotel Corporation (applicant/property owner) / Modulus Architects (agent) 505-338-1499 phone

REFER TO FILE# PR-2024-009945 / SI-2024-00204

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



CONTROLLING SITE PLAN



- KEY TO NOTES**
- 1. EXISTING WALL, FOUNDATION
  - 2. EXISTING ROOF
  - 3. EXISTING FLOOR
  - 4. EXISTING CEILING
  - 5. EXISTING DOOR
  - 6. EXISTING WINDOW
  - 7. EXISTING STAIR
  - 8. EXISTING ELEVATOR
  - 9. EXISTING MECHANICAL ROOM
  - 10. EXISTING ELECTRICAL ROOM

**LEGAL DESCRIPTION**  
 PARCELS 15 AND 16, COMMINGLED & BEING A PART OF THE TRACT OF LAND IN ALBUQUERQUE, NEW MEXICO, BEING THE TRACT DESCRIBED AS FOLLOWS:

**DESIGN DATA**

ZONE CLASSIFICATION	RESIDENTIAL
MINIMUM AREA	10,000 SQ. FT.
CONSTRUCTION TYPE	TYPE I
OCCUPANCY GROUP	GROUP B
MAXIMUM AREA	100,000 SQ. FT.
MAXIMUM HEIGHT	100 FT.
MAXIMUM SETBACK	10 FT.

**FIRE RESISTIVE ASSEMBLIES ADDITION**

BUILDING ELEMENT	RATING REQUIRED	ASSEMBLY PROVIDED
STRUCTURAL STEEL	1 HOUR	STEEL DECK
ROOF-CEILING	1 HOUR	UL-100



**SITE PLAN**

ADMINISTRATIVE  
 DEPARTMENT OF ALBUQUERQUE  
 FILE NO. 7-22-23  
 3 of 13



STATE OF NEW MEXICO  
 DEPARTMENT OF REVENUE  
 TAXATION DIVISION  
 ALBUQUERQUE, NEW MEXICO

THIS PLAN MUST BE FILED WITH THE CITY ENGINEER'S OFFICE.

**CITY OF ALBUQUERQUE**  
 THE ENGINEER IS THE BEST QUALIFIED PERSON TO REVIEW THIS PLAN AND TO BE RESPONSIBLE FOR THE QUALITY OF THE PLAN.

**SITE OF ALBUQUERQUE**  
 THIS PROJECT IS LOCATED IN THE CITY OF ALBUQUERQUE, NEW MEXICO, BEING THE TRACT DESCRIBED AS FOLLOWS:

The photograph's project used for the plan is the same as the one shown in the photograph's project used for the plan.

*[Signature]*



**A1**

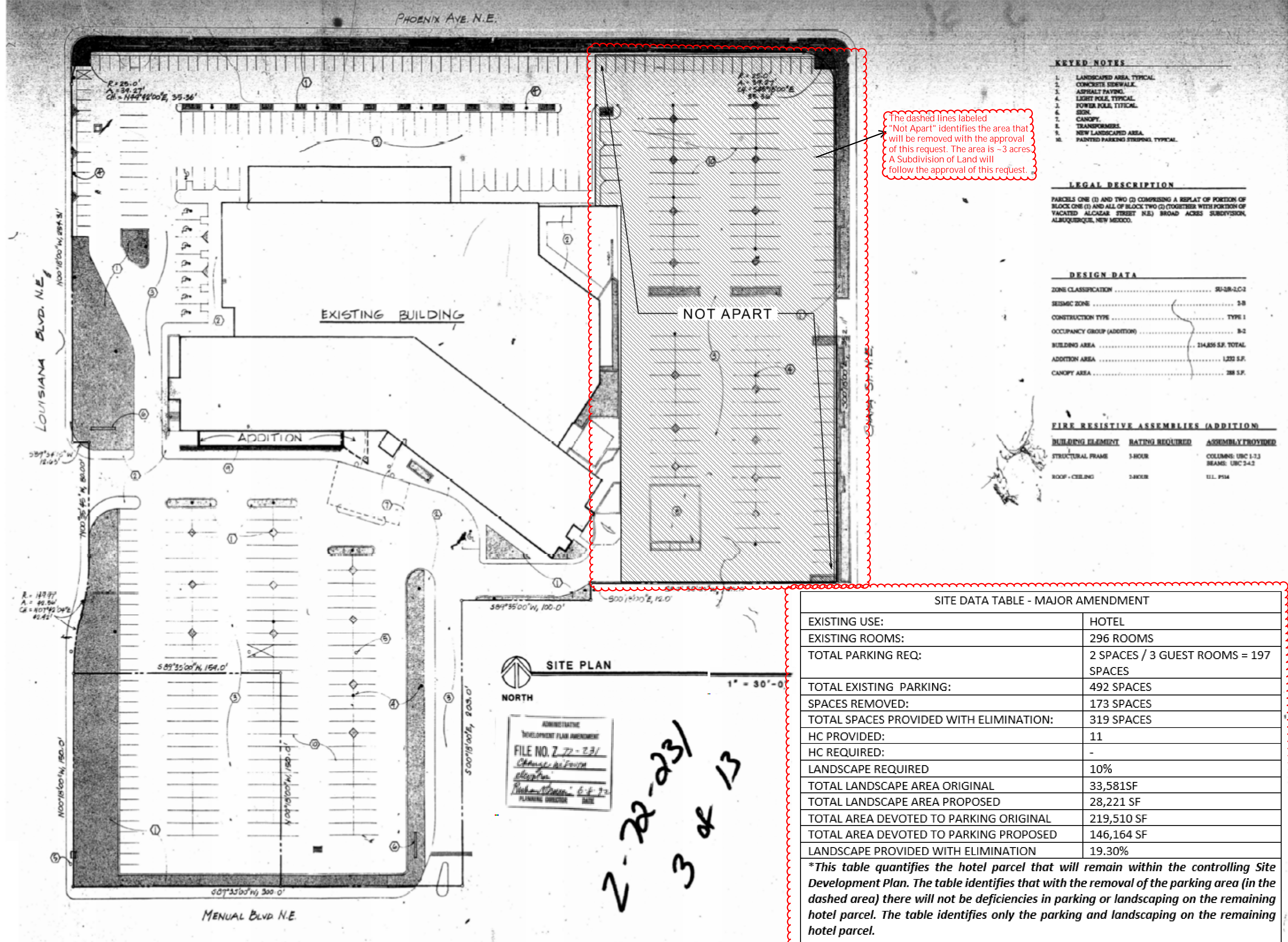
**CITY OF ALBUQUERQUE**

SITE PLAN – MAJOR AMENDMENT

**EPC MAJOR AMENDMENT TO SITE DEVELOPMENT PLAN - MARCH 2024**

Site Development Plan has been amended to follow the current Integrated Development Ordinance (IDO) Rules and Regulations for Parking, Landscaping and Dimensional Standards for remaining hotel parcel.

The dashed area that is labeled "Not Apart" (approximately 3 acres) is no longer apart of the Site Development Plan and will follow all IDO Standards.



**KEYED NOTES**

1. LANDSCAPED AREA, TYPICAL.
2. CONCRETE SIDEWALK.
3. ASPHALT PAVING.
4. LIGHT POLE, TYPICAL.
5. POWER POLE, TYPICAL.
6. SIGN.
7. CANOPY.
8. TRANSFORMER.
9. NEW LANDSCAPED AREA.
10. PAINTED PARKING STRIPING, TYPICAL.

**LEGAL DESCRIPTION**

PARCELS ONE (1) AND TWO (2) COMPRISING A REPLAT OF PORTION OF BLOCK ONE (1) AND ALL OF BLOCK TWO (2) TOGETHER WITH PORTION OF VACATED ALCAZAR STREET (N.E.) BROAD ACRES SUBDIVISION, ALBUQUERQUE, NEW MEXICO.

**DESIGN DATA**

ZONE CLASSIFICATION	SU-2B-2C-2
SEISMIC ZONE	2-B
CONSTRUCTION TYPE	TYPE I
OCCUPANCY GROUP (ADDITION)	B-2
BUILDING AREA	214,855 SF. TOTAL
ADDITION AREA	1,232 SF.
CANOPY AREA	288 SF.

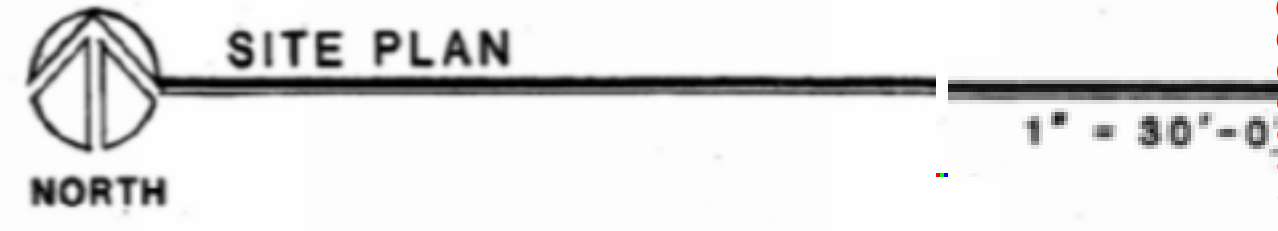
**FIRE RESISTIVE ASSEMBLIES (ADDITION)**

BUILDING ELEMENT	RATING REQUIRED	ASSEMBLY PROVIDED
STRUCTURAL FRAME	1-HOUR	COLUMNS: USC 1-7.3 BEAMS: USC 3-4.2
ROOF - CEILING	1-HOUR	TTL. P514

**SITE DATA TABLE - MAJOR AMENDMENT**

EXISTING USE:	HOTEL
EXISTING ROOMS:	296 ROOMS
TOTAL PARKING REQ:	2 SPACES / 3 GUEST ROOMS = 197 SPACES
TOTAL EXISTING PARKING:	492 SPACES
SPACES REMOVED:	173 SPACES
TOTAL SPACES PROVIDED WITH ELIMINATION:	319 SPACES
HC PROVIDED:	11
HC REQUIRED:	-
LANDSCAPE REQUIRED	10%
TOTAL LANDSCAPE AREA ORIGINAL	33,581 SF
TOTAL LANDSCAPE AREA PROPOSED	28,221 SF
TOTAL AREA DEVOTED TO PARKING ORIGINAL	219,510 SF
TOTAL AREA DEVOTED TO PARKING PROPOSED	146,164 SF
LANDSCAPE PROVIDED WITH ELIMINATION	19.30%

*\*This table quantifies the hotel parcel that will remain within the controlling Site Development Plan. The table identifies that with the removal of the parking area (in the dashed area) there will not be deficiencies in parking or landscaping on the remaining hotel parcel. The table identifies only the parking and landscaping on the remaining hotel parcel.*



ADMINISTRATIVE  
DEVELOPMENT PLAN AMENDMENT  
FILE NO. 7-22-231  
Change: As Proposed  
Approved: [Signature]  
Planning Director DATE

2-22-231  
3 of 13



STEVEN S. CAMPBELL, P.E.  
ARCHITECTS 100 ANNEXIST S.E. ALBUQUERQUE, NEW MEXICO 87108

CHECKED: GHP

CAA

DRAWN:

DATE: 6/26/22

6/26/22

6/26/22

6/26/22

6/26/22

6/26/22

6/26/22

6/26/22

RAMADA HOTEL CLASSIC  
SHOWCASE ADDITION  
6815 MENAUL BLVD., N.E.  
ALBUQUERQUE, NEW MEXICO

A1