

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 2nd Floor, Albuquerque, NM 87102
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OFFICIAL NOTICE OF DECISION

December 18, 2025

Rick Metz
366 Los Ranchos Rd. NW
Unit: FILM YARD LLC
Albuquerque, NM 87107

Project # PR-2022-007999
Plan #: [SP-2025-00091](#)
Site Plan – EPC, Major Amendment

LEGAL DESCRIPTION:

John Metz, agent for Film Yard, LLC, requests a Site Plan EPC Major Amendment for all or a portion of MRGCD Map 44 Tracts 64A3B1, 64A3B2, 64A4 & Vacated West 24 Feet of San Jose Drain Adjacent & East of MRGCD Map 44 Tracts 64A3B2 & 64A4, located at 336 Woodward Rd SE between 2nd St. SW and Broadway Blvd. SE, approximately 20 acres.

(M-14)

Staff Planner: Daniel Soriano

On December 18, 2025, the Environmental Planning Commission (EPC) voted to APPROVE Project # PR-2022-007999, Plan # SP-2025-00091, a Site Plan – EPC, Major Amendment, based on the following Findings and subject to the following Conditions of Approval.

FINDINGS – SP-2025-00091, a Site Plan – EPC, Major Amendment

1. This is a request for a Major Amendment of a Site Plan – EPC for an approximately 20- acre site legally described as MRGCD Map 44 Tracts 64A3B1, 64A3B2, 64A4, & Vacated West 24 Feet of San Jose Drain Adjacent & East of MRGCD Map 44 Tracts 64A3B2 & 64A4, located at 336 Woodward Rd. SE, between 2nd St. SW and Broadway Blvd SE (the “subject site”).
2. The Major Amendment proposes to add Light Manufacturing and Outdoor Storage as allowed Land Uses on the subject site. The Light Manufacturing Land use would facilitate the development of a new 44,000 square foot structure on the subject site to be used as a film production soundstage (light manufacturing) and incidental warehousing, storage of film production related equipment and vehicles. The proposed development has been included with the amendment. The existing controlling Site Plan follows all standards of the IDO and does not establish any development guidelines outside of the IDO requirements.
3. The EPC is hearing this case as required by IDO section 14-16-6-6(I)(1)(c)5, because the proposed land use (light manufacturing and outdoor storage) was not previously authorized on the governing Site Plan and the request exceeds the thresholds for a minor amendment [Table 6-4-4 & 14-16-6-4(x)(2)(a)12.]. The site is within ½ a mile of the Railroad and Small Spur Small Area, within a ¼ mile of a residential zone district, and involves a light manufacturing use, which requires a

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Cumulative Impact Analysis [IDO §14-16-6-4(H) (Cumulative Impacts Analysis Requirements)], pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts). A Cumulative Impacts Analysis was included with this request.

4. Prior to the effective date of the IDO, the subject site was zoned SU-2 HM (Heavy Manufacturing) in the now-repealed South Broadway Sector Development Plan.
5. With the effective date of the IDO in 2018, the site's zoning was converted to NR-LM (Non-Residential – Light Manufacturing Zone District). The purpose of the NR-LM zone district is to accommodate moderate-intensity commercial, light assembly, fabrication, and manufacturing uses, while buffering adjacent lower-intensity, Residential and Mixed-use zone districts from the traffic, noise, and other impacts of those uses. Allowable uses are shown in Table 4-2-1.

Light Manufacturing, Warehousing, Outdoor Storage and Outdoor Vehicle Storage are permissive uses in this zone district.

6. Any future land uses not provided on Site Plan will require an additional Major Amendment- EPC of the approved Site Plan.
7. On November 16, 2023, the EPC approved a request for Site Plan – EPC for the subject site (PR-2022-007999/SI-2023-01621). This request established the governing Site Plan and facilitated the development of a 50,000 square foot warehouse, used to store film industry equipment, on an approximately 5-acre parcel (Tract 64A3B1) within the approximately 20-acre subject site. The Site Plan was signed-off as final by Development Facilitation Team (DFT) on March 12, 2025.
8. The Long-Range Roadway System (2040 LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), includes existing roadways and future recommended roadways along with their regional role.
 - a. The LRRS designates Woodward Ave. SE as an existing major collector road, and Broadway Blvd. SE as an existing regional principal arterial.
9. The Long-Range Bikeway System (LRBS) map, produced by MRCOG, identifies existing and proposed trails. The LRBS shows a Proposed Bike Lanes on Woodward Rd. SE, 2nd St. SE and Broadway Blvd. SE. A Proposed Paved Trail west of the subject site along Hill St. SW, and a Proposed Bike Boulevard on William St. SE.
10. Transit: The closest, active bus stop is on Broadway Blvd. SE at San Jose Ave. SE, served by ABQ Ride Route 16 that runs every 40 minutes (weekdays) and 65 minutes (weekends). This stop is approximately ½ mile from the subject site, or a 10 to 15-minute walk on average.
11. 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.
12. IDO §14-16-6-6(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.
13. The subject site is within the Central ABQ Community Planning Area (CPA). Centrally located in Albuquerque, spanning the area between I-25 and the Rio Grande, and between I-40 and the city's southern boundary with Bernalillo County. Central ABQ is home to the original Old Town settlement and New Town, now known as Downtown, which developed with the arrival of the railroad in the 1880s. Central ABQ features varying architectural styles, small residential lots and a mix of land uses and proximity of residential and non-residential uses.

14. The subject site is located in an Area of Change as designated by the Comprehensive Plan. Areas of Change include Centers, Corridors, and Metropolitan Redevelopment Areas, where new development and redevelopment are desired and appropriate.
15. The site plan has been evaluated for conformance with applicable Goals and Policies in the Comprehensive Plan, and other applicable Plans.
16. The request is consistent with the following Comprehensive Plan Goals and Policies regarding distinct communities from Chapter 4: Community Identity.

- a. **POLICY 4.1.1 DISTINCT COMMUNITIES:** Encourage quality development that is consistent with the distinct character of communities.

This Major Amendment will facilitate additional development of an underutilized lot in an area with land uses predominantly in the industrial use category. The proposed development is consistent with the character of the adjacent lots, maintaining the industrial and light manufacturing focus of the surrounding community. Once the subject site meets all applicable standards of the IDO, the proposed development should be a quality site in the area.

17. The request is consistent with the following Comprehensive Plan Goals and Policies regarding land uses, infill development and city development areas from Chapter 5: Land Use.

- a. **POLICY 5.2.1 LAND USES, SUB-POLICY (g):** Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

This request would facilitate a new 44,000 square foot soundstage and warehouse storage for the film industry (light manufacturing land use), bringing infill development on an underutilized lot that is compatible in form and scale to the surrounding land uses. The form of the proposed building, landscaping, and parking is compatible with the existing industrial businesses in the area.

- b. **POLICY 5.2.1 LAND USES, SUB-POLICY (m):** Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

This request would encourage a more productive use of the under-utilized subject site. Approximately 5-acres of the entire approximate 20-acre site is developed with a pre-fabricated structure that is used for storage. This request would facilitate the development of an additional 44,000 square foot structure that will bring more productive uses to the site that has been mostly vacant and under-utilized for more than a decade in an established industrial area.

- c. **POLICY 5.3.1 INFILL DEVELOPMENT:** Support additional growth in areas with existing infrastructure and public facilities.

This request would support additional growth in areas with existing infrastructure and public facilities because it would facilitate infill development of an under-utilized subject site that has existing electrical, water and sewage utility infrastructure as well as vehicle access from the nearby I-25 Commuter Corridor, the recently redeveloped Woodward Rd. SE and Broadway Blvd. SE.

- d. 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.

This request would facilitate development on the subject site that is located in an Area of Change, where growth is expected and desired. The request would also locate a light manufacturing use that could potentially be harmful to residential communities and Areas of Consistency, to an established industrial area where the use is appropriate.

- 18. The request is partially consistent with the following Comprehensive Plan Goals, Policies and Sub-Policies regarding Areas of Change from Chapter 5: Economic Development.

- a. 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.

Although the subject site is not located in a Center, Corridor, industrial or business park or in a Metropolitan Redevelopment Area, this request would direct growth and more intense development to a site within an Area of Change, where growth and development is encouraged, by potentially facilitating the development of a structure to be used as a film production soundstage (light manufacturing) and storage of film equipment.

- 19. IDO §14-16-6-G(I)(3)- Site Plan-EPC Review and Decision Criteria. IDO Section 14-16-6-6(I)(3) states that any application for a Site Plan-EPC will be approved if it meets all of the following criteria:

- 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 Site Plan – EPC the request is generally consistent with applicable Comprehensive Plan Goals and Policies from Chapter 4 Community Identity regarding distinct communities, and Chapter 5 Land Use regarding Desired Growth, Land Uses, Infill Development, City Development Areas and Areas of Change.

- 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 NR-LM (Light Manufacturing – Non-Residential). There are no prior approved NR-SU or PD zoning covering the property or prior development agreements or regulations.

- 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 Site Plan - EPC. The proposed Site Plan complies with all applicable provisions of the IDO, DPM, and other adopted City regulations like air quality, fire code, ADA, and vehicle egress and ingress. Pursuant to IDO §14-16-6-4(O), the EPC may impose conditions necessary to ensure compliance with the development standards of the IDO. All conditions must be met prior to building permit approval. City Staff has reviewed the Site Plan against IDO development standards for the proposed addition of a 44,000 SF film production soundstage and film equipment storage on the subject site. Upon approval by the

EPC, the Site Plan shall be submitted to the Development Facilitation Team (DFT) for final sign-off, at which point, the Site Plan will be reviewed against the DPM and any other adopted City regulations. The Site Plan notes that the development will comply with all applicable provisions pursuant to the NR-LM zone district including landscaping, lot sizes, setbacks, parking, lighting, and grading and drainage. Staff has included a review and analysis of the Site Plan against the IDO regulations.

- 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 including water, sewer, power, gas, internet, and fire suppression, as well as roads, sidewalks and public transit, which has adequate capacity to serve the proposed development. There are no foreseen burdens on the existing infrastructure such as streets, trails and sidewalk systems, as there will be no changes to the existing infrastructure and capacity serving the development will be unchanged. Any potential burdens have already been mitigated to the most practicable extent through development meeting the standards established in the IDO, DPM and all other necessary city and state regulations.

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

A Cumulative Impacts Analysis was provided with the request as required. The analysis adequately addresses impacts that the proposed light manufacturing development could have on the surrounding area to the maximum extent practicable.

The subject site is approximately 650ft from the nearest residential development, and is separated by two roads (Wesmeco Dr. SE and Woodward Rd. SE), the San Jose Drainage Channel, and the NR-LM zoned, industrial uses at 3005 Broadway Blvd SE. the subject site contains a 9ft landscape buffer along Woodward Rd. SE, with a 7-foot decorative brick and wrought iron opaque wall along the street frontage. Directly abutting the wall is an additional landscaped vegetative strip that is 9 ½ ft wide along the westernmost vehicle access, that expands to a range of 42ft to 55ft wide across the remaining front boundary which will soften the industrial look of the site while acting as a buffer for internal vehicle circulation and other business-related activities.

The Site Plan is required to follow all standards of the IDO, DPM and other applicable City standards, which the applicant has agreed to follow.

- 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 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 within the Railroad and Spur Area and a cumulative impacts analysis was required to be provided with this request, triggering an EPC review and decision. The cumulative impacts analysis indicates that 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, impact of hazardous materials on the environment, or other nuisances. The subject site is located approximately 650ft from the nearest residential uses and is buffered by streets, drainage and existing buildings on lots between the subject site and residential uses. Existing and proposed design features will comply with all standards in the IDO, DPM, and other applicable City and State standards. A 'Cumulative Impacts Analysis' provides a thorough investigation on the said adverse impacts and has been included in the Findings for this review.

- h. 6-6(I)(3)(h) If an outdoor or site lighting performance analysis is requested, the proposed lighting design must prove it will not adversely affect the lighting requirements of Section 14-16-5-2(E) without sufficient mitigation and benefits that outweigh the expected impacts.

An outdoor or site lighting performance analysis was not requested. The proposed development does not include additional lighting with the Site Plan. All existing lighting complies with the NM Night Sky Protection Act and minimizes light spread onto adjacent properties. The proposed project will not adversely affect surrounding properties.

20. Pursuant to IDO 14-16-6-4(H)(1) A cumulative impacts analysis is required prior to approval of a Site Plan-EPC for any development in the Railroad and Spur Small Area that meets the criteria in Subsection 14-16-5-2(E)(1). Staff's analysis of the provided Cumulative Impact Analysis is as follows:

- a. 5-2(E)(2)(a) Mitigate any material negative cumulative impacts on surrounding residential development through adequate and effective measures, including but not limited to all of the following:
 - 1. Locating and designing vehicle access, circulation, parking, and loading to minimize impacts on residential uses within 660 feet in any direction of the subject property.

The subject site is approximately 650ft from the nearest residential development. The primary access for those residences is from Broadway Blvd SE. The subject site and the nearest residential use are separated by Wesmeco Dr. SE, Woodward Rd. SE, the San Jose Drainage Channel, and the NR-LM zoned, industrial uses at 3005 Broadway Blvd SE. All vehicle access points are to remain on the northern boundary of the site along Woodward Rd. SE, where an existing landscape buffer and 7-foot-tall brick, opaque wall with ornamental wrought iron will further mitigate any potential impacts surrounding vehicle usage on the site to any residential uses within 660ft. in any direction.

Potential negative impacts on residential uses within 660 feet of the subject site are minimized because of the location of the residential uses and all vehicle access,

circulation, parking spaces, and loading are contained within the site. The site has 52 parking spaces that are contained behind the 6-foot decorative wall, landscaping and are more than 150 feet from any street. Mitigation efforts related to vehicle access, circulation, parking and loading is sufficient.

2. Locating, designing, and orienting site lighting to be compatible with residential uses within 660 feet in any direction of the subject property.

All existing lighting will be required to meet the requirements of the IDO, including any light fixtures will be full-cut off light fixtures for security that is only intended to illuminate parking areas that will prevent light spillage onto neighboring sites. No new lighting is proposed on the subject site with this request, and no additional mitigation measures are being introduced through this request.

3. Locating the storage of hazardous materials, as defined by federal regulations, to minimize impact on surrounding residential uses.

The site plan and analysis indicate that there will be no hazardous materials, as defined by federal regulations, stored on the subject site at any time.

4. Locating outdoor storage of materials or equipment to minimize impact on surrounding residential uses.

The site plan proposes outdoor storage as an allowed use on the subject site. The nearest residential uses are separated from the subject site by two streets, additional manufacturing/industrial use businesses and drainage. The homes at this location are not visible from the subject site, the line of sight between the two uses are obstructed by existing businesses along Broadway Blvd. SE, an 8-foot-tall opaque brick and wrought iron wall and a vegetative landscaped buffer along the front of the subject site. Historically, exterior outdoor storage was held in an area towards the rear of the subject site, and according to the Cumulative Impacts Analysis provided by the applicant, any outdoor storage will be completely shielded from the view of any residential properties and the public right of way. The potential negative impacts created by the storage of materials and equipment outdoors is adequately mitigated.

5. Locating activities on the site that generate noise to minimize impacts on residential uses within 660 feet in any direction of the subject property.

All activities that generate noise are going to be located inside the new, proposed soundstage building situated approximately 840-feet from the nearest residential uses to the north. By limiting noise generating work to inside the new structure, and maintaining a standard 9am-5pm operating hours, the impact on neighboring residential uses will be sufficiently mitigated.

- b. 5-2(E)(2)(b) Provide a cumulative impact analysis to the EPC that addresses, at a minimum, the items required in Subsection §14-16-6-4(H), which the EPC may use as the basis to require mitigation of identified impacts through conditions of approval.

1. 6-4(H)(1)(b)1: A list of other uses listed in Subsection 14-16-5-2(E)(1)(c) that are within 660 feet in any direction of the subject property.

The subject site is located between 2nd St. SW and Broadway Blvd. SE, containing a variety of land uses, primarily non-residential. As evidenced by the City's GIS Land Use mapping, there is a single low-density residential lot, industrial, drainage, office and commercial retail uses within 660 feet of the property, triggering this cumulative impact analysis.

2. 6-4(H)(1)(b)2: A Traffic Impact Study, pursuant to Subsection 14-16-5-2(E)(2)(c).

A Traffic Scoping Form was prepared, reviewed and signed by the city's Traffic Engineer on November 24, 2025. The city Traffic Engineer has determined that this request does not require a Traffic Impact Study (TIS).

3. 6-4(H)(1)(b)3: A list, estimated amount, and storage location of hazardous materials, as defined by federal regulation, to be used for operations, including but not limited to fuels.

The site plan and analysis indicate there will be no hazardous materials, as defined by federal regulations, stored on the subject site at any time.

4. 6-4(H)(1)(b)4: A summary of sewer and storm water discharge, including volumes.

A pre-approved Grading and Drainage Plan for the subject site was included as part of this EPC request. The proposed soundstage will be connected to the existing sewage system, which has adequate capacity for the predicted volume of wastewater discharge. The provided Grading and Drainage plan contains proposed stormwater volumes and shall comply with the most current DPM requirements for stormwater discharge.

5. 6-4(H)(1)(b)5: A Letter of Availability from the ABCWUA, including estimate of volume of water to be used annually for operations.

The Cumulative Impact analysis provided by the applicant has indicated that the proposed soundstage addition will utilize existing water and sewage services for the site. A letter of availability has been requested from ABCWUA, at the time of this writing, that request has not been completed. The volume of water used annually for operations is estimated at 237,250 gallons.

6. 6-4(H)(1)(b)6: The operating hours of the facility, including but not limited to times when there may be delivery or movement of freight vehicles to and from the property and activities that generate noise and occur outdoors.

The hours of operation of the soundstage facility are 9am-5pm. All activities associated to the soundstage will occur indoors. The subject site will contain a low level of traffic, typically 2-3 freight trucks per day either loading or unloading materials and equipment, no excessive generated noise is expected with this use.

7. 6-4(H)(1)(b)7: A list of and copies of all permits required for the use.

The applicant has stated that there are no additional permits required for the soundstage and warehousing uses.

- c. 5-2(E)(2)(c) Provide a traffic impact study pursuant to Article 7-5(D) of the DPM, notwithstanding the thresholds or mitigation requirements in the DPM, which the EPC may

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use as the basis to require mitigation of the traffic generated by the use through conditions of approval.

The applicant has provided Traffic Scoping Form, prepared, reviewed and signed for by the city's Traffic Engineer on November 24, 2025. The provided Traffic Scoping Form does not require a Traffic Impact Study (TIS) for the proposed Major Amendment.

- d. 5-2(E)(2)(d) Be reviewed by the Environmental Planning Commission (EPC), pursuant to Subsection 14-16-6-6(I).

The site plan is being submitted for review and decision by the EPC.

- e. 5-2(E)(2)(e) Have an approved Site Plan – EPC that meets conditions of approval deemed necessary by the EPC to further compliance with the above standards to minimize impact on the surrounding residential uses and maximize compatibility of the proposed development prior to the submittal of any request for platting on the property.

The site plan is being submitted for review by the EPC at the December 18, 2025 EPC Hearing. Any conditions of approval that the EPC deems necessary would be included as part of the site plan approval.

- 21. The Office of Neighborhood Coordination verified that there was one recognized neighborhood association (NA) within 660 ft of the subject site, the South San Jose Neighborhood Association— was notified by email as required. Property owners within 100 ft of the subject site were also notified as required.
- 22. There was no facilitated meeting with neighborhoods or neighborhood officials and as of writing this report, there is no known opposition or support of this request.
- 23. The applicant was not required to offer a tribal meeting as part of a pre-submittal requirement [see IDO §14-16-[6-4\(B\)](#)].

CONDITIONS OF APPROVAL

Project #: SP-2025-00091, a Site Plan – EPC, Major Amendment

- 1. After approval by the EPC, the applicant shall coordinate with the Staff Planner prior to submitting the Site Plan to the Development Facilitation Team (DFT) for final sign-off to ensure that EPC Conditions have been met. Pursuant to IDO section 14-16- 6-6(I)(2)(m) Site Plans shall be reviewed administratively for compliance with conditions of approval, DPM, and zoning standards prior to the issuance of a building permit.
- 2. Pursuant to IDO section 14-16-6-4(O)(4) Any conditions shall be met within 1 year of the approval, unless stated otherwise in the approval. If any conditions are not met within that time, the approval is void. The Planning Director may extend the time limit up to an additional 1 year.
- 3. Site Plan clean up and revisions:
 - a. Update all sheets (site plan, landscaping, grading & drainage, TCL and utility) to accurately reflect form of developed phases on site, including both structures, new landscaping areas, new parking areas and outdoor storage areas.
 - b. All existing and planned outdoor storage areas shall be listed on the Site Plan.
 - 1. Any fences and screening of these outdoor storage areas should be included on site plan and detail sheet.

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- c. All existing outdoor storage areas on lots 64A4 and 224 shall be called out on Site Plan.
- d. Outdoor Vehicle Storage shall be added to the list of allowable uses on the site plan.
 1. All existing outdoor vehicle storage areas shall be called out on the site plan, including those stored on the site for loading/unloading and film production purposes.
- e. Parking calculations shall be updated to show total parking spaces required and provided on subject area.
 1. Update bicycle parking calculations to reflect how many bike spaces per bike rack are provided and the total amount of individual bicycle spaces on the subject area.

4. Signs:

1. Update Site Plan Note #5 to accurately reflect signs on entire site.
2. Provide sign details on detail sheet (see Condition of Approval #4).
3. Update site plan to indicate all sign locations on the site.

5. Walls/Fences:

1. All walls and fences (internal and around perimeter) shall be shown on the site plan.
2. All walls and fence detail shall be shown on detail sheet for each that provide height, type/material and any screening materials (e.g. Fabric, slats).

6. Landscaping Plan: Provide an additional, new overall Landscape Plan sheet (of both Phase 1 and 2) that shows the landscaping, calculations and landscape legend for the subject area.

1. Landscaping sheet LS-101 shall remain the landscaping sheet for the current subject area of this request.
 - Update Total Tree and Total Shrub calculations to accurately reflect total amount of trees and shrubs that are on this sheet.
2. Re-name previous Landscaping sheet LS-101, which showed landscaping detail for lot 64A3B1 (PR-2022-007999/SI-2023-01621), to sheet LS-201.

7. Provide separate Detail Sheet for parking related barriers and signage, walls and fences, and wall signs.

8. Agency Comment Conditions:

A. CABQ Parks and Recreation/Trails:

1. Communicate with Trails Staff to review and comply with requirements for sites in adjacency or visibility from a planned or existing City Trails.

B. CABQ Parks and Recreation/Urban Forestry:

1. Contact Urban Forestry Staff to determine best practices in preserving and protecting existing trees.
2. Coordinate with Urban Forestry Staff set up site visit to assess condition of any vegetation being utilized for existing vegetation credit [5-6(C)(12)(a)].

C. Bernalillo County – Transportation:

1. Collaborate with Bernalillo County Transportation Staff on driveway restrictions.

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D. CABQ Fire Department:

1. Work with AFR staff to apply for "Fire 1" permit prior to submitting to DFT.

APPEAL

If you wish to appeal, you must do so within 15 days of the EPC's decision or by **January 5, 2026**. The date of the EPC's decision is not included in this 15-day period. If the 15th day falls on a Saturday, Sunday, or Holiday, the next working day is considered the deadline for filing an appeal.

For more information regarding the appeal process, please refer to the Integrated Development Ordinance (IDO), §14-16-6-4(U) (Appeals). The IDO is available online here: <https://www.cabq.gov/ido>. A non-refundable fee is required to be paid when the appeal is filed. It is not possible to appeal EPC recommendations to the City Council, because a recommendation is not a final decision.

You will receive notification if anyone files an appeal. If the decision is not appealed, you can receive building permits any time after the appeal deadline, provided all conditions of approval associated with the decision and all other applicable regulations have been met.

Sincerely,



for Alan Varela
Planning Director

AV/MJ/DS

cc: Film Yard LLC, Rick Metz, jrickmetz@gmail.com Agent/Applicant
South San Jose Neighborhood Association, Esther Kottke, rekhilo505@gmail.com
South San Jose Neighborhood Association, Theresa Duncan, theresadniles@gmail.com
City Legal, aconon@cabq.gov
EPC file