



City of Albuquerque
Environmental Planning Commission



Staff Report

HEARING DATE:	Thursday, July 16, 2026
CASE #:	SP-2026-00048
AGENT:	Consensus Planning, Inc.
APPLICANT:	Dillard's Properties, Inc., In-N-Out Burger
APPLICATION:	Site Plan – EPC, Major Amendment
LEGAL DESCRIPTION:	Tract A1A, Plat of tracts A-1-A, B-1-A-1, B-1-B-1, B-2-A, B-3-A, B-4-A & B-5-A-1, Second revision plat for Cottonwood Mall; Tract B-4-A-1-A & Tract B-4-A-1-B, Plat for Tracts B-4-A-1-A & B-4-A-1-B Cottonwood Mall (being comprised of Tract B-4-A-1); Tract B-4-A-2, Plat for tracts B-4-A-1 & B-4-A-2, 2nd revision for Cottonwood Mall (being comprised of Tract B-4-A); Tracts B5A1, B3A, B1A1 & B2A Plat of Tracts A-1-A, B-1-A-1, B-1-B-1, B-2-A, B-3-AB-4-A & B-5-A-1, second revision plat for Cottonwood Mall; Tract C-4, C-8, C-9, Replat of Tracts H-1 & H-2, Seven Bar Ranch, now comprising Cottonwood Mall; Tract C-7A-1, C-7A-2, Plat for Tracts C-7A-1 AND C-7A-2 being comprised of Tract C-7A, Cottonwood Mall; Tract C-5A, C-6A1 of Tracts C-5A & C-6A1 (Being a replat of Tracts C-5 & C-6A); Tract C-3-A, C-2A-1, Plat of Tracts C-2A-1 AND C-3A, Cottonwood Mall (being a replat of Tracts C-2A AND C-3); Tract C1A of Tracts C-1A & C-2A Cottonwood Mall; Lot 14-A of Lots 12-A, 12-B, 13-A & 14-A Questa del Rio subdivision (Being A Replat of Portions of Lots 12, 13 & 14 Questa del Rio subdivision & Tract D-2 Cottonwood Mall); Lots 12-A, 13-A and 14-A of Lots 12-A, 12-B, 13-A & 14-A Questa del Rio Subdivision (being a replat of portions of Lots 12, 13 & 14 Questa del Rio subdivision & TR D-2 Cottonwood Mall); and Lots 12-B-1 & 12-B-2, Plat of Lots 12-B-1 & 12-B-2 Questa del Rio subdivision (B-13) (B14)
ADDRESS/LOCATION:	10000 Coors Blvd. Bypass NW, between Coors Blvd., 7 Bar Loop and Coors Bypass.
PROPERTY AREA:	Approximately 100 acres
EXISTING ZONING:	MX-M
STAFF PLANNER:	Dustin Kiska

CASE SUMMARY:

This request would add a new restaurant with drive-through to Tract B2A in the Cottonwood Mall parking lot. The EPC is the final decision-maker because the Major Amendment is to a pre-IDO Site Development Plan approved by the EPC, pursuant to IDO § 14-16-6-4(Y)(1)(b). This is a quasi-judicial request.

The subject site is in an Area of Change and within the Major Transit area along Coors Blvd. The Cottonwood Mall is designated as an Employment Center in the Comprehensive Plan. The amended Site Plan complies with IDO regulations for the MX-M zone district and applicable use-specific standards. The applicant has adequately justified the request pursuant to the IDO Review and Decision Criteria § 14-16-6-6(I)(3), and the request is consistent with applicable Comp Plan Goals and Policies.

Neighborhood Associations within 660 feet of the subject site—the Cibola Loop Neighborhood Association—and property owners within 100 feet were notified as required. As of this writing, there is no known opposition or support of this project.

STAFF RECOMMENDATION: APPROVAL of Case # SP-2026-00048 based on Findings 1-19, and subject to Conditions of Approval 1-6, in this report.

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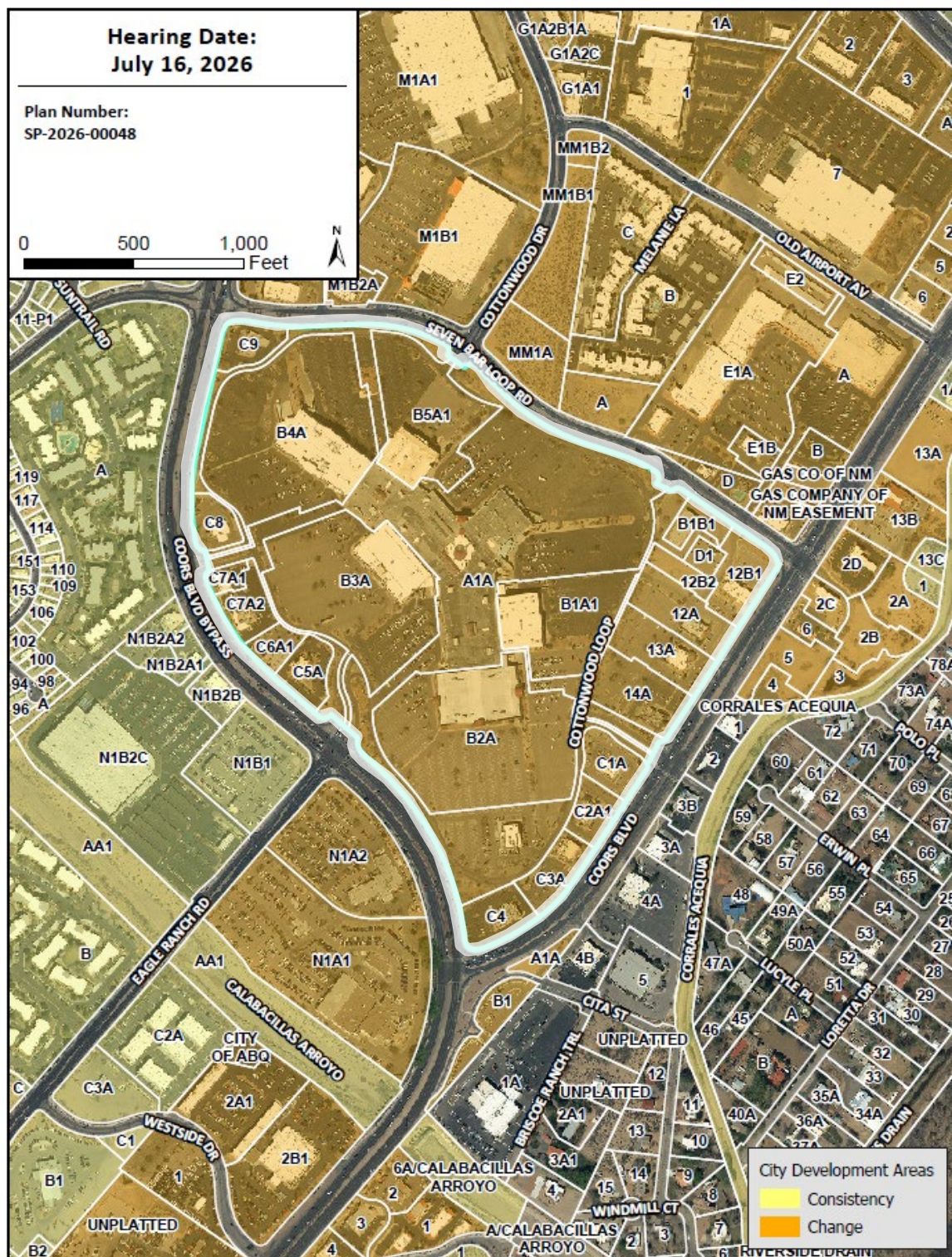
Separate Attachments:

A -Traffic Impact Study (TIS)

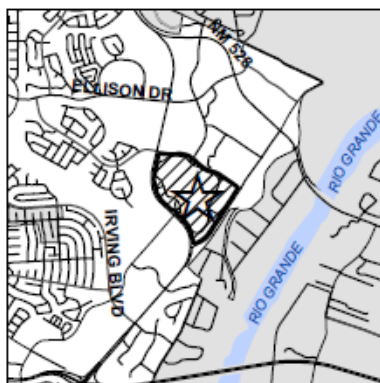
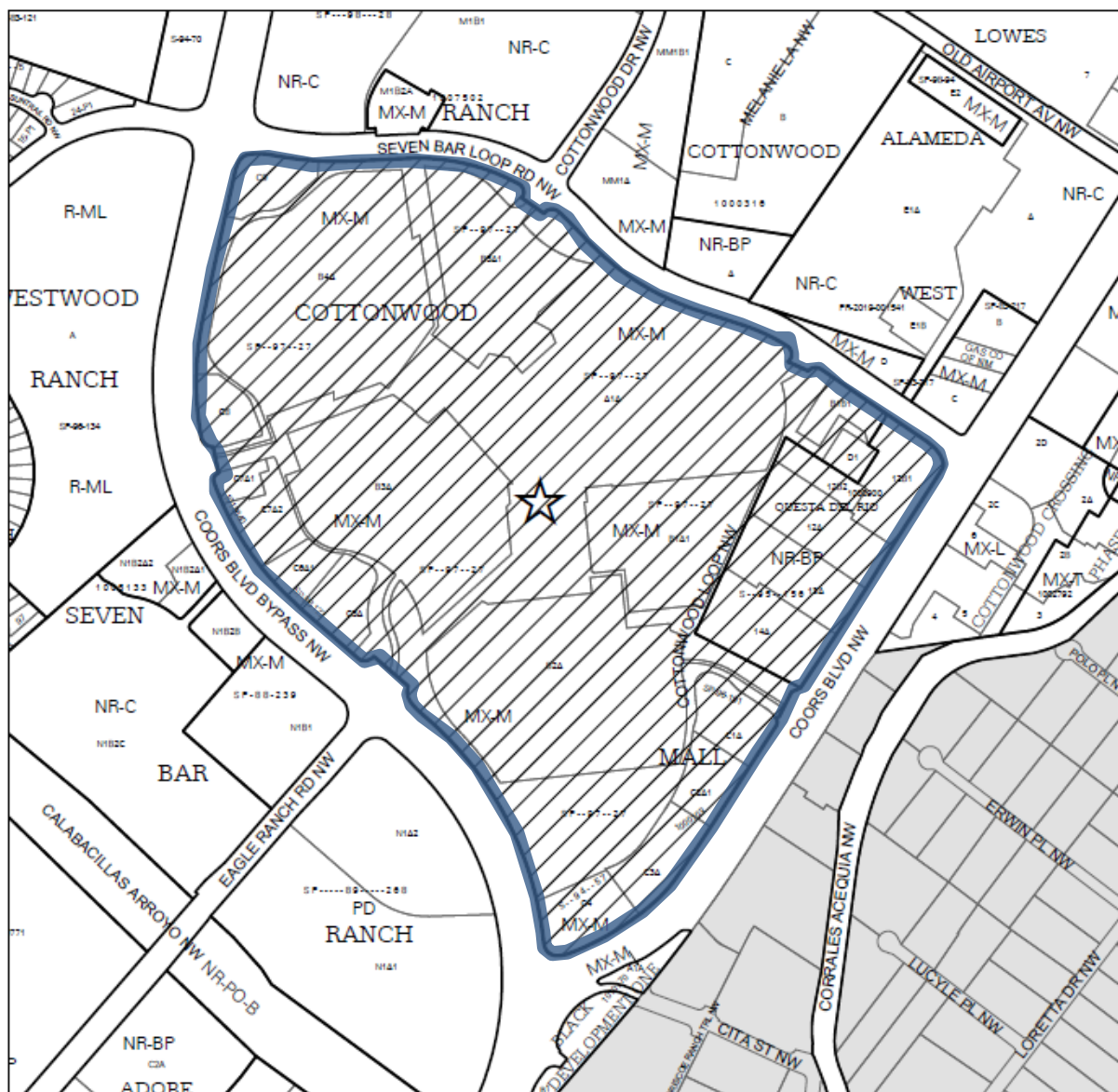
B - Exterior Lighting Specs

I. Maps

Aerial



IDO Zoning



IDO ZONING MAP

Note: Gray shading
Indicates County.

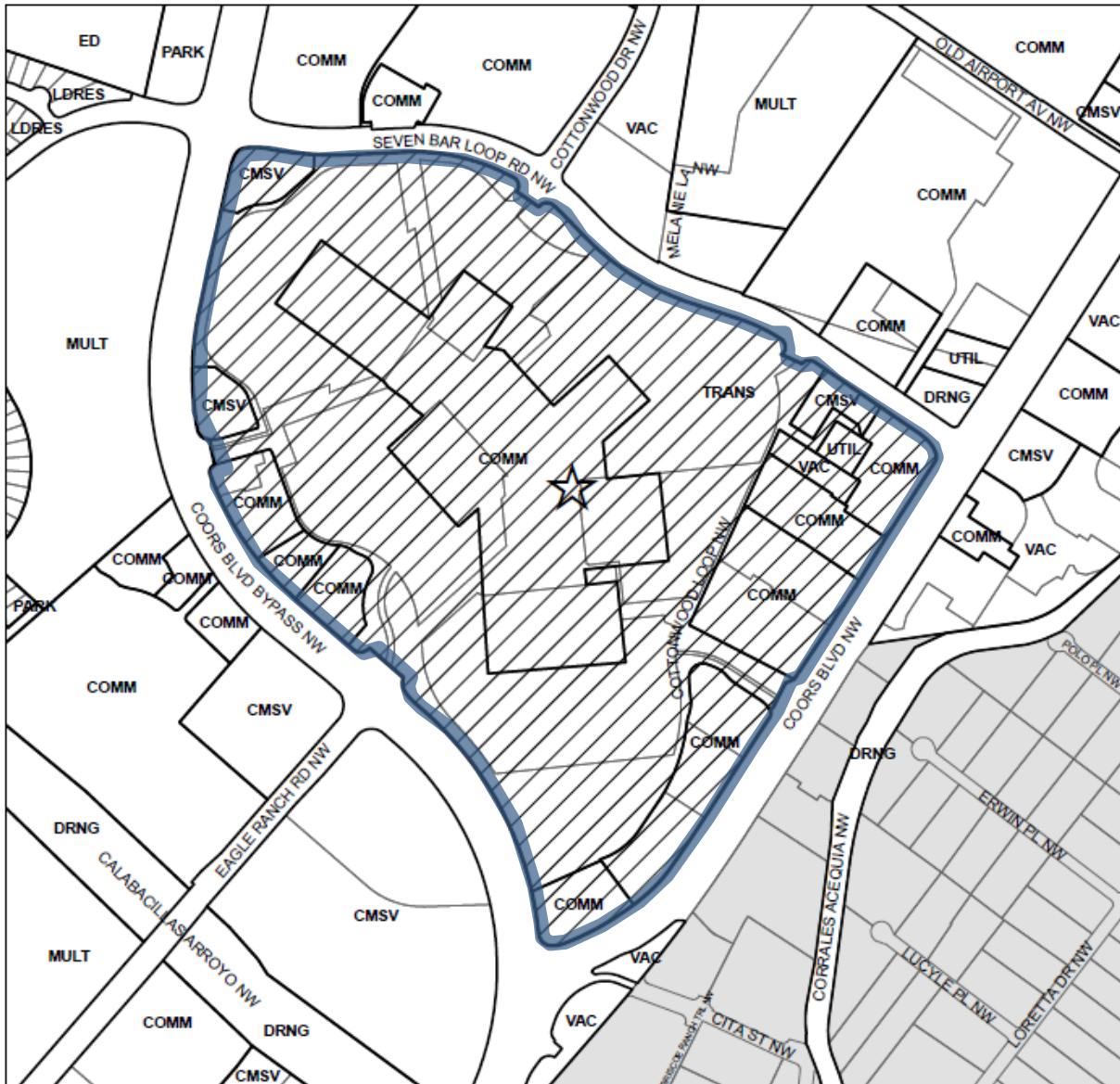


Hearing Date:
7/16/2026

Plan Number:
SP-2026-00048

Zone Atlas Page:
B-13 & B-14

Land Use



LAND USE MAP

Note: Gray shading
Indicates County.

Key to Land Use Abbreviations

LDRES Low-density Residential	TRANS Transportation
MULT Multi-family	PARK Parks and Open Space
COMM Commercial Retail	DRNG Drainage
CMSV Commercial Services	VAC Vacant
ED Educational	UTIL Utilities



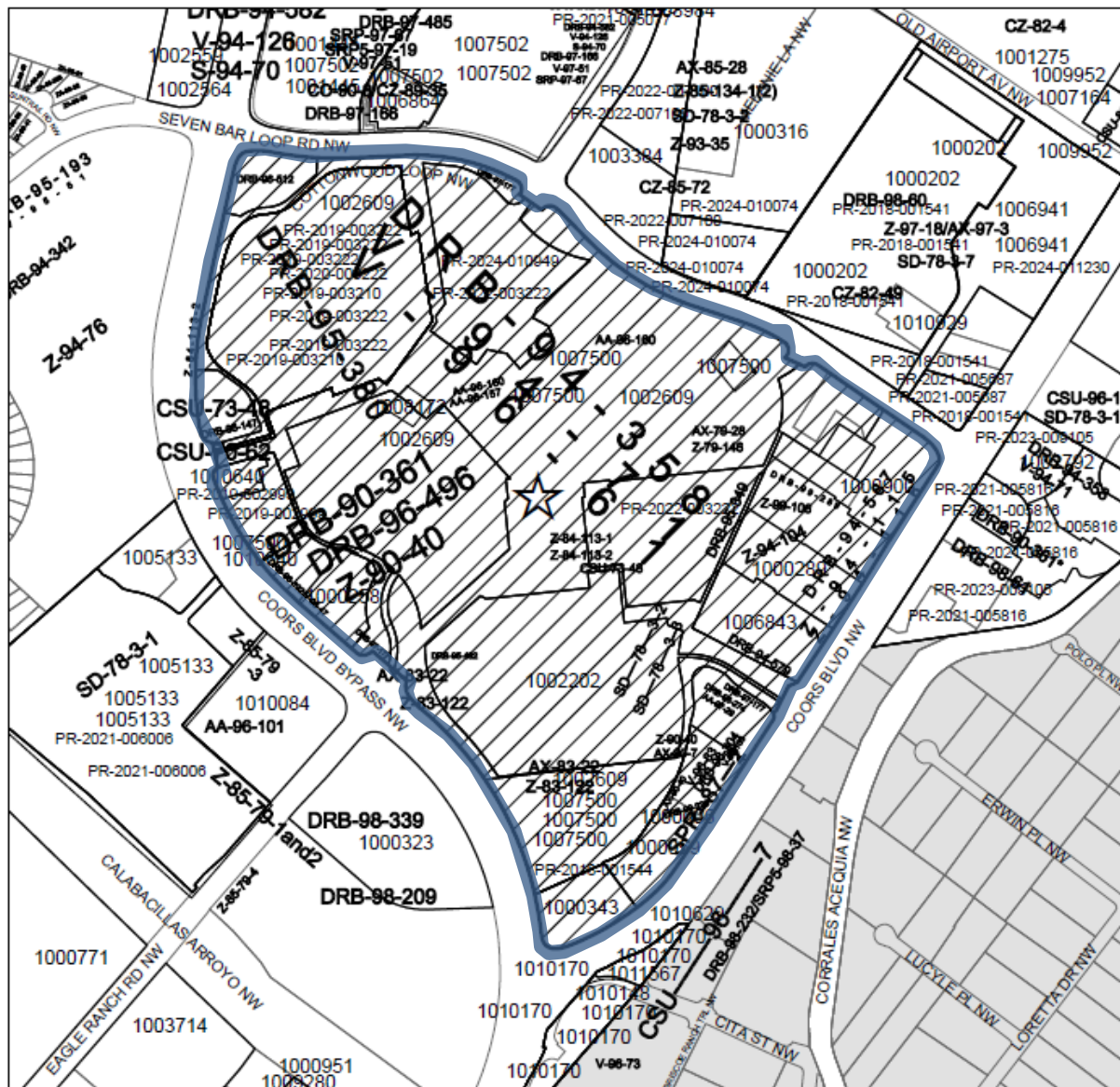
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History



HISTORY MAP

Note: Gray shading indicates County.



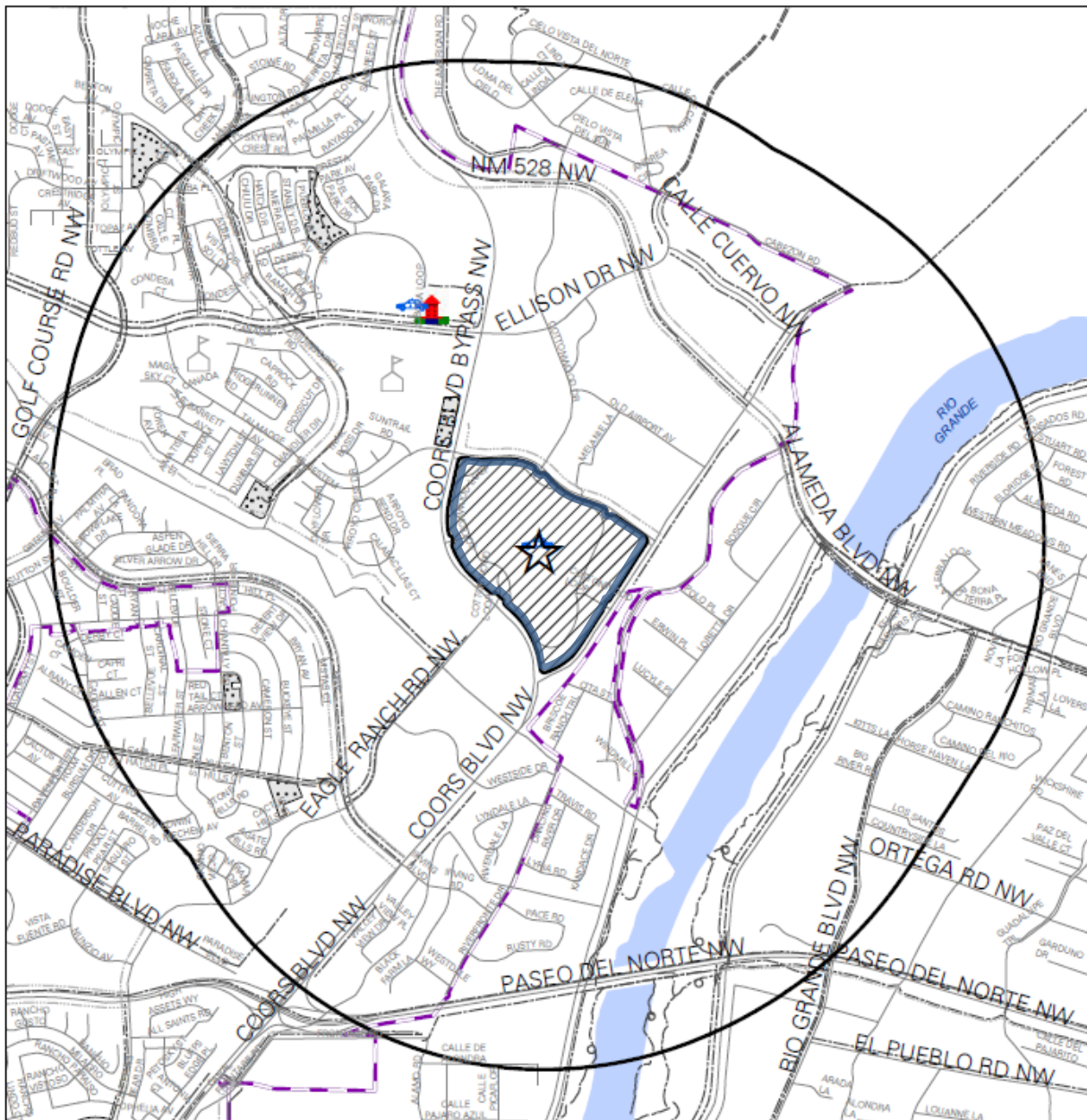
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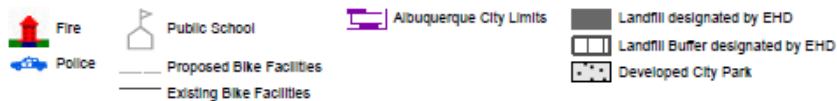
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Public Facilities / Community Services



Public Facilities Map with One-Mile Buffer



II. Introduction

Request

This is a request for a Major Amendment to a Site Plan – EPC for a 1.5-acre portion of Tract B2A (the “subject site”) within the entire Cottonwood Mall Site Plan, located at 10000 Coors Blvd. Bypass NW, (the “subject area”) between Coors Blvd., 7 Bar Loop, and Coors Blvd. Bypass NW.

Tract B2A plat of tracts A-1-A, B-1-A-1, B-1-B-1, B-2-A, B-3-A, B-4-A & B-5-A-1 second revision plat of Cottonwood Mall, is within a department store (Dillard’s) parking lot, which is intended to be purchased by the restaurant with drive-through (In-N-Out).

The amendment consists of demolishing roughly 187 parking spaces and 8 planter medians in an underused area of the parking lot of the Cottonwood Mall, to construct a new 3,887 square foot restaurant with drive-through, with outdoor seating, and new planter medians. The Site Plan includes as-built private ways for circulation roads, the Cottonwood Loop, accessible sidewalks, 62 new parking spaces, restaurant building, and landscaping. The proposed use is permissive under the MX-M zone district.

Pursuant to IDO §14-16-[1-10\(A\)](#), any approvals granted prior to the effective date of the IDO remain valid until amended pursuant to IDO §14-16-[6-4\(Y\)](#) (Amendments of Pre-IDO Approvals). The Site Plan is silent on pre-IDO approved Site Development Plan for Subdivision design standards, such as parking and landscaping requirements. The proposed amendment must comply with any applicable use-specific standards and development standards in the IDO and standards in the DPM.

EPC Role

The EPC is the final decision-maker because this amendment to a pre-IDO Site Plan originally approved by the EPC exceeds the thresholds for a minor amendment in IDO [Table 6-4-4](#); therefore, the request is a Major Amendment [IDO §14-16-[6-4\(Y\)\(1\)\(b\)](#)].

Pursuant to IDO §14-16-[6-4\(O\)](#), EPC may impose conditions necessary to ensure compliance with development standards via the Review and Decision Criteria for Site Plan – EPC [IDO §14-16-[6-6\(I\)](#)]. This is a quasi-judicial matter.

History/Background

Prior to the effective date of the IDO, the subject site was zoned RC/SU-1 Residential-Commercial Special-Use zone district in the Comprehensive City Zoning Code (now repealed), which allowed a variety of uses from commercial and retail to restaurant uses.

In September, 1984, the Regional Shopping Center, Office/Employment and Open Space/Park was approved for the Seven Bar Ranch Plat (project # SP-84-37 and Z-84-113) see attachments.

With the effective date of the IDO in 2018, the subject site’s zoning converted to MX-M (Mixed Use – Medium Intensity). The current general retail and restaurant land uses are

permissive pursuant to [Table 4-2-1](#) and meet use-specific standards in §14-16-[4-3\(D\)\(38\)](#) and § 14-16-[4-3\(D\)\(9\)\(d\)](#), respectively.

On June 20, 1995, the EPC approved an administrative amendment for a Site Development Plan for the Cottonwood Mall(AA-95-69).

The Cottonwood Mall was constructed in July 1996. Located on the Westside, the 970,000-square-foot shopping and employment center is situated on the former Seven Bar Ranch, which was once the site of the Alameda Airport (Z-84-113).

The Site Plan has been amended several times since 1996 to change park land on the periphery into restaurants on the along the Major Transit corridors surrounding the site, up to the current date (1007500, 1002609).

In 2026 a sketch plat/plan and archeological certificate were submitted by the current applicant regarding the restaurant with drive-through (PR-2025-020058). See notes attached regarding the sketch plan.

Site Context

<i>Location</i>	<i>IDO Zoning</i>	<i>Comprehensive Plan Development Area</i>	<i>Existing Land Use</i>
<i>Subject Site</i>	<i>M-XM</i>	<i>Area of Change</i>	<i>Commercial; General Retail; Restaurants</i>
<i>North</i>	MX-M, NR-C, PD, & NR-BP	Area of Change	Commercial; General Retail, Medium; Residential – Multi-family Dwellings
<i>South</i>	PD, MX-M	Area of Change	Light Vehicle Sales and Rental; General Retail, Medium
<i>East</i>	NR-BP, MX-L, MX-T	Area of Consistency & Area of Change	Commercial; Restaurants; Retail; Residential – Multi-family, Townhouse, and Single-family dwellings outside of City limits
<i>West</i>	MX-M, NR-C, RM-L	Area of Consistency & Area of Change	Commercial; Restaurants; Retail; Residential – Multi-family and Townhouse Dwellings

The mall is located at the intersection of Coors Road NW and Coors Blvd. Bypass NW. The proposed project is located at the intersection of Eagle Ranch Road NW and Coors Blvd. Bypass NW. The surrounding area includes a mix of residential, commercial, and retail land uses. Lots to the south of the subject site contain car dealerships. Lots to the east contain restaurants and medium-scale retail along Coors Road NW. The area to the west contains multi-family residential development and townhouses, as well as wholesale commercial and medium-scale retail. North of the amended area of the site is the multi-attached-building indoor shopping center complex consisting of restaurants, retail, and

commercial. On the other side of the Cottonwood Mall building to the north are large retail stores and senior-living apartments.

The corridors that serve the subject area are Coors Blvd., Seven Bar Loop, and Cottonwood Drive. Coors Blvd. is a Major Transit Corridor that serves as a high-capacity commercial and commuting corridor for the Westside, linking multiple Activity Centers and regional retail destinations. Seven Bar Loop functions as a connector with growing commercial and institutional development. The Cottonwood Drive Major Transit Corridor runs through the Cottonwood Employment Center and supports a mix of retail and service jobs. Multi-family dwellings, townhouses, and single-family residential uses are within walking distance.

Roadway System

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.

- The LRRS designates Coors Blvd. NW as a Regional Principal Arterial.
- The LRRS designates Coors Blvd. Bypass. NW as a Regional Principal Arterial.
- The LRRS designates Eagle Ranch Rd. NW as a Minor Arterial.
- The LRRS designates Seven Bar Loop NW as a Major Collector.
- Cottonwood Loop NW is a local street.

The MRCOG's 2040 Limited Access Facilities Map does not show adjacent roadways as an interstate freeway or as having limited access.

The MRCOG's 2040 Primary Freight Corridors and Truck Restrictions Map designates Coors Blvd. Bypass. NW as a Primary Freight Corridor and does not designate any roadways adjacent or through the subject area as having Truck Restrictions.

Bikeways / Trails

The Long-Range Bikeway System (LRBS) map, produced by MRCOG, identifies existing and proposed trails and bikeway systems.

- The LRBS shows a Proposed Bicycle Lane on Coors Blvd. NW.
- The LRBS shows a Proposed Bicycle Lane on Seven Bar Loop NW.
- The LRBS shows an Existing Bicycle Lane on Eagle Ranch Road NW, which terminates at Coors Blvd. Bypass.

Transit

Coors Blvd. NW is served by ABQ Ride Bus Route 155, which turns west on Seven Bar Loop NW and terminates at the Northwest Albuquerque Transit Center. The nearest bus stop is 900 feet west of the subject site on northbound Coors Blvd. NW, less than ¼ mile from the subject site, or less than a 5-minute walk on average. ABQ Ride Bus Route 155 runs every 30 minutes on 7 days a week.

The subject site also has access to ABQ Ride Bus Route 157, which also serves the Westside of Albuquerque and terminates at the Northwest Albuquerque Transit Center. The closest bus stop is at the Northwest Albuquerque Transit Center, located one mile north of the subject site or a 20-minute walk on average.

III. Analysis of City Plans and Ordinances

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

City Development Areas

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. These areas include undeveloped land and commercial or industrial zones that would benefit from infill or revitalization. Directing growth to Areas of Change is intended to reduce development pressure on established neighborhoods and rural areas, minimizing infill or redevelopment at a scale and density that could negatively impact their character. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities.

City Overlay Zones

Overlay zones enhance underlying zone district standards by adding extra regulations or protections. Overlay zones can establish design standards to preserve the existing character, safeguard views, and support specific land uses. The amended area of the subject site is located in the Coors Character Protection Overlay Zone (CPO-2), per IDO §14-16-3-4(C)(1). Where the CPO-2 boundary crosses a lot line, the entire lot is subject to these standards. Following the boundaries of the former Coors Corridor Plan, the Coors Boulevard CPO-2 includes design standards for buildings, landscaping, and signs.

Center & Corridor Designations

The subject site is located within the Cottonwood Employment Center. The Cottonwood Employment Center is a major employment and retail hub, including the Cottonwood Mall and surrounding commercial corridors. It is auto-oriented but offers redevelopment potential into a more integrated employment area with improved pedestrian and transit access.

Coors Blvd. NW and Seven Bar Loop NW serve as a Major Transit Corridor as designated by the Comprehensive Plan. Major Transit Corridors are designated to serve high-frequency and local transit. These corridors prioritize transit above other modes to ensure a convenient and efficient transit system. Walkability on these corridors is also a priority, as well as good access for users to goods and services along these Corridors and the Centers they connect.

Community Planning Area

The subject site is within the Northwest Mesa Community Planning Area (CPA). This spans the area north of Montano, and west of the Rio Grande. The Northwest Mesa CPA is made up of many single-family residential subdivisions that were developed over the past several decades. The area's suburban characteristics include wide streets, large setbacks, and shopping centers with large parking lots. Much of Northwest Mesa's commercial businesses are along Coors Boulevard, including Cottonwood Mall. The Coors corridor connects Albuquerque to nearby City of Rio Rancho and the Village of Corrales.

Applicable Goals & Policies

Applicable Goals and policies that were selected by the applicant are listed below. Staff analysis follows indented below the stated goal or policy. Goals and/or policies added by Staff are denoted with an asterisk (*).

CHAPTER 4: COMMUNITY IDENTITY

POLICY 4.3.11 NORTHWEST MESA CPA:

SUB-POLICY 4.3.11.2: Increase drought-tolerant native landscaping, especially trees and grasses, along streets and multi-use trails to enhance aesthetics, support water conservation, and improve climate resilience.

The proposed amendment increases the overall landscaped area of the Cottonwood Mall site by approximately 11,800 square feet. The previous developed area is designated as a parking lot with small landscaped islands separated by asphalt parking spaces. This increase of drought tolerant native landscaping will enhance aesthetics, support water conservation, and improve climate resilience by reducing the heat-island effect. **The request is consistent with Policy 4.3.11.2**

SUB-POLICY 4.3.11.6: Encourage mixed-use development, especially for businesses that provide employment opportunities with a professional career path, along Major Transit corridors.

The proposed project promotes commercial redevelopment and employment growth within an established Employment Center along a Major Transit Corridor and in an area of change. The new development will create employment opportunities that could allow opportunities for career path development, because it offers above average wages and promotes managers within. **The request is generally consistent with Policy 4.3.11.6**

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 Cottonwood Employment Center and along the Coors Blvd Major Transit Corridor, and bisected by the Seven Bar Loop Major Transit Corridor. The request could reinforce and strengthen the Cottonwood Employment

Center and Major Transit Corridors that serve the Cottonwood Mall by adding a restaurant service to an underutilized parking lot within the MX-M zone district. **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 proposed development will help shape the built environment into a sustainable development pattern by meeting the needs of the community, it provides environmental integrity, and social equity. In other words, it provides the need of food service and employment to the community and, which can then support the surrounding businesses in the Employment Center, by drawing people in to their location to purchase their product, and where additional shopping and entertainment can be enjoyed within the center, as the character of the site is a destination and regional shopping center. It also provides aesthetic environmentally friendly landscaping, and is a distribution of public services, while providing economic growth and job opportunities to the community. **The request is consistent with Policy 5.1.1 – Desired Growth.**

POLICY 5.1.1 Sub-Policy(c) Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

The proposed development allows for desired compact commercial infill and higher employment density within the Cottonwood Employment Center, rather than expanding new development at the urban edge. The project will maximize the use of existing infrastructure and available under-utilized land, a parking lot as an appropriate location, that will create new employment opportunities, support other business in the area, a bring a new community-scale restaurant service to an already thriving regional shopping destination. **The request is consistent with Policy 5.1.1.c**

POLICY 5.1.5 EMPLOYMENT CENTERS: Create Centers that prioritize employment opportunities and foster synergy among businesses.

The Cottonwood Employment Center is an ever-changing major employment and retail hub. It was created to prioritize employment that is accessible by major transit corridors, and provide a wide variety of businesses to thrive. Close proximity of business allows customers to divide their loyalty and spending among a variety of competing businesses within walking distance of each other. The proposed development inserts itself in a location that will provide additional opportunities for this shared patronage which can result in a synergy where both entities can thrive. **The request is consistent with Policy 5.1.5 - Employment Centers**

POLICY 5.1.10 MAJOR TRANSIT CORRIDORS: Foster corridors that prioritize high-frequency transit services with pedestrian-oriented development.

The subject property, The Cottonwood Mall Employment Center, is well served by a solid network of multimodal options. Coors Blvd. is a Major Transit Corridor that serves as a high-capacity commercial and commuting corridor for the Westside, linking multiple Activity Centers and regional retail destinations. The project amendment to the subject site is designed to have accessible pedestrian connections, and provide seamless connections to the existing pedestrian infrastructure. **The request is consistent with Policy 5.1.10 – Major Transit Corridors**

GOAL 5.2 COMPLETE COMMUNITIES: Foster communities where residents can live, work, learn, shop, and play together.

The Cottonwood Mall Employment Center embodies what it means to be a complete community, where residents can meet the many needs within a short walk, bike, or transit ride or drive from their home, to access employment opportunities, shopping, dining, recreation, social interaction and other services within the Employment Center. The amended project can provide dining, and employment opportunities, and be an accessory to shopping at other businesses, for those that will visit the restaurant for work, dine-in or drive-through purchasing options, but stay to visit the regional shopping center, and entertainment options. **The request is consistent with Goal 5.2 – Complete Communities.**

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 Cottonwood Mall Employment Center, that is already accessible from the surrounding neighborhoods, will continue to add to the mix of uses with the addition of a new restaurant with drive-through and outdoor seating. The development of the amended area can help develop a healthier, more sustainable community that promotes walkability, to a variety of nearby shopping options, and is supported by existing transportation options. The request generally promotes a more productive use since the amended site area is currently an asphalted parking lot. **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 promotes desired infill, by reactivating vacant or underutilized land, a parking lot, within an already built-up, established infrastructure, of transit served, utility ready, space. The request promotes infill development that would maximize the utility of existing infrastructure and public facilities, which contributes to the efficient use of land to support the public good within an Area of Change where more intense development is desired. Infill development helps maximizes land use, reduces sprawl, and utilizes existing infrastructure. The subject site is within a walkable distance to transit stops and is near many other businesses within the

Cottonwood Employment Center. **The request is consistent with Goal 5.3- Efficient Development Patterns.**

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

The subject site is connected to adjacent infrastructure and public facilities including water, sewer, road, and electric infrastructure. Additionally, there are several nearby transit options. Easy access to existing services reduces the need for major new infrastructure investments and fills the gaps in an already developed area. Allowing additional service-based developments at this site would be an efficient reuse of land that is underutilized and within walking distance of nearby established residential developments and other businesses, and will add to the abundance of community amenities within the Cottonwood Employment Center. Promoting Infill in the long run, preserves open space and agriculture land by focusing efforts inward where development is encouraged and existing infrastructure is already in place.

The request is consistent with Policy 5.3.1 – Infill Development.

POLICY 5.4.2 WESTSIDE JOBS: Foster employment opportunities on the West Side.

The addition of a new restaurant and drive through within the Cottonwood Employment Center, located adjacent to the Coors Blvd. Major Transit Corridor, which has established transit, auto, bike and pedestrian infrastructure, providing convenient access to nearby residents, is an opportunistic location to provide long-term job growth and economic vitality on Albuquerque's West Side. **The request is consistent with Policy 5.4.2**

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 wholly within an Area of Change. The request would direct infill growth to an area where development is encouraged and expected. Food service infill would align with the Cottonwood Employment Center character and enhance existing the development by providing more employment opportunities and a desired food service near existing transit corridors. **The request is consistent with Goal 5.6 – City Development Areas.**

POLICY 5.6.2 AREAS OF CHANGE: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The request directs growth and more intense development to an Area of Change in the Cottonwood Employment Center where development is encouraged and expected, because it adds growth to an already intense development, the subject area, the Cottonwood Employment Center. The request would also establish denser mixed-use development as infill within 660 ft of the Coors and Seven Bar Loop Major

Transit Corridors. The request can help further activate the current parking area of the mall and contribute to the surrounding corridor's vitality by allowing additional commercial uses. **The request is consistent with Policy 5.6.2 – Areas of Change.**

CHAPTER 7: URBAN DESIGN

GOAL 7.3 SENSE OF PLACE: Reinforce sense of place through context-sensitive design of development and streetscapes.

The Cottonwood Mall Employment Center continues to evolve but overall, maintain its character of being a vibrant and attractive regional shopping, dining, recreation, and entertainment destination. 'Context sensitive design of development' in this case has become a melting pot, filled with multiple brands, many options to shop, dine, work, and congregate, which has become the cohesive identity of the Employment Center. The proposed amendment will contribute and reinforce this identity and sense of place by seamlessly inserting itself into the mix of uses, in the form of desired infill, that is served by existing infrastructure. **The request is consistent with Policy 7.3 – Sense of Place.**

POLICY 7.3.4 INFILL: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block which it is located.

The proposed amendment to the subject site re-activates an underutilized portion of the existing parking lot while maintaining the existing infrastructure, and while enhancing with the surrounding commercial development with an additional, desired food and employment service to the community. The amendment to the subject site is not along a streetscape, rather it is protected by an existing landscape buffer along Coors Blvd. Bypass. The facades of the restaurant emulate a retro 1950s aesthetic, containing predominantly white exterior, with red accents and stone veneer at the base trim of the building. This is a 'style' that can blend with the broad, and diverse building styles of the adjacent businesses within the Employment Center. **The request is consistent with Policy 7.3.4 Infill.**

CHAPTER 8: ECONOMIC DEVELOPMENT

GOAL 8.1 PLACEMAKING: Create places where businesses and talent will stay and thrive.

The proposed amendment to the subject site fits well into the constantly evolving fabric of the Cottonwood Mall area, by providing a new food service that connects employment opportunities to nearby residential communities, which can attract and retain both employers and talent and customers. The amended site can help reinforce the Comprehensive Plan's intent for placemaking for the entire Cottonwood Mall area by creating attractive, economically vibrant environments that encourage businesses to invest, expand, and remain competitive over time. **The request is consistent with Goal 8.1 – Placemaking**

POLICY 8.1.2 RISILIENT ECONOMY: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

The proposed amendment to the subject site can help improve the quality of life by increasing the jobs to housing ratio on the westside of Albuquerque and reduce the need for new and existing residents on the westside to cross the river for employment opportunities. The applicant stated that the restaurant chain provides above-market wages for entry-level employment, and also provides career paths and promotions, along with pay and benefits and healthcare packages that encourage long-term retention, and allow employers to improve their quality of life. Therefore, the amendment helps foster a robust, resilient, and diverse economy by concentrating employment opportunities with a range of occupational skills and salary levels, within walking distance or a short transit ride to nearby residential communities. **The request is consistent with Policy 8.1.2 – Resilient Economy.**

Integrated Development Ordinance (IDO)

IDO Zoning

The subject site is zoned MX-M (Medium Intensity Zone District) [IDO §[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. The current restaurant land use is permissible per IDO [Table 4-2-1](#).

Overlay Zones

The subject site is within the Coors Character Protection Overlay ([CPO-2](#)). CPO zones focus on the pattern and character of the built environment, they do not include use restrictions. CPO-2 Follows the boundaries of the former Coors Corridor Plan, CPO-2 includes design standards for buildings, landscaping, signs, height restrictions, and design controls to preserve scenic views of the river, Bosque, and Sandia Peak.

Definitions

Areas of Change: An area designated as an Area of Change in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, where growth and development are encouraged, primarily in Centers other than Old Town, Corridors other than Commuter Corridors, Master Development Plan areas, planned communities, and Metropolitan Redevelopment Areas.

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

Employment Center (EC): An area designated as an Employment Center in the ABC Comp Plan, as amended.

Mixed-use Zone District: Any zone district categorized as Mixed-use in Part 14-16-2 of this IDO.

Infill Development: Development or redevelopment on a property within the 1960 City limits or, outside that boundary, development or redevelopment on no more than 20 acres of land, that has a public water main and a public sewer main fronting the property within the City right-of-way, and where at least 75 percent of the adjacent lots are developed and contain existing primary buildings

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.

Overlay Zone: Regulations that prevail over other IDO regulations to ensure protection for designated areas. Overlay zones include Airport Protection Overlay (APO), Character Protection Overlay (CPO), Historic Protection Overlay (HPO), and View Protection Overlay (VPO). Character Protection and View Protection Overlay zones adopted after May 18, 2018 shall be no less than 10 acres, shall include no fewer than 50 lots, and shall include properties owned by no fewer than 25 property owners. There is no minimum size for Airport Protections Overlay or Historic Protection Overlay zones.

IV. Site Plan – EPC

IDO §14-16-6-6(I)(3) states that any application for a Site Plan – EPC will be approved if it meets all of the Review and Decision criteria [6-6\(I\)\(3\)\(a-h\)](#). Staff analysis follows in italics:

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

As demonstrated by the policy-based analysis of the proposed Major Amendment to the controlling Site (Development) Plan, the request is generally consistent with applicable Comprehensive Plan goals and policies as shown in the previous sections. Applicable citations support SDP level changes.

Applicable citations:

Chapter 4 Community Identity: NW Mesa (CPA) Sub-Policies 4.3.11.2, 4.3.11.6.

Chapter 5 Land Use: Goal 5.1 Centers & Corridors, Policy 5.1.1-Desired Growth, Policy 5.1.10-Major Transit Corridors, Goal 5.2 Complete Communities, Policy 5.2.1-Land

Uses, Goal 5.3 Efficient Development Patterns, Policy 5.3.1-Infill Development, Policy 5.4.2 Westside Jobs, Goal 5.6 Development Areas, Policy 5.6.2-Areas of Change,

Chapter 7 Urban Design: Policy 7.3 Sense of Place, Policy 7.3.4 Infill.

Chapter 8 Economic Development: Goal 8.1 Placemaking, Policy 8.1.2 Resilient Economy.

- (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.

The subject site is zoned MX-M and is not located in a previously approved NR-SU or PD zoning district; Criterion b does not apply.

- (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, Major Amendment to add a restaurant with drive-through within the parking area of the Cottonwood Mall Site Development Plan. The request complies with all provisions of the IDO, the DPM, and other adopted City regulations, and other adopted City regulations like traffic, light, and noise. A Traffic Impact Study (TIS) was required for this request and comments were provided concerning the number of trips. 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.

- (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.

The subject site is served by existing infrastructure and public facility improvements. Any future capacity needs will be addressed through the Development Facilitation Team (DFT) and/or building permit process. All permits required with this request will comply with all required city standards.

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

Development on the subject site complies with all development and use specific standards within the IDO, including parking, buffering, landscaping, and neighborhood edge requirements. These should mitigate any significant adverse impacts. Neighborhood edges will not be affected as the closest residence is ¼ mile from the amended site area. The Drive-through Lane is not adjacent to a public right-of-way; however, it is properly screened by a landscape buffer area at least 6 feet wide containing a vegetative screen as well as an additional existing landscape buffer off of

Coors Blvd. Bypass NW. The drive through area consists of 29 stacking vehicle spaces over the required 12 spaces pursuant to Table 5-5-9, to help minimize the overflow of drive-through traffic into the parking area. A Traffic Impact Study (TIS) was completed, and calls out for the adjustment of the signal lights, to help regulate the flow of traffic into the subject site. Additional trees and landscaping have been added to the site and parking islands to enhance the existing site aesthetics as well as for water retention and reduce the urban heat island (UHI) effect.

- (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 site is not within an approved Master Development Plan; criterion (f) does not apply.

- (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; no cumulative impact analysis is required.

- (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.

The applicant provided a site lighting performance analysis for the proposed development exterior lighting units that shows the selected units contain external glare shielding, and the selected pole mounted light photometric performance results in uniform light coverage, greater pole spacing and lower power density. This type of light output aids in reducing the number of poles required in area lighting applications with typical energy savings of up to 80%. The product selected has zero up-light and qualifies as a 'Nighttime Friendly' product, meaning it is consistent with the LEED and 'Night Skies' criteria for eliminating wasteful up-light.

V. Major Amendment to Site Plan

Request

The request is to add a new restaurant and drive through with indoor and outdoor seating areas, to a pre-IDO Site (Development) Plan through a Site Plan – EPC, Major Amendment.

According to the Controlling Site Plan, Individual Site Plan submittals must be submitted for approval to the planning director for Mall anchor stores and the EPC for all reserve

parcels C-1 through C-9. All plans submitted to the Planning Director may be forwarded to the EPC. Where the Site Plan is silent, IDO standards apply. Staff has reviewed the attached proposed Site Plan amendment for conformance with applicable goals and policies in the Comprehensive Plan, the IDO, and all other applicable City planning documents.

The proposed site plan is required to comply with all applicable provisions of the IDO, the DPM, other adopted City regulations, and any other terms and conditions. The site plan and related drawings were revised based on Staff and Agency Comments, and additional comments received by the written materials deadline will be included as 'conditions of approval'. The site plan and related drawings were revised based on Staff and Agency Comments.

The applicant is following IDO Development Standards. The proposed development complies with the following MX-M zone district development standards; front, rear and side setback requirements, including the overall height is under the allowable building height maximum.

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(I).

Site Plan Details/Configuration

The proposed restaurant development is to be located within the south point of the Cottonwood Mall Development Site, consisting of approximately 1.56-acre portion of the site where there is currently surface parking associated with the Dillard's large retail store. The remaining site will continue to operate as the Cottonwood Mall and stand-alone restaurants and other commercial developments. The proposed restaurant and drive through development are permissive in the MX-M zone district.

The proposed rectangular 3,887 SF footprint restaurant building dimensions measure, 74ft on the long end and 54ft for the width as seen in plan-view on the site plan drawings. The maximum structure height measures 23.5 feet tall at the towers, and the body of the building, top of parapet measures 19'10".

The building design is a distinctive, standardized design for the restaurant franchise, typically featuring a retro 1950s aesthetic with red-and-white checkered trim exterior styling, a bright red awning, and signature arrow sign, and a dual-lane drive-thru. building consists of kitchen and dining space with seating for about 80 patrons, as well as outdoor seating for 28 patrons. The drive-through design utilizes dual-lanes that merge before the covered order window and covered pickup window. Pickup windows are covered with a solid roof design that blends with the roof and parapet design, to protect the drive-through customers, which spans over the vehicle with a 10'1" clearance, down to the ground with pedestals that have matching stone veneer trim.

There are double aluminum doors with glass viewing windows for patron access at the north facade, facing the outdoor patio and pedestrian/ADA sidewalk access, as well as at the east facade, facing the accessible parking spots and additional mall and restaurant parking beyond. Utility doors for kitchen access and the mechanical/electrical room are on the north facade. The west and south of the building are wrapped by the drive-through lane/s and vegetation landscaping.

The proposed Site Plan includes an updated Overall Site Plan EPC Amendment page representing as-built conditions and the proposed new development (Sheet #1), Enlarged Site Plan, the amended area (Sheet #C30.0), General Notes (Sheet #C30.1), Grading & Drainage (Sheet #C31.0), Utility Plan (Sheet #C32.0), Easement Map (Sheet #C35), Elevations: East, West, and North & South (A8.0, A9.0), Details (Sheet #A13.0), Sign Details Cut-sheets, and Landscape Plan (Sheet #LPP.1).

IDO §14-16-5 Development Standards

Dimensional Standards

All development must meet the standards in Subsection 14-16-5-1(D)(1) and based on IDO Table 5-1-2: Mixed-use Zone District Dimensional Standards. The proposed development complies with the MX-M zone district development standards; front, rear and side setback requirements, because the development is not along any street, it is located within the mall parking lot 75 ft setback from Coors Blvd. Bypass NW.

Proposed building elevations show maximum structure height at 23.5 feet tall which is well below the allowable 48-foot maximum height which meets the IDO standard in table 5-1-2 for MX-M zone district.

Site Design and Sensitive Lands:

There are no Sensitive Lands on the Site.

Access and Connectivity

Pedestrian, Bicycle and Transit Access

The request would not change any existing infrastructure that would affect pedestrian bicycle or Transit Access to the site. A dedicated bike lane runs along Eagle Ranch Road and terminates at Coors Blvd Bypass, which is the closest access point to the new restaurant site. The outdoor patio area has a bike rack for approximately 4 bicycles. There is a cross walk that crosses Cottonwood Loop, the interior road surrounding the parking lot, delineated with paint striping that connects pedestrian and bicycle access from Coors Blvd Bypass Major Transit Corridor. Pedestrians can walk along sidewalks 4ft minimum width from the Dillard's building and Coors Blvd. Bypass and connects to the restaurant building by crossing the drive through and leading to one of two patron entries of the building. This path is also the accessible path of travel, not less than 4 ft wide and does not exceed a running slope in excess of 1:50 or (2%) slope/grade. Perimeter sidewalks shall be provided in accordance with the DPM [IDO § 14-16-5-3(D)(3)(b)]

Network of Pedestrian Walkways. All pedestrian pathways connect to ingress and egress to the restaurant structure is through double-doors, which accesses the proposed ground-floor indoor customer dining area.

The proposed site plan proposes sidewalks no less than 4 ft wide and all perimeter sidewalks and the ADA accessible path of travel meet this IDO standard.

The nearest bus stop is less than ¼ mile from the subject site west of the subject site on north/south bound Coors Blvd. NW. The Northwest Transit Center is located less than one mile north of the subject site.

Vehicular Access, Circulation and Parking

The subject site would be accessible from five existing vehicular entrances to the greater mall parking lot, with 2 access points off of Coors Blvd. Bypass NW, 1 access off of Coors Blvd. NW, and 2 off of Seven Bar Loop Road NW. A secondary road, Cottonwood Loop, travels the entire perimeter of the mall parking lot providing easy access to all parking lots associated with the mall and the amended area, the subject site.

Parking and Loading

Parking Requirements must be met because the Site Plan – EPC proposes the construction of a new primary building [14-16-5-5\(B\)\(1\)\(b\)](#): The Site Plan complies with the IDO Parking Requirements for Restaurant in [Table 5-5-1](#) of the IDO. Section 14-16-5-5 is intended to ensure that development provides adequate off-street parking spaces for all modes of transport by establishing standards and requirements that minimize traffic congestion, avoid increased parking on neighborhood streets, allow flexibility in addressing parking demand, and improve the visual appeal of the city by regulating the placement, layout, and design of parking areas.

Existing parking: [IDO § 14-16-5-5(B)(3)]

Off-street parking or loading spaces provided prior to the effective date of this IDO shall not be reduced or reconfigured in any way that would bring the property or use out of compliance with this § 14-16-5-5 or would increase the degree of any existing nonconformity with the standards of this § 14-16-5-5. In 1994, according to notes part of the Z-84-113/aa-95-69 record, the Regional Shopping Center required 5,423 spaces. In 2018, 1002609 aa record notes 5,214 parking spaces were required. The current existing parking count is 5,014, the required Parking number is 4,404, and the proposed parking number is now 4,891.

Overall Existing Cottonwood Mall Parking Calculations

- (3,597) – Standard Parking Spaces
- (1,337) - Small Car Spaces
- (80) - ADA Spaces
- **(5,014) - Total Existing Spaces**

Required Parking

Construction of future parking areas may be phased along with future department stores or building expansions as required to maintain minimum parking ratios. Overall, the site plan is required to provide 4,404 parking spaces, and the provided amount with the new restaurant totals 5,014, therefore, meets the requirement.

Proposed new parking:

Per 3,887 building SF, a minimum of (19) parking spaces are required per zoning code. The Site Plan proposes 62 standard public parking spaces, 7 ADA parking spaces, 4 bicycle rack spaces, and (0) motorcycle space. The rest of the parking is existing as-built shared mall parking outside the site plan area.

- (3,597) – Existing Spaces
- (-187) – Demo for Construction
- (62) – Total New Parking Spaces
- **(3,472) – Proposed Parking Standard Spaces**
 - (4) - Bicycle Parking
 - (7) – ADA Parking Spaces (1 Van)
 - (0) – Motorcycle Parking (pre-existing in mall parking)
 - (0) – EV Charging stations

Vehicle Stacking [IDO § 14-16-5-5(I)]

Vehicle stacking spaces are located in the drive through that begins as (2) lanes and converges into one lane. There are 29 total proposed spacing for vehicle stacking within the drive-through design, which is more than the required (12) spaces pursuant to Table 5-5-9, intended to minimize the overflow of drive-through traffic into the parking area.

Landscaping, Buffering, and Screening

Proposed Landscaping complies with IDO Section [14-16-5-6\(A\)\(1-7\)](#) which regulates landscaping to ensure visually attractive, sustainable desert landscapes that aid in the creation of a quality public realm. The proposed Landscaping complies with IDO Section [14-16-5-6\(D\)\(1\)](#) Street Frontage Landscaping, as well as [14-16-5-6\(E\)\(1\)](#) (a-e) Edge Buffer Landscaping. A landscape buffer consisting of trees and shrubs has been provided along the edges, to soften both the view and provide a soft edge between the properties.

Proposed landscaping is required to be compliant with the city of Albuquerque Plant Pallet, which promotes plant species that are native to the area and may require minimal irrigation. Irrigation plans will be provided for construction plan submittal. (See 'Conditions of Approval' for any additional landscaping requirements to meet compliance if applicable).

The IDO requires a minimum of 15 % of the net lot area of the parking lot containing more than 50 spaces, to contain landscaping. In this case, 3,388,011 take away the proposed

landscaping at 1,113,463 equals the requirement is for 2,274,548 SF (15%) of total landscaping; 393,002 SF (20%) is provided on the Site Plan.

Street Frontage Landscaping [IDO [§ 14-16-5-6\(D\)](#)]

Landscaping has been added in front of the new development in order to meet the percentages as listed above, and to screen the existing buildings and drive isles and drive-through traffic and continue the improved visual aesthetic to the entire site. Cottonwood Loop NW is the interior road which travels along the perimeter of the parking lot of the mall, and is the primary vehicle access to the restaurant site, but does not qualify as a major street, however the landscape buffer still abides by the requirement for this road access situation.

Parking Lot Landscaping [IDO [§ 14-16-5-6\(F\)](#)]

Where development is coordinated where multiple parking areas are located on a single lot controlled by Site Plans, these requirements shall be based on the entire development area unless otherwise approved by the decision-making body.

Walls and Fences

No walls or fences seems to encroach into any public right-of-way or onto any adjacent property. The only wall design in the amended site plan are walls that are part of the dumpster enclosure. The Detail Sheet A13 shows the wall height to be 11 ft which exceeds the standard for dumpster enclosure screening wall height of 8ft per, 14-16-5-6(G)(3)(e).

Outdoor Lighting

Outdoor lighting on the subject site complies with [IDO section 5-8\(A\)](#) Outdoor Site Lighting. The proposed lighting are as follows, building mounted egress lighting, building mounted LED double band lights, illuminated building mounted sign, and site lighting on poles mounted on concrete pedestals. The standard building mounted lights for night time egress and entry illumination and will be hooded or shielded fixture units, and directed inward and down pointing, containing all light bleed within the site. The tower elements of the building, have LED double band lighting strips to illuminate the mat finish of white paint on the building and have little reflective quality. The pole mounted LED lights contain external glare shielding. The product selected has zero up-light and qualifies as a 'Nighttime Friendly' product, meaning it is consistent with the LEED and 'Night Skies' criteria for eliminating wasteful up-light. Per CPO-2, Pole mounted lights are to be maximum height of 20 feet including the concrete pedestal. The lights do not interfere with any residential property edge, they are near the entries to the proposed restaurant building, within the landscape areas and the parking lot landscaped islands, and at least 80 feet from Coors Blvd. Bypass to the south/west. All outdoor lighting shall be aimed so that no light spills over onto an area 10 feet beyond the property line. The subject site receives adequate ambient light from three existing street lights that already light the public right of way along Coors Blvd. Bypass NW.

Building Design

The proposed structure follows Development Standards for building design, heights, setbacks, colors, materials, etc. Building and canopy heights shall be pursuant to the MX-M zone district, which is not to exceed 48 feet, the proposed building is 23.5 feet tall, therefore, will not exceed the allowable height, therefore meets standards for building design.

Façade Design [IDO [§ 14-16-5-11\(F\)\(3\)\(a\)](#)]

Façades are designed to provide a sense of human scale at ground level by providing a clear architectural distinction between ground floor levels and all additional levels. The ground floor facades of the restaurant emulate a retro 1950s aesthetic, containing white exterior paint with and natural color stone veneer at the base trim of the building with distinct metal doors with glass viewing windows. Building window openings and drive through windows have polyester red accent awnings over the windows with palm tree design trim.

Outdoor Seating and Gathering Areas [IDO [§ 14-16-5-11\(F\)\(4\)\(a\)](#)]

This seating and gathering also has provided pedestrian-scale lighting, street table furniture for seating, and trash receptacles and detached covered patio structure. For primary buildings containing a use from the Transportation subcategory of Commercial Uses or from the Industrial Uses category in Table 4-2-1, at least 1 outdoor seating and gathering area shall be provided that is a minimum of 500 square feet. 26 outdoor seats and 2 open wheelchair compatible spaces at the outdoor tables are provided in a space that is 20' x 30' (600 SF) therefore, this requirement has been met.

Signs

The proposed monument sign and the building mounted signage will comply with development standards in IDO section [14-16-5-12](#) Signs, and with the CPO-2 Coors Blvd. Character Protection Overlay sign regulations regarding height restrictions and illumination requirements. The design of the sign will be determined upon application for a Sign Permit to be submitted and signed off prior to construction.

Utilities

The new building has proposed connection to the following utilities: Fire Protection water line, sewer line, High pressure gas, Substation Automation System (SAS) electric line, and potable water line. One PNM electric pad mount transformer protected by bollards is proposed in the front of the building. The site has existing street light poles, in the adjacent parking lot, proposed new lights with poles, and electric menu-board and speakers.

Grading and Drainage

The overall site has existing drainage infrastructure prior to development of this Site Plan. The Site Plan includes a conceptual grading and drainage plan for the site, which provides

information on proposed conditions. The site primarily drains to an onsite grated inlet private storm drain manhole servicing a private 18" diameter storm drain pipe that connects to a private onsite 48" storm drain pipe conveying storm water runoff from the cottonwood mall.

A portion of this onsite private 48" diameter storm drain pipe will be removed and reconstructed around the restaurant building, drive through lane and parking lot. The conceptual drainage plan proposes a water retention to happen within the landscaping islands of the parking lot and along the drive through planting area. Concrete swales take water on the site and direct it to grated drain inlets in the proposed parking area before any overflow discharges into the street. Flows will be collected onsite which will convey the runoff to an underground infiltration system for the retention of 0.42-inch storm in accordance with DPM article 6-12. Overflow from the infiltration system will bubble out of the lowest onsite drain, before releasing it to the 48" storm drain similar to the existing condition prior to development of this proposal. Conceptual directional arrows show the direction of water flow throughout the site plan.

VI. Public & Agency Concerns

<i>Public Notice</i>	<i>Required?</i>	<i>Met?</i>
<i>Email to Neighborhood Associations (NA) within 660 feet</i>	Yes	Yes
		Yes
		Yes
<i>Mailed Notice to Property Owners within 100 feet</i>	Yes	Yes
		See Appendix E
<i>Posted Sign</i>	Yes	Yes
		Posted 6/03/2026
<i>Published Legal Ad</i>	Yes	Yes
		Published 6/03/2026
<i>Web Posting</i>	Yes	Yes
		Posted 6/03/2026

Neighborhood/Public

The Office of Neighborhood Coordination verified that there is one recognized neighborhood associations (NA) within 660 ft of the subject site, the Cibola Loop Neighborhood Association, and the Westside Coalition of Neighborhood Associations, which were notified by email as required. Property owners within 100 feet of the subject site were also notified as required. Notification documents are included in appendix E.

Commenting Agencies

A number of reviewing agencies provided comments on this request including Long Range Planning, Urban Forestry, Transportation and PNM, and will be included as conditions of approval. Significant comments that affect the request were received relating to the

project supports growth in Centers and Corridors, and Infill Development, transportation traffic signal adjustments to account for vehicle trips, tree planting selection alternatives and standard electrical service connection by the power company, See page 42 for a list of Agency Comments provided.

Indian Nations, Tribes, or Pueblos

The subject site not within 660 feet of Major Public Open Space or tribal land, so the applicant was not required to offer a tribal meeting as part of a pre-submittal requirement [see IDO §14-16-[6-4\(B\)](#)]. A Tribal Meeting request was sent in-kind, April 22, 2026, despite the subject site being outside of the required boundary line.

VII. Conclusion

Recommendation

APPROVAL of Plan #: SP-2026-00048, a request for a Major Amendment to a Site Plan – EPC for a 1.5-acre portion of Tract B2A (the “subject site”) within the entire Cottonwood Mall Site Plan, located at 10000 Coors Blvd. Bypass NW, (the “subject area”) between Coors Blvd., 7 Bar Loop, and Coors Blvd. Bypass NW.: consisting of approximately 100-acres.

Findings, Site Plan

Plan #: SP-2026-00048

1. This is a request for a Major Amendment to a Site Plan – EPC for a 1.5-acre portion of Tract B2A (the “subject site”) within the entire Cottonwood Mall Site Plan, located at 10000 Coors Blvd. Bypass NW, (the “subject area”) between Coors Blvd., 7 Bar Loop, and Coors Blvd. Bypass NW.: consisting of approximately 100-acres and legally described as:

Tract A1A, Plat of tracts A-1-A, B-1-A-1, B-1-B-1, B-2-A, B-3-A, B-4-A & B-5-A-1, Second revision plat for Cottonwood Mall; Tract B-4-A-1-A & Tract B-4-A-1-B, Plat for Tracts B-4-A-1-A & B-4-A-1-B Cottonwood Mall (being comprised of Tract B-4-A-1); Tract B-4-A-2, Plat for tracts B-4-A-1 & B-4-A-2, 2nd revision for Cottonwood Mall (being comprised of Tract B-4-A); Tracts B5A1, B3A, B1A1 & B2A Plat of Tracts A-1-A, B-1-A-1, B-1-B-1, B-2-A, B-3-A, B-4-A & B-5-A-1, second revision plat for Cottonwood Mall; Tract C-4, C-8, C-9, Replat of Tracts H-1 & H-2, Seven Bar Ranch, now comprising Cottonwood Mall; Tract C-7A-1, C-7A-2, Plat for Tracts C-7A-1 AND C-7A-2 being comprised of Tract C-7A, Cottonwood Mall; Tract C-5A, C-6A1 of Tracts C-5A & C-6A1 (Being a replat of Tracts C-5 & C-6A); Tract C-3-A, C-2A-1, Plat of Tracts C-2A-1 AND C-3A, Cottonwood Mall (being a replat of Tracts C-2A AND C-3); Tract C1A of Tracts C-1A & C-2A Cottonwood Mall; Lot 14-A of Lots 12-A, 12-B, 13-A & 14-A Questa del Rio subdivision (Being A Replat of Portions of Lots 12, 13 & 14 Questa del Rio subdivision & Tract D-2 Cottonwood Mall); Lots 12-A, 13-A and 14-A of Lots 12-A, 12-B, 13-A & 14-A Questa del Rio Subdivision (being a replat of portions of Lots 12, 13 & 14 Questa del Rio subdivision & TR D-2 Cottonwood Mall); and Lots 12-B-1 & 12-B-2, Plat of Lots 12-B-1 & 12-B-2 Questa del Rio subdivision.

2. Tract B2A plat of tracts A-1-A, B-1-A-1, B-1-B-1, B-2-A, B-3-A, B-4-A & B-5-A-1 second revision plat of Cottonwood Mall, which is within the previous Dillard's property a department store (Dillard's) parking lot, which is intended to be purchased by the restaurant owners.
3. The amendment consists of demolishing roughly 187 parking spaces and 8 planter medians in an underused area of the parking lot of the Cottonwood Mall, to construct a new 3,887 square foot restaurant (In-N-Out Burger), with outdoor seating, a 29-car drive-through, and new planter medians. The Site Plan includes as-built private ways for circulation roads, the Cottonwood Loop, accessible sidewalks, 62 new parking spaces, restaurant building, and landscaping. The proposed use is permissive under the MX-M zone district.
4. Pursuant to IDO §14-16-[1-10\(A\)](#), any approvals granted prior to the effective date of the IDO remain valid until amended pursuant to IDO §14-16-[6-4\(Y\)](#) (Amendments of Pre-IDO Approvals). The Site Plan is silent on pre-IDO approved Site Development Plan for Subdivision design standards, such as parking and landscaping requirements. The proposed amendment must comply with any applicable use-specific standards and development standards in the IDO and standards in the DPM.
5. According to the Controlling Site Plan, Individual Site Plan submittals must be submitted for approval to the planning director for Mall anchor stores and the EPC for all reserve parcels C-1 through C-9. All plans submitted to the Planning Director may be forwarded to the EPC. Where the Site Plan is silent, IDO standards apply.
6. The EPC is the final decision-maker because this amendment to a pre-IDO Site Plan originally approved by the EPC exceeds the thresholds for a minor amendment in IDO [Table 6-4-4](#); therefore, the request is a Major Amendment [IDO §14-16-[6-4\(Y\)\(1\)\(b\)](#)].

Pursuant to IDO §14-16-[6-4\(O\)](#), EPC may impose conditions necessary to ensure compliance with development standards via the Review and Decision Criteria for Site Plan – EPC [IDO §14-16-[6-6\(I\)](#)]. This is a quasi-judicial matter
7. History:
 - I. Prior to the effective date of the IDO, the subject site was zoned RC/SU-1 Residential-Commercial Special-Use zone district in the Comprehensive City Zoning Code (now repealed), which allowed a variety of uses from commercial and retail to restaurant uses.
 - II. In September, 1984, the Regional Shopping Center, Office/Employment and Open Space/Park was approved for the Seven Bar Ranch Plat, project #SP-84-37, and Z-84-113.
 - III. With the effective date of the IDO in 2018, the subject site's zoning converted to MX-M (Mixed Use – Medium Intensity). The current general retail and restaurant land uses are permissive pursuant to [Table 4-2-1](#) and meet use-specific standards in §14-16-[4-3\(D\)\(38\)](#) and § 14-16-[4-3\(D\)\(9\)\(d\)](#), respectively.

- IV. On June 20, 1995, the EPC approved an administrative amendment for a Site Development Plan for the Cottonwood Mall.
 - V. The Cottonwood Mall was constructed in July 1996. Located on the Westside, the 970,000-square-foot shopping and employment center is situated on the former Seven Bar Ranch, which was once the site of the Alameda Airport.
 - VI. The Site Plan has been amended several times since 1996 to change park land on the periphery into restaurants on the along the Major Transit corridors surrounding the site, up to the current date.
8. 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.
9. 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. These areas include undeveloped land and commercial or industrial zones that would benefit from infill or revitalization. Directing growth to Areas of Change is intended to reduce development pressure on established neighborhoods and rural areas, minimizing infill or redevelopment at a scale and density that could negatively impact their character. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities.
10. The subject site is located within the Cottonwood Employment Center. Cottonwood Employment Center is a major employment and retail hub, including the Cottonwood Mall and surrounding commercial corridors. It is auto-oriented but offers redevelopment potential into a more integrated employment area with improved pedestrian and transit access.
11. Coors Blvd. NW and Seven Bar Loop NW, as well as nearby Cottonwood Drive NW and Ellison Drive NW, serve as a Major Transit Corridor as designated by the Comprehensive Plan. Major Transit Corridors are designated to serve high-frequency high frequency and local transit. These corridors prioritize transit above other modes to ensure a convenient and efficient transit system. Walkability on these corridors is key, as well as good access for users to goods and services along these Corridors and the Centers they connect
12. The subject site is located in the Coors Character Protection Overlay Zone (CPO-2), per IDO §14-16-3-4(C)(1). Where the CPO-2 boundary crosses a lot line, the entire lot is subject to these standards. Following the boundaries of the former Coors Corridor Plan, the Coors Boulevard CPO-2 includes design standards for buildings, landscaping, and signs.
13. The subject site is within the Northwest Mesa Community Planning Area (CPA). This spans the area north of Montano, and west of the Rio Grande. The Northwest Mesa CPA is made up of many single-family residential subdivisions that were developed over the past

several decades. The area's suburban characteristics include wide streets, large setbacks, and shopping centers with large parking lots. Much of Northwest Mesa's commercial businesses are along Coors Boulevard, including Cottonwood Mall. The Coors corridor connects Albuquerque to nearby City of Rio Rancho and the Village of Corrales.

14. The site plan has been evaluated for conformance with applicable Goals and Policies in the Comprehensive Plan, and other applicable Plans.

15. The request is consistent with the following Comprehensive Plan Goals and Policies regarding distinct communities from Chapter 4: Community Identity.

A. POLICY 4.3.11 NORTHWEST MESA CPA:

1. SUB-POLICY 4.3.11.2: Increase drought-tolerant native landscaping, especially trees and grasses, along streets and multi-use trails to enhance aesthetics, support water conservation, and improve climate resilience.

The proposed amendment increases the overall landscaped area of the Cottonwood Mall site by approximately 11,800 square feet. The previous developed area is designated as a parking lot with small landscaped islands separated by asphalt parking spaces. This increase of drought tolerant native landscaping will enhance aesthetics, support water conservation, and improve climate resilience by reducing the heat-island effect

2. SUB-POLICY 4.3.11.6: Encourage mixed-use development, especially for businesses that provide employment opportunities with a professional career path, along Major Transit corridors

The proposed project promotes commercial redevelopment and employment growth within an established Employment Center along a Major Transit Corridor and in an area of change. The new development will create employment opportunities that could allow opportunities for career path development, because it offers above average wages and promotes managers within.

16. 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. 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 Cottonwood Employment Center and along the Coors Blvd Major Transit Corridor, and bisected by the Seven Bar Loop Major Transit Corridor. The request could reinforce and strengthen the Cottonwood Employment Center and Major Transit Corridors that serve the Cottonwood Mall by adding a restaurant service to an underutilized parking lot within the MX-M zone district.

- B. **POLICY 5.1.1 DESIRED GROWTH:** Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The proposed development will help shape the built environment into a sustainable development pattern by meeting the needs of the community, it provides environmental integrity, and social equity. In other words, it provides the need of food service and employment to the community and, which can then support the surrounding businesses in the Employment Center, by drawing people in to their location to purchase their product, and where additional shopping and entertainment can be enjoyed within the center, as the character of the site is a destination and regional shopping center. It also provides aesthetic environmentally friendly landscaping, and is a distribution of public services, while providing economic growth and job opportunities to the community.

- C. **POLICY 5.1.1 Sub-Policy(c) Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors** as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

The proposed development allows for desired compact commercial infill and higher employment density within the Cottonwood Employment Center, rather than expanding new development at the urban edge. The project will maximize the use of existing infrastructure and available under-utilized land, a parking lot as an appropriate location, that will create new employment opportunities, support other business in the area, a bring a new community-scale restaurant service to an already thriving regional shopping destination.

- D. **POLICY 5.1.5 EMPLOYMENT CENTERS:** Create Centers that prioritize employment opportunities and foster synergy among businesses.

The Cottonwood Employment Center is an ever-changing major employment and retail hub. It was created to prioritize employment that is accessible by major transit corridors, and provide a wide variety of businesses to thrive. Close proximity of business allows customers to divide their loyalty and spending among a variety of competing businesses within walking distance of each other. The proposed development inserts itself in a location that will provide additional opportunities for this shared patronage which can result in a synergy where both entities can thrive.

- E. **POLICY 5.1.10 MAJOR TRANSIT CORRIDORS:** Foster corridors that prioritize high-frequency transit services with pedestrian-oriented development.

The subject property, The Cottonwood Mall Employment Center, is well served by a solid network of multimodal options. Coors Blvd. is a Major Transit Corridor that serves as a high-capacity commercial and commuting corridor for the Westside, linking multiple Activity Centers and regional retail destinations. The project

amendment to the subject site is designed to have accessible pedestrian connections, and provide seamless connections to the existing pedestrian infrastructure.

- F. GOAL 5.2 COMPLETE COMMUNITIES: Foster communities where residents can live, work, learn, shop, and play together.

The Cottonwood Mall Employment Center embodies what it means to be a complete community, where residents can meet the majority of their needs within a short walk, bike, or transit ride or drive from their home, to access employment opportunities, shopping, dining, recreation, and other services within the Employment Center. The amended project can provide dining, and employment opportunities, and be an accessory to shopping at other businesses, for those that will visit the restaurant for work, dine-in or drive-through purchasing options, but stay to visit the regional shopping center, and entertainment options.

- G. 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 Cottonwood Mall Employment Center, that is already accessible from the surrounding neighborhoods, will continue to add to the mix of uses with the addition of a new restaurant with drive-through and outdoor seating. The development of the amended area can help develop a healthier, more sustainable community that promotes walkability, to a variety of nearby shopping options, and is supported by existing transportation options. The request generally promotes a more productive use since the amended site area is currently an asphalted parking lot.

- H. 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 promotes desired infill, by reactivating vacant or underutilized land, a parking lot, within an already built-up, established infrastructure, of transit served, utility ready, space. The request promotes infill development that would maximize the utility of existing infrastructure and public facilities, which contributes to the efficient use of land to support the public good within an Area of Change where more intense development is desired. Infill development helps maximizes land use, reduces sprawl, and utilizes existing infrastructure. The subject site is within a walkable distance to transit stops and is near many other businesses within the Cottonwood Employment Center.

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

The subject site is connected to adjacent infrastructure and public facilities including water, sewer, road, and electric infrastructure. Additionally, there are several nearby transit options. Easy access to existing services reduces the need for major new infrastructure investments and fills the gaps in an already developed area. Allowing additional service-based developments at this site would be an efficient reuse of land that is underutilized and within walking distance of nearby established residential developments and other businesses, and will add to the abundance of community amenities within the Cottonwood Employment Center. Promoting Infill in the long run, preserves open space and agriculture land by focusing efforts inward where development is encouraged and existing infrastructure is already in place.

J. POLICY 5.4.2 WESTSIDE JOBS: Foster employment opportunities on the West Side.

The addition of a new restaurant and drive through within the Cottonwood Employment Center, located adjacent to the Coors Blvd. Major Transit Corridor, which has established transit, auto, bike and pedestrian infrastructure, providing convenient access to nearby residents, is an opportunistic location to provide long-term job growth and economic vitality on Albuquerque's West Side.

K. 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 wholly within an Area of Change. The request would direct infill growth to an area where development is encouraged and expected. Food service infill would align with the Cottonwood Employment Center character and enhance existing the development by providing more employment opportunities and a desired food service near existing transit corridors.

L. POLICY 5.6.2 AREAS OF CHANGE: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The request directs growth and more intense development to an Area of Change in the Cottonwood Employment Center where development is encouraged and expected, because it adds growth to an already intense development, the subject area, the Cottonwood Employment Center. The request would also establish denser mixed-use development as infill within 660 ft of the Coors and Seven Bar Loop Major Transit Corridors. The request can help further activate the current parking area of the mall and contribute to the surrounding corridor's vitality by allowing additional commercial uses.

17. The request is consistent with the following Comprehensive Plan Goals and Policies regarding land uses, infill development and city development areas from Chapter 7: Urban Design.

- A. GOAL 7.3 SENSE OF PLACE: Reinforce sense of place through context-sensitive design of development and streetscapes.

The Cottonwood Mall Employment Center continues to evolve but overall, maintain its character of being a vibrant and attractive regional shopping, dining, recreation, and entertainment destination. 'Context sensitive design of development' in this case has become a melting pot, filled with multiple brands, many options to shop, dine, work, and congregate, which has become the cohesive identity of the Employment Center. The proposed amendment will contribute and reinforce this identity and sense of place by seamlessly inserting itself into the mix of uses, in the form of desired infill, that is served by existing infrastructure.

- B. POLICY 7.3.4 INFILL: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block which it is located.

The proposed amendment to the subject site re-activates an underutilized portion of the existing parking lot while maintaining the existing infrastructure, and while enhancing with the surrounding commercial development with an additional, desired food and employment service to the community. The amendment to the subject site is not along a streetscape, rather it is protected by an existing landscape buffer along Coors Blvd. Bypass. The facades of the restaurant emulate a retro 1950s aesthetic, containing predominantly white exterior, with red accents and stone veneer at the base trim of the building. This is a 'style' that can blend with the broad, and diverse building styles of the adjacent businesses within the Employment Center.

18. The request is consistent with the following Comprehensive Plan Goals and Policies regarding land uses, infill development and city development areas from Chapter 8: Economic Development.

- A. GOAL 8.1 PLACEMAKING: Create places where businesses and talent will stay and thrive.

The proposed amendment to the subject site inserts itself seamlessly into the constantly evolving fabric of the Cottonwood Mall area, by providing a new food service that connects employment opportunities to nearby residential communities, which can attract and retain both employers and talent and customers. The amended site can help reinforce the Comprehensive Plan's intent for placemaking for the entire Cottonwood Mall area by creating attractive,

economically vibrant environments that encourage businesses to invest, expand, and remain competitive over time.

- B. 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.

The proposed amendment to the subject site can help improve the quality of life by increasing the jobs to housing ratio on the westside of Albuquerque and reduce the need for new and existing residents on the westside to cross the river for employment opportunities. The applicant stated that the restaurant chain provides above-market wages for entry-level employment, and also provides career paths and promotions, along with pay and benefits and healthcare packages that encourage long-term retention, and allow employers to improve their quality of life. Therefore, the amendment helps foster a robust, resilient, and diverse economy by concentrating employment opportunities with a range of occupational skills and salary levels, within walking distance or a short transit ride to nearby residential communities.

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-based analysis of the proposed Major Amendment to the controlling Site (Development) Plan, the request is generally consistent with applicable Comprehensive Plan goals and policies as shown in the previous sections. Applicable citations support SDP level changes. Goals and/or policies added by Staff are denoted with an asterisk ().*

Applicable Citations:

- i. Chapter 4 Community Identity: NW Mesa (CPA) Sub-Policies 4.3.11.2, 4.3.11.6.
- ii. Chapter 5 Land Use: Goal 5.1 Centers & Corridors, Policy 5.1.1-Desired Growth, Policy 5.1.10-Major Transit Corridors, Goal 5.2 Complete Communities, Policy 5.2.1-Land Uses, Goal 5.3 Efficient Development Patterns, Policy 5.3.1-Infill Development, Policy 5.4.2 Westside Jobs, Goal 5.6 Development Areas, Policy 5.6.2-Areas of Change, Goal 5.7 Implementation Process.
- iii. Chapter 7 Urban Design: Policy 7.3 Sense of Place, Policy 7.3.4 Infill.
- iv. Chapter 8 Economic Development: Goal 8.1 Placemaking, Policy 8.1.2 Resilient Economy.

- 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 and is not located in a previously approved NR-SU or PD zoning district; Criterion b 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 Site Plan – EPC, Major Amendment to add a restaurant with drive-through within the parking area of the Cottonwood Mall Site Development Plan. The request complies with all provisions of the IDO, the DPM, and other adopted City regulations, and other adopted City regulations like traffic, light, and noise. A Traffic Impact Study (TIS) was required for this request and comments were provided concerning the number of trips. 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.

- 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 served by existing infrastructure and public facility improvements. Any future capacity needs would be addressed through the Development Facilitation Team (DFT) and/or building permit process. All permits required with this request will comply with all required city standards.

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

Development on the subject site complies with all development and use specific standards within the IDO, including parking, buffering, landscaping, and neighborhood edge requirements. These should mitigate any significant adverse impacts. Neighborhood edges will not be affected as the closest residence is ¼ mile from the amended site area. The Drive-through Lane is not adjacent to a public right-of-way; however, it is properly screened by a landscape buffer area at least 6 feet wide containing a vegetative screen as well as an additional existing landscape buffer off of Coors Blvd. Bypass NW. The drive through area consists of 29 stacking vehicle spaces over the required 12 spaces pursuant to Table 5-5-9, to help minimize the overflow of drive-through traffic into the parking area. A Traffic Impact Study (TIS) was completed, and calls out for the adjustment of the signal

lights, to help regulate the flow of traffic into the subject site. Additional trees and landscaping have been added to the site and parking islands to enhance the existing site aesthetics as well as for water retention and reduce the urban heat island (UHI) effect.

- 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 site is not within an approved Master Development Plan; criterion (f) 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 not within the Railroad and Spur Small Area; no cumulative impact analysis is required.

- 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.

The applicant provided a site lighting performance analysis for the proposed development exterior lighting units that shows the selected units contain external glare shielding, and the selected pole mounted light photometric performance results in uniform light coverage, greater pole spacing and lower power density. This type of light output aids in reducing the number of poles required in area lighting applications with typical energy savings of up to 80%. The product selected has zero up-light and qualifies as a 'Nighttime Friendly' product, meaning it is consistent with the LEED and 'Night Skies' criteria for eliminating wasteful up-light.

20. Site Plan Review:

- A. The proposed restaurant development is to be located within the south point of the Cottonwood Mall Development Site, consisting of approximately 1.56-acre portion of the site where there is currently surface parking associated with the Dillard's large retail store. The remaining site will continue to operate as the Cottonwood Mall and stand-alone restaurants and other commercial

developments. The proposed restaurant and drive through development are permissive in the MX-M zone district.

- B. The proposed rectangular 3,887 SF footprint restaurant building dimensions measure, 74ft on the long end and 54ft for the width as seen in plan-view on the site plan drawings. The maximum structure height measures 23.5 feet tall at the towers, and the body of the building, top of parapet measures 19'10".
 - C. The building design is a distinctive, standardized design for the restaurant franchise, typically featuring a retro 1950s aesthetic with red-and-white checkered trim exterior styling, a bright red awning, and signature arrow sign, and a dual-lane drive-thru. building consists of kitchen and dining space with seating for about 80 patrons, as well as outdoor seating for 28 patrons. The drive-through design utilizes dual-lanes that merge before the covered order window and covered pickup window. Pickup windows are covered with a solid roof design that blends with the roof and parapet design, to protect the drive-through customers, which spans over the vehicle with a 10'1" clearance, down to the ground with pedestals that have matching stone veneer trim.
 - D. There are double aluminum doors with glass viewing windows for patron access at the north facade, facing the outdoor patio and pedestrian/ADA sidewalk access, as well as at the east façade, facing the accessible parking spots and additional mall and restaurant parking beyond. Utility doors for kitchen access and the mechanical/electrical room are on the north façade. The west and south of the building are wrapped by the drive-through lane/s and vegetation landscaping.
21. The proposed Site Plan includes an updated Overall Site Plan EPC Amendment page representing as-built conditions and the proposed new development (Sheet #1), Enlarged Site Plan, the amended area (Sheet #C30.0), General Notes (Sheet #C30.1), Grading & Drainage (Sheet #C31.0), Utility Plan (Sheet #C32.0), Easement Map (Sheet #C35), Elevations: East, West, and North & South (A8.0, A9.0), Details (Sheet #A13.0), Sign Details Cut-sheets, and Landscape Plan (Sheet #LPP.1).
22. Proposed Dimensional Standards: All development must meet the standards in Subsection 14-16-5-1(D)(1) and based on IDO Table 5-1-2: Mixed-use Zone District Dimensional Standards. The proposed development complies with the MX-M zone district development standards; front, rear and side setback requirements, because the development is not along any street, it is located within the mall parking lot 75 ft setback from Coors Blvd. Bypass NW.
23. Proposed building elevations show maximum structure height at 23.5 feet tall which is well below the allowable 48-foot maximum height which meets the IDO standard in table 5-1-2 for MX-M zone district.
24. The Office of Neighborhood Coordination verified that there is one recognized neighborhood associations (NA) within 660 ft of the subject site, the Cibola Loop

Neighborhood Association, and the Westside Coalition of Neighborhood Associations, which were notified by email as required. Property owners within 100 feet of the subject site were also notified as required.

25. There was no facilitated meeting with neighborhoods or neighborhood officials.
26. A number of reviewing agencies provided comments on this request including Long Range Planning, Urban Forestry, Transportation and PNM, and will be included as conditions of approval. Significant comments that affect the request were received relating to the project supports growth in Centers and Corridors, and Infill Development, transportation traffic signal adjustments to account for vehicle trips, tree planting selection alternatives and standard electrical service connection by the power company. See Agency Comments page 42.
27. 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

Plan #: SP-2026-00048, Major Amendment of a Site Plan - EPC

1. The applicant shall coordinate with the staff planner prior to submitting to the DFT for final sign-off to ensure that EPC Conditions have been met and then submit a vetted, final version to the staff planner for filing at the Planning Department.
 - i. 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.
 - ii. Pursuant to IDO section 14-16-6-4(P)(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.
 - iii. After approval by the Environmental Planning Commission (EPC), the applicant shall submit the proposed site plan to the Development Facilitation Team (DFT) for final sign-off. The reviewer will be responsible for ensuring that all EPC Conditions have been satisfied and that the IDO, DPM, and all other applicable City requirements have been met.

Site Plan Sheets - Conditions of Approval

2. General Notes sheet (C30.1): Per CPO-2, Pole mounted lights are to be maximum height of 20 feet including the concrete pedestal. The existing 25-foot light pole shall be adjusted to meet compliance prior to installation. (See LEGEND notes).
3. Landscape Plan, Sheet (LPP.1): Washingtonia Filibusta, 'In-N-Out cross palms' shall be replaced per IDO 5-6(C)(4)(b), Only trees and shrubs are to be selected from the Official Albuquerque Plant Palette.

4. Agency Conditions:

A. CABQ Parks and Recreation/Urban Forestry:

1. Contact Urban Forestry Staff to determine best practices in preserving and protecting existing large stands of trees.
2. Contact Urban Forestry Staff to determine best replacement for tree species that are not on the Abq Plant Palette. Please reference IDO 5-6(C)(4)(b) Only trees and shrubs are to be selected from the Official Albuquerque Plant Palette.
3. Please reference IDO 5-6(C)(4)(j) Shade trees planted approximately 25 feet on-center are required along all required pedestrian walkways. If the walkway is less than 25 feet long, at least one tree is required, or, where there is insufficient space for a tree, a trellis of at least 8 feet high for at least 5 feet along the walkway shall be provided.

B. AMAFCA Comments:

1. The proposed development shall meet the standards of the overarching Cottonwood-Mall DMP.
5. The Site Plan shall comply with the General Regulations of the IDO and all other applicable design regulations, except as specifically approved by the EPC.
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Dustin Kiska

Dustin Kiska, Planner

Notice of Decision Distribution

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EPC file

A) PHOTOGRAPHS

PHOTO PAGE

1



Birds Eye View
Looking North West

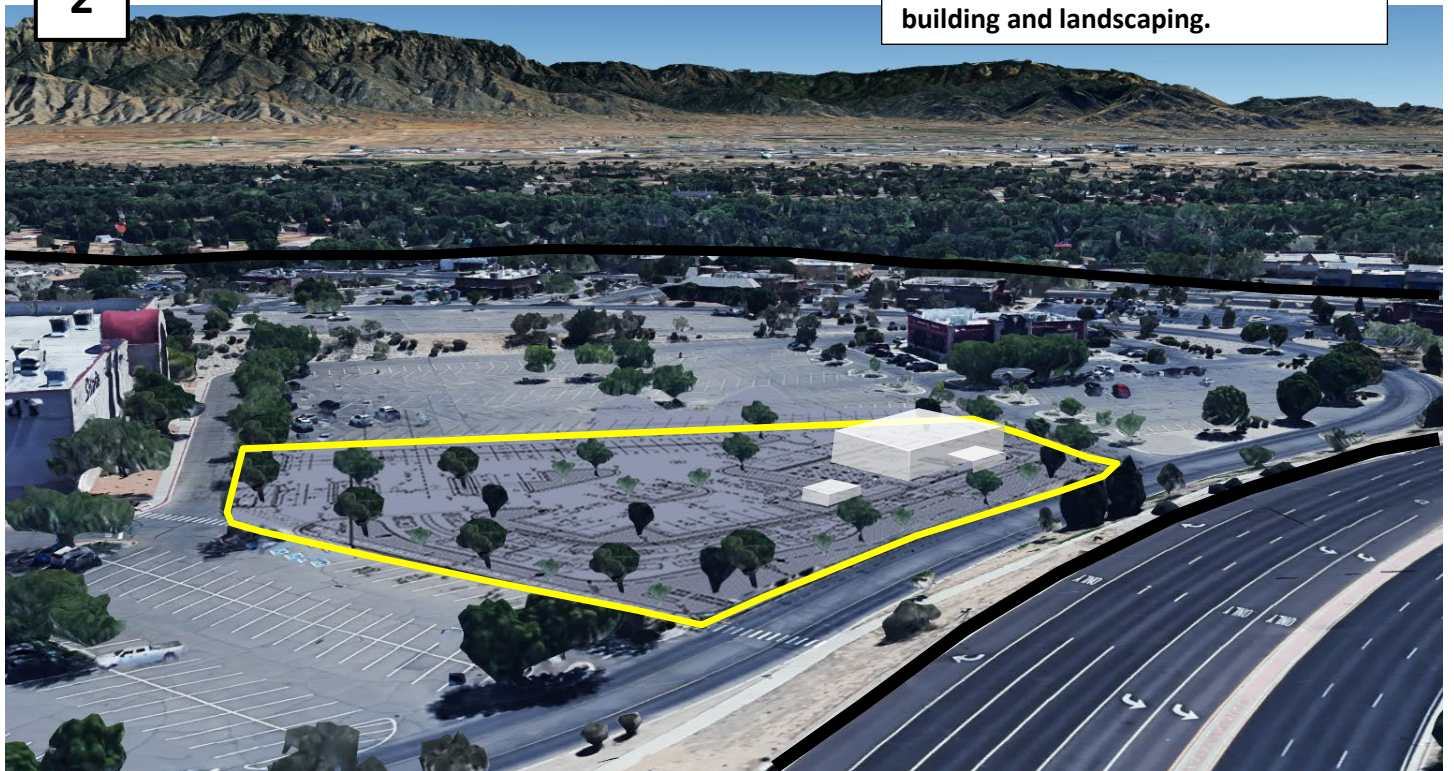
Subject Site



Amendment Area



2



Birds Eye View - Looking South/East
Graphic representation of proposed
building and landscaping.

3



Looking South
Location of new
warehouse building.
Warehouse Building to
be demolished, beyond

4



Looking North from R-1A lot.
Warehouse to be demolished,
beyond

5



6



7



POSTED SIGN, as required

5) - 7 Bar Loop Rd

6) - 7 Bar Loop Rd/Coors Blvd

7) - Coors Bypass Blvd./Eagle Ranch Rd



B) HISTORY

OFFICIAL NOTIFICATION OF DECISION

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION
P.O. BOX 1293, Albuquerque, New Mexico 87103

DATE: October 19, 1984

NOTIFICATION OF DECISION

SPR-84-6/SD-78-3-1/2-84-129

File: AX-84-22/2

Location: (See Below.)

Seven Bar Land & Cattle Company
2675 Rio Rancho Boulevard, N.W.
Albuquerque, New Mexico 87048

On October 18, 1984, the Environmental Planning Commission took the following action on the above-referenced cases:

SPR-84-6 Herbert M. Denish & Associates, Incorporated, agents for Seven Bar (NORTHWEST) Land and Cattle Company, request an amendment to the Northwest Mesa Area Plan (Rank II Plan) to relocate the Retail Shopping Center location/designation at the Coors Road/Corrales Road intersection to a location approximately with the Seven Bar Airport, containing approximately 85 acres, and appropriate text changes to the Northwest Mesa Area Plan as a result of the shopping center relocation. (A/B-13/14)

FINDINGS:

1. Amendments as detailed in the staff report concerning the airport and the size and location of the regional shopping center are appropriate, given changed conditions for phasing out of the Seven Bar Airport; and that a regional shopping center of 85 acres (not to exceed a Floor Area Ratio of .27) has been previously approved.
2. The amendment to the Northwest Mesa Area Plan and the proposed Seven Bar Sector Development Plan raise issue with the Comprehensive Plan and development of the west side (including Rio Rancho and Corrales) which are significant with regard to proposed land uses, road networks and urban form; and which may be appropriately addressed as an Urban Center.

THEREFORE, BE IT RESOLVED THAT SPR-84-6 -- amendment to the Northwest Mesa Area Plan (Rank II Plan) to relocate the Retail Shopping Center location/designation at the Coors Road/Corrales Road intersection to a location approximate with the Seven Bar Airport -- be recommended for approval by the City Council, based on Findings 1 and 2.

SD-78-3-1 Herbert M. Denish & Associates, Incorporated, agents for Seven Bar (NORTHWEST) Land and Cattle Company, and the City of Albuquerque, requests approval of the Seven Bar Ranch Sector Development Plan and approval of the related zone changes proposed in the Sector Development Plan for Property located in Sections 5, 6, 7, and 8, T11N, R3E, N.M.P.M., Bernalillo County, New Mexico, located in the vicinity of the Coors Road/Corrales Road intersection, adjacent to the City of Rio Rancho, Village of Corrales, Eagle Ranch Subdivision, and the Paradise Hills Special Zoning District, containing approximately 1430 acres. (A/B-13/14)

THEREFORE, BE IT RESOLVED THAT EXHIBIT 3, LAND USE PLAN, (SD-78-3-1/2-84-129) BE APPROVED AS SUBMITTED, WITH THE EXCEPTION THAT THE AREA INDICATED AS C-1 BE AMENDED TO SU-1 FOR O-1 USES AND THE AREA INDICATED AS CC-1 BE AMENDED TO SU-1 FOR C-1 (FIVE ACRES) AND O-1 USES (FIVE ACRES).

FINDINGS:

1. The proposed (amended) Seven Bar Sector Development Plan is a result of changed neighborhood and community conditions.

OFFICIAL NOTIFICATION OF DECISION

CASE: SPR-84-6/SO-78-3-1/2-84-129/AX-84-22/7-84-13

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2. The proposed (amended) Seven Bar Sector Development Plan represents an intensification from the original plan of commercial and residential land uses.
3. The proposed (amended) Seven Bar Sector Development Plan has been expanded to include an additional 322 acres, which are not controlled by Seven Bar Land and Cattle Company.
4. The regional transportation network for this area is projected to fail. This failure is not solely the result of the proposed Seven Bar Sector Development Plan.
5. The issues related to the projected transportation network failure are the result of many individual decisions, many of which were not supported by the City of Albuquerque. There is no existing policy which adequately addresses this situation.
6. The identified regional transportation issues cannot be resolved through the single action of the proposed (amended) Seven Bar Sector Development Plan and requires a significant effort on the part of numerous policy makers and government agencies.
7. Aside from the overall transportation issues, ingress and egress to Bosque del Arce is of serious and immediate concern and should be rectified as soon as possible through the appropriate agencies.
8. The amendment to the Northwest Mesa Area Plan and the proposed Seven Bar Sector Development Plan raise issue with the Comprehensive Plan and development of the west side (including Rio Rancho and Corrales), which are significant with regard to proposed land uses, road networks and urban form, and which may be appropriately addressed as an Urban Center.
9. Final action on this request is by the City Council.

THEREFORE, BE IT RESOLVED THAT SO-78-3-1/2-84-129 BE RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL BASED ON FINDINGS 1 AND 2, SHOULD BE SUBJECT TO CONDITIONS 1-12, AND SPECIAL ATTENTION SHOULD BE PLACED ON FINDINGS 2-9. IN ADDITION, THE ENVIRONMENTAL PLANNING COMMISSION RECOMMENDS ADOPTION OF THE JULY 27, 1984, REVISED SEVEN BAR RANCH SECTOR DEVELOPMENT PLAN, TO INCLUDE REVISED EXHIBITS 3 AND 4.

CONDITIONS:

1. The following issues by Traffic Engineering/Transportation Department must be addressed.

The previous plan approved by the Development Review Board on December 14, 1982, addressed major street needs generated by regional needs apart from Sector Plan Area needs. A similar statement in the new sector plan should be added as follows.

a. Construction phasing, right-of-way dedication, and financial responsibility, assuming the needs for major and minor arterial streets are generated by regional needs, apart from project needs:

- (1) The streets involved include the by-pass road, the realigned portion of Ellison Road and Westside Boulevard.
- (2) Under no circumstances will the dedication of right of way and the construction of improvements on the by-pass road or the realigned portion of Ellison be accomplished until the Alameda Airport Use is abandoned.
- (3) Should the regional needs dictate the development of any of the major or minor arterials listed in item (1) above through the project before the internal needs of the project so dictate, should

OFFICIAL NOTIFICATION OF DECISION

CASE: SPR-84-6/SO-78-3-1/2-84-129/AX-84-22/2-84-13

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the Alameda Airport Use be abandoned and, should the feasibility of constructing the regional center on Tract "Q" of amended Exhibit 3 not be impaired, then the developer of the Sector Plan Area agrees to the following.

- (a) Dedicate the right of way for the major and/or minor arterial, or portion thereof, that is required to relieve the regional problems.
 - (b) Included in a Special Assessment District formulated to insure the construction of the major and/or minor arterial, or portion thereof, to be constructed in the right of way dedicated above.
 - (4) If the by-pass road or the Ellison realignment cannot be constructed at the time regional needs dictate, and the other interim street improvements are indicated to fulfill these needs, then the City and the developer of the Sector Plan agree to negotiate a cost-sharing agreement for the construction of the interim improvements, excluding grade separations and/or interchanges.
2. The amended Exhibit 3 is the official land use map of the Seven Bar Sector Development Plan. A total dwelling unit limit of 5861 to 8010 units per gross acre should be established.
 3. The RO-1, R-1, and R-T zones do not require Site Development Plan approval and will be processed through the appropriate subdivision procedures.
 4. The SU-1 for I-P uses requires Site Development Plan approval by the Environmental Planning Commission.
 5. Sites zoned for Special Use do not include a corresponding conditional use list.
 6. A soil erosion-control plan shall be included in the Sector Development Plan, addressing staff's concerns, and shall be provided for at the time of Site Development Plan review.
 7. Staff comments regarding the interconnection of parks, open space, and bikeways, and the separation and incorporation of bikeways into the major employment center shall be incorporated into the plan.
 8. The park located in Parcel "M" should be relocated to the south if possible.
 9. The plan maps shall clearly identify both on-street and off-street bikeways, locations, and how they tie in with off-street facilities.
 10. An updated drainage plan is required.
 11. Agreement with Mr. Black shall be made wherein the Seven Bar Land and Cattle Company will petition for annexation of all lands in their ownership after the closing of the Seven Bar Airport. This pertains only to those lands within the Sector Development Plan Area.
 12. Based on the change in zoning description of "Trip Transfer Generation", any reference to it in the Sector Development Plan shall be deleted.

AX-84-22
Z-84-113

Herbert W. Denish & Associates, Incorporated, agents for Seven Bar Land and Cattle Company, request annexation and establishment of SU-1 zoning for Employment/Office Uses for an unplatted parcel of land within the east one half of Section 6 and the west one-half of Section 5, T11N, R3E, N.W.P.M., located at the southeast corner of State Highway 528 and the proposed Coors-Road By-Pass, Ellison Drive, H.W., containing approximately 46.1259 acres. (A/B-13/14)

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2025-020058
10000 Coors Bypass

AGENDA ITEM NO: 13

SUBJECT: Sketch

ENGINEERING COMMENTS:

1. Coors Bypass is a Principal Arterial within a center and requires 10' sidewalk with 6' to 8' landscape buffer. Please dimension existing sidewalk and buffer width. Sidewalk widening may be required.
2. An approved TCL will be required prior to site plan or building permit. Also, please fill in and submit a Traffic Scoping Form to determine if a Traffic Study will be required.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Ernest Armijo, P.E.
Transportation Development
505-924-3991 or earmijo@cabq.gov

DATE: May 14, 2025

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



DEVELOPMENT FACILITATION TEAM

Planning - Case Comments

HEARING DATE: 5/14/25 -- **AGENDA ITEM:** #13

Project Number: PR-2025-020058

Application Number: PA-2025-00113- Sketch Plan Review

Project Name: IN-N-Out Cottonwood

Request: Construction of a new restaurant with outdoor patio, drive-through lane, and parking lot.

**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.
Comments in **Orange type** must be addressed*

BACKGROUND

- This is a sketch plat review for development of a new restaurant with outdoor patio, drive through lane, and parking lot. The project is located at 10000 Coors Blvd Bypass between Coors Bypass and Eagle Ranch Rd zoned MX-M on 1.504 Acres.
- The application is being reviewed according to the updated 2025 IDO.
- Subject property is zoned MX-M (Mixed Use – Medium Intensity Zone District). Property is located within a Major Transit Corridor and shown to be within an area of Change.
- Subject property is located within **CPO-2 Coors BLVD - Character Protection Overlay Zone**.
- Coors Bypass is a Principal Arterial within a center and requires 10' sidewalk with 6' to 8' landscape buffer.

**(See additional comments on next pages)*

IDO/DPM COMMENTS

3-4(C) COORS BOULEVARD – CPO-2**3-4(C)(1) Applicability**

The CPO-2 standards apply in the following mapped area. Where the CPO-2 boundary crosses a lot line, the entire lot is subject to these standards.

3-4(C)(2) Site Standards

Lot size, width, and usable open space shall be provided according to the applicable standards listed in Section 14-16-5-1 (Dimensional Standards).

3-4(C)(3) Setback Standards**3-4(C)(3)(a) Bosque Buffer Strip**

A 100-foot-wide buffer strip shall be established west of the Corrales Riverside Drain between the Calabacillas Arroyo and Namaste Road. The buffer strip shall remain undeveloped or be landscaped with perennial plants native to the Bosque.

3-4(C)(3)(b) Setback from Coors Boulevard

1. Setback from the public right-of-way of Coors Boulevard between Central Avenue and Western Trail or Namaste Road, minimum: 15 feet.
2. Setback from the public right-of-way of Coors Boulevard between Western Trail or Namaste Road and NM 528 (Alameda Boulevard), minimum: 35 feet.

3-4(C)(4) Building Height and Bulk

3-4(C)(4)(a) Buildings and structures shall not exceed the height limitation in the underlying zone.

3-4(C)(4)(b) Building height bonuses do not apply pursuant to Subsection 14-16-3-1(C).

3-4(C)(4)(c) Buildings within the Coors Boulevard – VPO-1 shall comply with the height, bulk, and massing regulations of that Subsection 14-16-3-6(D).

3-4(C)(5) Other Development Standards**3-4(C)(5)(a) Floodplain**

All development shall comply with all adopted drainage policies, including restrictions on development in the 100-year floodplain.

**(See additional comments on next page)*

3-4(C)(5)(b) Grading

Changes to natural topography shall be kept to a minimum. On slopes of 10 percent or greater, no grading plan shall be approved until a specific site plan has been approved for construction. Grading, drainage, or paving proposals; Master Development Plans; and Site Plans shall retain the sense of the natural features and vegetation. Reconstruction and revegetation to a natural setting shall be pursued to the maximum extent practicable.

3-4(C)(5)(c) Landscaping in Setback along Coors Boulevard

All of the following shall be incorporated into the required setback along Coors Boulevard.

1. Vegetative coverage is required for a minimum of 50 percent of the required setback area.
2. A combination of walls or decorative fences and a vegetative screen that visually screens vehicular circulation areas, parking lots, and parked cars from Coors Boulevard.

3-4(C)(5)(d) Outdoor Lighting

The mounting height of light fixtures in off-street parking, other vehicular use areas, and/or outdoor storage areas shall be no higher than 20 feet above finished grade.

3-4(C)(5)(e) Architectural Design and Details

1. The use of colors that contrast with the predominant color of the building is limited to 10 percent of each façade.

Please provide a colored elevation sheet showing the building design and reflect how it is meeting the architectural design standards for CPO-2

2. Parapet walls shall be treated as an integral part of the building design. Such walls shall not appear as unrelated visual elements.
3. In all zone districts, mechanical equipment shall be screened from public view from streets adjacent to the lot or from adjacent properties. The design of mechanical equipment screening shall be compatible with, and be an integral element of, the building structure. Location of such equipment within the building or at ground level is preferable to roof-mounting, unless such location would adversely affect the streetscape, pedestrian circulation, or open space.

3-4(C)(5)(f) Signs

1. Any sign type or design is prohibited that:
 - a. Consists of banners, pennants, ribbons, streamers, strings of light bulbs, or spinners, except in cases where a business must close or temporarily relocate due to fire, unavoidable casualty, force majeure, or similar circumstance. In these cases, one temporary banner up to 3 feet by 6 feet may be allowed for up to 90 calendar days, with approval pursuant to Subsection 14-16-6-5(D)(Permit – Temporary Use).

**(See additional comments on next page)*

- b. Is in any way animated (including twinkling or wind activated movable parts), emits smoke, visible vapors, particles or odor, or rotates or moves in any manner.
 - c. Has flashing lights incorporated as part of its design and performance.
 - d. Is located (painted, affixed, etc.) on a water tower, storage tank, smoke stack, utility pole, or other similar structure.
 - e. Is a building-mounted sign that extends above the wall of the building.
 - f. Overhangs any property line.
2. On-premises signs in Mixed-use and Non-residential zone districts shall comply with all of the following standards.
- a. Where 1 freestanding sign is allowed by the underlying zone district, a second freestanding sign is allowed on sites 5 acres or larger on any street frontage longer than 1,500 feet.
 - b. The size of freestanding and projecting signs shall comply with the sign standards in Table 5-12-2, but not exceed 75 square feet.
 - c. The height of freestanding signs in the area north of Western Trail/Namaste Road shall comply with the sign standards in Table 5-12-2, but not exceed 9 feet in height above grade.
 - d. The height of building-mounted signs shall comply with the sign standards in Table 5-12-2, but not exceed the height of the building.
 - e. No illuminated sign, or any illuminated element of any sign, shall flash, blink, or change its brightness.
 - f. No sign shall be erected, relocated, or maintained in such a manner as to cover or intrude upon any architectural features of a building such as windows, columns, moldings, or any major decoration or structural feature.

Will there be any signage for the proposed project? If so, please detail the signage design and specifications on a separate sheet.

4-3 Use Regulations

4-3(D)(8) Bar, Nightclub, Restaurant, and Tap Room or Tasting Room

4-3(D)(8)(a) Alcohol sales for on-premises consumption is allowed, provided that the establishment complies with all New Mexico State law requirements, including but not limited to any required spacing from other uses or facilities.

**(See additional comments on next page)*

4-3(D)(8)(b) These uses must comply with stormwater quality requirements found in the DPM.

4-3(D)(8)(c) These uses may include the retailing of related goods, such as shirts, caps, recipe books, mugs, and glasses as an incidental activity.

4-3(D)(8)(d) A restaurant use must comply with Part 9-10-1 of ROA 1994 (Solid Waste Collection), in particular the City's minimum specifications for waste enclosures for restaurant and food services to include a sanitary sewer drain.

4-3(F)(5) Drive-through or Drive-up Facility

4-3(F)(5)(a) Each stacking lane is limited to a maximum order board area of 50 square feet. The face of the order boards shall be oriented away from public streets to the maximum extent practicable. If not practicable, at least 2 evergreen trees shall be planted in the landscape buffer area required by Subsection 14-16-5-5(l)(2)(a) in locations that would best screen the order board from the public right-of-way.

Will there be an order board as part of the drive through? If so, clearly show the intended location of the order board. The subsection above requires at least 2 evergreen trees to be planted to screen the order board (if applicable) from public Right of Way, please show the location of the evergreens on the landscape plan.

4-3(F)(5)(b) This use shall comply with the provisions of Section 14-16-5-5 (Parking and Loading) and Section 14-16-5-9 (Neighborhood Edges).

4-3(F)(15) Outdoor Dining Area

4-3(F)(15)(a) The outdoor dining area shall be accessory to the immediately abutting primary use, and the items sold for consumption in the outdoor dining area shall be sold in the immediately abutting primary use.

4-3(F)(15)(b) The use shall not include any open flames or other safety or health hazards, with the exception of tabletop candles.

4-3(F)(15)(c) If the use is located on a public sidewalk, all of the following requirements shall be met.

1. Any outdoor dining area must maintain a minimum clear path of 4 or 6 feet, depending on adjacent roadway classification, per Section 6-5-5-14 of ROA 1994 (Sidewalk Design and Construction Standards and Procedures), in order to maintain use of the public sidewalk for all users.
2. The owner or operator of the immediately abutting primary use shall be required to obtain a revocable permit from the City that establishes the boundaries of the area permitted for this use.

**(See additional comments on next page)*

3. Before and after the immediately abutting primary business's operating hours, all furniture, equipment, and goods shall be removed from the sidewalk area or otherwise secured to prevent movement by natural elements or by unauthorized persons.
4. Outside of the operating hours of the immediately abutting primary business, the sidewalk area shall be cleaned of all dining materials and waste.

5-1 DIMENSIONAL STANDARDS for MX-M

5-1(D) MIXED-USE ZONE DISTRICTS

5-1(D)(1) Mixed-use Zone District Table

All development in any Mixed-use zone district shall comply with the dimensional standards in Table 5-1-2, unless an exception or a different standard is stated in another section of this IDO. Subsection 14-16-2-4(E)(Mixed-use – Form-based Zone District (MX-FB)) includes dimensional standards for MX-FB sub-zones.

Table 5-1-2: Mixed-use Zone District Dimensional Standards				
UC-MS-PT = Urban Centers, Main Streets, and Premium Transit areas as identified in the ABC Comp Plan				
BR = bedroom DU = dwelling units.				
Note: Any different dimensional standards in Part 14-16-3 (Overlay Zones) and Section 14-16-5-9 (Neighborhood Edges) applicable to the property shall supersede the standards in this table.				
Zone District	MX-T ^[1]	MX-L	MX-M	MX-H
Site Standards				
Usable open space, minimum ^[2]	Efficiency or 1 BR: 225 sq. ft./unit 2 BR: 285 sq. ft./unit ≥3 BR: 350 sq. ft./unit UC-MS-PT: 50% reduction			
Setbacks ^{[3][4][5][6]}				
Front, minimum	5 ft. UC-MS-PT: 0 ft. ^[7]			
Front, maximum	N/A UC-MS-PT: 15 ft.			
Side, minimum	Interior: 0 ft.; Street side of corner lots: 5 ft. UC-MS-PT: 0 ft.			
Side, maximum	N/A UC-MS-PT: Interior: N/A; Street side of corner lots: 15 ft. ^[7]			
Rear, minimum	15 ft. UC-MS-PT: 0 ft. where rear lot line abuts a street or alley			
Rear, maximum	N/A			
Building Height ^[6]				
Building height, maximum	30 ft.	38 ft.	48 ft.	68 ft.
		UC-MS-PT: 55 ft.	UC-MS-PT: 65 ft.	UC-MS-PT: 75 ft.
		No maximum for portions of building >100 ft. from all lot lines		
		UC-MS-PT-MT: 12 ft. Structured Parking Bonus		UC-MS-PT-MT: 24 ft. Structured Parking Bonus
UC-MS-PT-MT: 12 ft. Workforce Housing Bonus				
[1] Residential development that qualifies for funding through Article 14-17 of ROA 1994 (Family Housing Developments) may be eligible for development incentives specified in that Article.				
[2] Usable open space requirements specified in this table are for multi-family residential development only. Additional usable open space requirements in Subsections 14-16-4-3(B)(3)(i) (Dwelling, Cottage Development) and 14-16-4-3(B)(5)(a) (Dwelling, Townhouse) may apply to low-density residential development in any Mixed-use zone district.				
[3] At corners and junctions with driveways, drive aisles, or alleys, additional clear sight triangle requirements in the DPM may apply.				
[4] For all low-density residential development, any driveway on a front or street side lot line must meet the standards in Subsection 14-16-5-3(C)(3)(b) (Driveways, Drive Aisles, and Access).				
[5] For buildings constructed on a lot line abutting a privately owned lot that is not under the same ownership as the subject property, Subsection 14-16-5-1(F) (Buildings Constructed on a Lot Line) applies.				
[6] Greater setbacks and/or reduced heights may be required for compliance with the National Electrical Safety Code (NESC) along lot lines that abut, are adjacent to, or within properties that contain overhead power lines and/or electric utility easements. Electric service provision				

*(See additional comments on next page)

5-3 Access and Connectivity

5-3(C) GENERAL ACCESS AND CIRCULATION

5-3(C)(1) Americans with Disabilities Act (ADA)

5-3(C)(1)(a) All “places of public accommodation,” as defined in the federal Americans with Disabilities Act (42 USC 12101 et. seq.) shall comply with the requirements of that Act concerning on-site circulation and access.

5-3(C)(1)(b) All properties subject to the federal Americans with Disabilities Act shall comply with applicable Public Right-of-way Guidelines (PROWAG), as amended. Where PROWAG standards conflict with ADA standards, the ADA standards shall prevail.

5-3(D) PEDESTRIAN CIRCULATION

5-3(D)(2) Sidewalks in Mixed-use and Non-residential Development

5-3(D)(2)(a) Applicability

These standards apply to the following mixed-use and nonresidential development, except in the NR-SU and NR-PO zone districts unless specified otherwise in this IDO:

1. Construction of a new building.
2. Expansion of an existing building that increases the existing square footage by 25 percent.

5-3(D)(2)(b) Sidewalks

Sidewalks meeting the standards of the DPM shall be provided along the entire frontage of each lot.

5-3(D)(3) On-site Pedestrian Connections

All multi-family residential, mixed-use, and non-residential development shall comply with all of the following standards.

5-3(D)(3)(a) General

1. For the purposes of this Subsection 14-16-5-3(D)(3), the building’s overall footprint will be considered the area for calculation of sidewalk width. A collection of smaller buildings linked by common walls will be considered as 1 building.
2. Where primary pedestrian entrances are located adjacent to a public sidewalk, the width of the public sidewalk may be included in the calculation.
3. Shade trees along required pedestrian walkways are required pursuant to Subsection 14-16-5-6(C)(4)(i) (Required Plant Materials and Site Amenities).

**(See additional comments on next page)*

5-3(D)(3)(b) Network of Pedestrian Walkways

1. On-site pedestrian walkways that meet the minimum width required by the DPM shall be provided between the pedestrian entrances of each primary building on the site.
2. A 4-foot wide clear path shall be maintained along the pedestrian walkway at all times. Site amenities, other uses of the sidewalk, the overhang of parked cars, and landscaping may not encroach upon the 4-foot wide clear path.
3. On-site pedestrian walkways shall connect to all of the following:
 - a. A sidewalk meeting the standards of the DPM along at least one lot frontage.
 - b. Any abutting City park or trail, Major Public Open Space, or other Civic or Institutional uses, as long as such access is coordinated with and approved by the Parks and Recreation Department or the property owner of the civic or institutional use.
 - c. Any abutting public transit facility.
4. Pedestrian walkways shall be installed along any street-facing façade with a pedestrian entrance of a building containing any of the following development:
 - a. Mixed-use or non-residential development in any Mixed-use zone district.
 - b. Development of uses in the Civic and Institutional or Commercial categories in Table 4-2-1 in any Nonresidential zone district.
 - c. Pedestrian walkways required by this Subsection shall meet the standards of the DPM, except where Table 5-3-1 requires a wider walkway.
 - d. The width of the required walkway may vary along the entire length of the façade provided that the average required width is maintained and provided that the width of the walkway along the façade is a minimum of 8 feet.

Please show sidewalk dimensions and building dimensions on a separate sheet and ensure that the above-mentioned provisions related to sidewalks and pedestrian walkways are being adhered to.

5-3(E)(3) Driveways, Drive Aisles, and Access

5-3(E)(3)(a) General

1. Every lot shall have sufficient access to afford a reasonable means of ingress and egress for emergency vehicles, as well as for those needing to access the property for its intended use.
2. Driveways, drive aisles, and access points shall be constructed to the standards of the DPM.

**(See additional comments on next page)*

3. Driveway and drive aisle entrances and other openings onto streets shall be constructed so that:
 - a. Vehicles may safely enter and exit from the lot.
 - b. Interference with the free and convenient flow of traffic in abutting or surrounding streets is minimized.
 - c. Shared driveways and drive aisles are established to minimize the number of access points to streets.

5-3(E)(3)(c) Mixed-use and Non-residential Development

1. Each property shall have no more than 2 access points on any one street unless deemed necessary by the City Engineer to increase traffic safety or avoid traffic congestion.
2. Drive aisles shall be located at least the minimum distance from street intersections required by the DPM.

Planning defers to transportation for review of Driveways, Drive Isles, and Access.

5-5 PARKING AND LOADING

5-5(C)(2) Minimum Off-street Parking Table

Unless specified otherwise in this IDO or modified by Sections 14-16-5-5(C)(3)(Amenity, Recreation, and Entertainment Uses) and 14-16-5-5(C)(5) (Parking Reductions), off-street parking spaces shall be provided in accordance with Table 5-5-1. For unlisted uses, required parking is determined by Planning Director per Section 14-16-5-5(C)(4). If a conditional use is approved pursuant to Subsection 14-16-6-6(A) and the approval states a different parking requirement, then the parking requirement in the Conditional Use Approval shall apply. See also Subsection 14-16-5-5(C)(7) (Parking Maximums).

Table 5-5-1: Minimum Off-street Parking Requirements UC = Urban Center; AC = Activity Center; MS = Main Street area; PT = Premium Transit area DU = Dwelling Unit BR = Bedroom GFA = Gross Floor Area Design Capacity = Maximum occupancy per building or fire codes, whichever is greater	
Use	IDO Parking Requirement
Catering service	2 spaces / 1,000 sq. ft. GFA
Health club or gym	2.5 spaces / 1,000 sq. ft. GFA
Mobile food truck court	5 or more mobile food trucks on-site: 2 parking spaces per mobile food truck
Nightclub	5.6 spaces / 1,000 sq. ft. GFA UC-MS-PT: 3.5 spaces / 1,000 sq. ft. GFA
Residential community amenity	3 spaces / 1,000 sq. ft. GFA plus requirements in Table 5-5-2
Restaurant	5.6 spaces / 1,000 sq. ft. GFA
Tap room or tasting room	UC-MS-PT: 3.5 spaces / 1,000 sq. ft. GFA
Other indoor entertainment	1 space / 3 persons design capacity, or per Table 5-5-2, whichever is greater

*(See additional comments on next page)

Required Parking – 5.6 Spaces per 1000 Sq. Ft of GFA

$3,887/1,000 = 3.887 \times 5.6 = 21.7 = 22$ off street parking spaces required

Outdoor Dining Area = 3 spaces per 1000 Sq. Ft. GFA outdoor seating spaces

GFA = 703 Sq. Ft. = 3 additional spaces required

25 total off street parking spaces required with 62 provided.

5-5(D) MOTORCYCLE PARKING

5-5(D)(1) In addition to parking spaces required by Table 5-5-1, at least the minimum number of off-street parking spaces for motorcycles, mopeds, and motor scooters listed in Table 5-5-4 shall be provided on the site except where off-street parking is only provided in a residential driveway or garage. The minimum number of required motorcycle spaces shall be calculated based on the total number of required off-street parking spaces, after any reductions, credits, and allowances have been calculated.

Table 5-5-4: Minimum Motorcycle Parking Requirements	
Required Off-street Vehicle Parking Spaces	Number of Motorcycle Spaces Required
1-25	1 space
26-50	2 spaces
51-100	3 spaces
101-150	4 spaces
151-300	5 spaces
301-500	6 spaces
501-750	7 spaces
751-1,000	8 spaces
1,000 and above	8 spaces plus 1 space per each additional 500 spaces

Per table 5-5-4 at least one motorcycle parking space must be provided somewhere on the lot.

5-5(I) VEHICLE STACKING AND DRIVE-THROUGH OR DRIVE-UP FACILITIES

The following standards apply to all uses that require vehicle stacking, including but not limited to a drive-through or drive-up facility, fueling station, or car wash, and to any facility or parking area where traffic flow is controlled by an entry gate, ticket booth, or guard house.

**(See additional comments on next page)*

5-5(I)(1) Vehicle Stacking Spaces

5-5(I)(1)(a) Vehicle stacking spaces shall be integrated into the site layout and shall not interfere with site access points, access to parking or loading spaces or areas, or internal circulation aisles and shall comply with stacking space dimensions required by the DPM.

5-5(I)(1)(b) Vehicle stacking spaces shall be provided pursuant to Table 5-5-8 and other standards in this Subsection 14-16-5-5(I). Required stacking distances shall be measured from the end of the queuing lane or property line to the point of service, as specified in Table 5-5-8.

Table 5-5-8: Required Stacking Spaces			
Activity	Minimum Required Stacking Spaces, per Establishment ^[1]		Measured from End of Queuing Lane To:
	General	UC-MS	
Bank or Automated Teller Machine (ATM)	4	3	Teller window / ATM
Light Vehicle Fueling Station	1	1	End of fuel pump island
Car Wash, Conveyor-operated	12	6	Outside of washing bay
Car Wash, Self-service	3	2	Outside of washing bay
Restaurant	12	6	Pick-up window
Retail Store	4	3	Pick-up window
Other	Determined by the City Engineer based on anticipated demand		
[1] Each stacking space shall be 20 ft. long unless specified otherwise in the DPM or by the City Engineer.			

5-5(I)(2) Drive-through or Drive-up Facility Design

5-5(I)(2)(a) Drive-through lanes adjacent to public rights-of-way shall be screened by a landscape buffer area at least 6 feet wide containing a vegetative screen or wall constructed of a material similar in texture, appearance, and color to the street-facing façade of the primary building (but excluding exposed concrete masonry unit (CMU) block) at least 3 but not more than 4 feet tall. The landscape buffer area shall be provided on the public street side.

5-5(I)(2)(b) Audible electronic devices such as loudspeakers, automobile service order devices, and similar instruments shall not be audible beyond the property line of the site.

5-5(I)(2)(c) Drive-through service windows shall be angled at least 45 degrees from parallel with any abutting lot line of a Residential zone district so that it does not directly face the residential lot.

5-6 Landscaping, Buffering, and Screening

5-6(C) GENERAL LANDSCAPING STANDARDS

**(See additional comments on next page)*

The following standards apply to all landscaping, screening, or buffering required by this Section 14-16-5-6.

5-6(C)(2) Minimum Landscape Area

5-6(C)(2)(a) Except as noted in Subsection (b) below, a minimum of 15 percent of the net lot area of each development shall contain landscaping.

65,531*.15 = 9,829.65 Minimum Landscaped Area Required with 16,656 Sq. Ft. Provided

5-6(C)(2)(c) The mature realistic spread of trees and shrubs will be used to calculate required vegetative coverage as follows.

1. Tree canopies and ground-level plants shall cover a minimum of 75 percent of the total landscape area as measured by canopy width or the area beneath the dripline of the mature size of the actual vegetation. (See figure below.)
2. Of the required vegetative coverage, a minimum of 25 percent shall be provided as ground-level plants (shrubs, grasses, etc.) as measured of the mature size of the actual vegetation.

Please provide additional landscape calculations as required in the provisions shown above.

5-6(C)(3) Overlapping Requirements

5-6(C)(3)(a) If areas required to be landscaped by 2 or more provisions of this Section 14-16-5-6 overlap each other, the provision requiring the greater amount of landscaping shall apply, and landscaping provided that meets the greater requirement shall count toward fulfilling the overlapping requirements.

1. See Subsection 14-16-5-6(C)(12) (Existing Vegetation Credit).
2. See Subsection 14-16-5-6(C)(13) (Stormwater Management Features).
3. See Subsection 14-16-5-6(D) (Street Frontage Landscaping).
4. See Subsection 14-16-5-6(E) (Edge Buffer Landscaping).
5. See Subsection 14-16-5-6(F) (Parking Lot Landscaping).

5-6(C)(3)(b) Landscaped areas may count toward satisfying usable open space requirements specified for Residential zone districts in Table 5-1-1 and for Mixed-use zone districts in Table 5-1-2.

5-6(C)(3)(c) Gardens and community gardens provided may count toward satisfying the requirements of Subsection 14-16-5-6(C)(2)(Minimum Landscape Area).

5-6(C)(3)(d) Any landscaping provided to meet requirements in Subsection 14-16-5-2(I) (Major Arroyo Edges) may count toward any required landscaping in this Section 14-16-5-6 but shall be subject to Subsection 14-16-5-6(C) (General Landscaping Standards).

5-6(C)(3)(e) Any covered or uncovered outdoor seating and gathering areas provided to meet requirements in Subsection 14-16-5-11(E)(3)(Outdoor Seating and Gathering Areas) may count toward up to 1/3 of required landscaping in Section 14-16-5-6 but shall be subject to standards in Subsection 14-16-5-6(C) (General Landscaping Standards).

**(See additional comments on next page)*

5-6(C)(4) Required Plant Materials and Site Amenities

5-6(C)(4)(a) A minimum of 10 species must be used in the landscaped area.

5-6(C)(4)(b) Only trees and shrubs selected from the Official Albuquerque Plant Palette of low water use, drought tolerant, or xeric species and shown on a landscape plan can count toward the requirements of this Subsection 14-16-5-6(C) (General Landscaping Standards), except that, upon presentation of evidence, the relevant decision-making body may authorize alternative species or cultivars that meet all of the following requirements:

1. Meet the intended purpose of that type of landscaping.
2. Are not hazardous.
3. Are not identified as invasive on a City or State plant list.
4. Are not listed in the City's Weed Identification Handbook.
5. Are equally hardy to the New Mexico climate.

Planning defers to Parks and Rec/ City Forestry for review of plant species identified on the Landscape Plan. As a note, Palm varieties tend to not thrive in Albuquerque due to the drastic drops in temperature during the winter months.

5-6(C)(4)(c) Installation of any trees, shrubs, or other vegetation included in a State list of prohibited or invasive species or listed as noxious weeds in the City's Weed Identification Handbook is prohibited.

5-6(C)(4)(d) No more than 10 percent of required landscape areas shall be cool season grass species.

Required LS Area 9829.65*.10 = 983 Sq. Ft. Maximum for Cool Season Grass. Dwarf Tall Fescue is considered a cool season grass and has 2,640 Sq. Ft. Called out on the site plan. The amount of Tall Fescue will need to be reduced to meet the standard outlined in 5-6(C)(4)(D).

5-6(C)(4)(e) Irrigated grass shall not be planted on slopes exceeding 1:4 rise:run or planted in narrow or irregularly shaped areas 10 feet or less in any dimension in order to avoid water waste.

5-6(C)(4)(f) Any new grass irrigated with sprinklers shall be installed at least 3 feet in any direction from any impermeable hard surface. A buffer using organic mulch can be used when planting grass adjacent to impermeable surface.

5-6(C)(4)(g) Landscaping abutting arroyos shall consist of native plants that are included on the Official Albuquerque Plant Palette.

5-6(C)(4)(h) Artificial turf/grass shall not be counted as living vegetative material or to meet the requirements of this Subsection 14-16-5-6(C) (General Landscaping Standards).

5-6(C)(4)(i) All vegetation shall comply with Article 9-12 and Parts 6-1-1 and 6-6-2 of ROA 1994 (Pollen Control, Water Conservation Landscaping and Water Waste, and Street Trees) and Section 4 of the

**(See additional comments on next page)*

Albuquerque Bernalillo County Water Authority (ABCWUA) Legislation and Ordinances (Water Waste Reduction Ordinance) as applicable.

5-6(C)(4)(j) All required plant materials shall be free of disease and insects and shall conform to the American Standard for Nursery Stock (ASNA) of the American Nursery and Landscape Association.

5-6(C)(4)(k) Shade trees planted approximately 25 feet on-center are required along all required pedestrian walkways. If the walkway is less than 25 feet long, at least one tree is required, or, where there is insufficient space for a tree, a trellis of at least 8 feet high for at least 5 feet along the walkway shall be provided.

5-6(C)(5) Soil Condition and Planting Beds

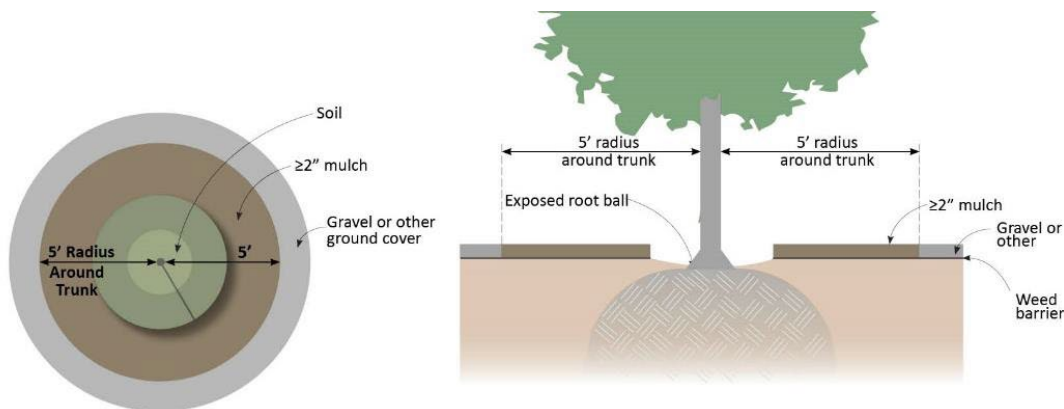
5-6(C)(5)(a) All vegetated material required by this Section 14-16-5-6 shall be planted in uncompacted soil.

5-6(C)(5)(b) If used, weed barriers shall be permeable to optimize stormwater infiltration and prevent runoff.

5-6(C)(5)(c) The use of gravel or crusher fines as ground cover is limited to a maximum of 75 percent of any landscaped area, or 50 percent in DT-UC-MS areas.

5-6(C)(5)(d) A minimum depth of 3 inches of organic mulch, such as arborist mulch or native mulch woodchips, is required in all planting areas. (See figure below.) Decorative bark mulches, bark nuggets, and pecan shells are prohibited.

5-6(C)(5)(e) Organic mulch is required as ground cover under trees, not including street trees, within a 5-foot radius around the tree trunk, but not directly against the trunk. In these areas, weed barrier fabric is prohibited. (See figure below.)



Please show the tree planting detail somewhere on the Landscape Plan and ensure that anywhere mulch is called out is referred to as “Organic Mulch”.

*(See additional comments on next page)

5-6(C)(5)(f) All landscaped areas shall be protected from vehicular encroachment by curbs or wheel stops located 2 feet outside the landscaped area, with openings to accommodate surface collection of stormwater runoff in vegetated swales and stormwater infiltration areas.

5-6(C)(6) Minimum Plant Sizes at Installation

All vegetation required by this Section 14-16-5-6 shall meet the minimum size requirements in Table 5-6-1 unless specified otherwise in this IDO.

Table 5-6-1: Minimum Plant Sizes	
Plant material type (ANSI types)	Minimum size
Deciduous Street Trees	2 in. caliper 6 in. above grade
Deciduous Accent Trees	1.5 in. caliper 6 in. above grade or 6 ft. in height
Evergreen Tree	6 ft. in height
Multi-trunk Tree	Minimum 2 trunks with a combined caliper of 2 in.
Shrubs	1 gallon container size
Ground cover and turf	Adequate to provide general ground cover within 1 growing season after planting

5-6(C)(7) Plant Material Spacing

5-6(C)(7)(a) Vegetation required by this Section 14-16-5-6 shall be located the following distances in any direction from any fire hydrants, valve vaults, hose bibs, manholes, hydrants, and fire department connections:

1. Shrubs: 3 feet
2. Trees: 15 feet

5-6(C)(7)(b) Where tree planting requirements are based on the length of the street frontage, areas occupied by driveways and drive aisles shall be included when calculating the number of trees required to be planted, and all trees that would otherwise be required in driveways or drive aisles shall be planted in other landscaped front yard areas.

5-6(C)(7)(c) The Planning Director may authorize adjustments to any spacing requirements when required due to topography, drainage, utilities or obstructions, provided that the total amount of required landscaping is not reduced.

5-6(C)(7)(d) Shrubs, ornamental grasses, and groundcovers shall be spaced so that no plant is within ½ of the mature diameter of another plant.

5-6(C)(7)(e) Trees shall be spaced so that no tree is within ½ the mature diameter of another tree.

5-6(C)(8) Protecting Clear Sight Triangle

The clear sight triangle shall be maintained at all exits of parking areas and street intersections.

Please update the landscaping plan to show clear site triangles.

**(See additional comments on next page)*

5-6(C)(9) Planting in or over the Public Right-of-way

5-6(C)(9)(a) All planting of vegetated material or installation of any landscaping, buffering, or screening material in the public right-of way shall require the prior approval of the City. The property owner shall be responsible for the maintenance, repairs, or liability for all the landscaping placed in or over the public right-of way.

5-6(C)(9)(b) Any trees that overhang a public sidewalk or Major Public Open Space shall be trimmed to maintain an 8 foot clearance over the sidewalk. Any trees that overhang a public street shall be trimmed to maintain a 9 foot clearance over the street surface.

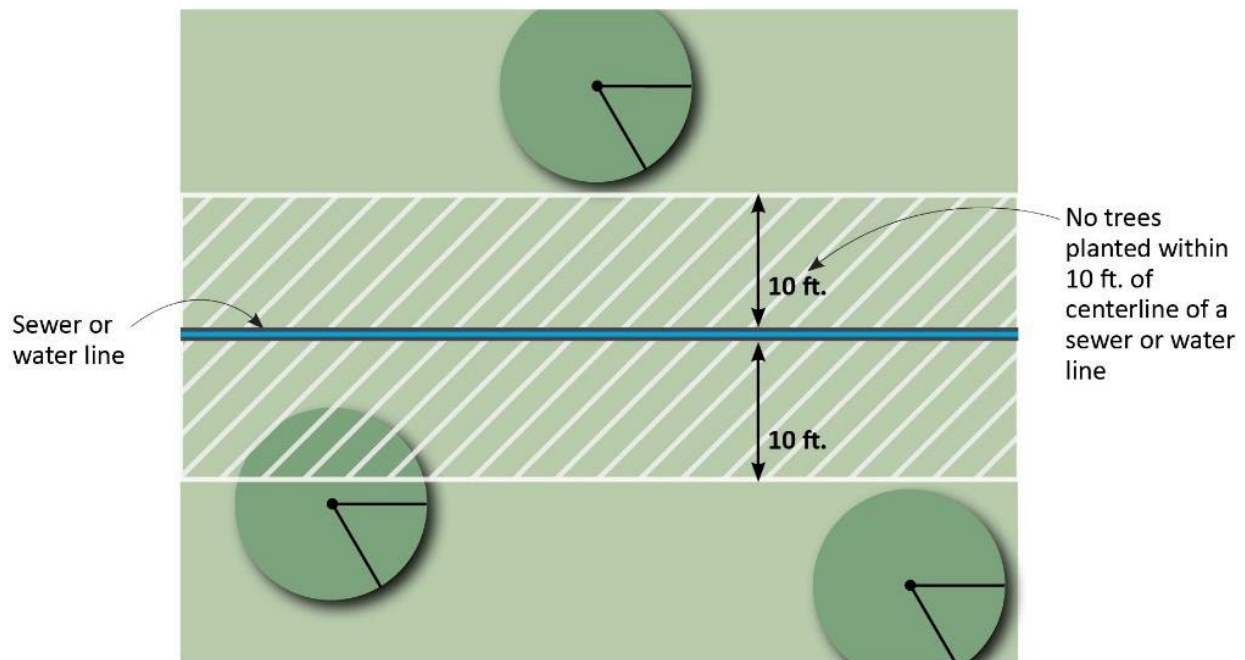
5-6(C)(9)(c) Where landscaping is installed in the public right-of-way, the applicant shall install an adequate irrigation system that meets the minimum technical requirements In Article 6-6 of ROA 1994 (Trees, Vegetation and Landscaping) and the DPM, with a separate meter for the landscape area in the public right-of-way, or a separate valve(s) at the property line allowing isolation of the irrigation to the landscape within the public right-of-way. Drip irrigation systems and artificial turf shall not be allowed within the public right-of-way.

5-6(C)(10) Planting near Utilities

5-6(C)(10)(a) Trees and shrubs shall not be planted in utility easements unless there is no other practicable location on the lot where the landscaping would achieve its intended purpose. The Planning Director may adjust the location of required landscaping to avoid utility easements, provided that the total amount of landscaping and buffering required is not reduced.

5-6(C)(10)(b) Trees shall not be planted within 10 feet in any direction of the centerline of a sewer or water line. (See figure below.)

**(See additional comments on next page)*



5-6(C)(10)(c) Trees or shrubs planted within utility easements shall comply with the standards of the utility provider to minimize effects on facilities maintenance and repair.

5-6(C)(10)(d) If overhead distribution electric lines are present and large trees cannot be planted due to potential interferences with the electric lines, one ornamental tree with a mature height of 12 feet shall be planted per 20 feet of street frontage. New trees planted near electric transmission lines shall be no taller than 25 feet in height at maturity to avoid conflicts with existing electric facilities.

5-6(C)(10)(e) All screening and vegetation surrounding ground-mounted transformers and utility pads must allow 10 feet of clearance in any direction for access and to ensure the safety of the work crews and public during maintenance and repair.

5-6(C)(10)(f) Trees shall not be planted near existing or proposed street light poles.

5-6(C)(10)(g) Standards in the DPM may apply to tree planting in or near other utility easements, such as gas lines.

5-6(C)(11) Parking on Landscaped Areas Prohibited

Parking of automobiles, trucks, trailers, boats, recreational vehicles, or other motor vehicles is prohibited on any required landscape area or buffer area.

5-6(C)(12) Existing Vegetation Credit

**(See additional comments on next page)*

5-6(C)(12)(a) If existing non-prohibited vegetation meets the location requirements and intent of landscaping, buffering, or screening required by this Section 14-16-5-6, that existing vegetation may be credited toward the landscaping, buffering, or screening materials required by this Section 14-16-5-6.

5-6(C)(12)(b) All existing vegetation preserved and used for credit against the requirements for new vegetation shall be protected during construction by a fence erected one foot beyond the drip line of the vegetation.

5-6(C)(12)(c) Trees may be credited only 1 time toward any one buffer, screen, or other landscape requirement.

5-6(C)(12)(d) Trees shall be credited in accordance with Table 5-6-2.

Table 5-6-2: Credits for Preserving Trees	
Diameter at Breast Height (in.)	Number of Trees Credited
≥25	8
≥13 and <25	6
≥8 and <13	4
≥4 and <8	2
<4	1
Prohibited trees 8 in. or greater ^[1]	1
[1] Prohibited trees are those that do not appear on the Official Albuquerque Plant Palette and may appear on the City or State list of prohibited or invasive species	

Are there any plans on saving or retaining any portion of the Landscaping?

5-6(C)(13) Stormwater Management Features

5-6(C)(13)(a) Required landscape area and buffer areas shall be designed to serve as stormwater management areas to the maximum extent practicable and consistent with their required locations and vegetation.

5-6(C)(13)(b) Required landscape area and buffer areas shall be designed pursuant to the DPM and the City Standard Specifications for Public Works Construction.

5-6(C)(13)(c) In the R-ML, R-MH, Mixed-use, and NR-SU zone districts, and on lots containing multi-family dwellings or non-residential uses in the R-A, R-1, R-MC, and R-T zone districts, surface runoff including runoff from roofs and parking areas shall be directed into depressed water collection areas that are located in landscape areas and that meet all applicable standards in the DPM.

5-6(C)(13)(d) Areas created to meet stormwater management requirements of the City or a governmental entity, and located in a required side or rear yard buffer or in a parking lot, shall be counted toward required landscaping and buffering in those areas, provided that the area includes vegetation required by this Section 14-16-5-6.

**(See additional comments on next page)*

5-6(C)(13)(e) Where pedestrian walkways and multi-use trails cross required landscape areas, permeable paving may be used and may count toward satisfying the requirements of Subsection 14-16-5-6(C)(2)(Minimum Landscape Area).

5-6(C)(14) Irrigation Systems

5-6(C)(14)(a) Irrigation systems shall comply with Section 8 of the ABCWUA Legislation and Ordinances (Cross Connection Prevention and Control Ordinance).

5-6(C)(14)(b) All irrigation systems shall be designed to minimize the use of water.

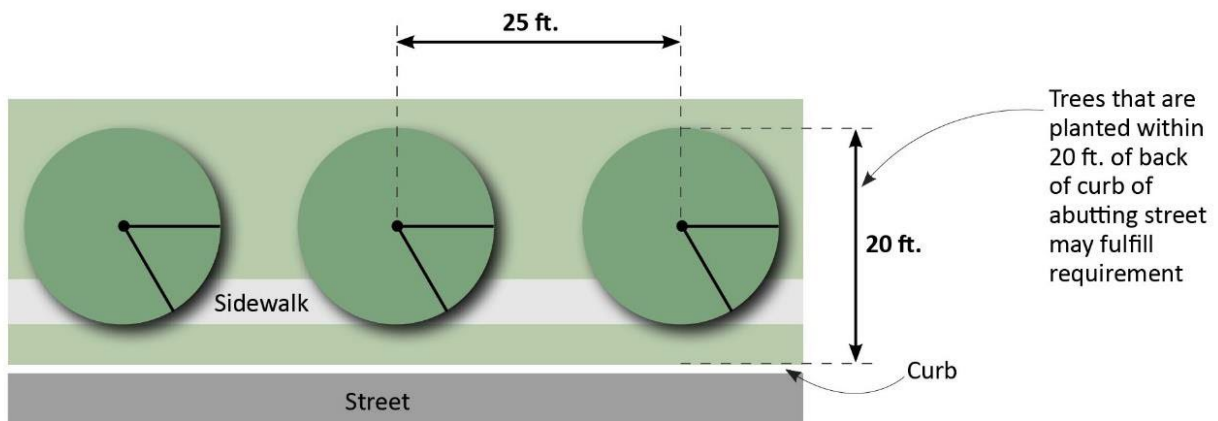
5-6(C)(14)(c) All non-residential landscape irrigation shall have automatic timers and/or programmable settings to avoid overwatering.

5-6(C)(14)(d) The irrigation system shall not spray or irrigate impervious surfaces, including sidewalks, driveways, drive aisles, hardscapes, or streets; non-landscaped areas; adjacent property; or parking and loading areas.

5-6(D) STREET FRONTAGE LANDSCAPING

5-6(D)(1) Required Street Trees

5-6(D)(1)(a) All development shall comply with Part 6-6-2 of ROA 1994 (Street Trees) and any standards developed by the Parks and Recreation Department or other City department to implement that Ordinance. Trees are generally required along street frontages every 25 feet on center unless specified otherwise in Part 6-6-2 of ROA 1994 (Street Trees). Along street frontages where street trees are required, trees that are planted within 20 feet of the back of curb of the abutting street may fulfill this requirement. (See figure below.)



5-6(D)(1)(b) Only trees selected from the Official Albuquerque Plant Palette of low water use, drought tolerant, or xeric species and shown on a landscape plan can count toward the requirements of this Subsection 14-16-5-6(D) (Street Frontage Landscaping), except that existing trees that are 8-inch caliper

**(See additional comments on next page)*

or larger may count toward street tree requirements, regardless of whether they appear on one of those lists.

5-6(D)(1)(c) Planting areas necessary for trees in the street frontage shall meet the minimum size requirements in Table 5-6-3 unless specified otherwise in this IDO. Tree grates may be used in constrained locations to accommodate pedestrian circulation, to allow the required planting areas to have a walkable surface.

Planning Defers to Parks and Rec for review of Street Trees.

5-6(E) EDGE BUFFER LANDSCAPING

5-6(E)(1) General Requirements

5-6(E)(1)(a) Landscaped edge buffers and/or edge buffer walls are required between properties to mitigate the impacts of significant differences in property use, size, or scale through standards specified in Subsections (2) through (5) below.

5-6(E)(1)(b) If a landscaped edge buffer is required and a wall is required or will be provided, the wall shall be provided on the property line between the two properties unless specified otherwise in this IDO.

5-6(E)(1)(c) Required edge buffering is not required to be installed along any portion of the lot line covered by an access easement between adjacent lots, but an equivalent amount of landscaping shall be installed on remaining portions of the side or rear lot line, as applicable.

5-6(F) PARKING LOT LANDSCAPING

5-6(F)(1) Parking Lot Edges

5-6(F)(1)(a) Landscape buffer areas are required to separate off-street parking and circulation areas from front, side, and rear boundaries of premises.

5-6(F)(1)(b) Where a parking lot is abutting an R-A, R-1, R-MC, or R-T zone district, provisions related to parking area in Subsection 14-16-5-9(D) (Parking, Drive-through Or Drive-up Facilities, and Loading) shall apply.

5-6(F)(1)(c) Where development is coordinated on 2 or more abutting sites, or where multiple parking areas are located on a single lot, or on planned development areas controlled by Site Plans, these requirements shall be based on the entire development area unless otherwise approved by the decision-making body.

5-6(F)(1)(d) Landscape buffers may be crossed by drive aisles connecting to abutting land.

5-6(F)(1)(e) No parking is allowed within a required landscape buffer area.

**(See additional comments on next page)*

5-6(F)(1)(f) Landscape approved within the abutting public right-of-way or private way may be counted toward this requirement if there is no existing or planned public sidewalk between such landscape and the premises, but in no case shall the width of the on-site landscape buffer be less than 5 feet.

5-6(F)(1)(g) The landscape area may be reduced by up to 25 percent if the surface of the parking or vehicle circulation area is of a permeable material with approval from the Planning Director.

5-6(F)(1)(h) Where walls are required, they shall integrate with building materials and colors.

5-6(F)(1)(i) Landscape buffers are required in the following locations, with minimum widths and design requirements as specified below.

1. Front Lot Edge

a. General

Any parking lot located within 30 feet of the front lot line shall be screened from the street either by a masonry wall constructed of a material similar in texture, appearance, and color to the street-facing façade of the primary building (but excluding exposed CMU block) at least 3 but not more than 4 feet in height, or by a landscape buffer at least 10 feet in width with a continuous line of evergreen shrubbery 3 feet in height, or by other means that the Planning Director determines provides equal or better screening of the headlights of parked vehicles.

2. Side and Rear Lot Edges

Where no side or rear lot line buffer is required by Subsection 14-16-5-6(E) above, the following standards apply where the side or rear lot line abuts a public street.

a. General

Any parking lot located within 20 feet of a side or rear lot line shall be screened by a landscaped buffer area at least 6 feet wide containing at least 2 trees and 6 shrubs per 25 feet of the parking lot edge closest to the lot line, or by other means that the Planning Director determines provides equal or better screening of the headlights of parked vehicles.

5-6(F)(2) Parking Lot Interior

5-6(F)(2)(a) **General**

At least 10 percent of the parking lot area of lots containing 50 or fewer spaces, and at least 15 percent of the parking lot area of lots containing 50 or more spaces, shall be landscaped.

5-6(F)(2)(c) **Tree Requirements**

1. One (1) tree is required per 10 parking spaces.
2. No parking space may be more than 100 feet in any direction from a tree trunk.
3. At least 75 percent of the required parking area trees shall be deciduous canopy-type shade trees, capable of achieving a mature canopy diameter of at least 25 feet.

5-6(F)(2)(d) **Location and Dimension of Landscaped Areas**

**(See additional comments on next page)*

1. The minimum size of tree planters within off-street parking areas shall be 60 square feet per tree. This requirement may be reduced to 36 square feet if the surface of a parking or vehicle circulation area abutting the tree planter is of a permeable material and, combined with the tree planter area, meets the 60 square foot per tree requirement.
2. In parking areas of 100 spaces or more, the ends of parking aisles shall be defined as landscaped islands no narrower than 8 feet in any dimension.

5-6(G) SCREENING OF MECHANICAL EQUIPMENT AND SUPPORT AREAS

Site areas listed below shall comply with the following standards. In any case where a decorative wall or fence is required or installed, chain link fencing (with or without slats) shall not satisfy the requirement.

5-6(G)(1) Roof-mounted Mechanical Equipment

5-6(G)(1)(a) No screening is required for rooftop solar energy equipment.

5-6(G)(1)(b) In any R-ML, R-MH, Mixed-use, NR-C, NR-BP, NR-SU, or NR-PO zone district, roof-mounted mechanical equipment shall be screened by a parapet wall or similar feature that is an integral part of the building's architectural design. The parapet wall or similar feature shall be sufficient to screen the mechanical equipment from all sides when viewed from 5 feet above ground level at any property line abutting a City park or trail, Major Public Open Space, major arroyo, or public street classified as a collector, arterial, or interstate highway.

Will there be any roof mounted mechanical equipment?

5-8 OUTDOOR AND SITE LIGHTING

5-8(B) APPLICABILITY

All sources of light visible from the exterior of a property shall comply with the standards of this Section 14-16-5-8, unless specified otherwise in this IDO. This includes the use of outdoor lighting, hours of operation, and regulation of light trespass.

5-8(B)(1) Activities that Trigger Outdoor and Site Lighting Requirements

5-8(B)(1)(c) New Development

Development involving the construction of a new building or new parking lot shall conform with the requirements of this Section.

5-8(E) GENERAL DESIGN AND ILLUMINATION STANDARDS

All sources of light visible from the exterior of a property subject to this Section 14-16-5-8 shall meet the following standards.

**(See additional comments on next page)*

5-8(E)(1) Uplight Restrictions

5-8(E)(1)(a) Unless specified otherwise in this IDO, luminaires shall be fully shielded or have a U0 rating (i.e., a luminaire that emits zero lumens above 90 degrees from nadir). Unshielded floodlights with articulated mounting are prohibited.

5-8(E)(1)(b) Luminaires installed under canopies, porte cocheres, or beneath similar structures shall meet all of the following requirements.

1. Luminaires shall be mounted to aim downward and installed flush-mounted or recessed above the lowest edge of the canopy such that the lowest part of the luminaire is shielded from view beyond the property line.
2. The vertical fascia shall not be internally illuminated.
3. All light emitted shall be substantially confined to the posts, facades, and ground surface directly beneath the perimeter of the canopy or similar structure.

5-8(E)(2) Correlated Color Temperature (CCT) and Color Rendering Index (CRI)

5-8(E)(2)(a) Unless specified elsewhere in this IDO, outdoor lighting shall have a maximum CCT of 3000K. The minimum CRI for these light sources shall be 65.

5-8(E)(2)(b) Light sources below 2700K with limited spectral emission and CRI values below 65, such as low-pressure sodium or amber LED, are allowed within NDZ or Lz0 lighting designations.

5-8(E)(3) Light Poles

Table 5-8-1 specifies the maximum height of light poles, measured from the finished grade to the top of the pole.

5-8(E)(4) Façade, Wall/Fence, Landscape Feature, or Sculpture Lighting

Lighting to illuminate vertical surfaces to help people navigate and detect threats at night shall follow all the following requirements.

5-8(E)(4)(a) Non-white colored lighting is allowed for lighting vertical surfaces.

5-8(E)(4)(b) Articulated lights emitting light above 90 degrees from the nadir shall be shielded to contain light to their targeted surface/object. Windows in a dwelling are not allowed to be a target.

5-8(E)(5) Steps, Stairs, and Pedestrian Walkway Lighting

Lighting to illuminate trip and fall hazards such as stairs, curbs, and raised pavement shall follow ANSI/RP-43 standards.

5-8(E)(6) Deck and Outdoor Dining Lighting

5-8(E)(6)(a) Lighting used to illuminate patios, decks, balconies, terraces, gazebos, pergolas, or any other accessory structure, including festoon lighting, is subject to an outdoor lighting curfew.

**(See additional comments on next page)*

5-8(E)(6)(b) Festoon lighting is exempt from the point light source restriction in Subsection 14-16-5-8(E)(4)(a).

5-8(F) LIGHTING DESIGNATION FOR ZONE DISTRICTS

Table 5-8-2: Lighting Designations by Zone District specifies the equivalent ANSI/IES lighting designations allowed in each zone district based on allowable land uses. Where multiple designations are specified for a zone district, the notes in the table identify which designation shall be used depending on context.

Table 5-8-2: Lighting Designations by Zone District																		
NDZ = Natural Dark Zone			Lz0 = Light Zone 0				Lz1 = Light Zone 1				Lz2 = Light Zone 2				Lz3 = Light Zone 3			
Zone District	Residential						Mixed-Use				Non-residential							
ANSI/IES Lighting Designation	R-A	R-1	R-T	R-MC	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-PO			
															A	B	C	D
NDZ																X ^[1]	X ^[1]	
Lz0	X ^[3]	X ^[3]	X ^[3]	X ^[3]	X ^[3]		X ³								X ^[2]	X ^[2]	X ^[2]	X ^[2]
Lz1	X	X	X	X	X	X ^{[3], [4]}	X	X ^[4]	X ^[4]	X ^[4]	X	X	X	X	X			X
Lz2						X		X	X	X	X ^[5]			X ^[5]	X ^[6]			
Lz3								X ^[5]	X ^[5]						X ^[7]			

Notes:

[1] NDZ is required in NR-PO zones for open space where no anthropogenic light is allowed.

[2] Lz0 is required in NR-PO zones for open space where some anthropogenic light is needed in hours of darkness, parks with minimal amenities, and parks or open space adjacent to low-density residential uses.

[3] A lower lighting zone is required on subject properties with sensitive lands.

[4] A lower lighting zone is required on subject properties adjacent to low-density residential uses.

[5] In UC-MS-PT-MT areas, a higher lighting zone is allowed, unless the subject property is adjacent to any Residential zone district.

[6] Lz2 is allowed in parks with high pedestrian activity and many amenities.

[7] Lz3 is allowed in parks containing nighttime stadiums or entertainment activities.

A site lighting plan will need to be completed and submitted for review prior to final sign off of the site plan.

5-11 BUILDING DESIGN

5-11(B) APPLICABILITY

The standards in this Section 14-16-5-11 shall apply to development in any zone district when any of the following takes place:

5-11(B)(1) Construction of a new building.

5-11(E) MULTI-FAMILY RESIDENTIAL DEVELOPMENT IN UC-MS-PT AREAS AND MIXED-USE AND NON-RESIDENTIAL DEVELOPMENT IN MIXED-USE ZONE DISTRICTS AND NR-C OR NR-BP ZONE DISTRICTS

*(See additional comments on next page)

Multi-family residential development of any size in any zone district in UC-MS-PT areas and all mixed-use and non-residential development located in any Mixed-use zone district except MX-FB or in the NR-C or NR-BP zone districts shall comply with the standards in this Subsection 14-16-5-11(E), except that parking structures, including the portion of parking structures incorporated into a building with allowable primary and/or accessory uses, shall comply with the design standards in Subsection 14-16-5-5(G) (Parking Structure Design).

5-11(E)(2) Façade Design

5-11(E)(2)(a) General

1. Façades shall be designed to provide a sense of human scale at ground level by providing a clear architectural distinction between ground floor levels and all additional levels.
2. Each street-facing façade shall incorporate at least 2 of the following features (illustrated below) along at least 30 percent of the length of the façade, distributed along the façade so that at least 1 of the incorporated features occurs every 40 feet:
 - a. Ground-floor transparent windows, with the lower edge of window sills no higher than 30 inches above the finished floor.
 - b. Windows on upper floors.
 - c. Primary pedestrian entrances.
 - d. Portals, arcades, canopies, trellises, awnings over windows, or other elements that provide shade or protection from the weather.
 - e. Sun shelves or other exterior building features designed to reflect sunlight into the building and reduce the need for interior lighting.
 - f. Raised planters between 12 inches and 28 inches above grade with the surface planted to achieve at least 75 percent vegetative cover at maturity.
3. Each street-facing façade longer than 100 feet shall incorporate at least 1 of the following additional features (illustrated below):
 - a. Wall plane projections or recesses of at least 1 foot in depth at least every 100 feet of façade length and extending for at least 25 percent of the length of the façade.
 - b. A change in color, texture, or material at least every 50 feet of façade length and extending at least 20 percent of the length of the façade.
 - c. An offset, reveal, pilaster, or projecting element no less than 2 feet in width, projecting from the façade by at least 6 inches, and repeating at minimum intervals of 30 feet of façade length.

**(See additional comments on next page)*

- d. Three-dimensional cornice or base treatments.
 - e. A projecting gable, hip feature, or change in parapet height at least every 100 feet of façade length.
 - f. Art such as murals or sculpture that is privately-owned or coordinated through the City Public Arts Program.
4. All accessory buildings visible from a public street shall be similar in color, material, distinctive rooflines, finishing details, and accent features to the primary building.

Please show building design and colors on a separate sheet and ensure that the design complies with the provisions outlined in 5(11)(E).

5-11(E)(3) Outdoor Seating and Gathering Areas

5-11(E)(3)(a) General

- 1. For primary buildings containing a use from the Transportation subcategory of Commercial Uses or from the Industrial Uses category in Table 4-2-1, at least 1 outdoor seating and gathering area shall be provided that is a minimum of 500 square feet.
- 2. For all other uses, each primary building containing more than 30,000 square feet of gross floor area shall provide at least 1 outdoor seating and gathering area for every 30,000 square feet of building gross floor area, meeting all of the following standards.
 - a. Each required seating and gathering area shall be at least 400 square feet in size for each 30,000 square feet of gross floor area.
 - b. At least 25 percent of the required seating and gathering areas shall be shaded from the sun.
 - c. The seating and gathering area shall be provided with pedestrian-scale lighting, street furniture or seating areas, and trash receptacles.
 - d. The required seating and gathering area shall be linked to the primary entrance of the primary building and the public sidewalk or internal drive aisle or located adjacent to or to maximize views to public or private open space.

6-4(Y) AMENDMENTS OF PRE-IDO APPROVALS

6-4(Y)(1)(a) Minor Amendments

- 1. The Planning Director may grant minor amendments that meet all of the following requirements.
 - a. The existing site development plan specifies the requirements in place at the time of approval, and the requested change still meets the original requirements.

**(See additional comments on next page)*

- b. The requested change is within the thresholds for minor amendments established in Table 6-4-4, cumulative of prior deviations or minor amendments.
- c. **The requested change does not require major public infrastructure, significant changes to access to the subject property, or a traffic impact study, which would warrant additional review by the original decision-making body.**
- d. No deviations, Variances, or Waivers shall be granted for minor amendments.

If a TIS is required by transportation per 6-4-(Y)(1)(a) the requested change would require a review by the original approving body as a Major Site Plan Amendment - (EPC).

GENERAL COMMENTS

- If Major infrastructure is needed an IL-Infrastructure list and financial guarantee will be required.
- If any boundary adjustments, lot line elimination/addition, or sub-division is required than a future platting application will need to be submitted for review and approval by the DHO (Development Hearing Officer).
- Signatures from Hydrology, ABCWUA, and Transportation engineers and staff must be obtained on Form PLT and submitted with the platting application. They will not sign Form PLT until/unless they receive any/all required associated application approvals as listed on Form PLT. Form PLT can be obtained at the following link:
<https://documents.cabq.gov/planning/development-hearing-officer/Form%20PLT.pdf>
- The Plat must be created, as well as sealed and signed by a surveyor licensed in the State of New Mexico.
- All public notice requirements of IDO Section 6, Table 6-1-1 will need to be completed prior to submitting the platting application, and included in the platting application packet. Neighborhood Associations (NA's) as identified by the Office of Neighborhood Coordination (ONC) must include the following:
 1. Completed notification form noting the application type, date/time of the DHO meeting, and that the DHO meeting will be held remotely via Zoom, providing the Zoom link to the meeting. A blank notification form can be obtained at the following link:
<https://documents.cabq.gov/planning/development-hearing-officer/Emailed-Mailed->

**(See additional comments on next page)*

2. Zone Atlas Map sheet with the site highlighted and labeled.
3. Copy of the Plat.
4. In the platting application packet, in addition to including the documentation listed above, proof of email to the NA's must be included along with the ONC confirmation email with the list of NA's to contact.

ONC can be contacted at: onc@cabq.gov as well as (505) 768-3334.

- All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are required on the Plat prior to the acceptance of the application file for the Plat and placement on a DHO agenda.
- Project and Application #'s must be added to the plat.
- All future formal Plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico.
- Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.
- All future applications and documents must be submitted through ABQ-PLAN.



Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Jacob Boylan
Planning Department

DATE: 05/14/25

**(See additional comments on next page)*

C) APPLICATION INFORMATION

September 16, 2025

Albuquerque Planning Department
600 2nd Street NW,
Albuquerque, NM, 87102

Re: 10000 Coors Boulevard Bypass NW

To Whom It May Concern:

This letter provides authorization for Consensus Planning, Inc. and MSL Engineering Inc. to act as our agent relating to all applications, hearings, submittals, and other formal representation for the subject property to attend the necessary meetings, hearings, and obtain the approvals to allow for a Major Amendment to the Cottonwood Mall Site Development Plan, Site Plan Administrative – DFT, and a Minor Subdivision of the property. The property is legally described as: *Tract B2A Plat of Tracts A-1-A, B-1-A-1, B-1-B-1, B-2-A, B-3-A, B-4-A & B-5-A-1 Second Revision Plat Cottonwood Mall Containing 11.6219 acres.*

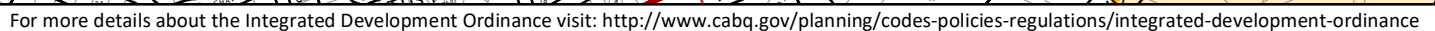
DILLARD'S PROPERTIES, INC., a Delaware corporation

By: 

Name Chris B. Johnson

Title: Vice President

Date 12.2.25



Gray Shading
Represents Area Outside
of the City Limits



June 30, 2026

Mr. Renn Halstead, Chair
Environmental Planning Commission
600 Second Street NW
Albuquerque, New Mexico 87102

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

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

Dear Chair Halstead,

The purpose of this letter is to provide justification for a Major Amendment – EPC to the existing Site Development Plan for the property located at 10000 Coors Boulevard Bypass NW, The Cottonwood Mall. The mall property covers approximately 90 acres and is zoned Mixed-Use Medium Intensity (MX-M). The full legal description of the Cottonwood Mall Site Development Plan and the subject site is at the end of this letter for reference. An Amended Site Development Plan for Building Permit for the shopping center was approved by the Planning Commission (EPC) on July 31, 2020 (See attached Notice of Decision). This request meets the criteria for a Major Amendment as outlined in IDO Section 14-6-6-4(Y)(3) and thus requires EPC review and approval.



Figure 1 – Cottonwood Mall Site Development Plan Boundary (in red) & Tract for Proposed Development Area (in yellow)

PRINCIPALS

James K. Strozier, FAICP

ASSOCIATES

Ken Romig, PLA, ASLA

THE REQUEST

The applicant seeks a Major Amendment to the existing Site Development Plan for the Cottonwood Mall to allow the construction of a new In-N-Out Burger restaurant. This change will result in an infill development in an underused area of the mall parking lot, located approximately 640 feet east of the intersection of Coors Boulevard NW and Coors Boulevard Bypass NW.



Figure 2 – Existing Cottonwood Mall Site Plan (blue boundary) and Proposed Development (red boundary)

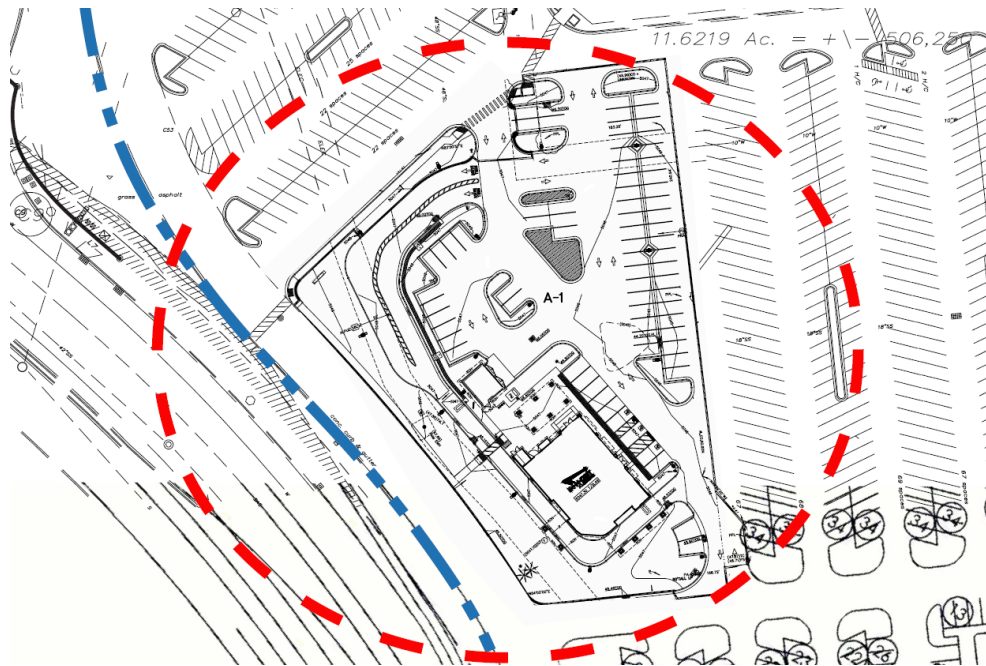


Figure 3 – Close-Up of Proposed Development (red boundary)

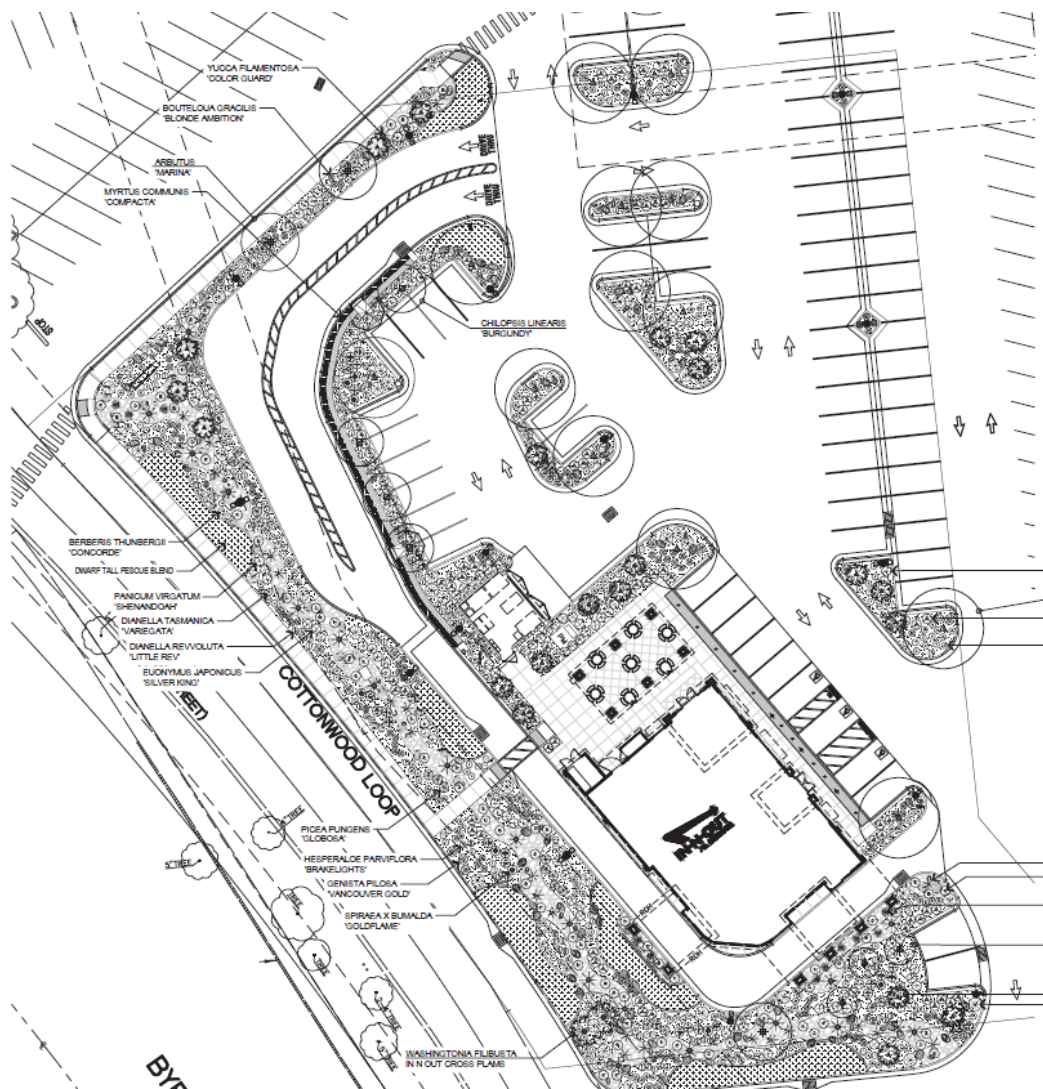


Figure 4 – Proposed Site and Landscape Plan for Proposed Development.

According to IDO, since the proposed restaurant and requested amendment require a traffic impact study (14-16-6-4(Y)(1)(a)1. d). This request does not qualify as a minor amendment. Therefore, we are requesting a Major Amendment to the Site Plan under the provisions for pre-IDO approval pursuant to section 14-16-6-4(Y)(1)(d) Amendments of Pre-IDO approvals.

The following table shows the overall amendments to the gross floor area, paving, and landscaping related to this request.

TABLE 1: BUILDING & LANDSCAPE FLOOR AREA ANALYSIS			
	EXISTING (square footage)	PROPOSED (square footage)	CHANGE (square footage)
Floor Area	1,113,534	1,117,421	+3,887 (<1%)
Paved Area	1,968,897	1,965,010	-3,887
Landscape	416,583	428,385	+11,802

After this amendment, the overall parking requirements remain satisfied for all uses on the mall property. The following table lists the number of spaces required for all uses (based

on the current IDO parking standards). The proposed parking calculations demonstrate that all required parking can be provided on site.

TABLE 2: PARKING ANALYSIS

	REQUIRED	EXISTING	PROPOSED
Parking Spaces	4,404	5,014	4,891

With the redevelopment of the In-N-Out Burger property, the existing parking spaces for the mall are reduced by 125 net spaces. The In-N-Out Burger restaurant provides 62 parking spaces, which exceeds the IDO requirement for the restaurant's use.

These tables demonstrate that amending the site plan to allow a new restaurant in the existing mall parking lot still meets the required parking and landscaping for the site. The proposed landscaping brings the landscaping percentage of the site to over an estimated 20% while balancing the overall required parking for the site. The new restaurant and landscaping also minimize the expense of paved parking along the Coors Boulevard Bypass.

SITE HISTORY

Developed in 1996, the Cottonwood Mall was established to serve the community's needs with a diverse range of commercial retail, services, business offices, and restaurants. It continues to serve as a regional commercial center with a variety of retail and personal services.

EXISTING CONDITIONS

The site is situated within a mixed commercial center featuring a variety of commercial uses such as restaurants, retail stores, financial services, corporate offices and multifamily uses. The surrounding area predominantly comprises Mixed-Use, Commercial, and multifamily zones. The area included with this request includes and is adjacent to several restaurants (BJ's, Tokyo Hana Hibachi & Sushi Bar, Red Robin, Buffalo Wild Wings, and the Range Café) and Dillard's Department Store. Research of previous city planning files and case history are lacking recorded amendments to the shopping center Site Development Plan.

SURROUNDING ZONING AND LAND USE

The subject property is located within an established mixed-use and commercial area characterized by a variety of zoning designations and complementary land uses. As shown in Table 3, the surrounding properties include commercial retail, restaurants, multifamily residential, public facilities, and shopping centers, demonstrating that the proposed zoning is compatible with the existing development pattern and supports the area's evolving mixed-use character.

TABLE 3: ADJACENT ZONING AND LAND USE

DIRECTION	ZONING	LAND USE
North	NR-C & MX-M	Commercial Retail & Restaurants
South	MX-M, NR-C, & NR-BP	Multi-family Residential, Shopping Center, Commercial Retail, & Restaurants

East	Unincorporated Bernalillo County	
West	MX-M, R-ML, PD, & NR-C	Multi-family Residential, Commercial Retail, Auto Retail, & Public Facilities

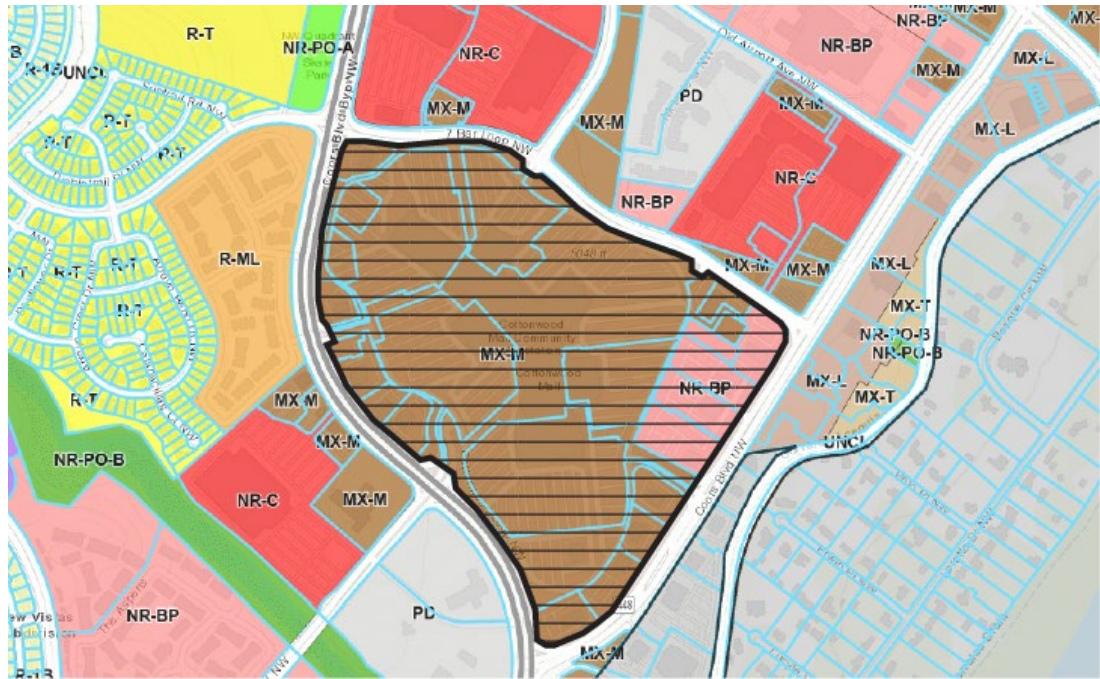


Figure 5 – Existing Zoning (Subject Site in Black Lines)

INTEGRATED DEVELOPMENT ORDINANCE JUSTIFICATION CRITERIA

The following responses summarize how the request for a Major Amendment to the existing Site Development Plan meets the IDO criteria pursuant to IDO Section 14-16-6-4(Y)(1)(b) amendment, to Pre-IDO Approval, Site Development Plans, Major Amendments.

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

Applicant Response: This request is consistent with the Comp Plan as amended, as summarized by the following Comp Plan goals, policies, and sub-policies:

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

Applicant Response: This request is consistent with Goal 5.1 because the amendment to the Cottonwood Mall Site Development Plan will allow the creation of a new restaurant in the Cottonwood Mall Employment Center along a Major Transit Corridor that strengthens the employment center and multi-modal options by reducing the large parking lot. Growth along the Corridor and in an Employment Center directly facilitates this goal because it adds new development to a lot that is excess parking, and the proposed development will support the surrounding businesses in the Employment Center. Consistency with this goal is further articulated by the response to the policy and sub-policy below.

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

Applicant Response: *The proposed Major Amendment furthers Policy 5.1.1 by directing new commercial investment and redevelopment to the Cottonwood Mall Employment Center, a designated Center located adjacent to the Coors Boulevard Major Transit Corridor and within an Area of Change where additional growth is encouraged. The Comprehensive Plan promotes concentrating regional growth within Centers and Corridors to create a more sustainable development pattern while maximizing existing infrastructure and public investments. By allowing redevelopment of an underutilized portion of the existing surface parking lot into a productive commercial use, the amendment supports reinvestment within an established commercial center rather than encouraging development at the urban edge. The proposal strengthens the existing mix of commercial uses, supports surrounding businesses, and advances the Comprehensive Plan's vision for sustainable growth within Albuquerque's designated Centers and Corridors.*

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

Applicant Response: *The proposed Major Amendment advances this sub-policy by promoting compact commercial infill and higher employment density within one of Albuquerque's designated Employment Centers. The Comprehensive Plan designates Employment Centers and Major Transit Corridors as optimal locations for future growth, since focusing redevelopment here maximizes use of the existing infrastructure and discourages expansion at the urban fringe. This proposal converts an underused parking lot into a vibrant commercial space that supports local businesses, generates more jobs, and strengthens Cottonwood Mall's role as a regional shopping hub. As infill within an established Center along a Major Transit Corridor, the redevelopment leverages existing infrastructure for efficient growth.*

Policy 5.1.5 Employment Center: Create Centers that prioritize employment opportunities and foster synergy among businesses.

Applicant Response: *The proposed Major Amendment furthers Policy 5.1.5 because the Cottonwood Mall Employment Center exists specifically to concentrate employment opportunities and foster synergy among businesses. The proposed restaurant complements the existing mix of retail, restaurants, offices, entertainment, and commercial services by increasing customer activity and supporting surrounding businesses through shared patronage. As additional businesses continue investing in Cottonwood Mall, including recent redevelopment projects and public amenities such as the dog park, the Employment Center continues evolving into a more diverse commercial area. The proposed redevelopment further strengthens this synergy while creating additional permanent job opportunities within an established employment center.*

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

Applicant Response: The proposed Major Amendment furthers Policy 5.1.10 by directing new commercial investment to the Cottonwood Mall Employment Center, adjacent to the Coors Boulevard Major Transit Corridor, one of the locations where the Comprehensive Plan encourages higher-intensity commercial development that leverages existing multimodal infrastructure. The purpose of concentrating growth along Major Transit Corridors is to maximize the use of existing transportation investments by locating employment, retail, dining, and services where they are readily accessible by transit, walking, bicycling, and automobile. The subject property is well served by this multimodal transportation network. Existing bicycle facilities are located along Coors Boulevard NW, with striped bicycle lanes extending both north and south of the Cottonwood Mall area, and along nearby Ellison Drive NW, providing bicycle connectivity to surrounding residential neighborhoods and commercial destinations. In addition, the site is served by multiple active ABQ RIDE bus routes, including Routes 155 (Coors) and 157 (Cottonwood/Montano/UTC), with approximately six active bus stops located within convenient walking distance of the subject property along Coors Boulevard, Coors Boulevard Bypass, and Cottonwood Mall. These transit services provide direct connections to the Northwest Transit Center, Downtown Albuquerque, and other major employment and activity centers throughout the city.

By locating a new restaurant within this established Employment Center and Area of Change, the proposal capitalizes on existing roadway capacity, sidewalks, bicycle infrastructure, and public transit service without requiring the extension of new public facilities. Furthermore, the project continues the ongoing revitalization of Cottonwood Mall, which has recently included the addition of a public dog park, redevelopment of an existing bank property, and construction of new commercial uses on previously underutilized parking areas. Collectively, these investments reinforce the Comprehensive Plan's vision of directing redevelopment to Major Transit Corridors and Employment Centers where infrastructure already exists, thereby promoting efficient land use patterns, reducing pressure for outward expansion, and supporting a more connected and sustainable transportation network.

Goal 5.2 Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

Applicant Response: The proposed Major Amendment furthers Goal 5.2 because it contributes to the continued evolution of the Cottonwood Mall Employment Center as a complete community destination where residents can conveniently access employment, shopping, dining, recreation, and services within an established regional center. The Comprehensive Plan recognizes that Complete Communities are achieved by concentrating a complementary mix of uses in areas served by existing transportation infrastructure and public facilities. The subject property is located within the Cottonwood Mall Employment Center, adjacent to the Coors Boulevard Major Transit Corridor, and within an Area of Change where additional commercial investment is encouraged. The proposed restaurant expands the variety of dining options available to nearby residents, employees, and visitors while complementing the existing mix of retail, office, entertainment, and service uses in the mall. The proposal also builds upon the ongoing revitalization of Cottonwood Mall, including the addition of a public dog park, redevelopment of an existing bank



property, and new commercial redevelopment projects that have enhanced the site's role as a destination where people can shop, dine, work, and gather. By continuing reinvestment within this established Employment Center, the proposal strengthens one of Albuquerque's designated Complete Communities while maximizing access to services through existing multimodal transportation infrastructure.

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

Applicant Response: *The proposed Major Amendment furthers Policy 5.2.1 by expanding the mix of commercial uses within the Cottonwood Mall Employment Center while reinforcing an established destination conveniently accessible to surrounding neighborhoods. The Comprehensive Plan encourages a complementary mix of employment, shopping, dining, and services that support Complete Communities and reduces the need for longer vehicle trips. The proposed restaurant complements the existing retail, restaurant, office, and service uses while providing additional employment opportunities and amenities for nearby residents, employees, and visitors. By redeveloping an underutilized portion of the existing parking lot, the proposal strengthens the area's established land use pattern and enhances the long-term vitality of this regional commercial center. This is further articulated by the sub-policies below.*

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

Applicant Response: *This request is consistent with this sub-policy because it facilitates development on an underutilized surface parking lot, which is part of a larger parking lot. This future use is clearly a more productive use of this lot and therefore fulfills this sub-policy as a function of its overarching policy which aims to create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods, such as the 7 Bar Loop, Cottonwood Heights, and Bosque Dell Acres neighborhood, Cottonwood Ranch Apartments which are all within a ¼ mile radius of the subject site.*

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.

Applicant Response: *The proposed Major Amendment furthers Goal 5.3 because it represents efficient infill redevelopment that maximizes the use of existing public infrastructure, utilities, transportation facilities, and commercial development. The Comprehensive Plan identifies Employment Centers, Major Transit Corridors, and Areas of Change as the preferred locations for future growth because these areas already possess the infrastructure capacity needed to accommodate additional development without requiring significant public investment or expansion of City services. Rather than developing previously undeveloped land, the proposal converts an underutilized portion of the existing Cottonwood Mall parking lot into productive commercial use while maintaining adequate parking for the overall development. The project capitalizes on existing roadways, sidewalks, bicycle*

facilities, transit service, drainage infrastructure, and utilities, representing an efficient use of land that supports the public good. Furthermore, the proposal continues the long-term reinvestment occurring throughout Cottonwood Mall, demonstrating how incremental redevelopment within established commercial centers can modernize aging properties, improve economic productivity, and maximize the return on existing public infrastructure investments.

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

Applicant Response: *The proposed Major Amendment furthers Policy 5.3.1 by facilitating infill redevelopment within an established commercial area that is fully served by existing public infrastructure and facilities. The Comprehensive Plan encourages directing new growth to infill locations where public infrastructure investments can be maximized, and redevelopment can occur without extending utilities or expanding into undeveloped areas. The City's Comprehensive Plan defines infill as development or redevelopment within the 1960 City limits, or on a site no greater than 20 acres that is served by existing public water and sewer mains and surrounded by at least 75% developed properties. The subject site meets this definition, as it is located within the established Cottonwood Mall Employment Center, is served by existing public water, sewer, roadway, drainage, and multimodal transportation infrastructure, and is surrounded by existing commercial, residential, and public development.*

The proposed Major Amendment removes the subject site from the existing pre-IDO Cottonwood Mall Site Development Plan, eliminating an outdated regulatory constraint and allowing redevelopment to proceed under the standards of the Integrated Development Ordinance (IDO). This action enables the redevelopment of an underutilized portion of the existing surface parking lot for productive commercial use while maintaining adequate parking and increasing the landscaped area on the overall site. The project utilizes existing infrastructure, public facilities, and transportation investments without requiring the extension of utilities or the consumption of undeveloped land; it represents the type of efficient infill development envisioned by the Comprehensive Plan. The proposal supports continued reinvestment in the Cottonwood Mall Employment Center, maximizes the utility of existing public infrastructure, and advances the City's policy of directing growth toward established centers where redevelopment is expected and encouraged.

Policy 5.4.2 West Side Jobs: Foster employment opportunities on the West Side.

Applicant Response: *The proposed Major Amendment directly furthers Policy 5.4.2 by creating new employment opportunities within the Cottonwood Mall Employment Center. The Comprehensive Plan also recognizes the importance of expanding employment opportunities west of the Rio Grande to improve the jobs-to-housing balance, reduce commuter trips across the river, and support a more resilient regional economy. The proposed restaurant will generate permanent employment opportunities while strengthening surrounding businesses through increased customer activity and shared economic synergy within the Employment*

Center. In-N-Out Burger is nationally recognized for providing competitive wages, comprehensive employee benefits, and long-term career advancement opportunities, creating employment opportunities for a wide range of occupational skill levels.

Located adjacent to the Coors Boulevard Major Transit Corridor, the project also provides employees with convenient access to transit, bicycle facilities, sidewalks, and the regional roadway network, improving access to employment for nearby residents. The proposal builds upon the recent reinvestment occurring throughout Cottonwood Mall and continues the transformation of this established Employment Center into a more vibrant economic hub that supports long-term job growth and economic vitality on Albuquerque's West Side.

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

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

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

Applicant Response: *This request is consistent with this policy because it directs growth to both an Activity Center, a Major Transit Corridor, and an Area of Change. The Area of Change policy is facilitated by this request because it will remove obstacles to redevelopment of the site. Redevelopment of the site is preferred with this policy and will allow new business on an area of excess parking lot. This request is therefore consistent with this policy because it directs new growth to an existing Employment Center. This is articulated more specifically by the sub-policy below.*

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

Applicant Response: *The proposed Major Amendment furthers this sub-policy because it expands employment opportunities through the development of a new restaurant within the Cottonwood Mall Employment Center.*

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

Applicant Response: *The proposed Major Amendment furthers Goal 5.7 by aligning a pre-IDO Site Development Plan with current IDO and DPM regulations. The Comprehensive Plan encourages implementation processes that are efficient, predictable, and supportive of reinvestment in established commercial areas. Removing the subject site from the existing Site Development Plan eliminates an unnecessary procedural barrier and ensures that future development complies with*

the standards of the Integrated Development Ordinance and the Development Process Manual. This approach creates a more effective entitlement process while maintaining consistency with current City regulations. This goal is further articulated by the policy below.

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

Applicant Response: *The proposed Major Amendment furthers Policy 5.7.4 by modernizing the existing pre-IDO Site Development Plan to facilitate efficient redevelopment under the City's current regulatory framework. Cottonwood Mall was originally developed in the mid-1990s under a site development plan that predates the Integrated Development Ordinance (IDO). As the mall has evolved over time, individual redevelopment projects have required amendments to an increasingly outdated approval document, creating unnecessary complexity for redevelopment within one of Albuquerque's designated Employment Centers. Approval of this Major Amendment will update the governing Site Development Plan to accommodate the proposed restaurant while ensuring compliance with parking and landscape requirements.*

Goal 7.3 Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes.

Applicant Response: *The proposed Major Amendment furthers Goal 7.3 by supporting the continued revitalization of the Cottonwood Mall Employment Center through context-sensitive infill redevelopment that enhances the overall character and functionality of the site. The Comprehensive Plan recognizes that successful Centers should evolve over time through reinvestment that creates attractive, walkable, and economically vibrant destinations. Rather than maintaining an expansive area of underutilized surface parking, the proposal introduces a new commercial use that activates the site with additional landscaping, pedestrian connections, and improvements that better define the streetscape along Coors Boulevard Bypass. The project complements the existing mix of retail, restaurant, office, and entertainment uses while contributing to the ongoing transformation of Cottonwood Mall into a more active regional destination. When considered alongside recent reinvestment throughout the property, including new commercial development and public amenities, the proposal reinforces the identity of the Employment Center, improves the visual quality of the built environment, and advances the Comprehensive Plan's vision for creating memorable places where people can shop, dine, work, and gather.*

Policy 7.3.4 Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block which it is located.

Applicant Response: *The proposed Major Amendment directly advances Policy 7.3.4 by facilitating infill redevelopment that enhances the built environment within an established regional commercial center. The subject property meets the City's definition of infill, as it is located within an established urban area served by existing public infrastructure and surrounded by developed properties. The proposal replaces an underutilized portion of the*

existing surface parking lot with productive commercial use that enhances the site's visual character and functionality while maintaining compatibility with the surrounding commercial development. In addition to introducing a new commercial building, the project increases landscaped open space, expands tree canopy, strengthens pedestrian connectivity, and reduces the visual prominence of excess pavement, resulting in a more attractive and engaging streetscape. By leveraging existing infrastructure and continuing the incremental reinvestment occurring throughout Cottonwood Mall, the proposal demonstrates the type of high-quality infill redevelopment envisioned by the Comprehensive Plan, one that not only makes more efficient use of land but also enhances the appearance, identity, and long-term vitality of an established Employment Center.

Goal 8.1 Placemaking: Create places where businesses and talent will stay and thrive.

Applicant Response: The proposed Major Amendment furthers Goal 8.1 by continuing the successful reinvestment and modernization of the Cottonwood Mall Employment Center, one of Albuquerque's designated regional commercial destinations. The Comprehensive Plan recognizes that successful placemaking is achieved by creating attractive, economically vibrant environments that encourage businesses to invest, expand, and remain competitive over time. The subject property's location within an Employment Center, adjacent to the Major Transit Corridor, and within an Area of Change makes it one of the City's preferred locations for this type of private investment. The proposed redevelopment builds upon recent improvements throughout Cottonwood Mall, including the addition of a public dog park, the redevelopment of an existing bank site, and the construction of new commercial uses, repositioning the mall as a more mixed-use commercial destination. By introducing another high-quality business within this evolving commercial center, the proposal strengthens the Employment Center's long-term economic vitality and competitiveness while creating a place that continues to attract customers, employers, employees, and future investment.

Policy 8.1.1 Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

Applicant Response: The proposed Major Amendment furthers Policy 8.1.1 by expanding the diversity of commercial uses within the Cottonwood Mall Employment Center while reinforcing the area's role as a regional destination for shopping, dining, employment, entertainment, and services. The Comprehensive Plan encourages a mix of complementary commercial uses within Centers and Corridors to support economic resiliency and create destinations that remain active throughout the day. The proposed restaurant complements the existing mix of retail stores, offices, restaurants, entertainment venues, and community amenities already located within Cottonwood Mall.

Sub-policy a) Invest in Centers and Corridors to concentrate a variety of employment opportunities for a range of occupational skills and salary levels.

Applicant Response: The proposed Major Amendment directly furthers this sub-policy by continuing investment within the Cottonwood Mall Employment Center, where the Comprehensive Plan encourages the concentration of employment opportunities and commercial activity. The proposed restaurant will create new

permanent employment opportunities while supporting existing businesses through increased customer activity and shared economic synergy. In-N-Out Burger is recognized for providing above-market wages, comprehensive employee benefits, and long-term career advancement opportunities, creating employment opportunities across a range of occupational skill levels. By reinvesting in an underutilized portion of the existing commercial center, the proposal strengthens the economic resilience of the Cottonwood Mall Employment Center while advancing the Comprehensive Plan's objective of concentrating jobs and private investment within designated Centers, adjacent to Major Transit Corridors, and in Areas of Change.

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.

Applicant Response: *This request advances Policy 8.1.2 by enhancing economic growth through a new business that benefits a designated Employment Center and fosters a robust and resilient local economy. It creates new job and dining opportunities on the west side of the Rio Grande, thereby reducing the need for additional river crossings. This request furthers the investment of concentrating a variety of employment opportunities for a range of occupational skills and salary levels. In-N-Out Burger provides above-market wages for entry-level employment. In-N-Out Burger also provides career paths and promotions, along with pay and benefits packages that encourage long-term tenure.*

In addition, In-N-Out Burger includes in its mission statement to make the communities in which they operate better, safer, and stronger. This is accomplished by the job opportunities noted above and by providing charitable gifts and community support through the In-N-Out Burger Foundation and the Slave 2 Nothing Foundation. These Foundations raise money (all underwritten by In-N-Out Burger) to help fight child abuse, human trafficking, addiction, and homelessness in the communities where they are operating.

Northwest Mesa Community Planning Area (CPA) Assessment Policy Matrix

4.3.11.2 Increase drought-tolerant native landscaping, especially trees and grasses, along streets and multi-use trails to enhance aesthetics, support water conservation, and improve climate resilience.

Applicant Response: *The proposed Major Amendment furthers Policy 2 by supporting reinvestment in the existing Cottonwood Employment Center and enhancing the site's environmental quality through improved landscaping. The CPA Assessment Report encourages redevelopment that incorporates drought-tolerant native landscaping to improve aesthetics, conserve water, and increase climate resilience. The proposed redevelopment increases the overall landscaped area of the Cottonwood Mall site by approximately 11,800 square feet. The addition of new trees and water-efficient landscaping transforms an underutilized portion of the existing parking lot into a more attractive and sustainable commercial environment, improves the visual character of the Coors Boulevard Bypass corridor, and*

demonstrates reinvestment in an established commercial center consistent with the environmental and redevelopment objectives of the Northwest Mesa CPA.

4.3.11.4 Support multi-modal and active transportation options (e.g., e-scooters, e-bikes), particularly in auto-oriented commercial areas, to support safe, connected networks for pedestrians, cyclists, and public transit users, to include increasing park-and-ride spaces.

Applicant Response: *The proposed Major Amendment furthers Policy 4 because it reinforces the Cottonwood Employment Center as a more connected, accessible, and active commercial destination. The CPA Assessment Report encourages improving multimodal connectivity within commercial areas by creating destinations that are accessible by pedestrians, bicyclists, transit users, and motorists. The subject property is located along a Major Transit Corridor and is served by existing ABQ RIDE transit stops and an established pedestrian network throughout the Cottonwood Mall development. By introducing a new restaurant within an existing auto-oriented regional commercial center, the proposal creates an additional destination that can be accessed using multiple modes of transportation while encouraging activity within an existing developed area. The project leverages existing transportation infrastructure rather than requiring expansion into undeveloped areas, consistent with the CPA's recommendations for creating more connected and vibrant commercial centers.*

4.3.11.6 Encourage mixed-use development, especially for businesses that provide employment opportunities with a professional career path, along Major Transit corridors.

Applicant Response: *The proposed Major Amendment furthers Policy 6 because it promotes commercial redevelopment and employment growth within an established Employment Center along a Major Transit Corridor. The CPA Assessment Report encourages new businesses that create employment opportunities and strengthen existing commercial centers through strategic infill and redevelopment. The proposed restaurant will activate an underutilized portion of the Cottonwood Mall parking lot with a high-quality commercial use that complements surrounding retail, restaurant, and service businesses while generating new permanent employment opportunities. The project enhances the economic vitality of the Cottonwood Employment Center by increasing customer activity, supporting nearby businesses, and making productive use of existing infrastructure. By concentrating on new commercial investment and employment within an established regional center, the proposal directly advances the CPA's vision for a resilient, economically diverse, and well-connected Northwest Mesa.*

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

Applicant Response: *The subject property areas do not have any NR-SU or PD zoning within their boundaries, so this criterion does not apply.*



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: *The request complies with all provisions of the IDO, the DPM, and other adopted City regulations. All permits associated with this request will comply with all required City standards and be requested at a later date prior to sign-off by the Development Facilitation Team (DFT).*

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 requested amendment and site improvement will not impact the existing infrastructure and public improvements. There is adequate capacity of the existing infrastructure to service this request so it is an excellent location for new, infill development that takes advantage of that infrastructure.*

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 proposed Major Amendment mitigates potential adverse impacts to the project site and surrounding area to the maximum extent practicable through compliance with applicable City regulations, implementation of site design improvements, and adherence to engineering and public safety standards. A Traffic Impact Study has been completed to evaluate anticipated traffic generated by the proposed restaurant and identify any necessary transportation improvements. The redevelopment also replaces a portion of an underutilized surface parking lot with landscaped areas, resulting in a net increase in trees and drought-tolerant landscaping that enhances the site's appearance, increases shade, improves stormwater infiltration, and helps reduce the urban heat island effect associated with large expanses of pavement. Existing drainage infrastructure will be maintained and enhanced as necessary to ensure that stormwater is appropriately managed in accordance with City requirements.*

The project incorporates internal pedestrian walkways that improve circulation between the new restaurant, surrounding businesses, and existing parking areas while providing ADA-compliant access throughout the site. Adequate parking will continue to be provided for the overall Cottonwood Mall development, demonstrating that redevelopment can occur without negatively impacting parking availability for existing tenants or customers. Exterior lighting will comply with all applicable Integrated Development Ordinance performance standards to minimize glare and light spillover onto adjacent properties and public rights-of-way, and site landscaping provides additional buffering between the proposed development and surrounding commercial uses. Furthermore, the project will be subject to Development Facilitation Team review, including engineering, utility, drainage, fire protection, accessibility, and building code



reviews, to ensure compliance with all applicable City regulations and Fire Department requirements prior to construction. Collectively, these measures minimize potential impacts while improving the functionality, safety, environmental performance, and overall quality of the Cottonwood Mall Employment Center.

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: This criterion is not applicable because the subject property is not within an approved Master Development Plan area.

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(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

Applicant Response: This criterion is not applicable because the amendment is not within the Railroad and Spur Small Area.

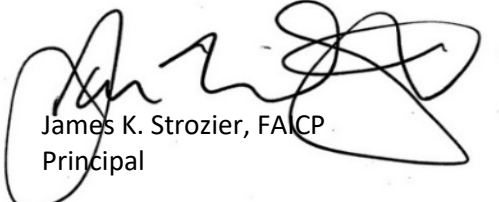
6-6(l)(3)(h) If an outdoor or site lighting performance analysis is requested, the proposed lighting design must prove it will not adversely affect the lighting requirements of § 14-16-5-2(E) without sufficient mitigation and benefits that outweigh the expected impacts.

Applicant Response: An outdoor or site lighting performance analysis has not been requested. The lighting fixtures on the site will be in compliance with the lighting requirements of Section 14-16-5-8. A lighting plan will be reviewed by the Development Facilitation Team.

CONCLUSION

On behalf of In-N-Out Burger, we respectfully request the Environmental Planning Commission's approval of this Major Amendment to the existing approved Site Development Plan. We believe this amendment will simplify future development processes and allow for new development on the site via the Site Plan – Administrative process.

Sincerely,



James K. Strozier, FAICP
Principal



Legal Descriptions as Follows:

Consensus Planning, Inc., agent for Dillard's Properties, Inc., requests a Site Plan – EPC, Major Amendment for all or a portion of Tract A1A, Plat of tracts A-1-A, B-1-A-1, B-1-B-1, B-2-A, B-3-A, B-4-A & B-5-A-1, Second revision plat for Cottonwood Mall; Tract B-4-A-1-A & Tract B-4-A-1-B, Plat for Tracts B-4-A-1-A & B-4-A-1-B Cottonwood Mall (being comprised of Tract B-4-A-1); Tract B-4-A-2, Plat for tracts B-4-A-1 & B-4-A-2, 2nd revision for Cottonwood Mall (being comprised of Tract B-4-A); Tracts B5A1, B3A, B1A1 & B2A Plat of Tracts A-1-A, B-1-A-1, B-1-B-1, B-2-A, B-3-AB-4-A & B-5-A-1, second revision plat for Cottonwood Mall; Tract C-4, C-8, C-9, Replat of Tracts H-1 & H-2, Seven Bar Ranch, now comprising Cottonwood Mall; Tract C-7A-1, C-7A-2, Plat for Tracts C-7A-1 AND C-7A-2 being comprised of Tract C-7A, Cottonwood Mall; Tract C-5A, C-6A1 of Tracts C-5A & C-6A1 (Being a replat of Tracts C-5 & C-6A); Tract C-3-A, C-2A-1, Plat of Tracts C-2A-1 AND C-3A, Cottonwood Mall (being a replat of Tracts C-2A AND C-3); Tract C1A of Tracts C-1A & C-2A Cottonwood Mall; Lot 14-A of Lots 12-A, 12-B, 13-A & 14-A Questa del Rio subdivision (Being A Replat of Portions of Lots 12, 13 & 14 Questa del Rio subdivision & Tract D-2 Cottonwood Mall); Lots 12-A, 13-A and 14-A of Lots 12-A, 12-B, 13-A & 14-A Questa del Rio Subdivision (being a replat of portions of Lots 12, 13 & 14 Questa del Rio subdivision & TR D-2 Cottonwood Mall); and Lots 12-B-1 & 12-B-2, Plat of Lots 12-B-1 & 12-B-2 Questa del Rio subdivision.

Located at 10000 Coors Blvd Bypass NW, between Eagle Ranch and Seven Bar Loop Rd, approximately 100 acres. (B-13) (B14)



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 05/2024)

B14D004I

Project Title: In-N-Out Burger (Cottonwood)

Zone Atlas Page: B14 DFT/DHO #: BP #:

Development Street Address: SEC COORS BYPASS BLVD. NW & EAGLE RANCH RD. NW

(If no City Address include a Vicinity Map with site highlighted and legible street names)

Applicant: In-N-Out Burger **Contact:** Brigid Williams

Address: 13502 Hamburger Lane, Baldwin Park CA, 91706

Phone#: 626-813-5398 E-mail: bwilliams@innout.com

Traffic Engineer: Jonathon Kruse, Lee Engineering, jkruse@lee-eng.com 505-545-8459

Development Information

Build out/Implementation Year: 2027

Existing Use: Parking lot

Describe Proposed Development and Uses:

Quick Service Restaurant with Drive Through

Days and Hours of Operation (if known): 10:30 AM to 1:00 AM Sunday - Thursday, 10:30 am - 1:30 AM Friday and Saturday

Facility

Building Size (sq. ft.): 3887

Number of Residential Units: 0

Number of Commercial Units: 1

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):*

Expected Number of Employees (if known):*

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

Trip Generations during PM/AM Peak Hour and ITE # (if known):* Mid (Enter/Exit): 146/140 PM (Enter/Exit): 105/97

Driveway(s) Located on: Street Name Cottonwood Loop

Adjacent Roadway(s) Posted Speed: Street Name Coors Blvd Bypass Speed 45

Street Name Coors Blvd Speed 35

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

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation (e.g. Main Street, Major Transit, N/A): Major Transit

<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Comprehensive Plan Center Designation (e.g. urban center, Downtown, N/A): Cottonwood Center

<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Street Functional Classification (e.g. Principal Arterial, Collector) : Regional Principal Arterial

<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Jurisdiction of roadway (NMDOT, City, County): Cottonwood Loop: Private Street

Adjacent Roadway(s):

Name: Coors Blvd Bypass Traffic Volume: 45,247 Volume-to-Capacity Ratio (v/c): Not provided

Name: Coors Blvd Traffic Volume: 20,880 Volume-to-Capacity Ratio (v/c): Not provided

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/623/Traffic-Flow-Maps-and-Busiest-Intersecti> and <https://mrcog-nm.gov/574/Transportation-Analysis-and-Querying-App>

Adjacent Transit Service(s) : ABQ Ride Nearest Transit Stop(s): Coors @ Cottonwood Loop

<https://www.cabq.gov/gis/advanced-map-viewer>

Is site within 660 feet of Premium Transit?: No

<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Current/Proposed Bicycle Infrastructure : None

Bikeways: <https://mrcog-nm.gov/544/Long-Range-System-maps>

Current/Proposed Sidewalk and buffer Infrastructure: None

Sidewalk and buffer width : DPM Table 7.2.29

Submit by email to Traffic Engineer Curtis Cherne: ccherne@cabq.gov. Email or call 505-924-3986 for information.

For City Personnel Use:

TIS Determination

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

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

Thresholds Met? Yes [☒] No [☐]

Mitigating Reasons for Not Requiring TIS and/or Notes:

Transportation concurs with the number of trips on the form

Curtis A Cherne

TRAFFIC ENGINEER

3-26-25

DATE



SUMMARY			
IN-N-OUT SITE AREA:		± 1.47 ACRE (64,002 SF ±)	
SITE ADDRESS:		SEC COORS BYPASS BLVD. NW & EAGLE RANCH RD. NW	
JURISDICTION:		CITY OF ALBUQUERQUE, NM	
APN:		UPC: 1014065036220103	
ZONING:		MX-M MIXED-USE-MODERATE INTENSITY ZONE DISTRICT	
PROPOSED USE:		DRIVE-THRU FASTFOOD	
CAR STACKING IN DRIVE THRU:		30 CARS MIN.	
REQ. SET BUILDING SET BACKS		REQ.	PROV.'D
FRONT:		SOUTH 5'-0"	10'-4"
SIDE:		WEST 0'-0"	8'-3"
SIDE:		EAST 5'-0"	128'-9"
REAR:		NORTH 15'-0"	195'-6"

INO CHECK LIST			
MENU BOARD AND SPEAKER AT CAR:		10	
ASSOCIATE WALKWAY SPAN:		CAR 10 TO CAR 18	
DRIVE THRU'S ALLOWED IN ZONING		YES ☒	NO ☐
CONDITIONAL USE PERMIT NEED FOR D/T:		YES ☒	NO ☐
PATIO CANOPY:		YES ☒	NO ☐
WATER MISTERS:		YES ☐	NO ☐
HEATERS:		YES ☐	NO ☐
DRIVE THRU CANOPY:		YES ☐	NO ☐
HEATERS:		YES ☐	NO ☐
COLD CLIMATE FLY FAN HEATERS:		YES ☐	NO ☐

BUILDING AREA		
IN-N-OUT BUILDING AREA:	URBAN PROTOTYPE	3,887 S.F.
IN-N-OUT SEATING:		
INDOOR:		84 SEATS
OUTDOOR:		28 SEATS

PARKING SUMMARY	REQ.	PROV.'D
IN-N-OUT BLDG(@8 SP PER 1000 S.F.)		
AREA 3887 SF :	31	71
OUTDOOR SEATING(8 SP@1000 S.F.)		
9 TABLES*50 EA=450 S.F:	04	
	35	71



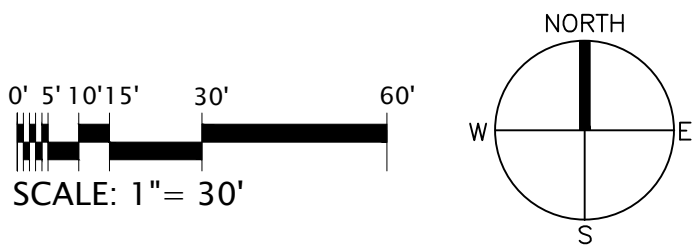
13502 HAMBURGER LANE
BALDWIN PARK, CA 91706

PRELIMINARY SITE PLAN

SHEET OF 1

THE INFORMATION, DRAWINGS AND SPECIFICATIONS SHOWN ARE AND SHALL REMAIN THE PROPERTY OF IN-N-OUT BURGER.
THESE DOCUMENTS MAY NOT BE USED WITHOUT THE EXPRESSED WRITTEN CONSENT OF IN-N-OUT BURGER.

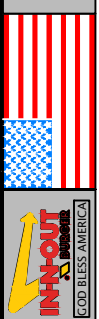
ALBUQUERQUE, NM
COTTONWOOD MALL



DATE	REVISIONS

INO_NM_ALBUQUERQUE_SP
(DILLARD'S PAD)

PRELIMINARY SITE PLAN LAYOUT
(SEC COORS BYPASS BLVD. NW & EAGLE RANCH RD NW) ALBUQUERQUE, NM



SCOPE OF TRAFFIC IMPACT STUDY (TIS)

TO:

Traffic Engineer:

Jonathon Kruse
Lee Engineering
8220 San Pedro Dr, NE
Suite 150
Albuquerque, NM 87113

Owner:

Brigid Williams
In-N-Out Burger
13502 Hamburger Lane
Baldwin Park, CA 91706

MEETING DATE: April 1, 2025

ATTENDEES:

PROJECT: Project Name, Zone Atlas # [In-N-Out Burger Cottonwood](#)

REQUESTED CITY ACTION: ☐ Zone Change ☒ Site Development Plan

☐ Subdivision ☐ Building Permit ☐ Site Plan Amendment

☐ Curb Cut Permit ☐ Conditional Use ☐ Annexation

ASSOCIATED APPLICATION:

Quick service restaurant with drive-through window

SCOPE OF REPORT:

The Traffic Impact Study should follow the standard report format, which is outlined in the DPM. The following supplemental information is provided for the preparation of this specific study.

1. Trip Generation
 - a. Surveyed data:
 - i. No AM Peak Hour (Restaurant not open)
 - ii. 2. Mid Day Enter/Exit: 146/140
 - iii. 3. PM Enter / Exit: 105/97
2. Appropriate study area:
 - Signalized Intersections;
 - a. Coors Bypass & Eagle Ranch / Cottonwood Loop
 - b. Coors Bypass / Coors Blvd & Coors Rd
 - c. Coors Rd & Cottonwood Loop
 - Unsignalized Intersections;
 - a. Cottonwood Loop & Cottonwood Loop (East Entrance)
 - b. Cottonwood Loop & Cottonwood Loop (West Entrance)

3. Intersection turning movement counts
Study Time – 11-2 PM peak hour, 4-6 p.m. peak hour
Consultant to provide for all intersections listed above.
Include pedestrian and cyclists.
4. Type of intersection progression and factors to be used.
Type III arrival type (see “Highway Capacity Manual, current edition” or equivalent as approved by staff). Unless otherwise justified, peak hour factors and % heavy commercial should be taken directly from the MRCOG turning movement data provided or as calculated from current count data by consultant.
5. Boundaries of area to be used for trip distribution.
See attached figure
6. Basis for trip distribution.
 - a. Turning movement counts

For smaller projects: Based on existing traffic patterns, trip attractions in the study area and locations where most trips may originate.

For larger projects: In addition to the information for smaller projects the distribution is to be determined using the most recently-approved socioeconomic forecasts from MRCOG and will be based upon appropriate radii or distribution areas around the site.

7. Traffic Assignment. Logical routing on the major street system.
8. Proposed developments which have been approved but not constructed that are to be Included in the analyses. Projects in the area include:
 - a. Mister Car Wash
 - b. Panda Express
 - c. Residential East of 7 Bar Loop & Coors Rd
9. Method of intersection capacity analysis - planning or operational (see “Highway Capacity Manual 6th edition” or equivalent (e.g. HCS, Synchro, etc.) as approved by staff). Must use latest version of design software and/or current edition of design manual.
10. Traffic conditions for analysis:
 - Existing Conditions
 - ii. Opening Year Background (No Build)
 - iii. Opening Year Buildout (Full Build)
 - iv. Opening Year Buildout Optimized (if needed)
 1. All scenarios with existing signal timings except opening year buildout optimized.
 - v. Horizon Year Background – 10 Years from opening
 - vi. Horizon Year Buildout – 10 Years from opening
11. Background traffic growth.

Method: use 10-year historical growth based on standard data from the MRCOG Traffic Flow Maps. Minimum growth rate to be used is 1/2%.

12. Planned (programmed) traffic improvements.
List planned CIP improvements in study area and projected project implementation year:
- a. None

13. Items to be included in the study:
- a. 11"x17" minimum size Site Plan with including dimension from driveways to intersections/other driveways.
 - b. Intersection analysis.
 - c. Site design features such as turning lanes, median cuts, queuing requirements and site circulation, including driveway signalization and visibility.
 - d. Transportation system impacts.
 - e. Other mitigating measures.
 - f. Crash analysis-at a minimum to include the project frontage, but may extend to area of influence-
 - a. Coors Blvd & Coors Rd Intersections
 - b. ~~2~~: 5 Years
 - g. Weaving analyses ☐ yes ☐ no; Location(s):
 - h. Recommended street, intersection and signal improvements.
 - i. Transportation Infrastructure proposed to be built with this project: list and exhibit.
 - j. Pedestrian Facility and Safety section: This section will provide a narrative on existing and proposed pedestrian facilities, elaborate on pedestrian involved crashes and propose mitigation as necessary.
 - k. Bicycle facility and safety section: This section will provide a narrative on existing and proposed bicycle facilities, elaborate on cyclist involved crashes and propose mitigation as necessary and include whether cycling facilities are required/required to be upgraded per the MRCOG Long Range Bicycle System Map.

14. Other:

Speed Change Lane Analysis for Study Intersections
Drive Through Window Queuing

SUBMITTAL REQUIREMENTS:

1. Number of copies of report required
 - a. 1 digital copy
2. Submittal Fee – \$1300 for up to 3 reviews plus technology fee
 - a. Submit the TIS ~~along with a DTIS to Planning Development Review Services~~
email ~~PLNDRS@cabq.gov~~. **Submit TIS through ABQ-PLAN**

The Traffic Impact Study for this development proposal, project name, shall be performed in accordance with the above criteria. If there are any questions regarding the above items, please contact me at 505-924-3986.

Curtis A Cherne

Curtis Cherne, P.E.
Senior Engineer
City of Albuquerque, Planning Dept.
Transportation Development Section

4-2-25

Date

C: TIS Meeting Attendees

Revised May 2024

Agenda for In-N-Out Burger (Cottonwood) Scoping Meeting**Virtual Meeting****April 1, 2025****-Meeting Notes in Red-****Attendees:****Margaret Haynes – NMDOT
Curtis Cherne - CABQ****~~Brigid Williams – In N-Out Burger~~
Jonathon Kruse – Lee Engineering**

1. Introductions
2. Review of Site Plan
 - a. Site Plan & Land Uses
 - b. Access Review
 - i. Access to Cottonwood Loop
 - ii. Cottonwood Mall
3. Discussion of Scope for TIS
 - a. Study Intersections
 - i. Coors Bypass & Eagle Ranch Rd / Cottonwood Loop
 - ii. Coors Bypass / Coors Blvd & Coors Rd
 - iii. Coors Rd & Cottonwood Loop
 - iv. Cottonwood Loop & Cottonwood Loop (East Entrance)
 - v. Cottonwood Loop & Cottonwood Loop (West Entrance)
 - b. Data Collection
 - i. Existing Study Intersections
 - c. Trip Generation, Pass By, & Internal Capture
 - i. Surveyed Peak Hour Trips
 1. No AM Peak Hour (Restaurant not open)
 2. Mid Day Enter/Exit: 146/140
 3. PM Enter / Exit: 105/97
 - ii. Pass-by trips based on Trip Generation Manual (11th Edition) Quick Service Restaurant with Drive-Through Window
 - iii. No Internal Capture. No capture to/from mall.
 - iv. Trips distributed based on existing traffic patterns
 1. See attached figure
 - d. Known Developments or Pending Improvements in Area
 - i. **Mister car wash**
 - ii. **Panda Express**
 - iii. **Residential east of 7 Bar & Coors Rd**
 - e. Build-out Year and Growth Rate
 - i. Build-Out Year (2027)

1. Will look at Historic Traffic Volumes and calculate growth rate, if less than 1%, will assume 1% growth per year.
 - f. Analysis scenarios
 - i. Existing Conditions
 - ii. Opening Year Background (No Build)
 - iii. Opening Year Buildout (Full Build)
 - iv. Opening Year Buildout Optimized (if needed)
 1. All scenarios with existing signal timings except opening year buildout optimized.
 - v. Horizon Year Background – 10 Years from opening
 - vi. Horizon Year Buildout – 10 Years from opening
 - g. Required Analysis & Methodology
 - i. LOS Capacity and Queueing analysis based on HCM 6th Edition
 1. Capacity & Queueing for network peak rather than individual intersection peaks
 - ii. Speed Change Lane Analysis for Study Intersections
 - iii. Drive Through Window Queueing
 - iv. Safety (Crash) Summary
 1. Coors Blvd & Coors Rd Intersections
 2. 5 Years
 - h. Forms
 - i. Delivered
 1. NMDOT STA
 2. CABQ Traffic Scoping Form
 - ii. To Be Completed
 1. CABQ TIS Scope_2024
 2. CABQ DFT (ABQ Plan)
4. Agency Input (Comments & Issues)
5. Meeting Notes (Distributed by Lee Engineering)



SUMMARY			
IN-N-OUT SITE AREA:		± 1.47 ACRE (64,002 SF ±)	
SITE ADDRESS:		SEC COORS BYPASS BLVD. NW & EAGLE RANCH RD. NW	
JURISDICTION:		CITY OF ALBUQUERQUE, NM	
APN:		UPC: 1014065036220103	
ZONING:		MX-M MIXED-USE-MODERATE INTENSITY ZONE DISTRICT	
PROPOSED USE:		DRIVE-THRU FASTFOOD	
CAR STACKING IN DRIVE THRU:		30 CARS MIN.	
REQ. SET BUILDING SET BACKS		REQ.	PROV.'D
FRONT:		SOUTH 5'-0"	10'-4"
SIDE:		WEST 0'-0"	8'-3"
SIDE:		EAST 5'-0"	128'-9"
REAR:		NORTH 15'-0"	195'-6"

INO CHECK LIST			
MENU BOARD AND SPEAKER AT CAR:		10	
ASSOCIATE WALKWAY SPAN:		CAR 10 TO CAR 18	
DRIVE THRU'S ALLOWED IN ZONING		YES ☒	NO ☐
CONDITIONAL USE PERMIT NEED FOR D/T:		YES ☒	NO ☐
PATIO CANOPY:		YES ☒	NO ☐
WATER MISTERS:		YES ☐	NO ☐
HEATERS:		YES ☐	NO ☐
DRIVE THRU CANOPY:		YES ☐	NO ☐
HEATERS:		YES ☐	NO ☐
COLD CLIMATE FLY FAN HEATERS:		YES ☐	NO ☐

BUILDING AREA		
IN-N-OUT BUILDING AREA:	URBAN PROTOTYPE	3,887 S.F.
IN-N-OUT SEATING:		
INDOOR:		84 SEATS
OUTDOOR:		28 SEATS

PARKING SUMMARY	REQ.	PROV.'D
IN-N-OUT BLDG.(@8 SP PER 1000 S.F.)		
AREA 3887 SF :	31	71
OUTDOOR SEATING(8 SP@1000 S.F.)		
9 TABLES*50 EA=450 S.F:	04	
	35	71

ALBUQUERQUE, NM
COTTONWOOD MALL

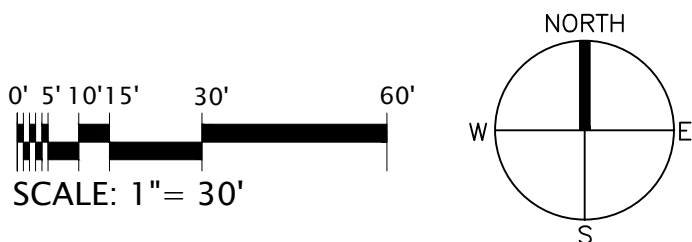


13502 HAMBURGER LANE
BALDWIN PARK, CA 91706

PRELIMINARY SITE PLAN

SHEET OF 1

THE INFORMATION, DRAWINGS AND SPECIFICATIONS SHOWN ARE AND SHALL REMAIN THE PROPERTY OF IN-N-OUT BURGER.
THESE DOCUMENTS MAY NOT BE USED WITHOUT THE EXPRESSED WRITTEN CONSENT OF IN-N-OUT BURGER.



DATE	REVISIONS

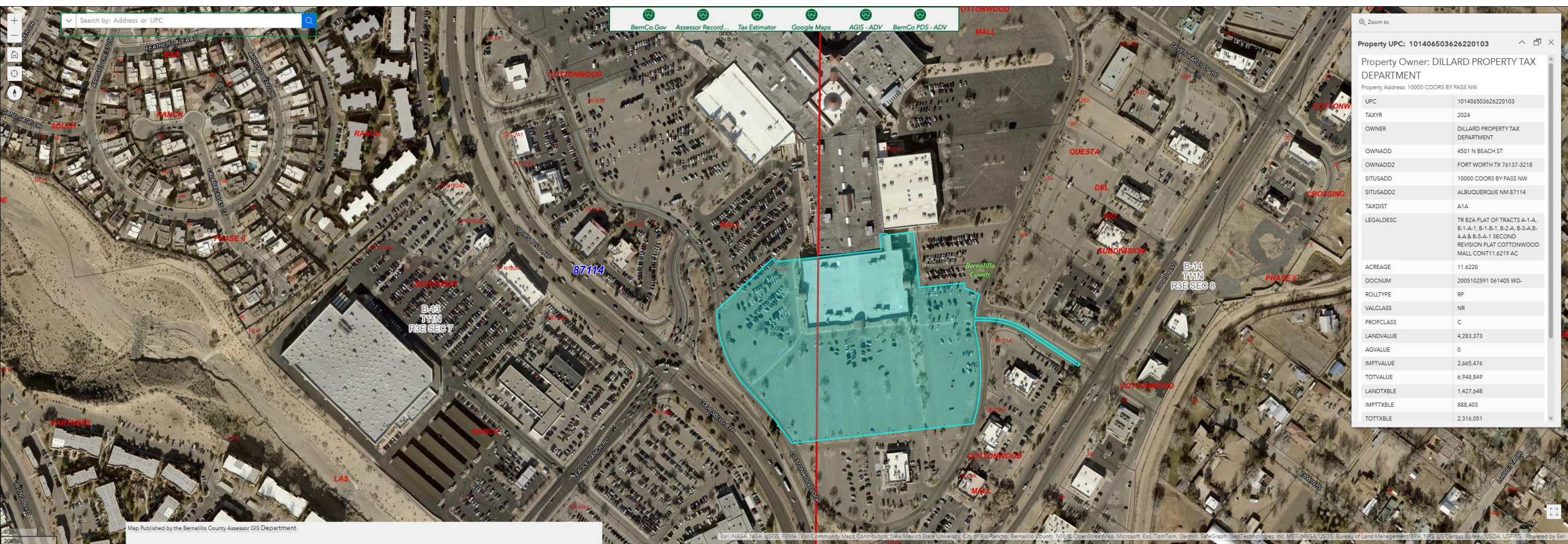
INO_NM_ALBUQUERQUE_SP
(DILLARD'S PAD)

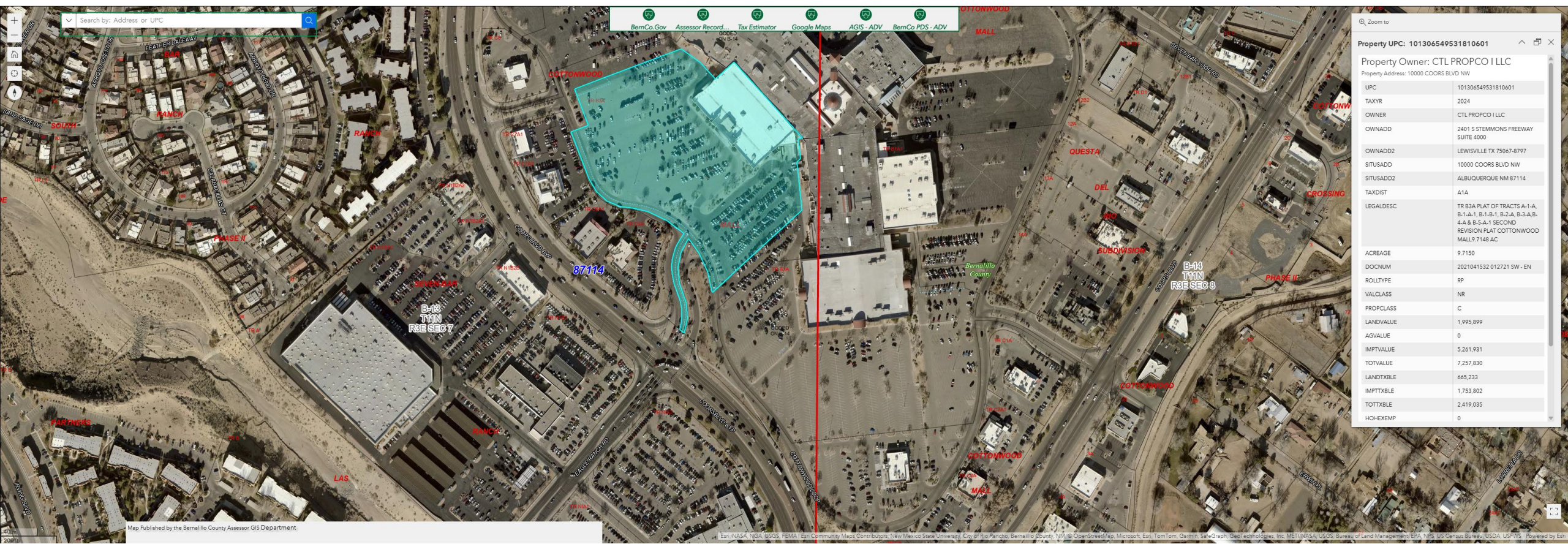
PRELIMINARY SITE PLAN LAYOUT
(SEC COORS BYPASS BLVD. NW & EAGLE RANCH RD NW) ALBUQUERQUE, NM

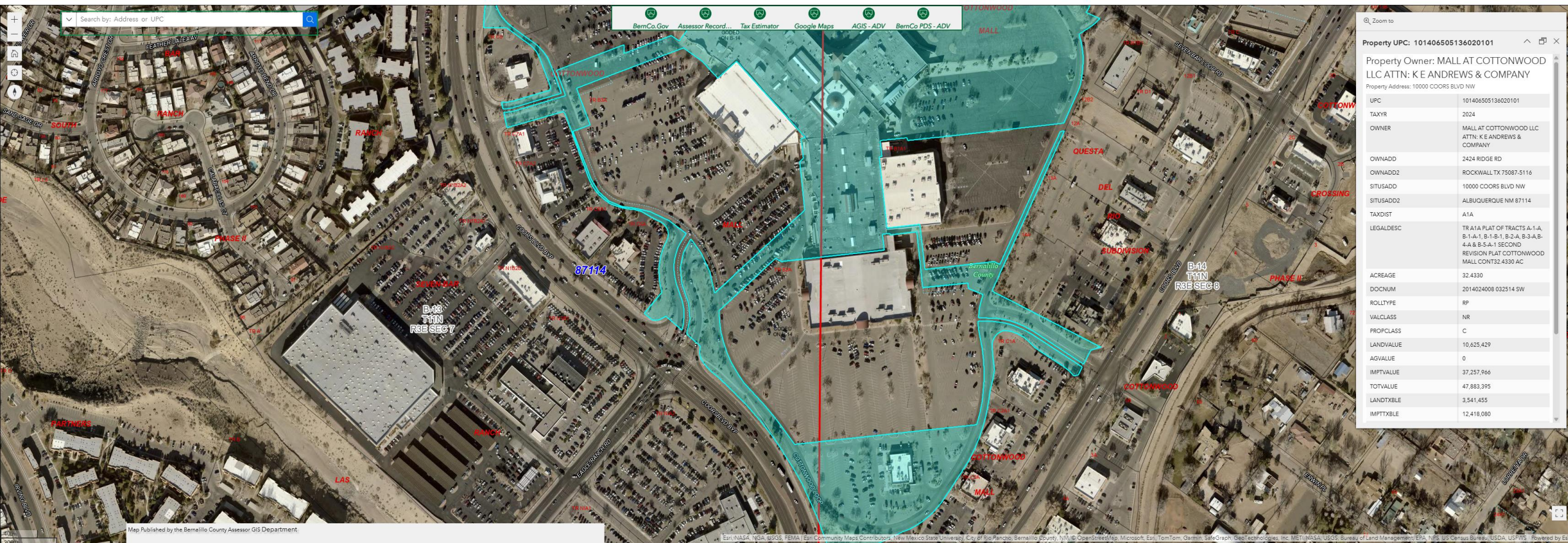


12-04-24









REVIEW COMMENTS

Project:	In-N-Out (Cottonwood) TIS			PDE:		
Review:	Draft Dated 11/3/2025			Reviewers:		
Date:	4/14/2026			Ernest Armijo - CABQ Margaret Haynes - NMDOT		
#	PAGE	SECTION	COMMENT	AGENCY	STATUS	RESPONSE
1	21-22		Method 1 Queuing Length Calculation, please add more clarification to the description of this method and the results on Table 4. This is very technical and confusing. These reports will become public record and layman may look at Table 4 and misconstrue the results. The way it is stated it appears there is a 99% chance there will be 35 vehicles in the queue.	CABQ	Agree	Will clarify in report text.
2	26-30, 34, 36		Traffic Analysis Results, the tables on these pages are hard to read as you have listed the results for every intersection on one table. Please break these up so the text size can be larger. I wear reading glasses and still needed a magnifying glass to read some of the numbers.	CABQ	Agree	Will adjust tables in report text.
3	GENERAL		As most of your mitigation suggestions are signal retiming and reflective plates on signal heads, please coordinate with Traffic Operations to ensure the recommendations are feasible with the overall network.	CABQ	No Action	Will discuss with Traffic Operations.
4	GENERAL		What are the hours of operation of this development?	NMDOT	Agree	Will add hours of operation.
5	GENERAL		While we did not scope the intersection of Coors Bypass and partial access north of Eagle Ranch, it will likely receive entering trips. Are queues filled up at study intersection that would justify extending this SBL?	NMDOT	No Action	Insufficient information is available to definitively assess queueing at this location without a detailed analysis of the intersection. However, due to the access point's distance from the development and the presence of a closer signalized intersection, it is unlikely to attract a significant number of site-generated trips. Therefore, it is not anticipated that queues would increase due to the development to an extent that would warrant extension of the southbound left-turn bay.
6	GENERAL		Please show map of site circulation.	NMDOT	Agree	Will add a site circulation map.
7	GENERAL		Will there be any special traffic control when opening?	NMDOT	No Action	Opening day conditions are temporary in nature and fall outside the scope of this Traffic Impact Study. Coordination with the mall and applicable agencies, including the City and NMDOT, will occur as needed. The development will prepare and implement a Temporary Traffic Control Plan (TCP), if warranted, for agency review and approval prior to opening.
8	GENERAL		Crash summary should be a part of the report and prior to any recommendations. Please move.	NMDOT	Agree	Will adjust in report text.
###	Page 4		Please clarify that Jubilee to the north is not a public roadway.	NMDOT	Disagree	Comment not related to this report.
10	Page 38		• Please include MRCOG's HFIN Map • Please provide added details from full crash report on pedestrian involved crash at Coors and Cottonwood.	NMDOT	Agree	Request submitted for crash report. Will add in HFIN summary
11	Potential Off Site Improvements		• At NM 45 (Coors Bypass) and Eagle Ranch Rd the development shall o Provide recommended signal timing adjustments to improve operations and queueing. o Provide a proven countermeasures to improve safety at its study intersection to not contribute to the existing high crash rates.	NMDOT	No Action	Potential Off Site Improvements Noted. Will add recommendations for safety countermeasures.
12	Potential Off Site Improvements		• At NM 448 (Coord Rd) and Cottonwood Loop the development shall o Provide recommended signal timing adjustments to improve operations and queueing. o Provide a proven countermeasures to improve safety at its study intersection to not contribute to the existing high crash rates.	NMDOT	No Action	Potential Off Site Improvements Noted. Will add recommendations for safety countermeasures.



Memorandum

To: City of Albuquerque Planning Department

From: Jim Strozier, Consensus Planning, Inc. 

Date: 6/30/2026

Re: Sensitive Lands Analysis for Cottonwood Mall Major Amendment

This memo responds to the Sensitive Lands criteria in IDO Section 14-16-5-2. This Sensitive Lands Memo accompanies the request for a Major Amendment to the Cottonwood Mall Site Development Plan to allow the construction of a new In-N-Out Burger restaurant. This change will result in an infill development in an underused area of the mall parking lot, located approximately 640 feet east of the intersection of Coors Boulevard NW and Coors Boulevard Bypass NW. The Cottonwood Mall is located at 10000 Coors Boulevard Bypass NW and is legally described as follows:

Tract A1A, Plat of tracts A-1-A, B-1-A-1, B-1-B-1, B-2-A, B-3-A, B-4-A & B-5-A-1, Second revision plat for Cottonwood Mall; Tract B-4-A-1-A & Tract B-4-A-1-B, Plat for Tracts B-4-A-1-A & B-4-A-1-B Cottonwood Mall (being comprised of Tract B-4-A-1); Tract B-4-A-2, Plat for tracts B-4-A-1 & B-4-A-2, 2nd revision for Cottonwood Mall (being comprised of Tract B-4-A); Tracts B5A1, B3A, B1A1 & B2A Plat of Tracts A-1-A, B-1-A-1, B-1-B-1, B-2-A, B-3-AB-4-A & B-5-A-1, second revision plat for Cottonwood Mall; Tract C-4, C-8, C-9, Replat of Tracts H-1 & H-2, Seven Bar Ranch, now comprising Cottonwood Mall; Tract C-7A-1, C-7A-2, Plat for Tracts C-7A-1 AND C-7A-2 being comprised of Tract C-7A, Cottonwood Mall; Tract C-5A, C-6A1 of Tracts C-5A & C-6A1 (Being a replat of Tracts C-5 & C-6A); Tract C-3-A, C-2A-1, Plat of Tracts C-2A-1 AND C-3A, Cottonwood Mall (being a replat of Tracts C-2A AND C-3); Tract C1A of Tracts C-1A & C-2A Cottonwood Mall; Lot 14-A of Lots 12-A, 12-B, 13-A & 14-A Questa del Rio subdivision (Being A Replat of Portions of Lots 12, 13 & 14 Questa del Rio subdivision & Tract D-2 Cottonwood Mall); Lots 12-A, 13-A and 14-A of Lots 12-A, 12-B, 13-A & 14-A Questa del Rio Subdivision (being a replat of portions of Lots 12, 13 & 14 Questa del Rio subdivision & TR D-2 Cottonwood Mall); and Lots 12-B-1 & 12-B-2, Plat of Lots 12-B-1 & 12-B-2 Questa del Rio subdivision.

The mall property covers approximately 90 acres and is zoned Mixed-Use Medium Intensity (MX-M). The Cottonwood Mall Site Development Plan was originally approved in 1994 and has undergone multiple amendments to accommodate the development of additional restaurants. The site is situated within a mixed commercial center featuring a variety of commercial uses such as restaurants, retail stores, financial services, corporate offices and multifamily uses. The surrounding area predominantly comprises Mixed-Use, Commercial, and multifamily zones. The area included with this request includes and is adjacent to several restaurants (BJ's, Tokyo Hana Hibachi & Sushi Bar, Red Robin, Buffalo Wild Wings, and the Range Café) and Dillard's Department Store.



Subject Property Outlined in Red & Proposed In-N-Out Site Outlined in Yellow

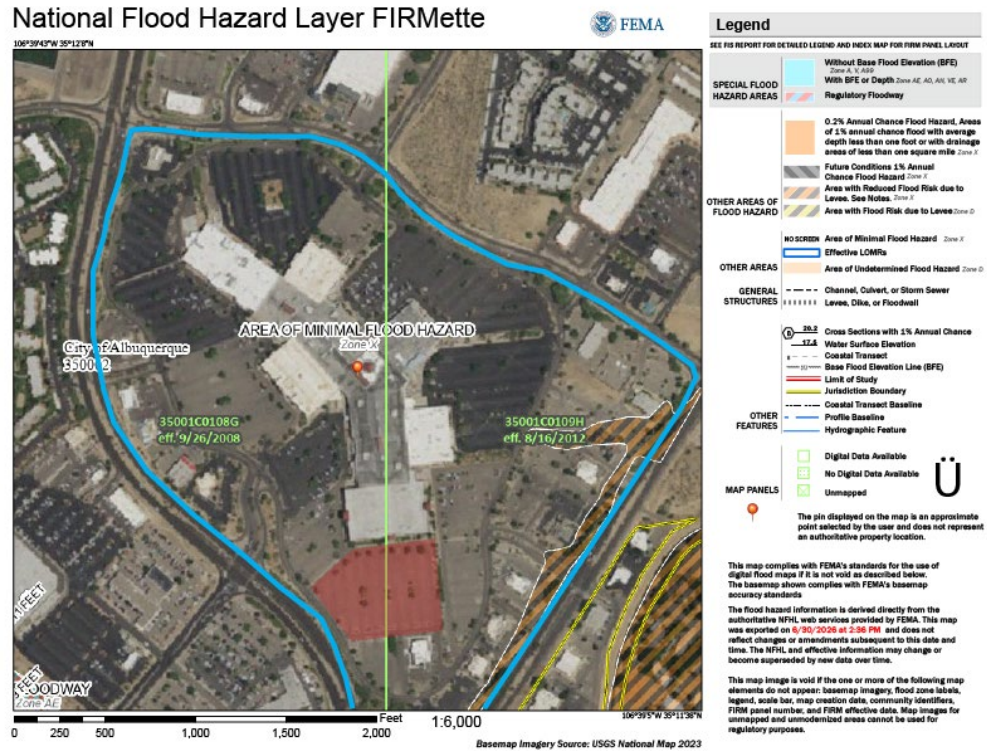
1. **Arroyos:** Using data provided by AMAFCA Interactive Facilities Map, there are no arroyos or drainage facilities located on the site.



Subject Property Outlined in Blue and In-N-Out Site Outlined in Red

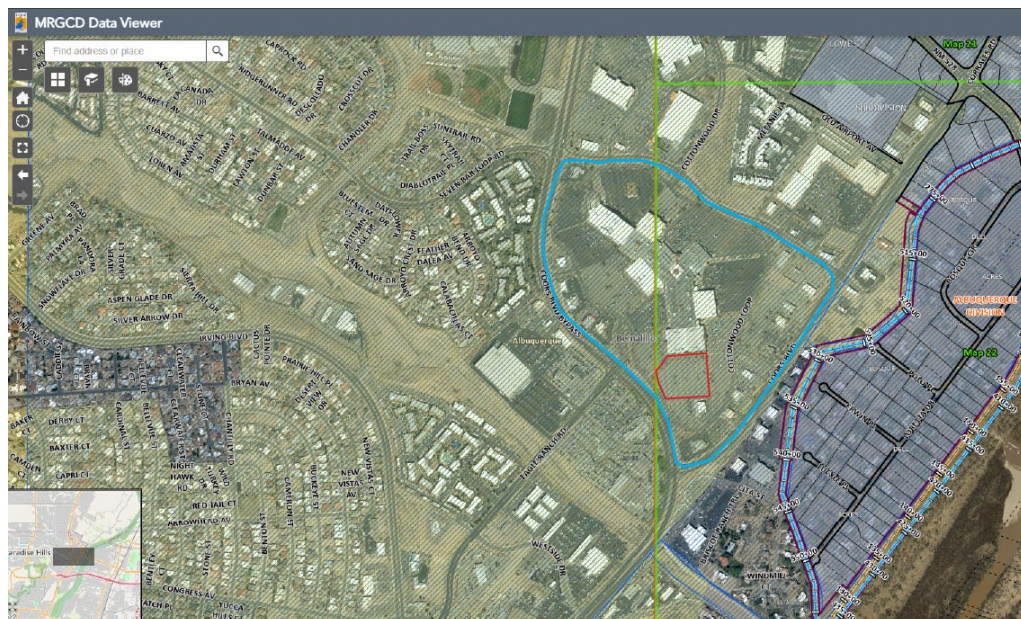
2. **Floodplains and Special Flood Hazard Areas:** FEMAs National Flood Hazard Layer Mapping shows that the northwest side of the Cottonwood Mall subject site is within an Area with Reduced Flood Risk Due to Levee, which is categorized as Flood Zone X. Flood Zone X is described as an area of minimal flooding. The orange and grey shaded area of Flood Zone X is

outside of the 500-year flood and protected by levees from the 100-year flood. The map below depicts the subject site outlined in blue. The site for the proposed In-N-Out restaurant is not within a FEMA flood hazard area, outlined in red.



Subject Property Outlined in Blue & Proposed In-N-Out Site Outlined in Red

- Irrigation facilities (acequias):** There are no irrigation facilities or acequias on the site. The image below shows the subject site outlined in blue. Data provided by MRGCD Data Viewer confirms that subject property is not within MRGCD jurisdiction.

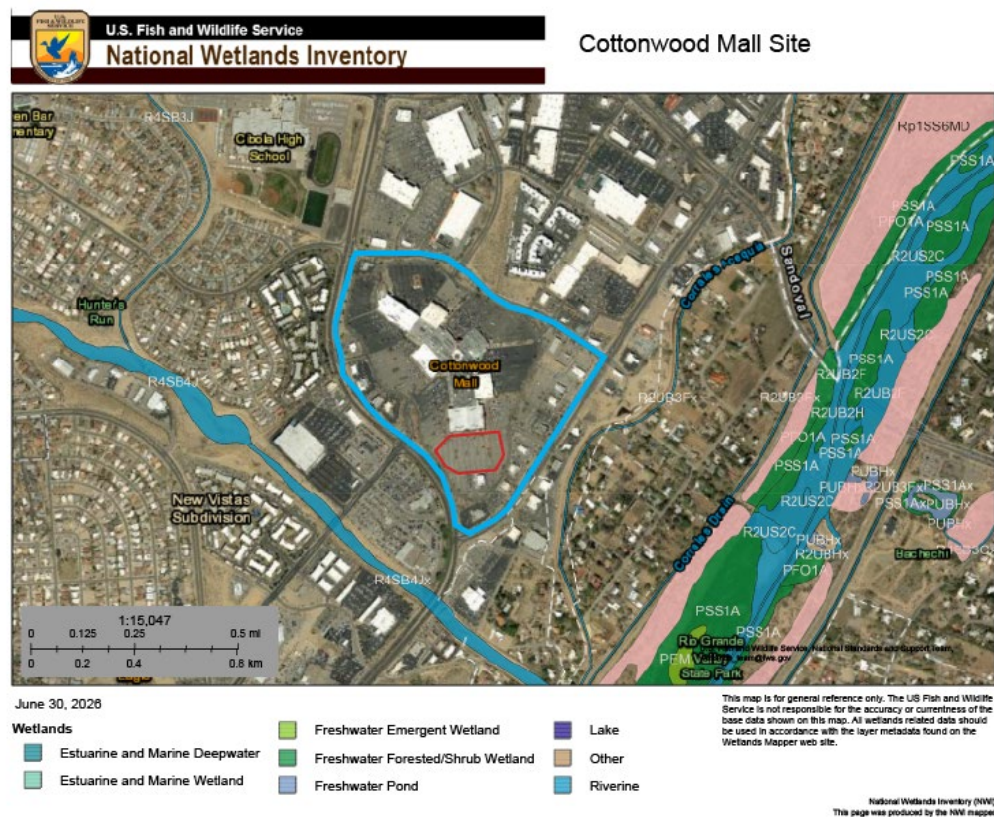


Subject Property Outlined in Blue & Proposed In-N-Out Site Outlined in Red

4. **Large stands of mature trees:** There are a variety of trees located adjacent to buildings and sidewalks, and within parking medians throughout the Cottonwood Mall. On the In-N-Out parcel, there are existing mature trees within the marking medians and adjacent to the Dillards south entrance that will remain on site. There will be additional landscaping required for the In-N-Out development, including additional trees to be planted that are on the CABQ plant pallet.

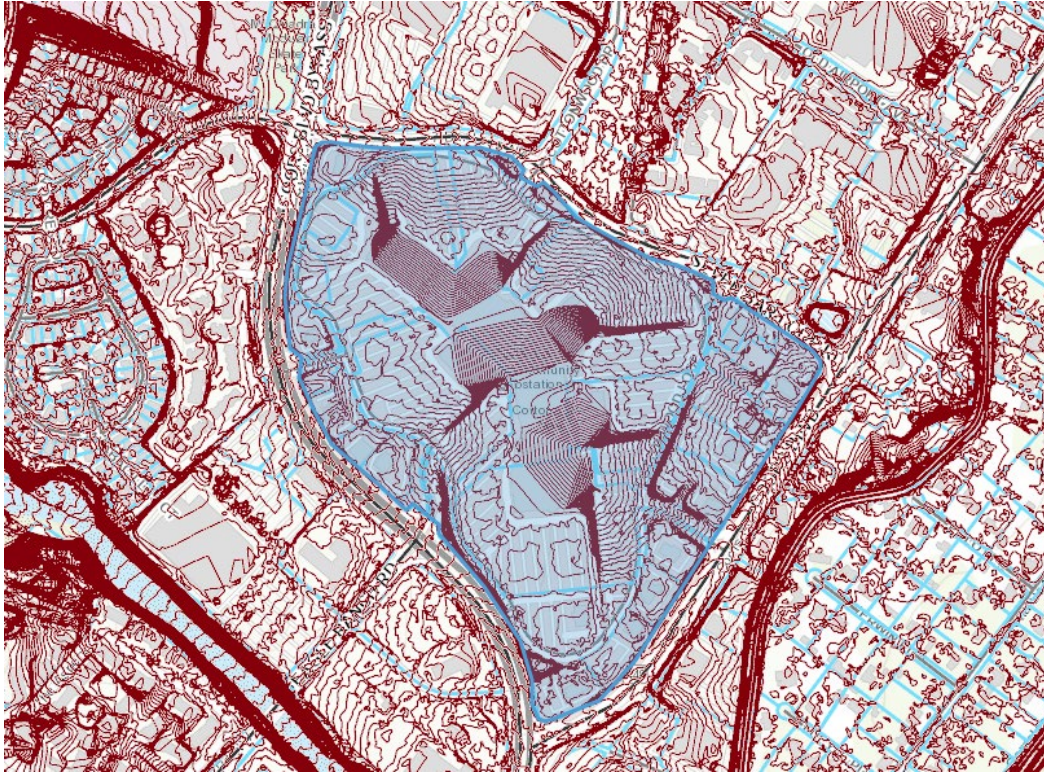


5. **Riparian Areas:** Data provided by the National Wetlands Inventory shows the subject site (marked in blue) is not within a riparian area.



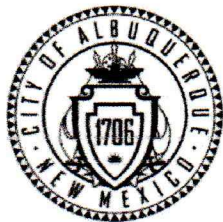
Subject Property Outlined in Blue & Proposed In-N-Out Site Outlined in Red

6. **Rock outcroppings:** There are no rock outcroppings on the subject site.
7. **Significant archaeological sites:** The subject site has an approved Archaeological Certificate of No Effect that was issued on June 5, 2026 (PR-2025-020058).
8. **Steep slopes and escarpments:** The 2-foot contour layer provided by the Advanced Map Viewer 3.0 indicates that there are steep slopes throughout the Cottonwood Mall, but the parcel for the In-N-Out restaurant does not indicate that there are steep slopes greater than 9%.



Subject Site Outlined in Blue

9. **Wetlands:** Data provided by the National Wetlands Inventory shows the subject site is not within a wetland area (*see map in number 5*).
10. **Unstable Soils:** There are no unstable soils on the subject site because the site is fully developed.



Tim Keller, Mayor
Sarita Nair, CAO

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

DATE: September 27, 2024

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): PR-2022-00322 SI-2025-01399
Agent: Consensus Planning Inc. (James K. Stozier)
Applicant: Raven Defense
Legal Description: Tract B1A1 & B1B1
Zoning: MX-M
Acreage: 6.7648
Zone Atlas Page(s): B-14-Z

CERTIFICATE OF NO EFFECT: ☒ Yes ☐ No

CERTIFICATE OF APPROVAL: ☐ Yes ☒ No

SUPPORTING DOCUMENTATION:

Historic Google Earth images, ARMS/NMCRIS records

SITE VISIT: n/a

RECOMMENDATIONS:

The property has been disturbed by previous construction since prior to the opening of Cottonwood Mall in 1996.

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


Douglas H. M. Boggess, MA, RPA Date 9-27-2024
Senior Principal Investigator
Acting City Archaeologist
Lone Mountain Archaeological Services, Inc.

D) STAFF INFORMATION

PROJECT MEMO

TO: Jim Strozier, Consensus Planning
Jonathan Turner, Consensus Planning

FROM: Dustin Kiska, Senior Planner
City of Albuquerque Planning Department

RE: Project # SP-2026-00043_10000 Coors Blvd._ Site Plan-EPC Major Amendment

DATE: 05/26/2026

We've completed a review of the proposed Site Plan-EPC Major Amendment. We would like to discuss the project. We have also requested revisions to the project letter and Site Plan drawings to help fully understand the justification to this request. If additional items arise as the case progresses, we will inform you immediately.

Please provide the following:

- ⇒ Revised Site Plan Drawings (electronic)
- ⇒ Revised Justification letter (electronic) by:

5 PM on Wednesday, June 3, 2026

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

1. **Overview:**

- A. Legal description: Consensus Planning, agent for Presbyterian Healthcare Services, requests a Major Amendment to a Site Plan-EPC, for all or a portion of Tract A1A Plat of Tracts A-1-A, B-1-A-1, B-1-B-1, B-2-A, B-3-A, B-4-A & B-5-A-1 Second revision plat Cottonwood Mall. containing approximately 90 acres
 - Amending the full site plan EPC, we want to include full description on the plans.
- B. It is my understanding that you have submitted a request for: a major amendment to a Site Plan EPC to allow the construction of a new 3,887 SF In-N-Out Burger restaurant building, outdoor seating, drive through aisles, new planter medians and 62 redesigned parking spaces. A Site Plan-EPC review is required pursuant to IDO section 14-16-2-4(C).
 - Included with this amendment will be required updates to the Landscape Plan, Utility Plan, Grading & Drainage Plan, and any other applicable plans for the portion of the site being amended.
- C. The EPC is the reviewing body pursuant to IDO [14-16-6-4\(X\)\(3\)](#) Major Amendments 6-4(X)(3)(a) All amendments to permits or approvals that do not qualify as minor amendments under Subsection (2) above 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.

- D. Staff will review the proposed Site Plan pursuant to IDO Section [14-16-6-6\(I\)\(3\)](#) Site Plane EPC; Any application for a Site Plan – EPC shall be approved if it meets all of the review and decision criteria)

2. Process:

- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:

<https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/environmental-planning-commission>

- B. Timelines and EPC calendar: the EPC public hearing is on June 18, 2026. Final staff reports will be available one week prior, on June 11, 2026. Final date for clarifying comments to be submitted to the EPC is June 1, 2026.
- C. Agency comments will be distributed around June 3, 2026. We will email you a copy of the comments and any late comments will be forwarded.

3. Notification & Neighborhood Issues:

Notification requirements for a major amendment are explained in Section [14-16-6-4\(J\)](#), Public Notice (IDO, p. 461). The required notification consists of: i) an emailed letter to neighborhood representatives indicated by the ONC, ii) a mailed letter (first-class) to property owners within 100 feet of the subject site, and iii) yellow sign posting.

- A. Thanks for notifying all the Neighborhood Association members as required.
- B. The notification to property owners appears complete. Thank you for providing photos of the addressed first class mailed envelopes and a list of the neighbors within a 100' buffer.
- C. Thanks for the sign posting agreement.
- Please submit photos of the posted signs on June 3, 2026.
- D. Have any neighborhood representatives or members of the public contacted you with any comments?
- Have you held any neighborhood meetings, or plan to, prior to the hearing date and public comment submittal deadlines?

4. Project Letter:

- A. The submitted project letter is off to a good start. We have suggested revisions to responses provided for the review and decision criteria [\[6-6\(I\)\(3\)\]](#)
- B. You may view examples of previous Justification Letters in the attachments of Staff Reports on the CABQ EPC webpage [here](#).
- C. Site Plan-EPC – §[14-16-6-6\(I\)\(3\)](#) Review and Decision Criteria

- In justifying your request, you must choose applicable goals and policies from the Comprehensive Plan and demonstrate how the request is consistent with each chosen goal and policy.
 - Please be as detailed as possible in your responses, responding to the site plan criteria is more of a legal exercise than anything else. It is critical to “hit the nail on the head” both conceptually and in terms of form. This can be done by:
 - answering the questions in the customary way (see examples).
 - using conclusory statements such as “because_____” and “since”.
 - re-phrasing the requirement itself in the response, and
 - choosing an option when needed to respond to a requirement

D. Only three responses to Comprehensive Plan policies and one goal were cited in this justification letter.

- The intention in this request is to show that it is consistent with an ample number of applicable Goals, Policies and Sub-Policies to help better reflect a preponderance in your justification response.
- Adding more and specific details to responses for applicable Goals and Policies, and Site Plan – EPC Review & Decision Criteria will provide staff with more information that can be used to make a recommendation.
- Staff cannot provide a recommendation on this request for a Site Plan - EPC based on the current responses to the decision criteria.

E. As per [§14-16-6-4\(E\)\(4\)](#), the applicant bears the burden of demonstrating compliance with the required standards through analysis, illustrations, or other necessary exhibits.

Site Plan – EPC Review & Decision Criteria

Criterion (A) (Goals and Policies) [\[6-6\(l\)\(3\)\(a\)\]](#)

- Policy 5.3.1: Infill Development
 - Re-Write and explain how it will support an Area of Change and an Employment Center.
- Policy 7.3.4: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.
 - Re-Write and explain how it enhances the built environment, blending in style, etc. This policy may not apply.
- 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.
 - Is it possible to separate the goals and policies mentioned in this response and respond to them in depth with a narrative that helps justify the request with additional goals and policies that apply?
 - Each paragraph could be the beginning of the response to various goals and policies that apply.

- The paragraph about In-N-Out philanthropy efforts may not work for this Policy but could be part of a response to another policy or goal.
- GOAL 8.1 Placemaking: Create places where business and talent will stay and thrive.
 - As stated above, one of the paragraphs from 8.1.2 response could enhance this response for a more thorough response to this goal.
- Northwest Mesa CPA was approved in November 2025. New Policies specific to this area may apply. Check [NW Mesa CPA Policy Matrix](#).

Criterion B-H [6-6\(l\)\(3\)\(b-h\)](#)

(B) N/A

(C) It can be stated that all required permits, can be submitted at a later date prior to DFT sign-off.

(D) This response is sufficient.

(E) Only traffic and landscaping were mentioned. Explain more on how the project mitigates any significant adverse impacts in all areas like, sound, light pollution, views, (Hazards related to Restaurants like Trash enclosure, and grease trap location)

(F) N/A

(G) N/A

(H) Criteria (H) is missing.

6-6(l)(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 § 14-16-5-2(E) without sufficient mitigation and benefits that outweigh the expected impacts.

- See site plan analysis, landscape plan response, for possible lighted sign.

5. Proposed Site Plan Sheets

A. General Requests:

- A thorough review of the Site Plan will be conducted when revised drawings are received, any items found during this review will also be sent immediately.
- For each sheet (full site plan, landscaping, utilities, grading & drainage), provide controlling site plan on the drawing. Include full legal description as well.
- Include Note: Where Site Development Plan is silent, all relevant standards and provisions of the IDO and DPM apply
- Thank you for clouding the area to be amended.

B. Parking Calculation Sheet:

- Can this page be titled 'Overall Site Plan'? because the Parking Calculations are clearly read as a table on the sheet.

- Please include sheet number on this sheet.
- Are 'General Notes' The same on this sheet as the 'General notes sheet'? remove and replace with the 'vicinity map' from the notes sheet.

C. New Site Plan: Looks good, can the keyed notes Legend fit on this sheet?

D. Grading and Drainage Plan: Looks good, can the Drainage notes fit on this sheet?

E. Storm Drain and Utility Plan: Looks good

F. Landscape Plan:

- Is there a possibility to get a larger vectorized sheet? It looks very pixelated.
- I don't believe *Washingtonia filibusta* palm tree is on the City Plant Pallet. Check with the city Arborist if this tree species is allowed. That species takes a lot of water to maintain, and might not survive harsh NM winters.
 - i. "Crossed palm trees" is signature of the In-N-Out Franchise, however, is it possible to install light-up artificial palm trees that cross?
 - ii. Check Overlay Zone regulations, sign regulations for the Cottonwood Mall Master Development Plan standards and permitting requirements, and utility connection.

G. Elevation Sheets: Looks good

- Thank you for providing (N, S, E, W) elevations
- Are there any covered elements as part of the drive through?

H. Detail Sheet: Missing

- Site standard signs, drive through sign, building mounted sign, standard parking bumper, concrete drainage swale section, drain cover detail, standard city tree planting detail, HC ramps and truncated domes, outdoor tables-chairs-benches-umbrellas, Dumpster enclosure, just to name a few.
- Will there be a Monument Sign, or will the restaurant information be placed on an existing Monument Sign?

6. Other Notes: This is a Site Plan EPC review and all IDO, DPM, Cottonwood Mall Master Development Plan standards must be followed. Any conditions of approval that are placed on the site plan will need to be met before the DFT reviews and signs off.

PROJECT MEMO 2

TO: Jim Strozier, Consensus Planning
Jonathan Turner, Consensus Planning

FROM: Dustin Kiska, Senior Planner
City of Albuquerque Planning Department

RE: Project # SP-2026-00043_10000 Coors Blvd._ Site Plan-EPC Major Amendment

DATE: 06/01/2026

Continuance of review of the proposed Site Plan-EPC Major Amendment. We have requested additional revisions to the project letter and Site Plan drawings to help fully understand the justification to this request. If additional items arise as the case progresses, we will inform you immediately.

Please provide the additional requirements or revisions requested by:

9 AM on Thursday, June 4, 2026

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

1. Overview:

A. Legal description:

Consensus Planning, Inc., agent for Dillard's Properties, Inc., requests a Site Plan – EPC, Major Amendment for all or a portion of Tract A1A, Plat of tracts A-1-A, B-1-A-1, B-1-B-1, B-2-A, B-3-A, B-4-A & B-5-A-1, Second revision plat for Cottonwood Mall; Tract B-4-A-1-A & Tract B-4-A-1-B, Plat for Tracts B-4-A-1-A & B-4-A-1-B Cottonwood Mall (being comprised of Tract B-4-A-1); Tract B-4-A-2, Plat for tracts B-4-A-1 & B-4-A-2, 2nd revision for Cottonwood Mall (being comprised of Tract B-4-A); Tracts B5A1, B3A, B1A1 & B2A Plat of Tracts A-1-A, B-1-A-1, B-1-B-1, B-2-A, B-3-AB-4-A & B-5-A-1, second revision plat for Cottonwood Mall; Tract C-4, C-8, C-9, Replat of Tracts H-1 & H-2, Seven Bar Ranch, now comprising Cottonwood Mall; Tract C-7A-1, C-7A-2, Plat for Tracts C-7A-1 AND C-7A-2 being comprised of Tract C-7A, Cottonwood Mall; Tract C-5A, C-6A1 of Tracts C-5A & C-6A1 (Being a replat of Tracts C-5 & C-6A); Tract C-3-A, C-2A-1, Plat of Tracts C-2A-1 AND C-3A, Cottonwood Mall (being a replat of Tracts C-2A AND C-3); Tract C1A of Tracts C-1A & C-2A Cottonwood Mall; Lot 14-A of Lots 12-A, 12-B, 13-A & 14-A Questa del Rio subdivision (Being A Replat of Portions of Lots 12, 13 & 14 Questa del Rio subdivision & Tract D-2 Cottonwood Mall); Lots 12-A, 13-A and 14-A of Lots 12-A, 12-B, 13-A & 14-A Questa del Rio Subdivision (being a replat of portions of Lots 12, 13 & 14 Questa del Rio subdivision & TR D-2 Cottonwood Mall); and Lots 12-B-1 & 12-B-2, Plat of Lots 12-B-1 & 12-B-2 Questa del Rio subdivision.

Located at 10000 Coors Blvd Bypass NW, between Eagle Ranch and Seven Bar Loop Rd, approximately 100 acres. (B-13) (B14)

- Amending the full site plan EPC, we want to include full legal description on the plans. See below Site Plan Revisions.

- B. The traffic scoping form included with the application is not signed. We need the signed form in order to move forward with the application. DFT staff has informed us that a TIS may have been determined to be required, which is what triggers the major amendment through the EPC.

a. Has a TIS been completed? It will need to be included with this request.

2. Notification & Neighborhood Issues:

A. Revise notification to all the Neighborhood Association members as required.

- The Cibola Loop Neighborhood Association is within the 660 feet distance of required notification. Please re-do notice to all Neighborhood Associations as required.
- Please update the notification to property owners per the full site plan boundary line as mentioned in the Legal Description. Last date to send notification is June 3rd, 2026, or 15 calendar days before a monthly public hearing.
- Please re-do the 100-foot notification buffer map.
- Please provide photos of the revised addressed first class mailed envelopes and a list of the neighbors within the revised 100' buffer zone.

B. Have you held any neighborhood meetings, or plan to, prior to the hearing date and public comment submittal deadlines?

- i. It was mentioned that Cibola Loop Neighborhood Association reached out with intent to write a letter of support/opposition. Please include this for our records prior to any public comment submittal deadlines.

3. Project Letter:

Criterion B-H 6-6(l)(3)(b-h)

(H) Criteria (H) is missing.

6-6(l)(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 § 14-16-5-2(E) without sufficient mitigation and benefits that outweigh the expected impacts.

- We see roughly 25 feet tall parking and site lighting poles; this is in compliance of 35' max height and 100' from right of way, design standards. Are there any other types of lighting?
- Sketch plat comments indicate Sight Lighting Analysis required prior to final DFT sign off.

4. Proposed Site Plan Sheets

A. General Requests:

- A thorough re-review of the Site Plan will be conducted when revised drawings are received, any revisions required found during this review will be sent immediately.
- Controlling site plan:
 - i. Please provide the full amended site plan sheet showing any revisions to parking and any development standards as the first sheet in the set.
 - ii. Does this amendment remove design standards on the controlling site plan? If so:
 - 1. Please note any development standards that will be changing on the controlling site plan set as this will affect the entire mall area, unless specified otherwise. This amendment will be the controlling site plan for the full mall. Please revise according.
 - 2. Please provide a note that all future development will be subject to the MX-M, IDO and DPM development standards.
 - iii. The proposed restaurant with drive-through is a pull-out drawing set to come after the amendment sheets.
 - iv. Include Note: Where Site Development Plan is silent, all relevant standards and provisions of the IDO and DPM apply
 - v. The Amendment sheet will need to be revised to show the full boundary of the Cottonwood Mall including all tracts as described in the legal description. Thank you for clouding the area to be amended, so it is understood that this is the amended portion of the entire Cottonwood Mall, Site Plan EPC - Major Amendment.
 - vi. Include general notes/site data for the full mall area. See one of the original controlling site plans for an example, but please use the most recent set of approved development standards:
 - 1. [13-aa-10274.pdf](#) (please let us know if link does not work).
 - 2. Note: see general note 8 regarding EPC review.

B. Parking Calculation Sheet: to be revised to 'Overall Site Plan'

- As mentioned above, include full revised legal description on the plans.
- Overall Site Plan: Please remove site plan "Inset," as this will be the controlling site plan for the full mall area. We have the Restaurant with drive-through on its own sheet following.
- Please provide scale and north arrow.
- General notes specific to the restaurant should only be included on the restaurant with drive-through site plan, not the overall mall site plan.
- Please review CPO-2 standards:

i. 3-4(C)(5)(d) Outdoor Lighting

The mounting height of luminaires in off-street parking, other vehicular use areas, and/or outdoor storage areas shall be no higher than 20 feet above finished grade.

ii. If monument signage is proposed, see sign standards in CPO-2.

iii. No illuminated sign, or any illuminated element of any sign, shall flash, blink, or change its brightness.

Project Memo 3

TO: Jim Strozier, Consensus Planning
Jonathan Turner, Consensus Planning

FROM: Dustin Kiska, Senior Planner
City of Albuquerque Planning Department

RE: **Project # SP-2026-00043_10000 Coors Blvd._ Site Plan-EPC Major Amendment**

DATE: 06/25/2026

We completed a re-review of the Major Amendment to the Site Plan EPC. We would like to discuss the justification letter and project. We are available to answer questions about the process and requirements. Please provide the following:

⇒ Revised Justification Letter (electronic) and Site Plan Drawings by:

12PM on Tuesday, June 30, 2026

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

1) Introduction:

A. Though I've done my best for this review, additional items may arise as the case progresses. If so, I will inform you immediately.

B. This is what we have for the legal description:

Consensus Planning, Inc., agent for Dillard's Properties, Inc., requests a Site Plan – EPC, Major Amendment for all or a portion of Tract A1A, Plat of tracts A-1-A, B-1-A-1, B-1-B-1, B-2-A, B-3-A, B-4-A & B-5-A-1, Second revision plat for Cottonwood Mall; Tract B-4-A-1-A & Tract B-4-A-1-B, Plat for Tracts B-4-A-1-A & B-4-A-1-B Cottonwood Mall (being comprised of Tract B-4-A-1); Tract B-4-A-2, Plat for tracts B-4-A-1 & B-4-A-2, 2nd revision for Cottonwood Mall (being comprised of Tract B-4-A); Tracts B5A1, B3A, B1A1 & B2A Plat of Tracts A-1-A, B-1-A-1, B-1-B-1, B-2-A, B-3-AB-4-A & B-5-A-1, second revision plat for Cottonwood Mall; Tract C-4, C-8, C-9, Replat of Tracts H-1 & H-2, Seven Bar Ranch, now comprising Cottonwood Mall; Tract C-7A-1, C-7A-2, Plat for Tracts C-7A-1 AND C-7A-2 being comprised of Tract C-7A, Cottonwood Mall; Tract C-5A, C-6A1 of Tracts C-5A & C-6A1 (Being a replat of Tracts C-5 & C-6A); Tract C-3-A, C-2A-1, Plat of Tracts C-2A-1 AND C-3A, Cottonwood Mall (being a replat of Tracts C-2A AND C-3); Tract C1A of Tracts C-1A & C-2A Cottonwood Mall; Lot 14-A of Lots 12-A, 12-B, 13-A & 14-A Questa del Rio subdivision (Being A Replat of Portions of Lots 12, 13 & 14 Questa del Rio subdivision & Tract D-2 Cottonwood Mall); Lots 12-A, 13-A and 14-A of Lots 12-A, 12-B, 13-A & 14-A Questa del Rio Subdivision (being a replat of portions of Lots 12, 13 & 14 Questa del Rio subdivision & TR D-2 Cottonwood Mall); and Lots 12-B-1 & 12-B-2, Plat of Lots 12-B-1 & 12-B-2 Questa del Rio subdivision. (B-13) (B14).

- Amending the full site plan EPC, we want to include full description on the plans.

C. It is my understanding that you have submitted a request for: a major amendment to a Site Plan EPC to allow the construction of a new 3,887 SF In-N-Out Burger restaurant building, outdoor seating, 29 car drive through, new planter medians and 62 redesigned parking spaces. A Site Plan-EPC review is required pursuant to IDO section 14-16-2-4(C).

- Is this correct?

B. Thank you for providing the updates requested for the deferral to the July PEC hearing.

C. We received the Traffic Impact Study June 4th, 2026.

2) Process:

- A. Timelines and EPC calendar: the EPC public hearing is **July 16, 2026**. Final staff reports will be available one week prior, on **July 9, 2026**
- B. You will have up to 10 minutes to present after Staff Presentation. The EPC Commissioners have indicated a preference for visuals (ex. PowerPoint) along with your presentation.

3) Public Notification & Neighborhood:

Notification requirements for a major amendment are explained in Section [14-16-6-4\(J\)](#), Public Notice (IDO, p. 461). The required notification consists of: i) an emailed letter to neighborhood representatives indicated by the ONC, ii) a mailed letter (first-class) to property owners within 100 feet of the subject site, and iii) yellow sign posting

- A. Revise notification to all the Neighborhood Association members as required.

Have the Below items been completed?

- The Cibola Loop Neighborhood Association is within the 660 feet distance of required notification. Please re-do notice to all Neighborhood Associations as required.
 - Please update the notification to property owners per the full site plan boundary line as mentioned in the Legal Description. Last date to send notification is July 1st, 2026, or 15 calendar days before a monthly public hearing.
 - Please provide photos of the revised addressed first class mailed envelopes and a list of the neighbors within the revised 100' buffer zone.
- B. Have you held any additional neighborhood meetings, or plan to, prior to the hearing date and public comment submittal deadlines?
 - C. Have you received any comments, either in support of, or against, this request? Please forward any received comments to staff for inclusion in the staff report.
 - Has Cibola Loop Neighborhood Association provided a letter of support/opposition as mentioned before? Please include this for our records prior to any public comment submittal deadlines.

4) Project Letter:

General Notes

- A. The submitted revised Justification letter will require revisions for clarity. We have suggested general revisions and revisions to responses provided for the review and decision criteria [\[6-6\(I\)\(3\)\]](#)
 - As per IDO [§14-16-6-4\(E\)\(3\)](#), the applicant bears the burden of providing a sound justification for the requested decision, based on substantial evidence. I have included revision recommendations and guidance in the sections below.

- Refer to the link provided below for examples of previous Zone Map Amendment requests. Applicant justification letters can be found in the posted staff reports: webpage [here](#).

B. Please provide a revised boundary line on Figure 1 and Figure 2, and Figure 5, Site Maps.

C. Goals & Policies Response

General Notes

- It is important to discuss the Major Amendment and how it applies to each Goal and Policy.
- Be as detailed as possible in these responses. Responding to the review and decision criteria is more of a legal exercise than anything else. It is critical to “hit the nail on the head” both conceptually and in terms of form. This can be done by:
 1. Answering the questions in a customary way.
 2. Using conclusory statements such as using “because” and tailoring the response to match the wording of the Goal or Policy.
 3. Re-phrasing the requirement of the Goal and Policy in the response.
 4. Choosing an option when needed to respond to a specific requirement.
- The specific goals and policies chosen (below) seem justifiable, and the quantity and spectrum of chapters referenced is sufficient.
 - (Below responses require more information)

D. Site Plan – EPC Review & Decision Criteria

Criterion (A) (Goals and Policies) [\[6-6\(l\)\(3\)\(a\)\]](#)

1. **Policy 5.1.1 Desired Growth**
2. **Policy 5.2.1 Land Uses**
3. **Policy 5.3.1 Infill Development**
4. **Goal 5.7 Implementation Processes**
5. **Policy 5.7.4: Streamlined Development**
6. **Goal 6.6 Economy**
7. **Goal 7.3 Sense of Place**
8. **Policy 7.3.4 Infill**

Northwest Mesa Community Planning Area (CPA) Assessment Policies

1. **POLICY 4.3.11.2**
2. **POLICY 4.3.11.4**
3. **POLICY 4.3.11.6**

Criterion B-H [6-6\(l\)\(3\)\(b-h\)](#)

Criterion (C) It can be stated that all required permits, can be submitted at a later date prior to DFT sign-off.

Criterion (E) Only traffic and landscaping were mentioned. Explain more on how the project mitigates any significant adverse impacts.

5) Proposed Site Plan Sheets

A. General Requests:

- A review of the Site Plan will be conducted when revised drawings are received

B. Full Site Plan Sheet **(Missing)**

- Please provide the full amended site plan sheet showing the full boundary of the Cottonwood Mall including all tracts as described in the legal description and any revisions to parking and any development standards as the first sheet in the set.
- Vicinity map from 'General Notes' sheet can move to this sheet.
- Include general site data for the full mall area. See one of the original controlling site plans for an example, but please use the most recent set of approved development standards:

1. [13-aa-10274.pdf](#) (please let us know if link does not work).

2. Note: see general note 8 regarding EPC review.

- Include Note: Where Site Development Plan is silent, all relevant standards and provisions of the IDO and DPM apply.

C. Amendment Sheet – City Entitlement (Complete)

D. General Notes Sheet

- Please update the revised full legal description.
 - Does this amendment remove design standards on the controlling site plan? If so:
 1. Please note any development standards that will be changing on the controlling site plan set as this will affect the entire mall area, unless specified otherwise. This amendment will be the controlling site plan for the full mall. Please revise according.
 2. Please provide a note that all future development will be subject to the MX-M, IDO and DPM development standards.
- Are there any lighting Specs that can go on the plans? We received the lighting cut sheets
- Please review CPO-2 standards:

E. Delivery Truck, Fire Truck, Solid Wastes Truck turn sheets. (complete)

F. Details Sheet **(Missing)**

G. Elevations Sheet **(Missing)**

H. Grading and Drainage, and Section Drawing sheet, (complete)

I. Storm Drain and utility Plan Sheets. (Complete)

J. Existing Conditions Sheet (Complete)

K. Proposed Drainage Area Sheet (Complete)

L. Topography Survey Map Sheet (Complete)

M. Boundary and Easement Map (Complete)

N. Site Demolition Plan (Complete)

O. Landscaping Plan

- Please reference Previous Agency Comments from Urban Forestry

❖ Other Notes: This is a Site Plan EPC review and all IDO, DPM, Cottonwood Mall Master Development Plan standards must be followed. Any conditions of approval that are placed on the site plan will need to be met before the DFT reviews and signs off.



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission (EPC) will hold a **Public Hearing** on **Thursday, June 18, 2026 at 8:40 a.m.**, using Zoom (online).

Attend by Zoom
<https://cabq.zoom.us/j/83932559165>

Attend by Phone
(719) 359-4580
Webinar ID: 839 3255 9165
Find your local number: <https://cabq.zoom.us/j/83932559165>
Please contact City Planning staff via the information below for any of the following:
To request details about the cases below.

At least 72 hours prior to the hearing:

- o For individuals with disabilities to request special assistance to participate at the public hearing.
- o To request interpretation into other languages at the hearing.

Contact Information
Email: PlanningEPC@cabq.gov
Phone: 505-924-3860, option for Boards and Commissions, or TTY 711

To submit written comments on any of the cases below, please submit by **9 AM on Wednesday, June 3, 2026.**

Mail: EPC, c/o EPC Hearing Monitor, CABQ Planning Department, P.O. Box 1293, ABQ, NM 87103

Online portal: <https://cabq.gov/epc-public-comment>

Plan # ZMA-2026-00008
Zoning Map Amendment (Zone Change)

Consensus Planning, Inc., agent for Titan Development, requests a Zoning Map Amendment from NR-BP to MX-H for all or a portion of Tract B-1 a Replat of Tract B Division of Lands of Freeway - Oldtown L, located at 1050 18th Street NW, between 15th St. and 18th St. NW, approximately 4.1 acres. (J-13)

Staff Planner: Catherine Heyne

Project #: PR-2025-020058
Plan # SP-2026-00048
Site Plan EPC, Major Amendment
Consensus Planning, Inc., agent for Dillard's Properties, Inc., requests a Site Plan EPC, Major Amendment for all or a portion of Tract A1A, Plat of tracts A-1-A, B-1-A-1, B-1-B-1, B-2-A, B-3-A, B-4-A & B-5-A-1, Second revision plat for Cottonwood Mall; Tract B-4-A-1-A & Tract B-4-A-1-B, Plat for Tracts B-4-A-1-A & B-4-A-1-B Cottonwood Mall (being comprised of Tract B-4-A-1); Tract B-4-A-2, Plat for tracts B-4-A-1 & B-4-A-2, 2nd revision for Cottonwood Mall (being com-

prised of Tract B-4-A); Tracts B5A1, B3A, B1A1 & B2A Plat of Tracts A-1-A, B-1-A-1, B-1-B-1, B-2-A, B-3-AB-4-A & B-5-A-1, second revision plat for Cottonwood Mall; Tract C-4, C-8, C-9, Replat of Tracts H-1 & H-2, Seven Bar Ranch, now comprising Cottonwood Mall; Tract C-7A-1, C-7A-2, Plat for Tracts C-7A-1 AND C-7A-2 being comprised of Tract C-7A, Cottonwood Mall; Tract C-5A, C-6A1 of Tracts C-5A & C-6A1 (Being a replat of Tracts C-5 & C-6A); Tract C-3-A, C-2A-1, Plat of Tracts C-2A-1 AND C-3A, Cottonwood Mall (being a replat of Tracts C-2A AND C-3); Tract C1A of Tracts C-1A & C-2A Cottonwood Mall; Lot 14-A of Lots 12-A, 12-B, 13-A & 14-A Questa del Rio subdivision (Being A Replat of Portions of Lots 12, 13 & 14 Questa del Rio subdivision & Tract D-2 Cottonwood Mall); Lots 12-A, 13-A and 14-A of Lots 12-A, 12-B, 13-A & 14-A Questa del Rio Subdivision (being a replat of portions of Lots 12, 13 & 14 Questa del Rio subdivision & TR D-2 Cottonwood Mall); and Lots 12-B-1 & 12-B-2, Plat of Lots 12-B-1 & 12-B-2 Questa del Rio subdivision, located at 10000 Coors Blvd Bypass NW, between Eagle Ranch and Seven Bar Loop Rd, approximately 100 acres. (B-13)(B14)
Staff Planner: Dustin Kiska

Environmental Planning Commission (EPC)

APPROVED BY
Mikaela Renz-Whitmore
Urban Design & Development Division
City of Albuquerque Planning Department

Journal: June 3, 2026



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

INTER-OFFICE MEMORANDUM

May 12, 2026

TO:

CABQ ENVIRONMENTAL HEALTH – Byron Lueras, Shellie Eaton
CABQ FIRE DEPARTMENT – Lieutenant Rogelio Rodriguez
CABQ LEGAL – Andrew Coon
CABQ METROPOLITAN REDEVELOPMENT AGENCY – Jennifer Jackson, China Osborn
CABQ MUNICIPAL DEVELOPMENT/TRANSPORTATION PLANNING – Tim Brown,
Valerie Hermanson, Debbie Bauman
CABQ NEIGHBORHOOD COORDINATION – Vanessa Baca
CABQ PARKS & RECREATION
CIP MANAGER – Cheryl Somerfeldt
CITY FORESTER – Sean O’Neil
PARK DESIGN – Hannah Aulick
OPEN SPACE PLANNING – James Lewis, Adryana Vialpando
TRAILS – Whitney Phelan
URBAN FORESTRY – Bonnie Strange
CABQ PLANNING
ENGINEER – Shahab Biazar
HISTORIC PRESERVATION – Leslie Naji
HYDROLOGY – Tiequan Chen
LONG RANGE – Vicente Quevedo, Jordan James
TRANSPORTATION DEV. SERVICES – Ernest Armijo
ZONING – Angelo Metzgar, Jeffrey Palmer
CABQ POLICE DEPARTMENT – Laura Kuehn
CABQ SOLID WASTE – Adrian Marez
CABQ TRANSIT – Lawrence Kline, Andrew de Garmo
ABC WATER UTILITY AUTHORITY – David Gutierrez, Eddie Kemp, Galveston Begaye,
Aryam Hernandez, Monica Rodriguez, Heidi Hilland
ALBUQUERQUE PUBLIC SCHOOLS – Sarah Young, Cordell Bock, Hodgins Serrullo
AMAFCA – Jared Romero, Kana Radius
BERNALILLO COUNTY
PLANNING MANAGER – Elvira Lopez
LEAD PLANNER – Carrie Barkhurst
LEAD PLANNER – Karen Iverson
SENIOR PLANNER – Benjamin Savoca
SENIOR PLANNER – Karina Peggau
PLANNER – Peach Anderson-Tauzer
TRANSPORTATION – Julie Luna
KIRTLAND AIR FORCE BASE – Eva Blaylock
MID-REGION COUNCIL OF GOVERNMENTS – Aaron Hill
MIDDLE RIO GRANDE CONSERVANCY DISTRICT – Jason Casuga, Eric Zamora, Mapping
NM DEPARTMENT OF TRANSPORTATION – Margaret Haynes, Keith Thompson, Peter
Kubiak
NM GAS COMPANY – Jeff Estvanko, Brandon Kauffman
NATIONAL PARK SERVICE/PETROGLYPH NATIONAL MONUMENT – Nancy Hendricks
PUBLIC SERVICE COMPANY OF NEW MEXICO – Russell Brito

FROM: Mikaela Renz-Whitmore, Urban Design and Development Division, Planning Department

SUBJECT: ENVIRONMENTAL PLANNING COMMISSION CASE DISTRIBUTION

Below are the legal descriptions for the cases scheduled for public hearing before the Environmental Planning Commission on **June 18, 2026**.

The City of Albuquerque Planning Department has begun using new case tracking software. Applications and related materials are available to review and/or download for each case via the links below.

Please direct questions to the case planner noted below and available by email: PlanningEPC@cabq.gov

All agency comments are due June 1, 2026.

SUBMIT COMMENTS TO: <https://cabq.gov/epc-agency-comment>

(Please submit comments via the Agency Comment Portal link, not as email submittals.)

Plan # [ZMA-2026-00008](#)

Zoning Map Amendment (Zone Change)

Consensus Planning, Inc., agent for Titan Development, requests a Zoning Map Amendment from NR-BP to MX-H for all or a portion of Tract B-1 a Replat of Tract B Division of Lands of Freeway – Oldtown L, located at 1050 18th Street NW, between 18th Street and 15th Street, approximately 4.24 acres. (J-13)

Staff Planner: Catherine Heyne

Plan # [SP-2026-00048](#)

Site Plan – EPC, Major Amendment

Consensus Planning, Inc., agent for Dillard’s Properties, Inc., requests a Site Plan – EPC, Major Amendment for all or a portion of Tract A1A Plat of Tracts A-1-A, B-1-A-1, B-1-B-1, B-2-A, B-3-A, B-4-A & B-5-A-1, Second Revision Plat Cottonwood Mall, located at 10000 Coors Blvd Bypass NW, between Eagle Ranch and Seven Bar Loop Rd, approximately 11.63 acres. (B-13)(B14)

Staff Planner: Dustin Kiska

E) PUBLIC NOTICE

SIGN POSTING AGREEMENT

Environmental Planning Commission

All persons requesting a hearing before the Environmental Planning Commission are responsible for the posting and maintaining of one or more signs on the property.

Failure to maintain the signs during this entire period may be cause for deferral or denial of the application.

Per Integrated Development Ordinance 14-16-6-4(J)(4): **The applicant shall post at least 1 sign on each street abutting the property that is the subject of the application, at a point clearly visible from that street, for at least 15 calendar days before the public hearing and for the appeal period of 15 calendar days following any decision, required pursuant to Subsection 14-16-6-4(T) and Subsection 14-16-6-4(U)(3)(a)1.**

1. LOCATION

- A. The sign shall be conspicuously located within twenty feet of the public sidewalk (or edge of public street).
- 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 help prevent tearing and are best for attaching signs to a post or backing.

Signs must be posted from 15 days prior to the hearing to 15 days after the hearing.

Project Number & Address: PR-2025-020058 / 10000 Coors Boulevard Bypass NW

Applicant/Agent Signature *Jonathan Turner* **Date:** 5/7/26



CONSENSUS

June 3, 2026

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

Re: Site Plan – EPC Major Amendment

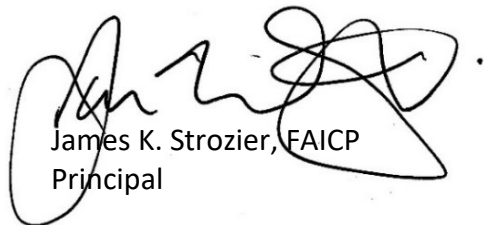
Dear Neighboring Property Owner,

On behalf of In-N-Out Burger, Consensus Planning, Inc. is providing you with notice that we have submitted a Site Plan – EPC Major Amendment to the controlling Cottonwood Mall Master Site Plan to be reviewed by the Environmental Planning Commission. The property is in the existing Cottonwood Mall parcel, located at 10000 Coors Bypass Boulevard NW, and is legally described as *portions of Tracts A-1-A and B-2-A, Cottonwood Loop Subdivision, approximately 11.6 acres.*

Cottonwood Mall was developed in 1994, and the property is currently a paved parking lot. The focus of this amendment is to create a new parcel (via a Plat) and construct a new In-N-Out Burger restaurant.

As part of the IDO regulations, we are providing you with notification of this application. Per section 14-16-6-4(K)(1) of the IDO, a post-submittal facilitated meeting may be required at least 15 calendar days prior to the scheduled hearing. If you have any questions or need more information regarding these requests, please do not hesitate to email us at turner@consensusplanning.com or contact us by phone at (505) 764-9801.

Sincerely,



James K. Strozier, FAICP
Principal

PRINCIPALS

James K. Strozier, FAICP

ASSOCIATES

Ken Romig, PLA, ASLA

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



PART I - PROCESS

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Major Amendment - Site Plan - EPC

Decision-making Body: Environmental Planning Commission (EPC)

Pre-Application meeting required: ☐ Yes ☒ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application? ☒ Yes ☐ No **Note: if yes, see second page**

PART II – DETAILS OF REQUEST

Address of property listed in application: 10000 Coors Blvd Bypass NW

Name of property owner: Dillard Property Tax Department

Name of applicant: In-N-Out Burger c/o Todd Smith

Date, time, and place of public meeting or hearing, if applicable:

June 18, 2026 at 8:40am via Zoom Link: <https://cabq.zoom.us/j/83932559165> Call in: (719) 359-4580 Webinar ID: 839 3255 9165

Address, phone number, or website for additional information:

Contact: Jonathan Turner by email at turner@consensusplanning.com -or- by phone at 505-764-9801

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

☒ Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if one occurred.

☒ Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT:

**PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [IDO §14-16-6-4\(J\)](#).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.**

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

(Applicant signature)

06/03/2026

(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 §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 & LC 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.

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice*: 06/03/2026

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

- ☒ Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.¹
- ☒ Property Owners within 100 feet of the Subject Property.

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

1. Subject Property Address* 10000 Coors Blvd Bypass NW
Location Description southeast parking lot of the Cottonwood Mall Site Plan
2. Property Owner* Dillard Property Tax Department
3. Agent/Applicant* *[if applicable]* Agent: Consensus Planning / Applicant: In-N-Out Burger c/o Todd Smith
4. Application Type(s)²* see IDO [Table 6-1-1](#)
 - ☐ Site Plan – EPC
 - ☐ Subdivision _____ (Minor, Major, or Bulk Land)
 - ☐ Vacation _____ (Easement, Private Way, or Public Right-of-way)
 - ☐ Variance – EPC
 - ☐ Waiver _____ (DHO or Wireless Telecommunication Facility)
 - ☒ Other: Site Plan - EPC Major Amendment

Summary of project/request³*:

Site Plan-EPC Major Amendment to the existing Cottonwood Mall Site Development Plan
to allow for a minor subdivision of land for the development of a new restaurant.

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

- ☐ Development Hearing Officer (DHO)
- ☐ Landmarks Commission (LC)
- ☒ Environmental Planning Commission (EPC)

¹ If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

² Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

³ Attach additional information, as needed to explain the project/request.

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

Hearing Date/Time*: June 18, 2026 at 8:40 AM

Location*⁴: Zoom Link: https://cabq.zoom.us/j/83932559165 Call in: (719) 359-4580 Webinar ID: 839 3255 9165

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

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

6. Where more information about the project can be found*:

Preferred project contact information:

Name: Jonathan Turner

Email: turner@consensusplanning.com

Phone: (505) 764-9801

- ☐ Website or project page: _____
- ☒ Attachments:
- ☒ Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination*
- ☒ Other: Zone Atlas and Site Plan

Project Information Required for Mail/Email Notice by [IDO §14-16-6-4\(J\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ B-13
2. Project Illustrations, as relevant*⁶

- ☒ Architectural drawings
- ☒ Elevations of the proposed building(s)
- ☒ Other relevant illustrations

See attachments or the website/project page noted above for the items marked above.

3. The following exceptions to IDO standards have been requested for this project*:

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

Explanation*:

N/A

⁴ Physical address or Zoom link

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

⁶ While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

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

4. Was a Pre-submittal Neighborhood Meeting held? ☐ Yes ☒ No

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

N/A

[Note: If a meeting was held, the meeting report is required to be provided in the application materials.]

5. **For Site Plan Applications only***, attach the 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 from IDO Zoning Map⁷:

1. Area of Property [acres] 11.62
 2. IDO Zone District Mixed-Use Medium Intensity MX-M
 3. Overlay Zone(s) [if applicable] Coors Blvd CPO-2 Select Select Select
 4. Center or Corridor Area [if applicable] Cottonwood Center- Employment / Major Transit Corridor
- Current Land Use(s) [vacant, if none] vacant

NOTE: Pursuant to [IDO §14-16-6-4\(K\)](#), 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 hearing date. Requests for a facilitated meeting must be submitted through ABQ-Plan: <https://www.cabq.gov/planning/abq-plan>

Useful Links

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

IDO Interactive Map: <https://tinyurl.com/idozoningmap>

⁷ Available here: <https://tinyurl.com/idozoningmap>

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Notificación de Acceso Lingüístico.

Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

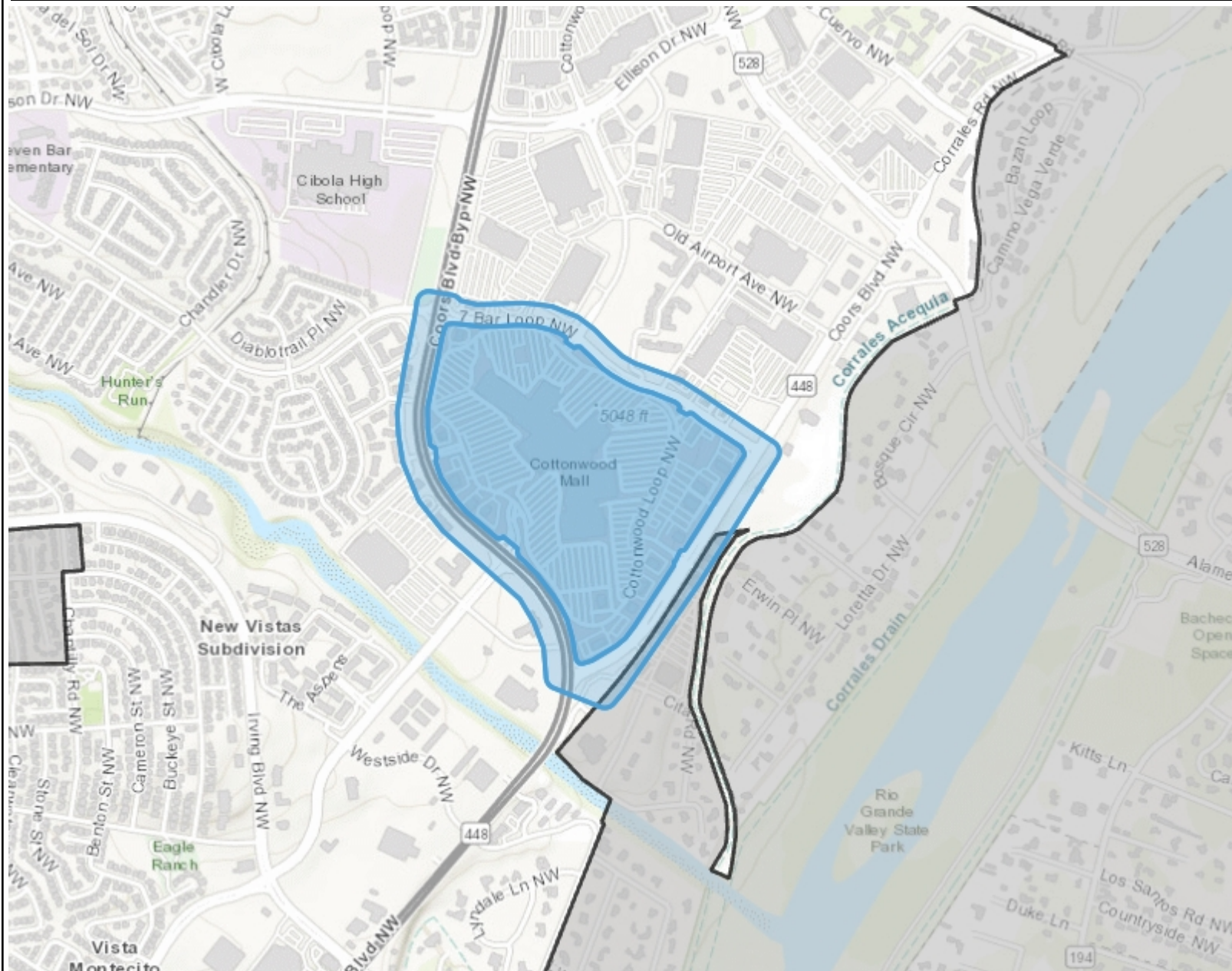


City of Albuquerque



Legend

- City of Albuquerque Municipal
- Bernalillo County Assessor Pa
- Outside City Limits



2,480 0 1,240 2,480 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
6/3/2026 © City of Albuquerque

1: 14,883

This map is a user generated static output from www.cabq.gov/gis and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

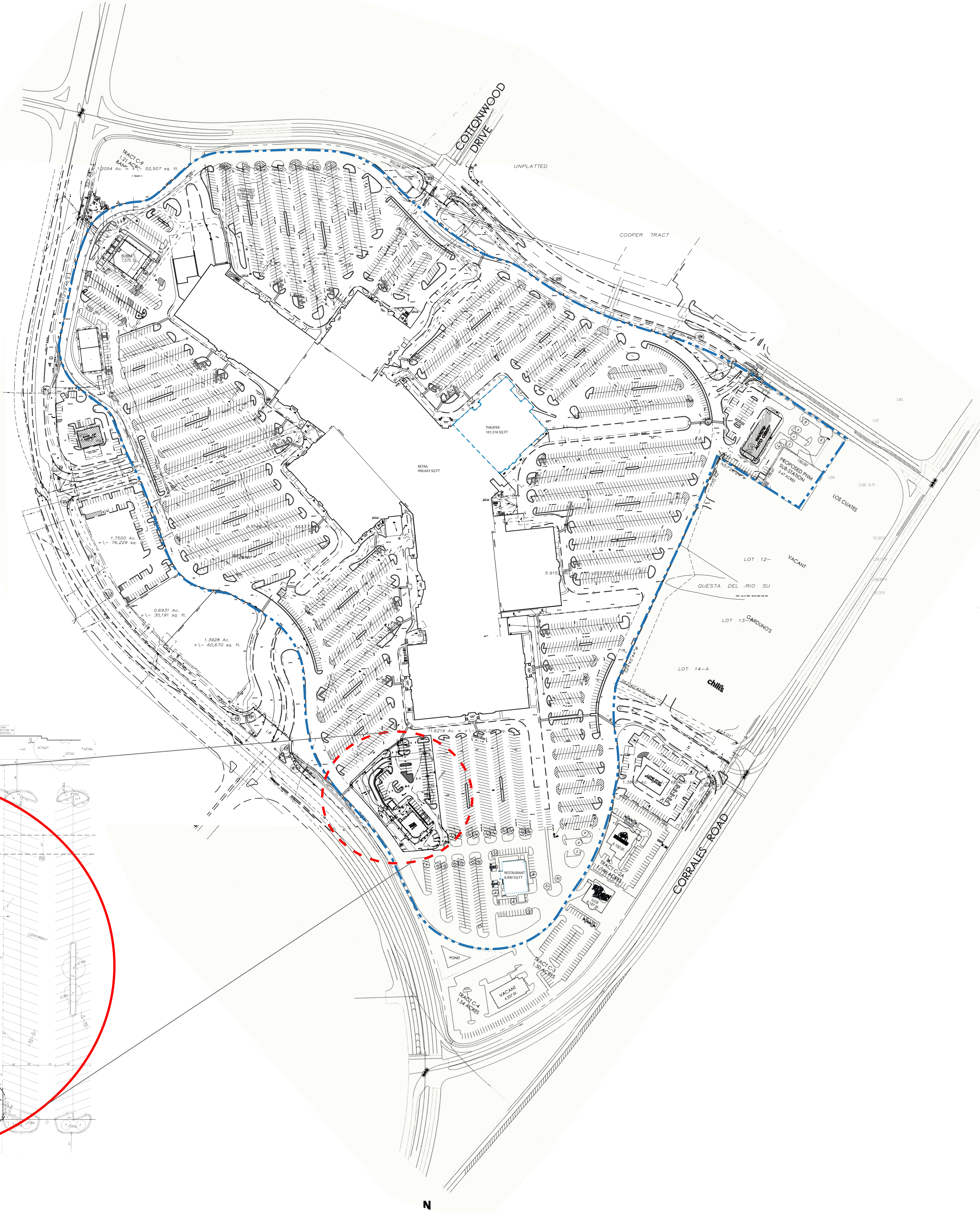
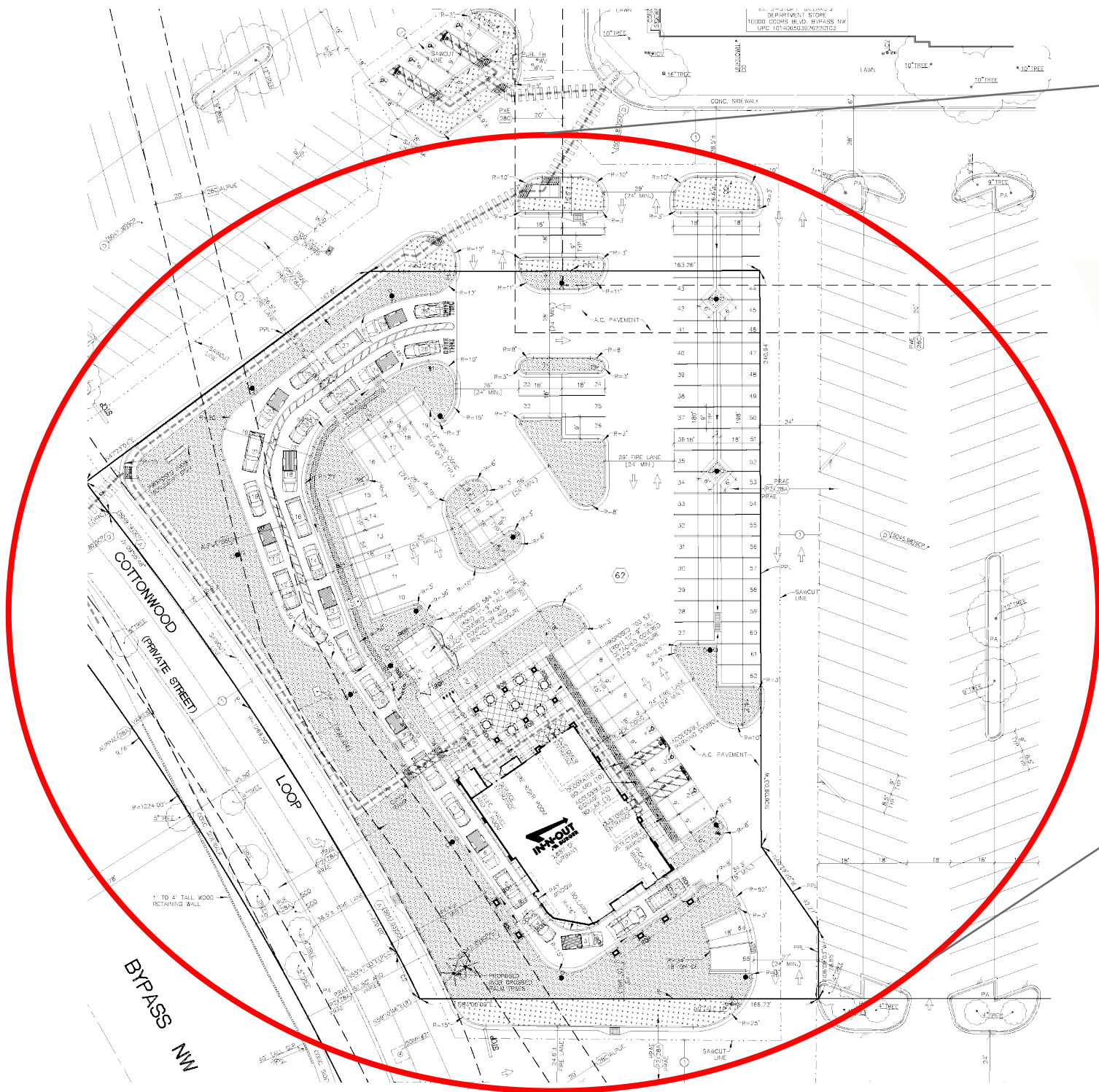
Notes

GENERAL NOTES

1. IN-N-OUT BURGER LEASE PREMISES AREA = 65,531 SQUARE FEET OR 1.504 ACRES.
2. EXISTING CITY ZONE: MX-M (MIXED-USED MODERATE INTENSITY ZONE)
CPO-2 (CHARACTER PROTECTION OVERLAY ZONE)
3. COMPREHENSIVE PLAN LAND USE DESIGNATION:
COTTONWOOD CENTER EMPLOYMENT CENTER CITY
LAND USE CATEGORY: TRANSPORTATION
4. EXISTING LAND USE: PARKING LOT FOR DILLARD'S WITH 227 PAVED STRIPED PARKING SPACES
PROPOSED LAND USE: NEW IN-N-OUT BURGER SIT DOWN RESTAURANT PERMITTED IN CITY ZONE WITH A DRIVE-THRU LANE AND OUTDOOR PATIO AS A PERMISSIVE ACCESSORY USE. AN OUTDOOR PATIO IS ALLOWED BY RIGHT.
5. PROPOSED SCOPE OF WORK:
A) CONSTRUCT A 3,887 SQUARE FOOT SIT-DOWN (84 SEATS INSIDE) RESTAURANT BUILDING, A 29 VEHICLE LONG DRIVE THRU QUEUE AND ONSITE 62 SPACE PAVED SURFACE PARKING LOT.
6. IN-N-OUT BURGER URBAN BUILDING AREA = 3,887 S.F.
COVERED PATIO STRUCTURE ROOF OVERHANG = 703 S.F.
COVERED TRASH ENCLOSURE ROOF OVERHANG = 584 S.F.
INDOOR SEATING = 84 SEATS, OUTDOOR SEATING = 28 SEATS (7 TABLES)
OUTDOOR SEATING AREA = 703 S.F.
PATIO STRUCTURE PLUS 50 S.F.
EACH FOR 0-4 SEAT TABLE (0 S.F.)
PLUS 20 S.F. EACH FOR 0-2 SEAT TABLES (0 S.F.) = 703 S.F.
7. REQUIRED PARKING: 5.6 SPACES PER 1,000 SQUARE FEET OF GROSS FLOOR AREA (3,887 S.F.) = 22 SPACES
PLUS 3 SPACES PER 1,000 SQUARE FEET OF GROSS FLOOR AREA
OUTDOOR SEATING SPACE (703 S.F.) FOR A TOTAL OF 25 SPACES.
8.

IN-N-OUT BURGER PARKING SPACE DETAILED SUMMARY TABLE		
DISCRPTION	REQUIRED	PROPOSED
1. STANDARD SPACE (9'x18') (8.5' MIN. x 18')	23	59
2. ACCESSIBLE VAN SPACE (17'x18')	1	1
3. ACCESSIBLE SPACE (14'x18')	1	2
4. TOTAL	25	62
5. IN-N-OUT BURGER DRIVE THRU VEHICLE QUEUE (20' LONG VEHICLE)	12	29
6. SHORT-TERM BICYCLE PARKING WITHIN DESIGNATED BIKE RACK	3	4
9. REQUIRED SITE LANDSCAPE AREA = 9,344 S.F. (15%)
10. LANDSCAPE AREA PROVIDED WITHIN PROPERTY = 15,050 S.F. (23.0%)
11. EXISTING TREES ONSITE = 10.
ONSITE TREES TO BE PROTECTED IN PLACE = 0.
OFFSITE STREET TREES TO BE REMOVED = 10.
TOTAL TREES TO BE REMOVED = 20.
12. EXISTING LANDSCAPE AREA ONSITE = 3,248 S.F. (5.2%)

INSET



GRAPHIC LEGEND

SITE BOUNDARY

PARKING & LANDSCAPING CALCULATIONS

PRIOR METHODOLOGY FOR PARKING REQUIRED: RETAIL = PARKING REQ'D FOR 5.0 RATIO 1,005.0 x 5 = ENTERTAINMENT CENTER/RESTAURANT = 4,387 SEATS / 4 = (UA seats + BJ's seats) 4,035 + 237 (Bubba's seats) + 112 (In-N-Out seats) SUBTOTAL = 10% CREDIT FOR TRANSIT ROUTE = 5% CREDIT FOR TRANSIT FACILITY = TOTAL VAN ACCESSIBLE SPACES REQUIRED: 62 / 8 = VAN ACCESSIBLE SPACES PROVIDED: HANDICAPPED SPACES REQUIRED: 20 + 4,160 / 100 = TOTAL HANDICAPPED SPACES PROVIDED:	EXISTING 5,025 1,097 6,122 -612 -275 5,234 7 9 53 80	
PARKING REQUIRED PER CURRENT ZONING CODE = RETAIL MALL = 997,243 sq ft 4.5 spaces x 997,243 sq ft / 2,500 sq ft RESTAURANT BJ's Bar and Restaurant = 7,400 sq ft 5 spaces x 7,400 sq ft / 1,000 sq ft In-N-Out = 3,887 sq ft 5 spaces x 3,887 sq ft / 1,000 sq ft THEATER = 1 space / 5 seats in main assembly 2,456 seats / 5 seats = SUBTOTAL = 10% CREDIT FOR TRANSIT ROUTE = 5% CREDIT FOR TRANSIT FACILITY = TOTAL AN ACCESSIBLE SPACES REQUIRED: 1 of every 6 accessible spaces = 53/6 VAN ACCESSIBLE SPACES PROVIDED: HANDICAPPED SPACES REQUIRED: 20 spaces plus 1 space for every 100 spaces = 20 + (4,334-1,000)/100 TOTAL HANDICAPPED SPACES PROVIDED:		PROPOSED 1,795 37 19 491 2,343 -234 -117 4,334 9 10 53 82

PARKING PROVIDED SSTD SPACES (9'X18') SMALL CAR (8'X16') HANDICAPPED (13'X18') TOTAL PARKING RATIO PROVIDED TOTAL GLA GFA FOR MALL SITE = 1,106,969 SF (1,105,959 + 3,887) = 1,109,846 SF EXISTING = 5,014 SPACES/ 4,106.0 1,105,959 SF = 0.45% PROPOSED = 4,893 SPACES/ 4,106.0 1,109,846 SF = 0.39% PERCENT SMALL CAR PROVIDED = 1,337 / 4,895 = 27.3%	EXISTING 3,597 1,337 80 5,014	PROPOSED (3,597-223+62)=3,436 1,377 82 4,895
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LANDSCAPING REQUIRED		
TOTAL PARCEL AREA = 77.78 AC 3,388,011 SF		
LESS DEDUCTIONS PER ZONING CODE	EXISTING	PROPOSED
BUILDING FOOTPRINT	762,263 SF	766,150 SF
SERVICE AREAS	29,590 SF	29,590 SF
PUBLIC R/W LANDSCAPED	317,753 SF	317,753 SF
SUBTOTAL DEDUCTIONS	1,094,001.00	1,113,463
NET SITE AREA / PAVED AREA	NET SITE	PAVED SITE
TOTAL AREA	2,274,548.00	1,958,795
REQUIRED PERCENTAGE	15%	20%
LANDSCAPED REQUIRED	341,182.20	391,359.00
LANDSCAPE PROVIDED	EXISTING	PROPOSED
LANDSCAPE PROVIDED	423,966	435,768
PERCENTAGE PROVIDED	18.6%	22.3%
AREA DESCRIPTION	EXISTING	PROPOSED
PONDS	46,517 SF	46,517 SF
BERMS	66,524 SF	66,524 SF
MEDIANS	14,125 SF	14,125 SF
CANOE ISLANDS	21,593 SF	21,593 SF
ISLANDS (-3,248)	78,525 SF	75,277 SF
BUILDING LANDSCAPE (15,050)	73,258 SF	88,308 SF
ENTRANCES	55,035 SF	55,035 SF
PNM SUBSTATION BUFFER	5,595 SF	5,595 SF
BIKE/PEDESTRIAN PATHS	13,156 SF	13,156 SF
FILLETS BY OUTLOTS	5,944 SF	5,944 SF
TOTAL ON-SITE	376,879 SF	392,074 SF
BUFFERS		
SEVEN BAR LOOPS 15' SETBACK	36,311 SF	36,311 SF
TOTAL COUNTABLE LANDSCAPING	423,966 413,190 SF	423,966 428,385 SF
NON-COUNTABLE LANDSCAPING		
ON SITE BUFFERS		
MALL COORS BYPASS - 35'	28,600	28,600
OUTLOTS COORS BYPASS - 35'	14,800	14,800
OUTLOTS CORRALES ROAD - 15'	18,750	18,750
OFF SITE R/W LANDSCAPING:		
COORS BYPASS ROADSIDE	69,300	69,300
COORS BYPASS MEDIANS	82,809	82,809
SEVEN BAR LOOP ROADSIDE	28,935	28,935
SEVEN BAR LOOP MEDIANS	43,250	43,250
CORRALES ROADSIDE	30,435	30,435
CORRALES ROAD MEDIANS	45,714	45,714
TOTAL NON-COUNTABLE LANDSCAPE	362,393	362,393
LESS SIDEWALK AREA	-44,640	-44,640
TOTAL LANDSCAPE DEDUCTION (NET SIZE)	317,753	317,753
TOTAL LANDSCAPE PROVIDED	730,943	730,043 746,138

PLANNING



PROJECT
IN-N-OUT BURGERS RESTAURANT
COTTONWOOD MALL NEW STORE
SEC COORS BOULEVARD BYPASS NW AND
EAGLE RANCH ROAD, ALBUQUERQUE, NM 79000
OWNER **IN-N-OUT BURGER**
15502 HAMBURGER LANE, BALDWIN PARK, CA 91706-5885
CONTACTS: TODD SMITH, 626 813-5399
DANIEL FOLUUS, 626 813-8275

GOD BLESS AMERICA

REVISIONS	Δ	Δ	Δ	Δ	Δ
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PLAN TITLE
PARKING CALCULATION

DRWN _____

CKD _____

DATE _____

DRAWING



"GOD BLESS AMERICA"

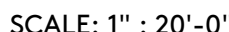
13502 HAMBURGER LANE
BALDWIN PARK, CA 91706

ALBUQUERQUE, NM

COTTONWOOD - COORS BYPASS & EAGLE RANCH RD

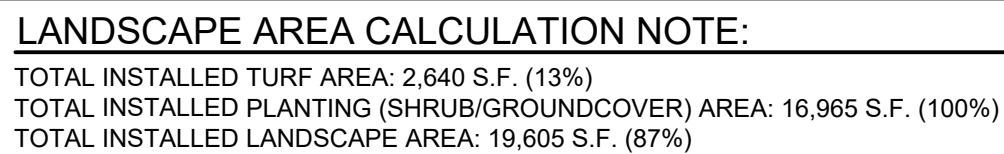
Building Area: 3900 SF
Max. Height: 24 feet

ISSUED: 04/22/25



1. CONTRACTOR SHALL CONTACT IN-N-OUT PERSONNEL FOR FIELD LOCATION OF SAID BOULDERS. REFER TO BOULDER DETAIL.
2. QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY COUNT AND ADJUST BASED ON ACTUAL FIELD CONDITIONS AND SIZE OF PLANTERS.
3. ALL PLANT MATERIAL SHALL BE REVIEWED AND APPROVED BY IN-N-OUT REP. AND LANDSCAPE ARCHITECT.
4. ALIGN TREES WITH PARKING STALLS STRIPING.
5. CONTRACTOR SHALL INSTALL 2 AERATION TUBES, 48" IN LENGTH FOR ALL TREES INCLUDING PALMS. INSTALL 4 DEVICES FOR EXISTING TREES GREATER THAN 6" TRUNK DIAMETER.

- REFER TO CIVIL DRAWINGS SHEET C3 FOR THE FOLLOWING ITEMS:
- DIMENSIONS OF ALL PROPERTY LINES
- LABELING OF ALL EXISTING AND PROPOSED BUILDINGS, STRUCTURES, AND LANDSCAPING ELEMENTS.
- ALL TABULATION OF SITE ITEMS INCLUDING PERMEABLE AND NON PERMEABLE SURFACES.



Design Studio: 301 N. San Dimas Ave., San Dimas, CA. 91773
Corp Office: 15699 Cherry Leaf Lane, Fontana, CA. 92336
T: (424) 235-8940, M: (951) 312-9943, E: brandon@bpalas.com



6230 PASEO DEL NORTE LLC
6501 EAGLE ROCK AVE NE SUITE B-5
ALBUQUERQUE NM 87113

ALAMEDA WEST LTD PROPERTY TAX DEPT
7830 ORLANDO AVE
LUBBOCK TX 79423-1942

ALAMO CENTER LLC
5951 JEFFERSON ST NE SUITE A
ALBUQUERQUE NM 87109

BHA REAL ESTATE HOLDINGS LLC ATTN: K E
ANDREWS & COMPANY
2424 RIDGE RD
ROCKWALL TX 75087-5116

BRINKER RESTAURANT CORP C/O N TEXAS
TEAM/MARVIN F POER & CO
PO BOX 802206
DALLAS TX 75380-2206

BUBBAS HOLDINGS LLC ATTN LEGAL DEPT
6040 DUTCHMANS LN
LOUISVILLE KY 40205-3305

C W R RESIDENTIAL LTD
10001 COORS BYPASS NW
ALBUQUERQUE NM 87114-4024

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-1293

COORS LAND LLC
201 3RD ST NW SUITE 1370
ALBUQUERQUE NM 87102-3381

COSTCO WHOLESALE CORPORATION PROPERTY
TAX DEPT 1016
999 LAKE DR
ISSAQUAH WA 98027

COTTONWOOD RETAIL ASSOCIATES LLC C/O
FIDELIS REALTY PARTNERS
4500 BISSONNET ST SUITE 200
BELLAIRE TX 77401-3120

CTL PROPCO I LLC
2401 S STEMMONS FREEWAY SUITE 4000
LEWISVILLE TX 75067-8797

DBF IDGT MONTEREY LLC & DBF IDGT
TOWNCRIER LLC & ETAL
24307 LITTLE VALLEY RD
HIDDEN HILLS CA 91302-1237

DENNIS GEORGE LARRY LLC
8618 MENAUL BLVD NE SUITE H
ALBUQUERQUE NM 87112-2242

DENNIS GEORGE LARRY LLC
8618 MENAUL BLVD NE SUITE H
ALBUQUERQUE NM 87112-2242

DILLARD PROPERTY TAX DEPARTMENT
4501 N BEACH ST
FORT WORTH TX 76137-3218

DOUBLE R FARM INC
PO BOX 100
CLAYTON NM 88415-0100

DRIVEN BRANDS INC
2424 RIDGE RD
ROCKWALL TX 75087-5116

GARDENSWARTZ REALTY LLC
13405 PINO RIDGE PL NE
ALBUQUERQUE NM 87111-8274

GOURMET INVESTORS LLC
5415 ACADEMY RD NE
ALBUQUERQUE NM 87109

HARCK LLC
13405 PINO RIDGE PL NE
ALBUQUERQUE NM 87111-8274

HEDGES DAWSON & STACY TRUSTEES D&S
HEDGES TRUST
5300 LOS POBLANOS LN NW
LOS RANCHOS DE ALBUQUERQUE NM 87107-5516

HOME DEPOT USA INC
2455 PACES FERRY RD
ATLANTA GA 30339

IRONSTONE BANK ATTN: FACILITIES
PO BOX 27131
RALEIGH NC 27611-7131

LHM ALH LLC C/O ASBURY AUTOMOTIVE GROUP
ATTN: SVP CHIEF LEGAL OFFICER
2905 PREMIERE PKWY SUITE 300
DULUTH GA 30097-5240

MALL AT COTTONWOOD LLC ATTN: K E
ANDREWS & COMPANY
2424 RIDGE RD
ROCKWALL TX 75087-5116

MARQUEZ RUDY R
1604 ZENA LONA ST NE
ALBUQUERQUE NM 87112-4536

MARTINEZ PROPERTY HOLDINGS INC C/O
PEGASUS GROUP LLC
ATTN ANTHONY JOHNSON
ALBUQUERQUE NM 87109-4660

MCCOUN MICHAEL J ATTN: CRES - BOKF ATTN:
PROPERTY TAX ADM
PO BOX 2300
TULSA OK 74102-2300

MELOAN LLC
415 S ORANGE DR
LOS ANGELES CA 90036-3509

NEW MEXICO EDUCATORS FEDERAL CREDIT
UNION
PO BOX 8530
ALBUQUERQUE NM 87198-8530

PITRE HOLDINGS LLC
9737 EAGLE RANCH RD NW
ALBUQUERQUE NM 87114

PUBLIC SERVICE COMPANY OF NEW
MEXICO
ALVARADO SQUARE
ALBUQUERQUE NM 87158-0001

ROSEMEAD & LONGDEN LLC
3632 FAWNDALE PL
SHERMAN OAKS CA 91403

RS COTTONWOOD ATTN: JOSH SKARSGARD
PO BOX 92558
ALBUQUERQUE NM 87199-2558

SADDLE MOUNTAIN INVESTMENTS LLC
PO BOX 100
CLAYTON NM 88415-0100

SAED INVESTMENTS IV LLC ATTN OMAR
RAHMAN
1605 FRANCISCA RD NW
LOS RANCHOS DE ALBUQUERQUE NM
87107-7120

SANFORD ALBUQUERQUE PROPERTY LLC
108 LUGAR DE ORO ST
SANTA FE NM 87501

SED DEVELOPMENT LLC
4700 MONTGOMERY BLVD NE FLOOR 2ND
ALBUQUERQUE NM 87109

SHARK PROPERTIES LLC
3 GLENLAKE PKWY FLOOR 5TH
ATLANTA GA 30328-3584

SIMON PROP GROUP LTD C/O BANK OF
WEST CONTROL DEPT TAX SEC M/S NC-TRE-
02-G
PO BOX 5155
SAN RAMON CA 94583-5155

SRB ALBUQUERQUE LLC ATTN: STUTZMAN
ETAL - EUN YEE CHUNG
4641 NALL RD
FARMERS BRANCH TX 75244-4618

TACO CABANA OF EL PASO INC ATTN:
MELVIN E SLOAN CEO
6270 ELK VIEW RD
LARKSPUR CO 80118

VERDUYN JOOST & VERDUYN ANITA
TRUSTEE VERDUYN FAMILY TRUST
6623 W MARY AVE
VISALIA CA 93277-5180

WELLS PETER ALVIN & VALERIE ANNE
WELLS TRUSTEES WELLS RVIT C/O RANGE
FIVE LLC
PO BOX 1780
BERNALILLO NM 87004-1780

WESTERN BANK C/O INVOKE TAX PARTNERS
PO BOX 850
AURORA OH 44202-0850

WOLVERINE LAND COMPANY LLC
8525 JEFFERSON ST NE
ALBUQUERQUE NM 87113-1603

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

TACO CABANA OF EL PASO INC ATTN:
MELVIN E SLOAN CEO
6270 ELK VIEW RD
LARKSPUR CO 80118



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

SHARK PROPERTIES LLC
3 GLENLAKE PKWY FLOOR 5TH
ATLANTA GA 30328-3584



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

SAED INVESTMENTS IV LLC ATTN OMAR
RAHMAN
1605 FRANCISCA RD NW
LOS RANCHOS DE ALBUQUERQUE NM
87107-7120



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

PITRE HOLDINGS LLC
9737 EAGLE RANCH RD NW
ALBUQUERQUE NM 87114



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

ROSEMEAD & LONGDEN LLC
3632 FAIRDALE PL
SHERMAN OAKS CA 91403



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

6730 PASEO DEL NORTE LLC
6501 EAGLE ROCK AVE NE SUITE B-5
ALBUQUERQUE NM 87113



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

NEW MEXICO EDUCATORS FEDERAL CREDIT
UNION
PO BOX 8530
ALBUQUERQUE NM 87158-8530



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

SIMON PROP GROUP LTD C/O BANK OF
WEST CONTROL DEPT TAX SEC M/S HC-TRE-
02-G
PO BOX 5155
SAN RAMON CA 94583-5155



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

C V R RESIDENTIAL LTD
10001 COOKS BYPASS NW
ALBUQUERQUE NM 87114-4024



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

COSTCO WHOLESALE CORPORATION PROPERTY
TAX DEPT 1016



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

BHA REAL ESTATE HOLDINGS LLC ATTN: K E
ANDREWS & COMPANY
2424 RIDGE RD
ROCKWALL TX 75087-5116



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

GARDENWARTZ REALTY LLC
13405 PINO RIDGE PL NE
ALBUQUERQUE NM 87111-8274



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

ALAMO CENTER LLC
5951 JEFFERSON ST NE SUITE A
ALBUQUERQUE NM 87109



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

ALAMEDA WEST LTD PROPERTY TAX DEPT
7830 ORLANDO AVE
LUBBOCK TX 79423-1942



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



IRONSTONE BANK ATTN: FACILITIES
PO BOX 27131
RALEIGH NC 27611-7131

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



HARCK LLC
13405 PINO RIDGE PL NE
ALBUQUERQUE NM 87111-8274

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



LHM ALH LLC C/O ASBURY AUTOMOTIVE GROUP
ATTN: SVP CHIEF LEGAL OFFICER
2905 PREMIERE PONY SUITE 300
DULUTH GA 30097-5240

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



PUBLIC SERVICE COMPANY OF NEW
MEXICO
ALVARADO SQUARE
ALBUQUERQUE NM 87158-0001

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



SADDLE MOUNTAIN INVESTMENTS LLC
PO BOX 100
CLAYTON NM 88415-0100

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



DENNIS GEORGE LARRY LLC
8618 MENAUL BLVD NE SUITE H
ALBUQUERQUE NM 87112-2242

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



SED DEVELOPMENT LLC
4700 MONTGOMERY BLVD NE FLOOR 2ND
ALBUQUERQUE NM 87109

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



SRB ALBUQUERQUE LLC ATTN: STUTZMAN
ETAL - LUN YEE CHUNG
4641 NALL RD
FARMERS BRANCH TX 75244-4618

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



WELLS PETER ALVIN & VALERIE ANNE
WELLS TRUSTEES WELLS RVIT C/O RANGE
FIVE LLC
PO BOX 1780
BERNALILLO NM 87004-1780

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



CTL PROPCO I LLC
2401 S STEMMONS FREEWAY SUITE 4000
LEWISVILLE TX 75067-8797

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



MARTINEZ PROPERTY HOLDINGS INC C/O
PEGASUS GROUP LLC
ATTN: ANTHONY JOHNSON
ALBUQUERQUE NM 87109-4660

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



HOME DEPOT USA INC
2455 PACES FERRY RD
ATLANTA GA 30339

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



MCCOON MICHAEL J ATTN: CRES - BOKE ATTN:
PROPERTY TAX ADMA
PO BOX 2300
TULSA OK 74102-2300

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



WOLVERINE LAND COMPANY LLC
8525 JEFFERSON ST NE
ALBUQUERQUE NM 87113-1603

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



DRIVEN BRANDS INC
2424 RIDGE RD
ROCKWALL TX 75087-5116

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



COORS LAND LLC
201 3RD ST NW SUITE 1370
ALBUQUERQUE NM 87102-3381

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



MARQUEZ RUDY R
1604 ZENA LONA ST NE
ALBUQUERQUE NM 87112-4536

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



BUBBAS HOLDINGS LLC ATTN: LEGAL DEPT
6040 DUTCHMANS LN
LOUISVILLE KY 40205-3305

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



MALL AT COTTONWOOD LLC ATTN: K E
ANDREWS & COMPANY
2424 RIDGE RD
ROCKWALL TX 75087-5116

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



MELOAN LLC
415 S ORANGE DR
LOS ANGELES CA 90036-3509

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



GOURMET INVESTORS LLC
5415 ACADEMY RD NE
ALBUQUERQUE NM 87109

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



SANFORD ALBUQUERQUE PROPERTY LLC
108 LUGAR DE ORO ST
SANTA FE NM 87501

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



COTTONWOOD RETAIL ASSOCIATES LLC C/O
FIDELIS REALTY PARTNERS
4500 BISSONNET ST SUITE 200
BELLAIRE TX 77401-3120

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



VERDUYN JOOST & VERDUYN ANITA
TRUSTEE VERDUYN FAMILY TRUST
6623 W MARY AVE
VISALIA CA 93277-5180

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



DOUBLE R FARM INC
PO BOX 100
CLAYTON NM 88415-0100

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



DENNIS GEORGE LARRY LLC
8618 MENAUL BLVD NE SUITE H
ALBUQUERQUE NM 87112-2242

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



WESTERN BANK C/O INVOKE TAX PARTNERS
PO BOX 850
AURORA OH 44202-0850

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



CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-1293

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



DBF IDGT MONTEREY LLC & DBF IDGT
TOWNCRIER LLC & ETAL
24307 LITTLE VALLEY RD
HIDDEN HILLS CA 91302-1237

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



BRINKER RESTAURANT CORP C/O N TEXAS
TEAM/MARVIN F POER & CO
PO BOX 802206
DALLAS TX 75380-2206

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



RS COTTONWOOD ATTN: JOSH SKARSGARD
PO BOX 92558
ALBUQUERQUE NM 87199-2558

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



HEDGES DAWSON & STACY TRUSTEES DBS
HEDGES TRUST
5300 LOS POBLANOS LN NW
LOS RANCHOS DE ALBUQUERQUE NM 87107-
5516

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



DILLARD PROPERTY TAX DEPARTMENT
4501 N BEACH ST
FORT WORTH TX 76137-3218

Neighborhood Association Notification for a Site Plan - Major Amendment Application to CABQ EPC

From Alyssa Ortiz <Ortiz@consensusplanning.com>

Date Wed 6/3/2026 5:42 PM

To cibolaloopna@gmail.com <cibolaloopna@gmail.com>

Cc Santos Martinez <Martinez@consensusplanning.com>; Jonathan Turner <turner@consensusplanning.com>; Jim Strozier <cp@consensusplanning.com>

 1 attachment (22 MB)

NA NOTIFICATION PACKET.pdf;

Dear Neighborhood Association Representative,

On behalf of In-N-Out Burger, Consensus Planning, Inc. is providing you with notice that we have submitted a Site Plan – EPC Major Amendment to the controlling Cottonwood Mall Master Site Plan to be reviewed by the Environmental Planning Commission. The property is in the existing Cottonwood Mall parcel, located at 10000 Coors Bypass Boulevard NW, and is legally described as *portions of Tracts A-1-A and B-2-A, Cottonwood Loop Subdivision, approximately 11.6 acres*. Cottonwood Mall was developed in 1994, and the property is currently a paved parking lot. The focus of this amendment is to create a new parcel (via a Plat) and construct a new In-N-Out Burger restaurant.

As part of the IDO regulations, we are providing you with notification of this application. Per section 14-16-6-4(K) (1) of the IDO, a post-submittal facilitated meeting may be required at least 15 calendar days prior to the scheduled hearing. If you have any questions or need more information regarding these requests, please do not hesitate to email us at turner@consensusplanning.com or contact us by phone at (505) 764-9801.

Sincerely,

Alyssa Ortiz

Planner I

Consensus Planning, Inc.

302 Eighth Street NW

Albuquerque, NM 87102

505.764.9801



Relayed: Neighborhood Association Notification for a Site Plan - Major Amendment Application to CABQ EPC

From Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@consensusplanning.com>

Date Wed 6/3/2026 5:43 PM

To cibolaloopna@gmail.com <cibolaloopna@gmail.com>

 1 attachment (20 KB)

Neighborhood Association Notification for a Site Plan - Major Amendment Application to CABQ EPC;

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

cibolaloopna@gmail.com (cibolaloopna@gmail.com)

Subject: Neighborhood Association Notification for a Site Plan - Major Amendment Application to CABQ EPC

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



PART I - PROCESS

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Major Amendment - Site Plan - EPC

Decision-making Body: Environmental Planning Commission (EPC)

Pre-Application meeting required: ☐ Yes ☒ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application? ☒ Yes ☐ No **Note: if yes, see second page**

PART II – DETAILS OF REQUEST

Address of property listed in application: 10000 Coors Blvd Bypass NW

Name of property owner: Dillard Property Tax Department

Name of applicant: In-N-Out Burger c/o Todd Smith

Date, time, and place of public meeting or hearing, if applicable:

June 18, 2026 at 8:40am via Zoom Link: <https://cabq.zoom.us/j/83932559165> Call in: (719) 359-4580 Webinar ID: 839 3255 9165

Address, phone number, or website for additional information:

Contact: Jonathan Turner by email at turner@consensusplanning.com -or- by phone at 505-764-9801

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

☒ Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if one occurred.

☒ Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT:

**PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [IDO §14-16-6-4\(J\)](#).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.**

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

(Applicant signature)

06/03/2026

(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 §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 & LC 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.

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice*: 06/03/2026

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

- ☒ Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.¹
- ☒ Property Owners within 100 feet of the Subject Property.

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

1. Subject Property Address* 10000 Coors Blvd Bypass NW
Location Description southeast parking lot of the Cottonwood Mall Site Plan
2. Property Owner* Dillard Property Tax Department
3. Agent/Applicant* *[if applicable]* Agent: Consensus Planning / Applicant: In-N-Out Burger c/o Todd Smith
4. Application Type(s)²* see IDO [Table 6-1-1](#)
 - ☐ Site Plan – EPC
 - ☐ Subdivision _____ (Minor, Major, or Bulk Land)
 - ☐ Vacation _____ (Easement, Private Way, or Public Right-of-way)
 - ☐ Variance – EPC
 - ☐ Waiver _____ (DHO or Wireless Telecommunication Facility)
 - ☒ Other: Site Plan - EPC Major Amendment

Summary of project/request³*:

Site Plan-EPC Major Amendment to the existing Cottonwood Mall Site Development Plan
to allow for a minor subdivision of land for the development of a new restaurant.

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

- ☐ Development Hearing Officer (DHO)
- ☐ Landmarks Commission (LC)
- ☒ Environmental Planning Commission (EPC)

¹ If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

² Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

³ Attach additional information, as needed to explain the project/request.

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

Hearing Date/Time*: June 18, 2026 at 8:40 AM

Location*⁴: Zoom Link: https://cabq.zoom.us/j/83932559165 Call in: (719) 359-4580 Webinar ID: 839 3255 9165

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

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

6. Where more information about the project can be found*:

Preferred project contact information:

Name: Jonathan Turner

Email: turner@consensusplanning.com

Phone: (505) 764-9801

- ☐ Website or project page: _____
- ☒ Attachments:
- ☒ Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination*
- ☒ Other: Zone Atlas and Site Plan

Project Information Required for Mail/Email Notice by [IDO §14-16-6-4\(J\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ B-13
2. Project Illustrations, as relevant*⁶

- ☒ Architectural drawings
- ☒ Elevations of the proposed building(s)
- ☒ Other relevant illustrations

See attachments or the website/project page noted above for the items marked above.

3. The following exceptions to IDO standards have been requested for this project*:

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

Explanation*:

N/A

⁴ Physical address or Zoom link

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

⁶ While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

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

4. Was a Pre-submittal Neighborhood Meeting held? ☐ Yes ☒ No

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

N/A

[Note: If a meeting was held, the meeting report is required to be provided in the application materials.]

5. **For Site Plan Applications only***, attach the 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 from IDO Zoning Map⁷:

1. Area of Property [acres] 11.62
 2. IDO Zone District Mixed-Use Medium Intensity MX-M
 3. Overlay Zone(s) [if applicable] Coors Blvd CPO-2 Select Select Select
 4. Center or Corridor Area [if applicable] Cottonwood Center- Employment / Major Transit Corridor
- Current Land Use(s) [vacant, if none] vacant

NOTE: Pursuant to [IDO §14-16-6-4\(K\)](#), 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 hearing date. Requests for a facilitated meeting must be submitted through ABQ-Plan: <https://www.cabq.gov/planning/abq-plan>

Useful Links

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

IDO Interactive Map: <https://tinyurl.com/idozoningmap>

⁷ Available here: <https://tinyurl.com/idozoningmap>

Re: Tribal Meeting Request - other

From Maher, Nichole <nmaher@cabq.gov>

Date Wed 5/6/2026 3:15 PM

To Alyssa Ortiz <Ortiz@consensusplanning.com>

Cc Jim Strozier <cp@consensusplanning.com>; Santos Martinez <Martinez@consensusplanning.com>; Jones, Megan D. <mdjones@cabq.gov>; Jonathan Turner <turner@consensusplanning.com>; Steele, William J. <wsteele@cabq.gov>

Hello Alyssa,

Our apologies; you are not within 660 feet of MPOS and will not be required to offer a Pre-submittal Tribal Meeting.

Thank you,



Nichole Maher

Sr. Administrative Assistant

Current Planning/EPC | UD&D

o (505) 924-3845

e nmaher@cabq.gov

cabq.gov/planning

From: Alyssa Ortiz <Ortiz@consensusplanning.com>

Sent: Tuesday, May 5, 2026 4:34 PM

To: Jones, Megan D. <mdjones@cabq.gov>; Steele, William J. <wsteele@cabq.gov>; Maher, Nichole <nmaher@cabq.gov>

Cc: Jim Strozier <cp@consensusplanning.com>; Santos Martinez <Martinez@consensusplanning.com>; Jonathan Turner <turner@consensusplanning.com>

Subject: Re: Tribal Meeting Request - other

Hello,

Could you please clarify which Major Public Open Space the site is within 660 feet of? Based on the CABQ Advance Map Viewer, the Cotton Wood Mall Site Plan, located at 10000 Coors Bypass NW, is about 780 feet away from the Calabacillas Arroyo and over 2,000 feet away from the Rio Grande Valley State Park.



Thank you!

Alyssa Ortiz

Planner I

Consensus Planning, Inc.

302 Eighth Street NW

Albuquerque, NM 87102

505.764.9801

From: PlanningEPC <PlanningEPC@cabq.gov>

Sent: Tuesday, May 5, 2026 4:14 PM

To: Alyssa Ortiz <Ortiz@consensusplanning.com>

Cc: PlanningEPC <PlanningEPC@cabq.gov>; Jones, Megan D. <mdjones@cabq.gov>; Steele, William J. <wsteele@cabq.gov>

Subject: Re: Tribal Meeting Request - other

Hello Alyssa,

The property located at 10000 Coors Bypass NW is **within** 660 feet of Major Public Open Space, and the offer of a [Pre-submittal Tribal Meeting](#) is **required** pursuant to IDO [§14-16-6-4\(B\)](#). Please review this section of the IDO (Integrated Development Ordinance) carefully, as it provides instructions for you. This process can take up to 60 days, so applicants are encouraged to begin as soon as possible.

Attached is the NM Tribes & Leaders List for 2026. If an email address is not listed for a Tribal representative, you will need to send the correspondence via Certified Mail, return receipt requested.

Please Cc Terry Sloan and Brandi Ahmie, the City's Tribal Liaisons, on your email in case anyone has questions of them.

- terrysloan@cabq.gov
- bahmie@cabq.gov.

Here is a [link to the required form](#) you will need to send, at a minimum (which is also on the Planning webpage above) to all the contacts on the list above.

If any Tribal representative responds and requests a meeting, email PlanningEPC@cabq.gov and devhelp@cabq.gov to let us know that the meeting offer has been accepted.

Once you are ready to submit your application, please note that the City will not accept an application as complete without:

- A PDF of this email from Planning staff confirming the requirement for a Pre-Submittal Tribal Meeting.
- A PDF of the completed Tribal Meeting Request Form and any other attachments you sent.
- A PDF of the contact list the form was sent to.
- If a meeting was accepted/requested by a tribal representative:
 - A PDF of the correspondence with the tribal representative.
 - A PDF of the email to Planning staff alerting us to the meeting request.
 - A PDF of the Facilitated Meeting Report.

Please also note that the Integrated Development Ordinance requires the City to refer applications for subject properties within specific geographies to all Tribal representatives in New Mexico for comments. In these geographies, Tribal representatives have 30 days to submit comments, which will result in deferring the case to the following EPC hearing. To see Tribal engagement deadlines, affected applications and the triggering geographies, visit our [Schedule for the EPC](#) webpage.

Please reach out to us with any questions you may have.

Thank you,



Nichole Maher

Sr. Administrative Assistant
Current Planning/EPC | UD&D

o (505) 924-3845

e nmaher@cabq.gov

cabq.gov/planning

From: ABQ Plan Support <ABQPlanSupport@cabq.gov>
Sent: Wednesday, April 22, 2026 11:27 AM
To: PlanningEPC <PlanningEPC@cabq.gov>; Planning Dev Help <devhelp@cabq.gov>
Subject: Tribal Meeting Request - other

A new Tribal Meeting Request has been submitted!

[Details](#)

Application Type: other

Subject Property Location: 10000 COORS BY PASS NW, ALBUQUERQUE NM 87114

Name of Requestor: Alyssa Ortiz

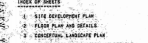
Company: Consensus Planning

Requestor's Email: ortiz@consensusplanning.com

Project Summary: The applicant seeks a Major Amendment to the existing Site Development Plan for the Cottonwood Mall, specifically to allow the development of an In-N-Out Burger. This change will result in the small infill development in a historically underused area of the mall parking lot, located approximately 640 feet east of the intersection of Coors Boulevard NW and Coors Boulevard Bypass NW According to IDO Table 6-4-4 regarding minor amendments, the proposed change exceeds the 10% threshold cumulative of prior deviations or minor amendments when considering both increases and decreases. Therefore, we are requesting a Major Amendment to the Site Plan under the provisions for pre-IDO approval pursuant to section 14-16-6-4(Z) Amendments of Pre-IDO approvals.

Do not reply to this email. If you have any issues with the Tribal Meeting Map, please email agis@cabq.gov.

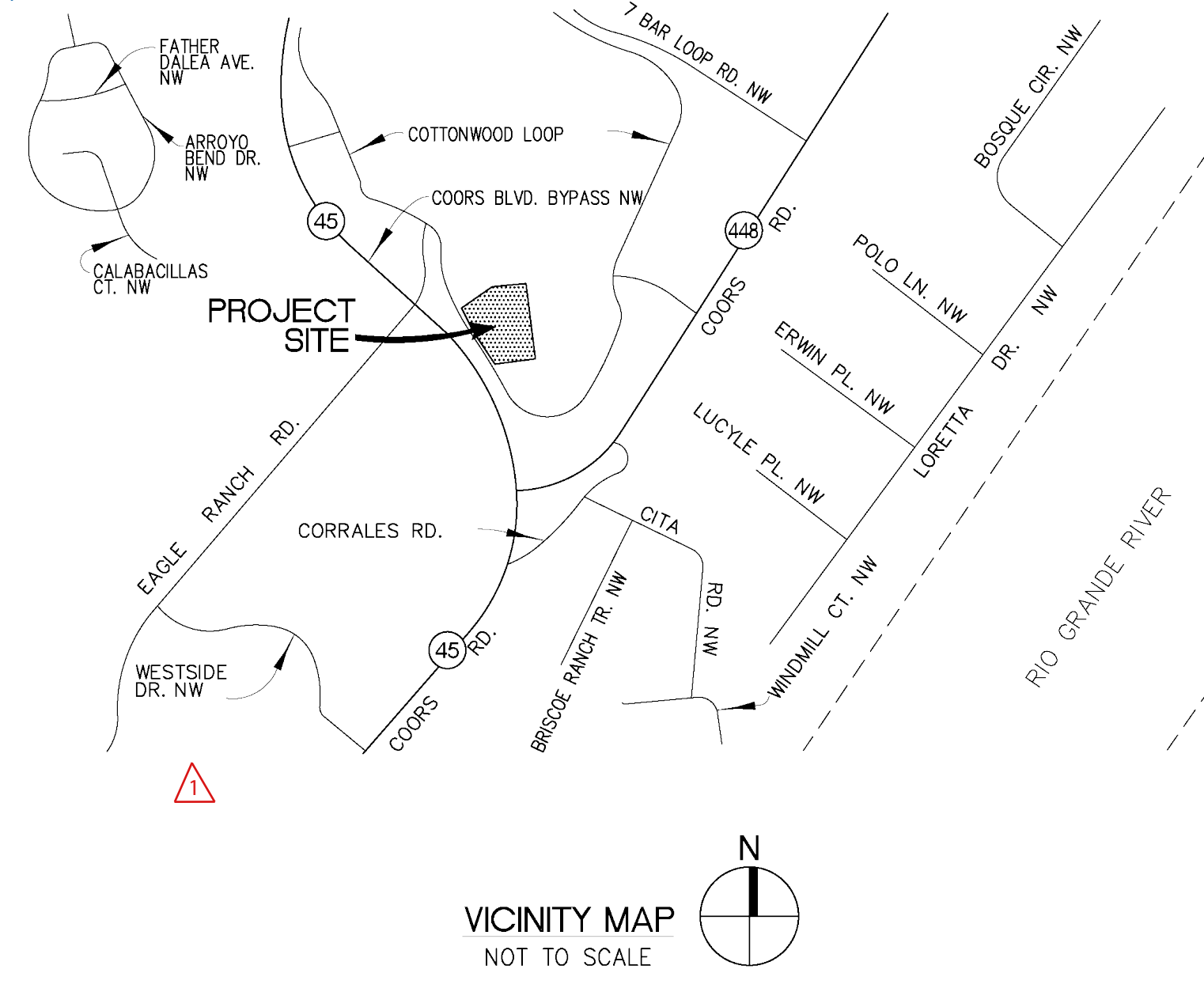
F) CONTROLLING SITE PLAN



G) SITE PLAN MAJOR AMENDMENT

GENERAL NOTES

1. IN-N-OUT BURGER LEASE PREMISES AREA = 65,531 SQUARE FEET OR 1.504 ACRES.
2. EXISTING CITY ZONE: MX-M (MIXED-USED MODERATE INTENSITY ZONE)
CPO-2 (CHARACTER PROTECTION OVERLAY ZONE)
3. COMPREHENSIVE PLAN LAND USE DESIGNATION:
COTTONWOOD CENTER EMPLOYMENT CENTER CITY
LAND USE CATEGORY: TRANSPORTATION
4. EXISTING LAND USE: PARKING LOT FOR DILLARD'S WITH 227 PAVED STRIPED PARKING SPACES
PROPOSED LAND USE: NEW IN-N-OUT BURGER SIT DOWN RESTAURANT PERMITTED IN CITY ZONE WITH A DRIVE-THRU LANE AND OUTDOOR PATIO AS A PERMISSIVE ACCESSORY USE. AN OUTDOOR PATIO IS ALLOWED BY RIGHT.
5. PROPOSED SCOPE OF WORK:
A) CONSTRUCT A 3,887 SQUARE FOOT SIT-DOWN (84 SEATS INSIDE) RESTAURANT BUILDING, A 29 VEHICLE LONG DRIVE THRU QUEUE AND ONSITE 62 SPACE PAVED SURFACE PARKING LOT.
6. IN-N-OUT BURGER URBAN BUILDING AREA = 3,887 S.F.
COVERED PATIO STRUCTURE ROOF OVERHANG = 703 S.F.
COVERED TRASH ENCLOSURE ROOF OVERHANG = 584 S.F.
INDOOR SEATING = 84 SEATS, OUTDOOR SEATING = 28 SEATS (7 TABLES)
OUTDOOR SEATING AREA = 703 S.F.
PATIO STRUCTURE PLUS 50 S.F.
EACH FOR 0-4 SEAT TABLE (0 S.F.)
PLUS 20 S.F. EACH FOR 0-2 SEAT TABLES (0 S.F.) = 703 S.F.
7. REQUIRED PARKING: 5.6 SPACES PER 1,000 SQUARE FEET OF GROSS FLOOR AREA (3,887 S.F.) = 22 SPACES
PLUS 3 SPACES PER 1,000 SQUARE FEET OF GROSS FLOOR AREA
OUTDOOR SEATING SPACE (703 S.F.) FOR A TOTAL OF 25 SPACES.
8. IN-N-OUT BURGER PARKING SPACE DETAILED SUMMARY TABLE
- | DISCRPTION | REQUIRED | PROPOSED |
|--|----------|----------|
| 1. STANDARD SPACE (9'x18') (8.5' MIN. x 18') | 23 | 59 |
| 2. ACCESSIBLE VAN SPACE (17'x18') | 1 | 1 |
| 3. ACCESSIBLE SPACE (14'x18') | 1 | 2 |
| 4. TOTAL | 25 | 62 |
| 5. IN-N-OUT BURGER DRIVE THRU VEHICLE QUEUE (20' LONG VEHICLE) | 12 | 29 |
| 6. SHORT-TERM BICYCLE PARKING WITHIN DESIGNATED BIKE RACK | 3 | 4 |
9. REQUIRED SITE LANDSCAPE AREA = 9,344 S.F. (15%)
10. LANDSCAPE AREA PROVIDED WITHIN PROPERTY = 15,050 S.F. (23.0%)
11. EXISTING TREES ONSITE = 10.
ONSITE TREES TO BE PROTECTED IN PLACE = 0.
OFFSITE STREET TREES TO BE REMOVED = 10.
TOTAL TREES TO BE REMOVED = 20.
12. EXISTING LANDSCAPE AREA ONSITE = 3,248 S.F. (5.2%)



PROJECT NUMBER: _____

Application Number: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DFT SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date _____
ABCWUA	Date _____
Parks and Recreation Department	Date _____
Hydrology	Date _____
Code Enforcement	Date _____
* Environmental Health Department (conditional)	Date _____
Solid Waste Management	Date _____
Planning Department	Date _____



- Major Amendment - EPC - May
- Add a new restaurant with the excess parking for the mall.
 - Update the parking, building footprint, and Landscape calculations.
 - Amends the most recent Site Plan Administration Amendment (Bubba's) dated 12/21/2022.

GRAPHIC LEGEND

SITE BOUNDARY

PARKING & LANDSCAPING CALCULATIONS

PRIOR METHODOLOGY FOR PARKING REQUIRED: RETAIL = PARKING REQ'D FOR 5.0 RATIO 1,005.0 x 5 = ENTERTAINMENT CENTER RESTAURANT = 4,387 SEATS / 4 = (UA seats + BJ'S seats) 4,035 + 237 (Bubba's seats) + 112 (In-N-Out seats) SUBTOTAL = 10% CREDIT FOR TRANSIT ROUTE = 5% CREDIT FOR TRANSIT FACILITY = TOTAL VAN ACCESSIBLE SPACES REQUIRED: 62 / 8 = VAN ACCESSIBLE SPACES PROVIDED: HANDICAPPED SPACES REQUIRED: 20 + 4,160 / 100 = TOTAL HANDICAPPED SPACES PROVIDED:	EXISTING 5,025 1,097 6,122 -612 -275 5,234 7 9 53 80	
PARKING REQUIRED PER CURRENT ZONING CODE = RETAIL MALL = 997,243 sq ft 4.5 spaces x 997,243 sq ft / 2,500 sq ft RESTAURANT BJ's Bar and Restaurant = 7,400 sq ft 5 spaces x 7,400 sq ft / 1,000 sq ft Bubba's = 7,575 5 spaces x 7,575 sq ft / 1,000 sq ft In-N-Out = 3,887 sq ft 5 spaces x 3,887 sq ft / 1,000 sq ft THEATER = 1 space / 5 seats in main assembly 2,456 seats / 5 seats = SUBTOTAL = 10% CREDIT FOR TRANSIT ROUTE = 5% CREDIT FOR TRANSIT FACILITY = TOTAL REQUIRED AN ACCESSIBLE SPACES REQUIRED: 1 of every 6 accessible spaces = 54/6 VAN ACCESSIBLE SPACES PROVIDED: HANDICAPPED SPACES REQUIRED: 20 spaces plus 1 space for every 100 spaces = 20 + (4,404-1,000)/100 TOTAL HANDICAPPED SPACES PROVIDED:	PROPOSED 1,795 37 38 19 491 2,381 -238 -119 4,404 9 10 54 82	

PARKING PROVIDED SSTD SPACES (9'X18') SMALL CAR (8'X16') HANDICAPPED (13'X18') TOTAL PROVIDED PARKING RATIO PROVIDED TOTAL GLA GFA FOR MALL SITE= 4,406,959 SF (1,105,959 + 7,575 + 3,887) = 1,117,421 SF EXISTING = 5,014 SPACES/ 4,406.9 (1,105,959 + 7,575) = 1,113,534 SF = 0.45% PROPOSED = 4,891 SPACES/ 4,406.9-1,117,421 SF = 0.44% PERCENT SMALL CAR PROVIDED = 1,337 / 4,891 = 27.3%	EXISTING 3,597 1,337 80 5,014	PROPOSED (3,597-187+62)=3,472 1,377 82 4,891 (+487)
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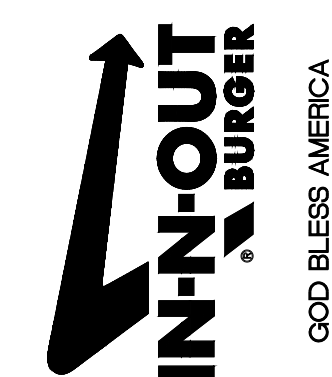
LANDSCAPING REQUIRED TOTAL PARCEL AREA = 77.78 AC 3,388,011 SF LESS DEDUCTIONS PER ZONING CODE BUILDING FOOTPRINT SERVICE AREAS PUBLIC RW LANDSCAPED SUBTOTAL DEDUCTIONS NET SITE AREA / PAVED AREA TOTAL AREA REQUIRED PERCENTAGE LANDSCAPED REQUIRED LANDSCAPE PROVIDED LANDSCAPE PROVIDED PERCENTAGE PROVIDED	EXISTING 762,263 SF 29,560 SF 317,753 SF 1,094,001.00 NET SITE 2,274,548 15% 344,243-26 341,182 EXISTING 423,066 416,583 18.6%	PROPOSED 3,766,150 SF 29,560 SF 317,753 SF 1,113,463 PAVED SITE 1,968,897 - 3,887 (In-N-Out) 20% 393,002.00 PROPOSED 428,385 22.3%
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AREA DESCRIPTION POND BERMS MEDIANS CANOE ISLANDS ISLANDS (-3,248) BUILDING LANDSCAPE (15,050) ENTRANCES PNM SUBSTATION BUFFER BIKE/PEDESTRIAN PATHS FILLET'S BY OUTLOTS TOTAL ON-SITE BUFFERS SEVEN BAR LOOPS 15' SETBACK TOTAL COUNTABLE LANDSCAPING NON-COUNTABLE LANDSCAPING ON SITE BUFFERS MALL COORS BYPASS - 35' OUTLOTS COORS BYPASS - 35' OUTLOTS CORRALES ROAD - 15' OFF SITE R/W LANDSCAPING: COORS BYPASS ROADSIDE COORS BYPASS MEDIANS SEVEN BAR LOOP ROADSIDE SEVEN BAR LOOP MEDIANS CORRALES ROADSIDE CORRALES ROAD MEDIANS TOTAL NON-COUNTABLE LANDSCAPE LESS SIDEWALK AREA TOTAL LANDSCAPE DEDUCTION (NET SIZE) TOTAL LANDSCAPE PROVIDED	EXISTING 46,517 SF 66,524 SF 14,125 SF 21,593 SF 78,525 SF 73,258 SF 55,035 SF 5,595 SF 13,156 SF 5,944 SF 36,311 SF 423,066 416,583 SF 28,600 14,600 18,750 69,300 82,809 28,935 43,250 30,435 45,714 362,393 -44,640 -317,753 730,943 734,336	PROPOSED 46,517 SF 66,524 SF 14,125 SF 21,593 SF 75,277 SF 88,308 SF 55,035 SF 5,595 SF 13,156 SF 5,944 SF 392,074 SF 36,311 SF 423,066 428,385 SF 28,600 14,600 18,750 69,300 82,809 28,935 43,250 30,435 45,714 362,393 -44,640 -317,753 730,943 746,138
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PLANNING



PROJECT
IN-N-OUT BURGERS RESTAURANT
COTTONWOOD MALL NEW STORE
SEC COORS BOULEVARD BYPASS NW AND
EAGLE RANCH ROAD, ALBUQUERQUE, NM 79000
OWNER IN-N-OUT BURGER
18502 HAMBURGER LANE, BALDWIN PARK, CA 91706-5885
CONTACTS: TODD SMITH, 626 813-5399
DANIEL FOCUS, 626 813-8275

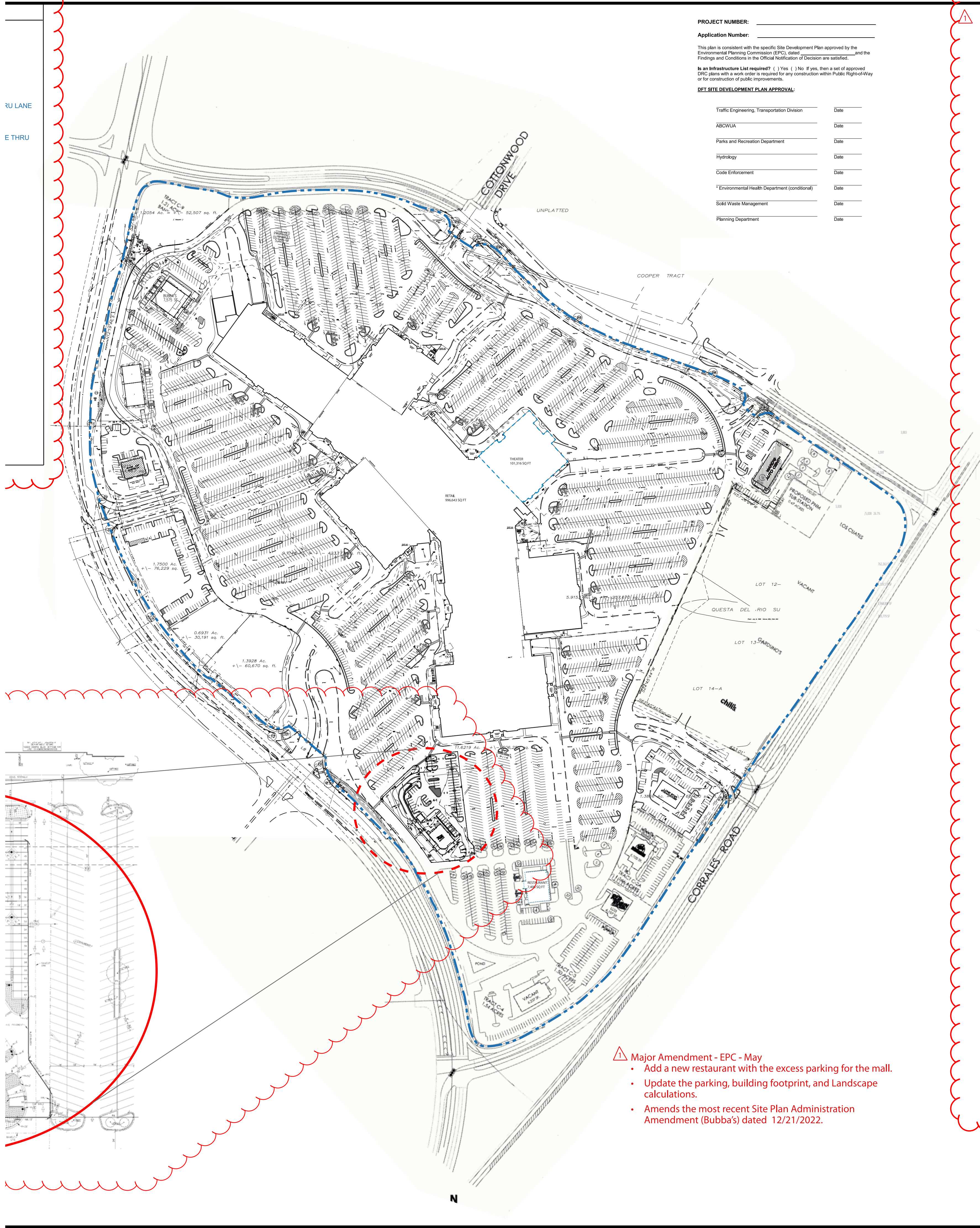


REVISIONS
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PLAN TITLE
PARKING CALCULATION

DRWN
CKD
DATE

DRAWING
1 of 1



PROJECT NUMBER: _____

Application Number: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____, and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No. If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DOT SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date _____
ABCWA	Date _____
Parks and Recreation Department	Date _____
Hydrology	Date _____
Code Enforcement	Date _____
*Environmental Health Department (conditional)	Date _____
Solid Waste Management	Date _____
Planning Department	Date _____

GRAPHIC LEGEND		
SITE BOUNDARY - - - - -		
PARKING & LANDSCAPING CALCULATIONS		
PRIOR METHODOLOGY FOR PARKING REQUIRED: RETAIL = PARKING REQ'D FOR 5.0 RATIO 1,005.0 x 5 = 5,025 ENTERTAINMENT CENTER/RESTAURANT = 4,387 SEATS / 4 = 1,097 (UA seats + BJ's seats) 4,035 + 237 (Bubba's seats) + 112 (In-N-Out seats) SUBTOTAL = 6,122 10% CREDIT FOR TRANSIT ROUTE = -612 5% CREDIT FOR TRANSIT FACILITY = -275 TOTAL = 5,234 VAN ACCESSIBLE SPACES REQUIRED: 62 / 8 = 7 VAN ACCESSIBLE SPACES PROVIDED: 9 HANDICAPPED SPACES REQUIRED: 20 + 4,160 / 100 = 53 TOTAL HANDICAPPED SPACES PROVIDED: 80		
PARKING REQUIRED PER CURRENT ZONING CODE = RETAIL MALL = 997,243 sq ft 4.5 spaces x 997,243 sq ft / 2,500 sq ft RESTAURANT BJ's Bar and Restaurant = 7,400 sq ft 5 spaces x 7,400 sq ft / 1,000 sq ft Bubba's = 7,575 5 spaces x 7,575 sq ft / 1,000 sq ft In-N-Out = 3,887 sq ft 5 spaces x 3,887 sq ft / 1,000 sq ft THEATER = 1 space / 5 seats in main assembly 2,456 seats / 5 seats = SUBTOTAL = 10% CREDIT FOR TRANSIT ROUTE = 5% CREDIT FOR TRANSIT FACILITY = TOTAL REQUIRED AN ACCESSIBLE SPACES REQUIRED: 1 of every 6 accessible spaces = 54/6 VAN ACCESSIBLE SPACES PROVIDED: HANDICAPPED SPACES REQUIRED: 20 spaces plus 1 space for every 100 spaces = 20 + (4,404-1,000)/100 TOTAL HANDICAPPED SPACES PROVIDED:		
PARKING PROVIDED STD SPACES (9'X18') SMALL CAR (8'X16') HANDICAPPED (13'X18') TOTAL PROVIDED PARKING RATIO PROVIDED TOTAL GLA GFA FOR MALL SITE= 4,406,959 SF (1,105,959 + 7,575 + 3,887) = 1,117,421 SF EXISTING = 5,014 SPACES/ 4,406.9 (1,105,959 + 7,575) = 1,113,534 SF = 0.45% PROPOSED = 4,891 SPACES/ 4,406.9-1,117,421 SF = 0.44% PERCENT SMALL CAR PROVIDED = 1,337 / 4,891 = 27.3%		
LANDSCAPING REQUIRED TOTAL PARCEL AREA = 77.78 AC 3,388,011 SF LESS DEDUCTIONS PER ZONING CODE BUILDING FOOTPRINT SERVICE AREAS PUBLIC R/W LANDSCAPED SUBTOTAL DEDUCTIONS NET SITE AREA / PAVED AREA TOTAL AREA REQUIRED PERCENTAGE LANDSCAPED REQUIRED LANDSCAPE PROVIDED PERCENTAGE PROVIDED AREA DESCRIPTION POND BERMS MEDIAN CANOE ISLANDS ISLANDS (-3,248) BUILDING LANDSCAPE (15,050) ENTRANCES PNM SUBSTATION BUFFER BIKE/PEDESTRIAN PATHS FILLET BY OUTLOTS TOTAL ON-SITE BUFFERS SEVEN BAR LOOPS 15' SETBACK TOTAL COUNTABLE LANDSCAPING NON-COUNTABLE LANDSCAPING ON SITE BUFFERS MALL COORS BYPASS - 35' OUTLOTS COORS BYPASS - 35' OUTLOTS CORRALES ROAD - 15' OFF SITE R/W LANDSCAPING: COORS BYPASS ROADSIDE COORS BYPASS MEDIAN SEVEN BAR LOOP ROADSIDE SEVEN BAR LOOP MEDIAN CORRALES ROADSIDE CORRALES ROAD MEDIAN TOTAL NON-COUNTABLE LANDSCAPE LESS SIDEWALK AREA TOTAL LANDSCAPE DEDUCTION (NET SIZE) TOTAL LANDSCAPE PROVIDED		

PLANNING

CONSENSUS

PROJECT

IN-N-OUT BURGERS RESTAURANT

SEC COORS BOULEVARD BYPASS NW AND COTTONWOOD MALL NEW STORE

EAGLE RANCH ROAD, ALBUQUERQUE, NM 79000

OWNER IN-N-OUT BURGER

15502 HAMBURGER LANE, BALDWIN PARK, CA 91706-5885

CONTACTS: TODD SMITH, 626 813-5399

DANIEL FOLUUS, 626 813-8275

REVISIONS

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PLAN TITLE

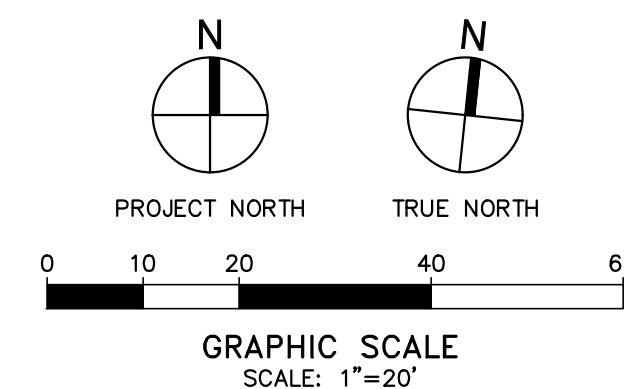
PARKING CALCULATION

DRWN

CKD

DATE

DRAWING



CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	02°22'48"	394.00'	16.37'
C2	03°23'43"	361.50'	21.42'

REFER TO THE NOTES AND LEGEND SHOWN ON SHEET C30.1
FOR ABBREVIATIONS AND SYMBOLS SHOWN ON THIS SHEET.

SHEET INDEX OF CITY ENTITLEMENT DRAWINGS	
NO.	SHEET TITLE
C30.0	CITY ENTITLEMENT NEW SITE PLAN
C30.1	CITY ENTITLEMENT NEW SITE PLAN GENERAL NOTES
C30.2	CITY ENTITLEMENT NEW SITE PLAN—INOB DELIVERY TRUCK AUTOTURN
C30.3	CITY ENTITLEMENT NEW SITE PLAN—FIRE TRUCK AUTOTURN
C30.4	CITY ENTITLEMENT NEW SITE PLAN—SOLID WASTE TRUCK AUTOTURN
C31.0	CITY ENTITLEMENT GRADING AND DRAINAGE PLAN
C31.1	CITY ENTITLEMENT GRADING AND DRAINAGE PLAN CROSS SECTIONS
C32.0	CITY ENTITLEMENT STORM DRAIN AND UTILITY PLAN
C32.1	CITY ENTITLEMENT STORM DRAIN AND UTILITY PLAN
C33.0	CITY ENTITLEMENT EXISTING CONDITION – DRAINAGE AREA MAP
C33.1	CITY ENTITLEMENT DRAINAGE AREA MAP – PROPOSED CONDITION
C34	CITY ENTITLEMENT TOPOGRAPHY SURVEY MAP
C35	CITY ENTITLEMENT BOUNDARY AND EASEMENT MAP
C36	CITY ENTITLEMENT SITE DEMOLITION PLAN
LPP.1	CITY ENTITLEMENT CONCEPTUAL LANDSCAPE PLANTING PLAN

PLAN TITLE

CITY ENTITLEMENT
NEW SITE PLAN

(CONCEPTUAL; NOT FOR CONSTRUCTION)

REVISIONS



GOD BLESS AMERICA

PROJECT
IN-N-OUT BURGERS RESTAURANT
COTTONWOOD MALL NEW STORE
SEC COORS BOULEVARD BYPASS NW AND
EAGLE RANCH ROAD, ALBUQUERQUE, NM 79000

OWNER IN-N-OUT BURGER
13502 HAMBURGER LANE, BALDWIN PARK, CA. 97006-5888
CONTACTS: TODD SMITH, 626 815-5399
DANIEL POCUIS, 626 813-8275

APOGEE PROJECT NO.  **Apogee**
Architectural Partners
A Spitz Leaf Company
 16775 ADDISON ROAD, SUITE 350
 ADDISON, TX 75001
 PH: (469) 960-2322

MSL
ENGINEERING, INC.

VO ENGINEERING, INC.
CIVIL ENGINEERS AND LAND SURVEYORS SPECIALIZING IN SITE DEVELOPMENT
301 NORTH SAN DIMAS AVENUE, SAN DIMAS, CA. 91773
(909) 305-2395 FAX (909) 305-2397

<i>Aaron D. Fellow</i>	R.C.E. 27112	DATE
AARON D. PELLOW		06-23-2026



1. IN-N-OUT BURGER LEASE PREMISES AREA = 65,531 SQUARE FEET OR 1.504 ACRES.
2. EXISTING CITY LEASE: MX-M (MIXED-USED MODERATE INTENSITY ZONE)
CPO-2 (CHARACTER PROTECTION OVERLAY ZONE)
3. COMPREHENSIVE PLAN LAND USE DESIGNATION: COTTONWOOD CENTER EMPLOYMENT CENTER
CITY LAND USE CATEGORY: TRANSPORTATION
4. EXISTING LAND USE: PARKING LOT FOR DILLARD'S WITH 187 PAVED STRIPED PARKING SPACES
PROPOSED LAND USE: NEW IN-N-OUT BURGER SIT DOWN RESTAURANT PERMITTED IN CITY ZONE WITH A
DRIVE-THRU LANE AND OUTDOOR PATIO AS A PERMISSIVE ACCESSORY USE.
AN OUTDOOR PATIO IS ALLOWED BY RIGHT.
5. PROPOSED SCOPE OF WORK:
(A) CONSTRUCT A 3,887 SQUARE FOOT SIT-DOWN (84 SEATS INSIDE) RESTAURANT BUILDING, A 29 VEHICLE
LONG DRIVE THRU QUEUE AND AN ONSITE 62 SPACE PAVED SURFACE PARKING LOT.
6. IN-N-OUT BURGER URBAN BUILDING AREA = 3,887 S.F.
COVERED PATIO STRUCTURE ROOF OVERHANG = 703 S.F.
COVERED TRAIL ENCLOSURE ROOF OVERHANG = 584 S.F.
INDOOR SEATING = 84 SEATS, OUTDOOR SEATING = 28 SEATS (7 TABLES)
OUTDOOR SEATING AREA = 703 S.F. PATIO STRUCTURE PLUS 50 S.F. EACH FOR 0-4 SEAT TABLE (0 S.F.)
PLUS 20 S.F. EACH FOR 0-2 SEAT TABLES (0 S.F.) = 703 S.F.
7. REQUIRED PARKING: 5.6 SPACES PER 1,000 SQUARE FEET OF GROSS FLOOR AREA (3,887 S.F.) = 22
SPACES PLUS 3 SPACES PER 1,000 SQUARE FEET OF GROSS FLOOR AREA OUTDOOR
SEATING SPACE (703 S.F.) FOR A TOTAL OF 25 SPACES.

IN-N-OUT BURGER PARKING SPACE DETAILED SUMMARY TABLE		
DESCRIPTION	REQUIRED	PROPOSED
1. STANDARD SPACE (9'x18') (8.5' MIN.x18')	23	59
2. ACCESSIBLE VAN SPACE (17'x18')	1	1
3. ACCESSIBLE SPACE (14'x18')	1	2
4. TOTAL	25	62
5. IN-N-OUT BURGER DRIVE THRU VEHICLE QUEUE (20' LONG VEHICLE)	12	29
6. SHORT-TERM BICYCLE PARKING WITHIN DESIGNATED BIKE RACK	3	4

-

	NEW 24"x36" CONCRETE DRAIN BOX INLET WITH A FLOOR PLUS FOSSIL FILTER INSERT FOR THE PRE-TREATMENT OF STORMWATER RUNOFF.		ADA ACCESSIBLE PATH OF TRAVEL. ACCESSIBLE PATH OF TRAVEL IS NOT LESS THAN 4 FEET WIDE, AND DOES NOT EXCEED A RUNNING SLOPE OF 1:20 (5%) OR A CROSS SLOPE IN EXCESS OF 1:50 (2%). REFER TO SHEET C3.10 FOR SPECIFIC SLOPES AND GRADES.
	PROPOSED INOB INSTALLED AND MAINTAINED 22'-6" TALL FIXTURE HEIGHT LIGHT POLE ON TOP OF A 30" TALL 24" DIAMETER CONCRETE BASE FOR A TOTAL HEIGHT OF 25' TALL MAXIMUM.		PMM ELECTRIC PAD MOUNT TRANSFORMER WITH BOLLARDS.
	PROPOSED INOB INSTALLED AND MAINTAINED LANDSCAPED PLANTER AND IRRIGATION SYSTEM ONSITE, INCLUDING AREA UNDER BUILDING ROOF OVERHANG (ROH), CONSISTING OF APPROXIMATELY 15,050 SQUARE FEET (23.0%).		PORTABLE TRASH RECEPTACLE ON A MINIMUM 24"x24"x4" CONCRETE PAD. CONTRACTOR TO VERIFY FINAL LOCATIONS WITH INOB PRIOR TO INSTALL.
	BLACK TRUNCATED DOMES DETECTABLE WARNING STRIP.		NEW CONCRETE SIDEWALK.
	VEHICLE DETECTOR LOOP.		BOUNDARY MONUMENT AND SURVEY CONTROL POINT DESCRIPTION SHOWN ON SHEET C35.
	EXISTING PROPERTY LINE.		SIMPLIFIED PLOTTABLE EASEMENT DESCRIPTION SHOWN ON SHEET C35.
	PROPOSED PROPERTY LINE.		DRIVE-THRU CATWALK CONCRETE PAD WITH UMBRELLA STAND.
	OUTDOOR SEATING PATIO TABLE WITH NO UMBRELLA (4 SEATS).		24" WIDE MATTED INOB ASSOCIATE WALKWAY CONSISTING OF APPROXIMATELY 264 SQUARE FEET.
	NEW 3' TALL 18"x24" LIT "DRIVE THRU" DIRECTIONAL SIGN.		PROPOSED INOB INSTALLED AND MAINTAINED LANDSCAPED PLANTER AND IRRIGATION SYSTEM OFFSITE CONSISTING OF APPROXIMATELY 2,949 SQUARE FEET.
	NEW 3' TALL 18"x24" LIT "THANK YOU, DO NOT ENTER" DIRECTIONAL SIGN.	PUE	PUBLIC UTILITY EASEMENT
	NEW PEDESTRIAN CROSSWALK SIGN.	PWE	PUBLIC WATER EASEMENT
	NEW ACCESSIBILITY ENTRY SIGN.	PSE	PUBLIC SEWER EASEMENT
	1" THICK A.C. PAVEMENT GRIND AND OVERLAY	PRAE	PRIVATE ACCESS EASEMENT
INOB	IN-N-OUT BURGER.	PPAE	PUBLIC PEDESTRIAN ACCESS EASEMENT
CF	CURB FACE.	PRWE	PRIVATE WATER EASEMENT
VOH	2' VEHICLE OVERHANG WITH NO OBSTRUCTIONS INCLUDING LIGHT POLES, TREES AND SIGNAGE.	PWSE	PUBLIC WATER AND SEWER EASEMENT
PNM	PUBLIC SERVICE COMPANY OF NEW MEXICO (ELECTRIC)	PRRE	PRIVATE RECIPROCAL EASEMENTS
NMG	NEW MEXICO GAS COMPANY	AL	APPROXIMATE LOCATION OF

REFERENCE: FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES COMMITMENT FOR TITLE INSURANCE WITH A COMMITMENT NO. OF 2880782-AL01 DATED JULY 09, 2024 OUT OF THEIR ALBUQUERQUE, NM OFFICE.

PARCEL 1; A PROPOSED PORTION OF TRACT B-2-A, COTTONWOOD MALL, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED, "PLAT OF TRACTS A-1-A, B-1-A-1, B-1-B-1, B-2-A, B-3-A, B-4-A-6" (& B-5-A-1, SECOND REVISION PLAT, COTTONWOOD MALL, ALBUQUERQUE, NEW MEXICO, JUNE, 1996", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 31, 1997, IN PLAT BOOK 97C, PAGE 33.

NOTE: THE ABOVE LEGAL DESCRIPTION WILL BE AMENDED UPON COMPLIANCE WITH REQUIREMENT NO. 11, SCHEDULE B, HEREIN.

PARCEL 2:
NON-EXCLUSIVE RIGHTS OF EASEMENT IN ACCORD WITH ARTICLES 2.2, 2.3, 2.4, 2.6, 2.7, 2.9, 2.10 AND 2.11 OF THAT CERTAIN CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT FILED DECEMBER 1995, RECORDED IN BOOK 9531, PAGE 5334, AS DOCUMENT NO. 95132176, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, TO THE EXTENT OF AND ONLY FOR THE DURATION AS PROVIDED THEREIN.

FOR INFORMATIONAL PURPOSES ONLY ADDRESS OF PROPERTY PER COUNTY ASSESSOR'S TAX ROLL:
10000 COORS BYPASS NW,
ALBUQUERQUE, NEW MEXICO

THE SUBJECT PROPERTY IS LOCATED IN "ZONE 1 - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" PER THE FEMA FLOOD INSURANCE RATE MAP NUMBER 35001C0108G PANEL 108 OF 825 DATED SEPTEMBER 26, 2008 FOR BERNALILLO COUNTY, NEW MEXICO AND INCORPORATED AREAS.

FLOOD ZONE DESIGNATION PROVIDED BY FEDERAL EMERGENCY MANAGEMENT AGENCY.

DILLARD'S PROPERTIES, INC., A DELAWARE CORPORATION
FEE SIMPLE (PARCEL 1)
EASEMENT (PARCEL 2)

THE BEARINGS SHOWN ON THIS SURVEY ARE REFERENCED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. ALL DISTANCES ARE GROUND, TO CONVERT TO GRID DISTANCE MULTIPLY BY A SCALE FACTOR OF 0.999679.

BENCHMARK #1:
CITY OF ALBUQUERQUE SURVEY CONTROL STATION 8-B13. 3/4" INCH ALUMINUM DISC SET IN THE TOP OF THE EAST CONCRETE CURB OF THE TRAFFIC CONTROL ISLAND, STAMPED "8-B13 2003" AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF COORS BLVD.-BY-PASS NW AND EAGLE RANCH ROAD N.
N:152675.547 FEET, E:1518487.826 FEET, ELEVATION= 5059.673 FEET (NAVD 88)

BENCHMARK #2:
CITY OF ALBUQUERQUE SURVEY CONTROL STATION 9-B14. 3/4" INCH ALUMINUM DISC SET IN THE TOP OF A CONCRETE POST 0.2 FEET ABOVE GROUND AND IS STAMPED "9-B14 2003" AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF BOULEVARD AND COTTONWOOD LOOP.
N:1526627.902 FEET, E:1519969.952 FEET, ELEVATION= 5042.915 FEET (NAVD 88)

100°39'40"W 35°11'35"N

AREA OF MINIMAL FLOOD HAZARD
Zone A

City of Albuquerque
350002

PROJECT SITE

35001C0108G
eff. 9/26/2008

35001C0109H
eff. 8/16/2012

Bernalillo County
Unincorporated Areas
350001

CHANCE FLOOD DISCHARGE CONFINED IN STRUCTURE

0 250 500 1,000 1,500 2,000 Feet

1:6,000

100°39'2"W 35°11'36"N

Basemap Imagery Source: USGS National Map 2023

MSI ENGINEERING, INC.
CIVIL ENGINEERS AND LAND SURVEYORS SPECIALIZING IN SITE DEVELOPMENT
301 NORTH SAN DIMAS AVENUE, SAN DIMAS, CA. 91773
(909) 305-2395 FAX (909) 305-2397
Carson D. Feltow
06-23-2026



IN-N-OUT BURGERS RESTAURANT
COTTONWOOD MALL NEW STORE
SEC. CCHS BOULEVARD BYPASS NW AND
EAGLE RANCH ROAD, ALBUQUERQUE, NM 79000
OWNER IN-N-OUT BURGER
13502 HAMBURG LANE BALDWIN PARK CA 91706-5635
CONTACT: TONY SMITH 626 812-5500

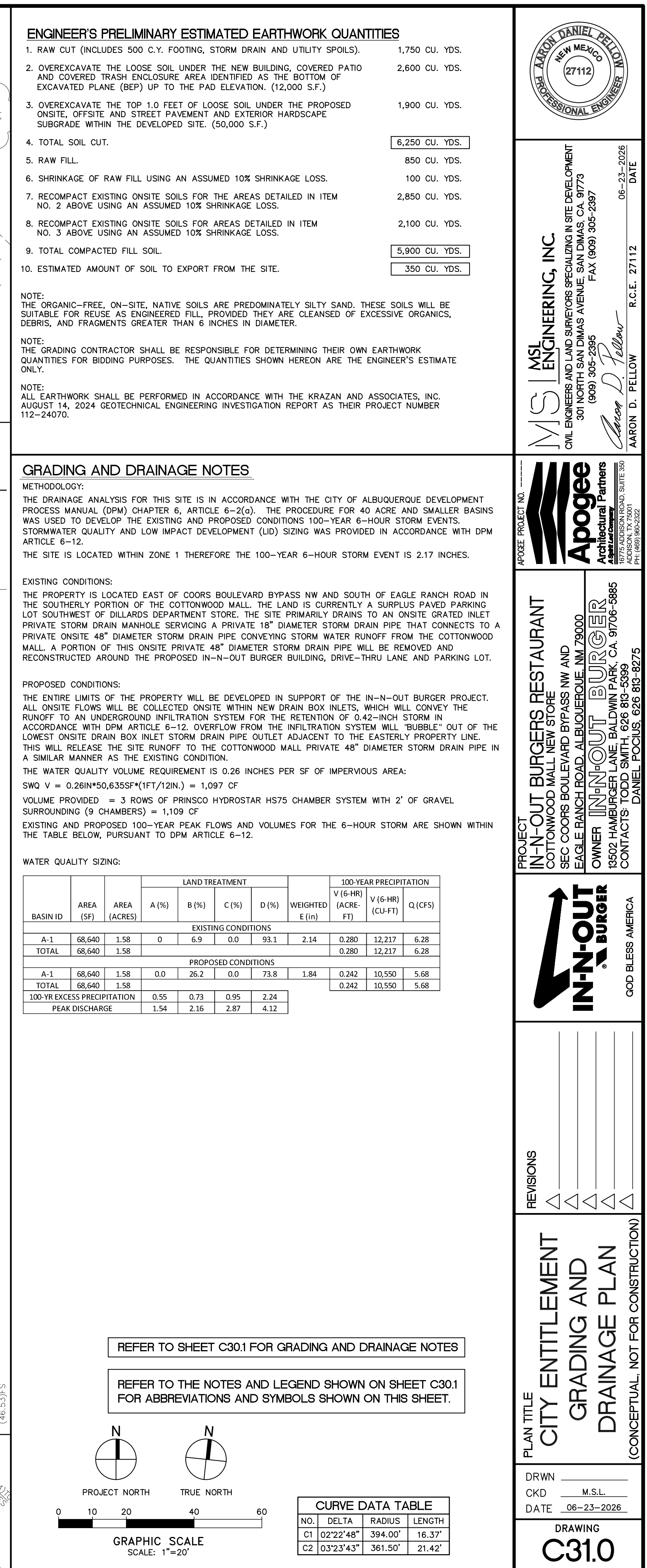


REVISIONS

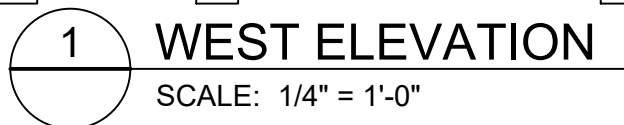
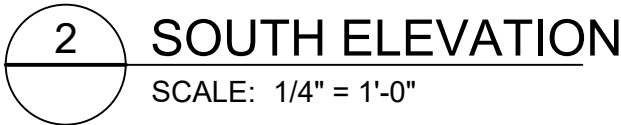
CITY ENTITLEMENT
NEW SITE PLAN
GENERAL NOTES

DRWN _____
CKD M.S.L.
DATE 06-23-2026

DRAWING
C30.1

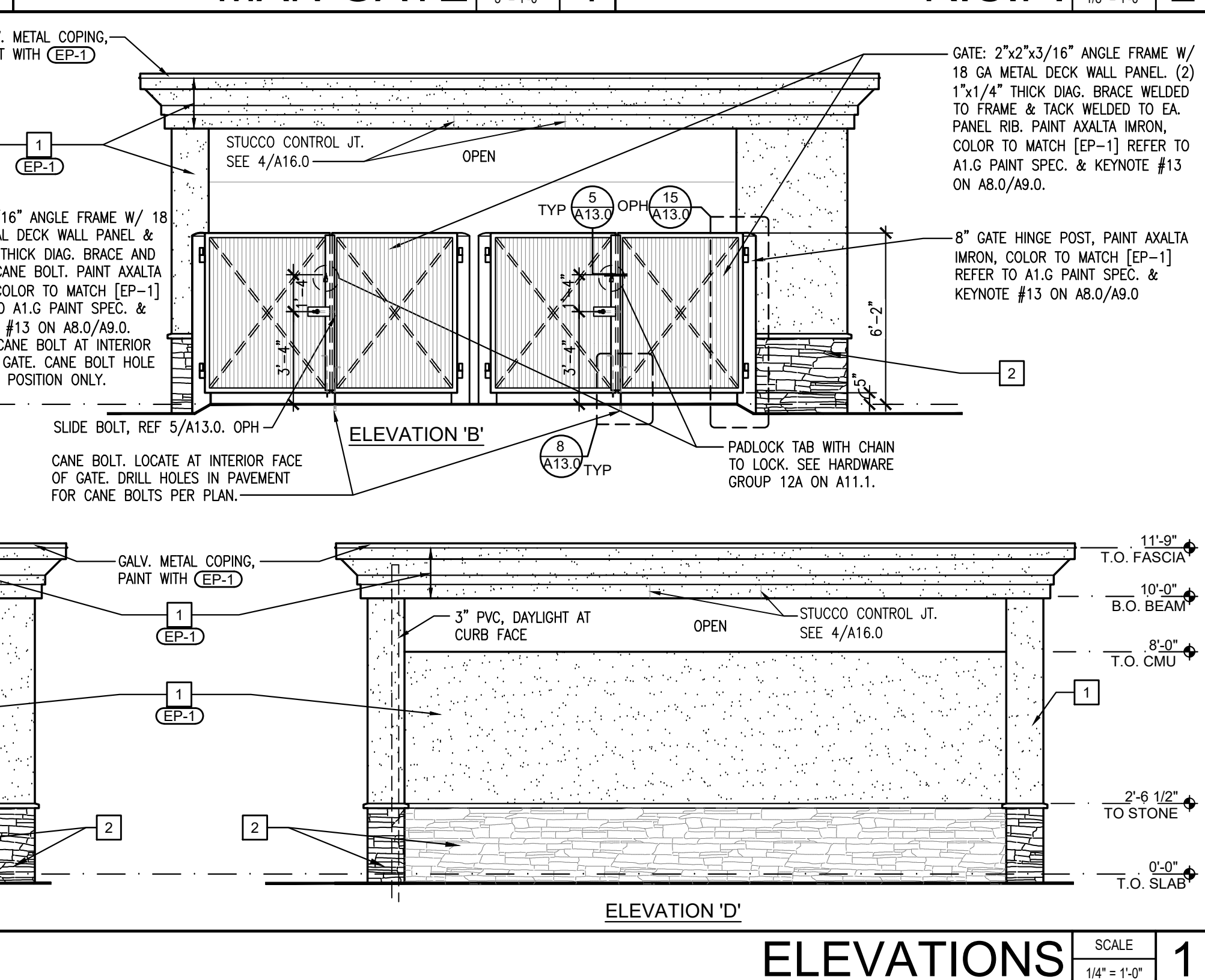
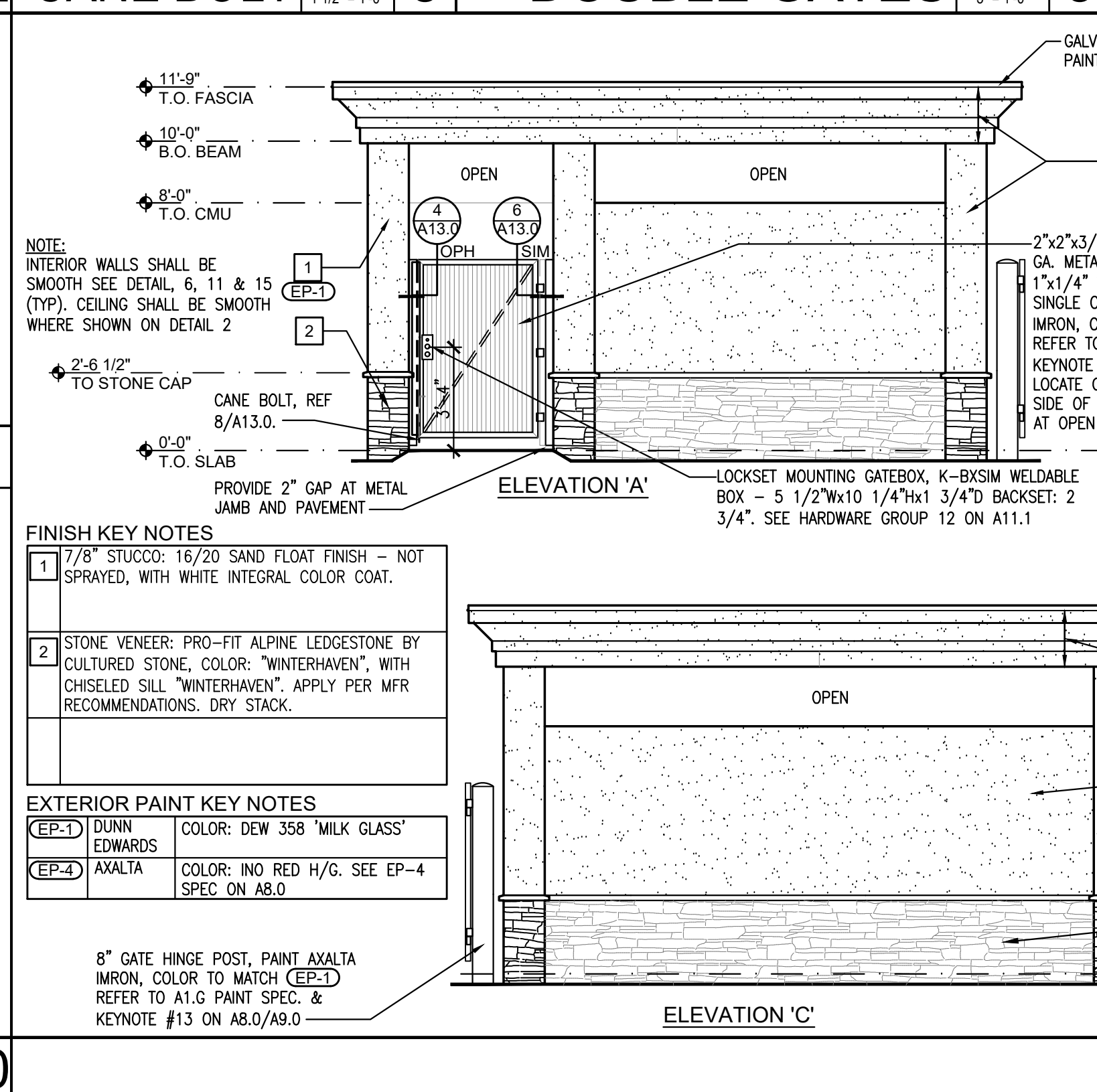
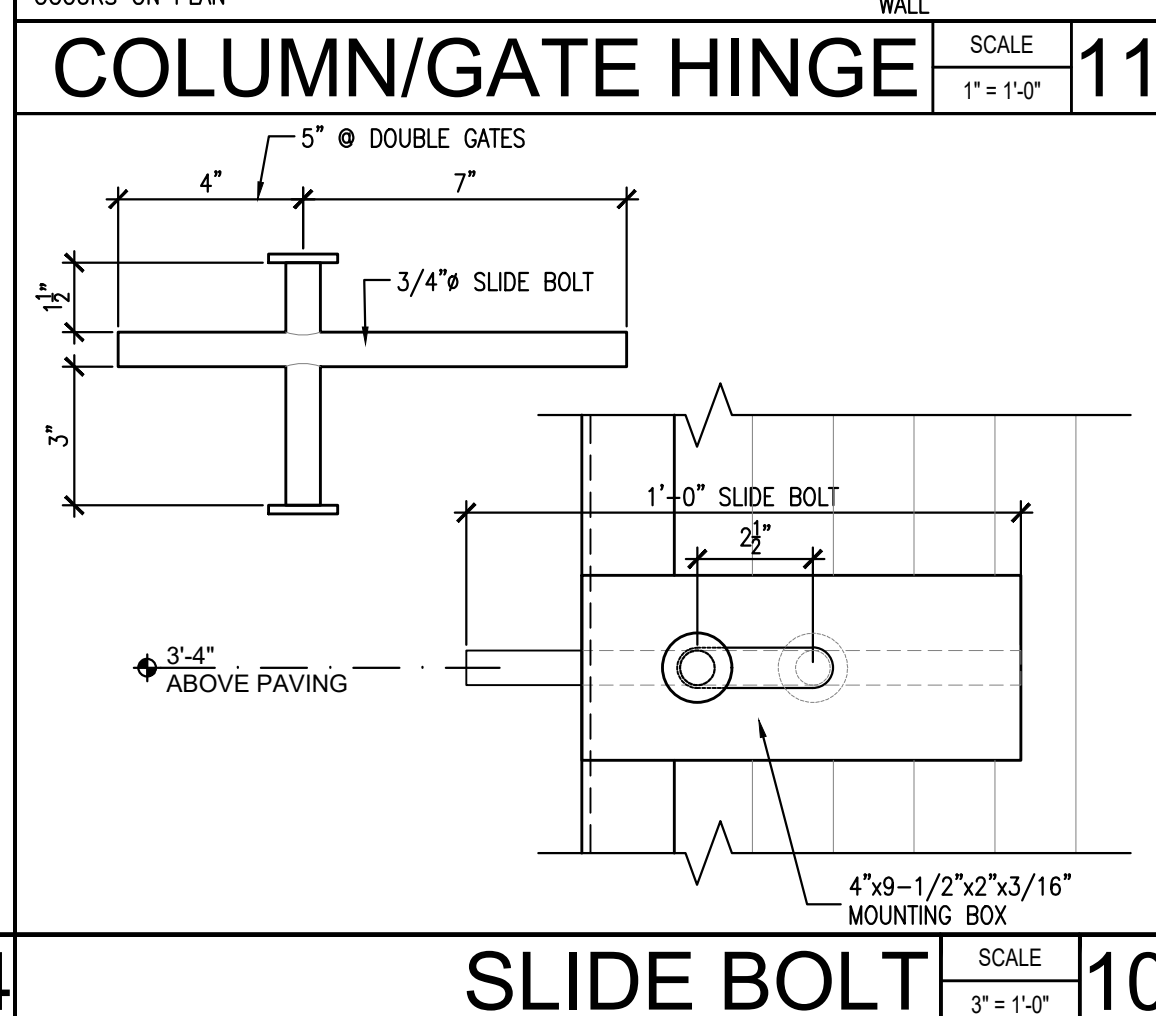






EXTERIOR PAINT SCHEDULE						
NO.	MFR.	MODEL	COLOR #	COLOR NAME	FINISH	REMARKS
EP-1	DUNN EDWARDS SHERWIN WILLIAMS	ARISTOSHIELD 70 SUPER PAINT LATEX	DEW 358	MILK GLASS	HIGH GLOSS HIGH GLOSS	PRIME W/ D.E. ULTRA-GRIP PREMIUM PRIMER STUCCO: PRIME W/ LOXON CONCRETE & EXT LATEX PRIMER WHITE - A24W08300. GALV METAL: PRIME W/ GALVITE HS ACRYLIC COATING - B50WZ20030, OFF WHITE
EP-2	DUNN EDWARDS SHERWIN WILLIAMS	ARISTOSHIELD 70 SUPER PAINT LATEX	DEW 358	MILK GLASS	HIGH GLOSS HIGH GLOSS	PRIME W/ D.E. ULTRA-GRIP PREMIUM PRIMER SEE REMARKS FOR EP-1 ALT MFR.
EP-3	DUNN EDWARDS SHERWIN WILLIAMS	ARISTOSHIELD 70 SUPER PAINT LATEX	DEW 358	MILK GLASS	HIGH GLOSS HIGH GLOSS	PRIME W/ D.E. ULTRA-GRIP PREMIUM PRIMER SEE REMARKS FOR EP-1 ALT MFR.
EP-4	AXALTA	IMRON	SEE REMARKS FOR COLOR FORMULA	NO RED		PRIMER: AXALTA IMRON IND 9P01. PRIMER CAN BE TINTED GRAY FINISH COAT: AXALTA IMRON IND 9T01 GLOSS POLYURETHANE COLOR FORMULA: NON-CUM GUIDE 2/20/20 MIX SIZE: 102.4 OZ (GALLON) 9T04 VIOLET 321.2 9T10 RED-ORANGE 349.3 9T13 ORANGE 2577.6

INO_NM_ALBUQUERQUE
DILLARD'S PAD

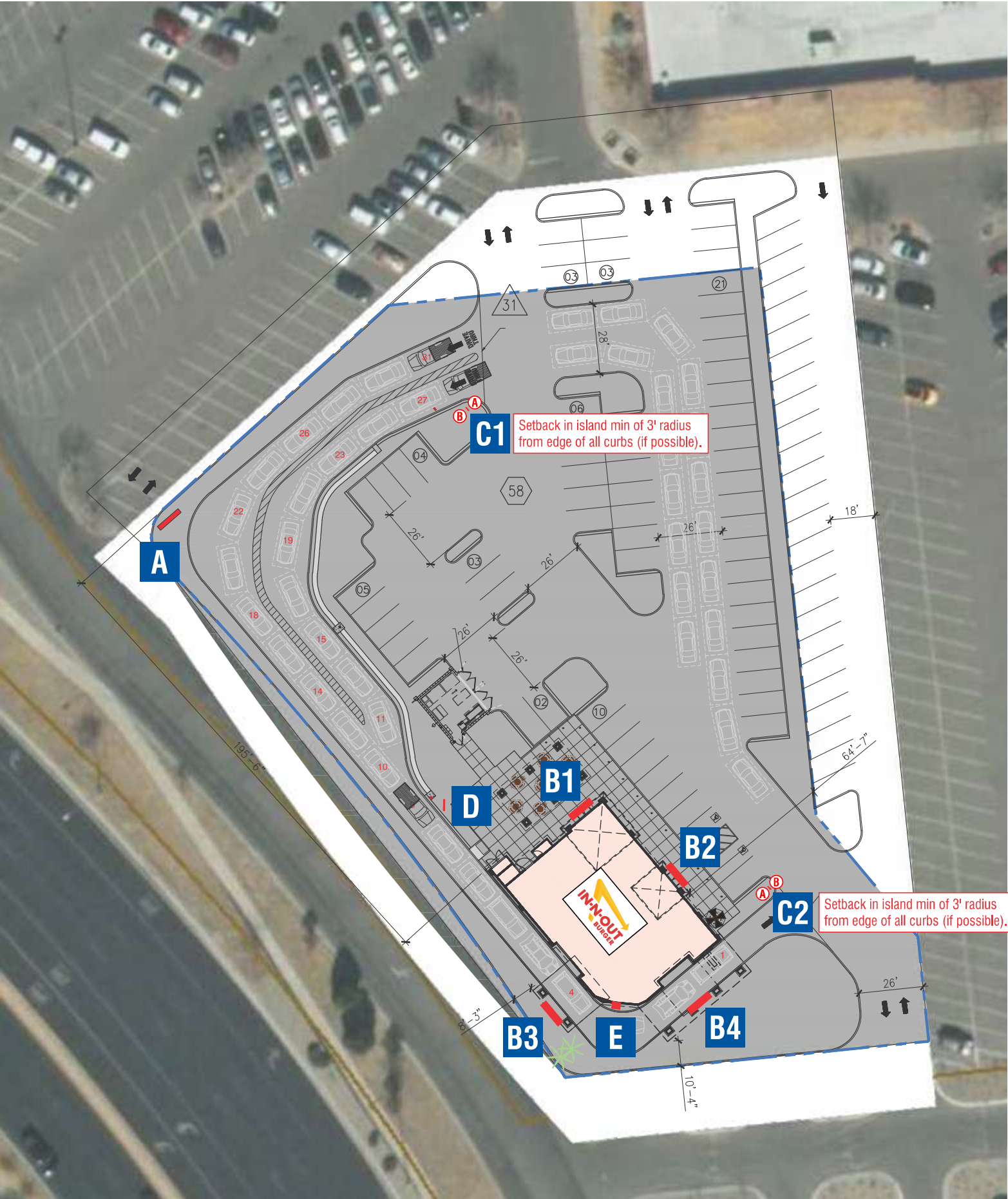




REVISIONS:
R1: Revised to new updated elevations, revised paint colors for monument, wall signs, directionals and menu. Updated neon page and added temp dir. and menu template into sow. 05/13/25 - gmc
R2: Revised to new updated elevations and updated all led/electrical info to current standards. 06/30/26 - gmc

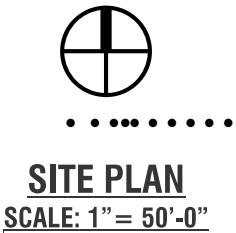
Coors Bypass & Eagle Ranch Rd NW Albuquerque, NM 87114

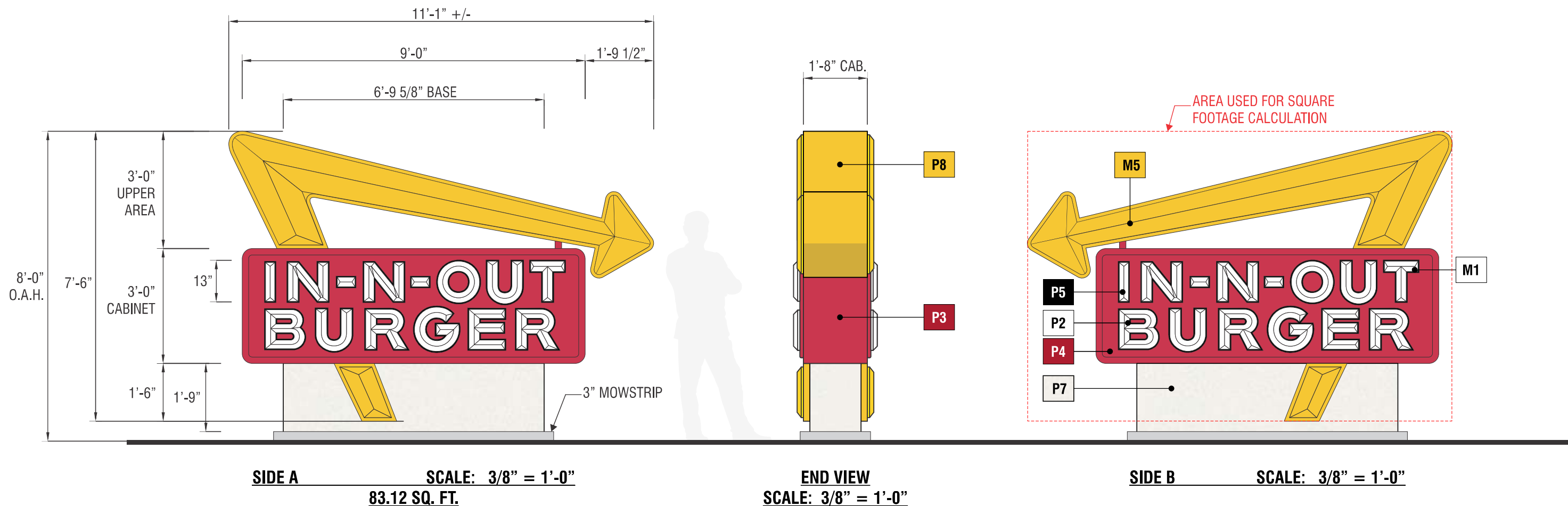
IN-N-OUT APPROVAL			
SIGNATURE	NAME	DATE	REVISION
SIGNATURE	NAME	DATE	REVISION
SIGNATURE	NAME	DATE	REVISION
SIGNATURE	NAME	DATE	REVISION
SIGNATURE	NAME	DATE	REVISION
SIGNATURE	NAME	DATE	REVISION
SIGNATURE	NAME	DATE	REVISION



SIGN LEGEND				
SIGN #	DESCRIPTION	SIGN TYPE	SQ. FT.	QTY
A	MONUMENT SIGN	INO-MON-36x108x96	83.12	1
B1	WALL SIGN	INO-WS-53x89	33.0	1
B2	WALL SIGN	INO-WS-75x126	65.8	1
B3	WALL SIGN	INO-WS-75x126	65.8	1
B4	WALL SIGN	INO-WS-75x126	65.8	1
C1	DIRECTIONAL SIGN (DT)	INO-DIR-18x24x36	N/A	1
C2	DIRECTIONAL SIGN (TY/DNE)	INO-DIR-18x24x36	N/A	1
D	MENU BOARD	IN-MB-54x51x79	N/A	1
E	ADDRESS NUMERALS	INO-CL-PL-12-ADDRESS-XXXX	N/A	1
F	LED TUBE WALL ACCENT	INO-LED BORDER TUBE	N/A	1
G	INTERIOR NEON WALL SIGN	INO-QYCT-NEON-18x57	N/A	1

- NOTES:**
- 1. ALL GROUND SIGN LOCATIONS ARE PLACEHOLDERS UNTIL VERIFIED BY INO REPRESENTATIVE PRIOR TO INSTALL
 - 2. PUSH ALL DIRECTIONAL SIGNS INTO ISLAND A MINIMUM OF 3'-0" (36") FROM FACE OF CURB





A SIGNTYPE INO-MON-36X108X96

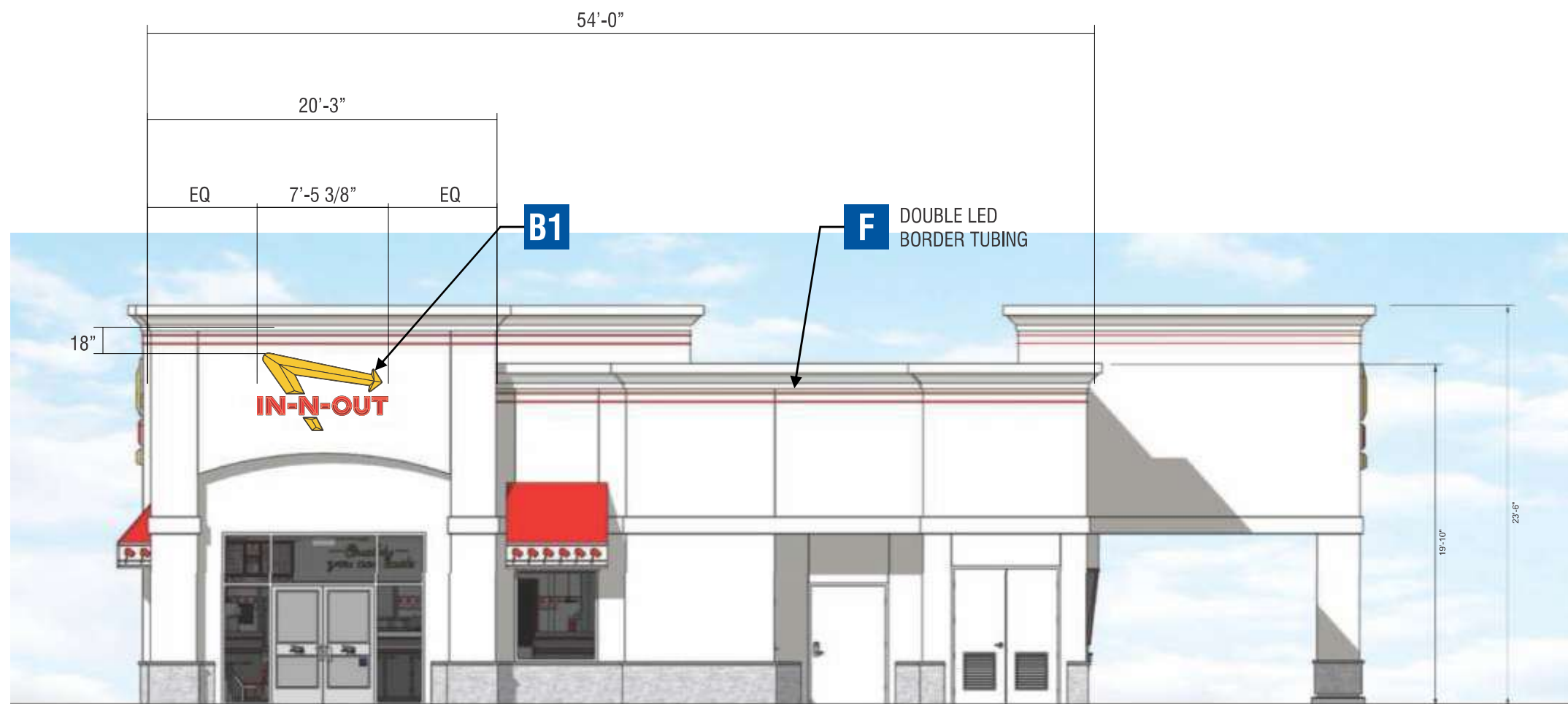
MANUFACTURE AND INSTALL ONE (1) D/F INTERNALLY ILLUMINATED MONUMENT SIGN
LETTER CABINET: FABRICATED ALUMINUM W/ FABRICATED RETAINERS AND FORMED ACRYLIC FACES WITH SECOND SURFACE PAINTED GRAPHICS
LETTER ILLUMINATION: GE SNAP DS 71K (24V)
ARROW: FABRICATED CHANNEL WITH FORMED TUFFAK 1869 YELLOW POLYCARBONATE FACES
ARROW ILLUMINATION: GE SNAP SS 41K (24V)
BASE: FABRICATED ALUMINUM

PAINT

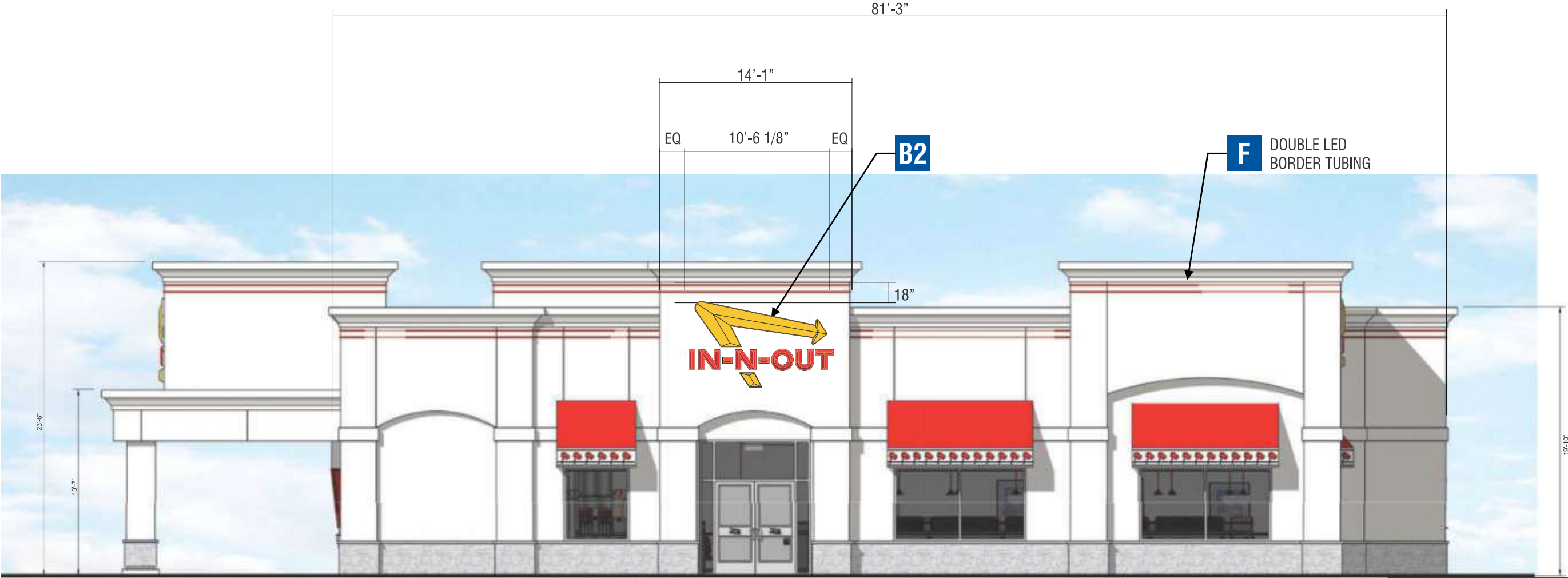
- P2** WHITE
- P3** TO MATCH 'IN-N-OUT RED' WITH **HIGH GLOSS FINISH**
- P4** INO 443 RED / 25% CLEAR
- P5** BLACK
- P7** PAINTED TO MATCH DUNN EDWARDS DEW358 'MILK GLASS' W/ MEDIUM TEXCOTE FINISH
- P8** PAINT TO MATCH MATTHEWS #MP4944 'MOWER YELLOW' WITH **HIGH GLOSS FINISH**

MATERIALS

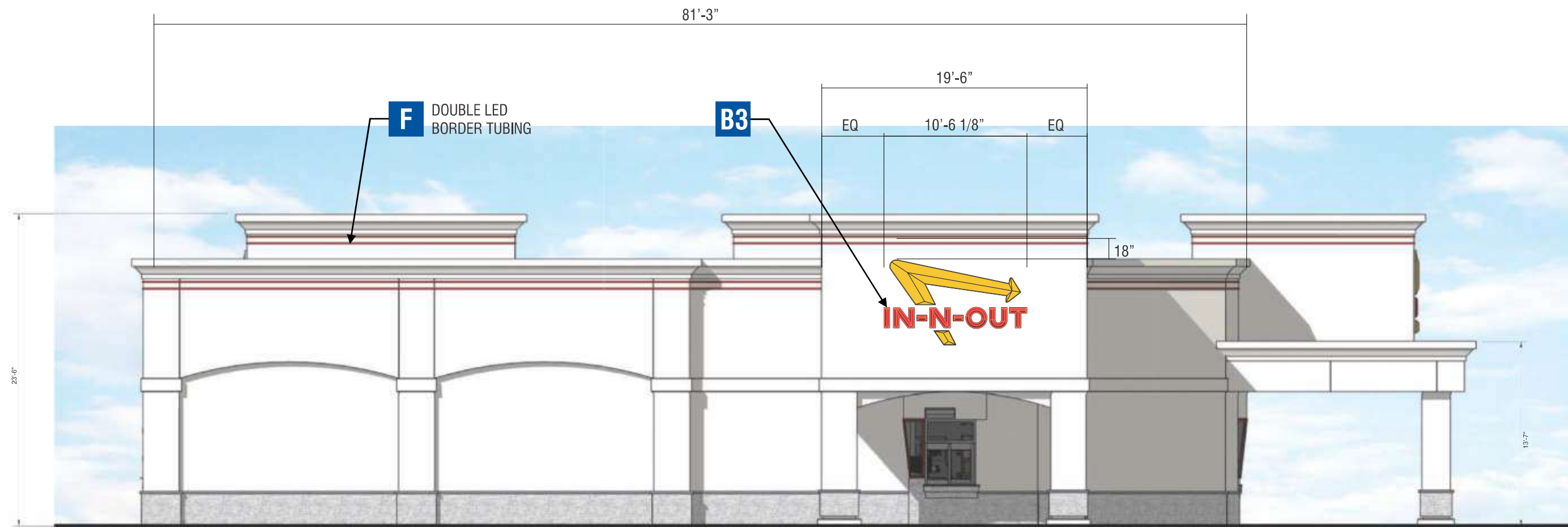
- M1** CLEAR MODIFIED ACRYLIC
- M4** RED ACRYLIC #211-1
- M5** TUFFAK 1869 YELLOW POLYCARBONATE



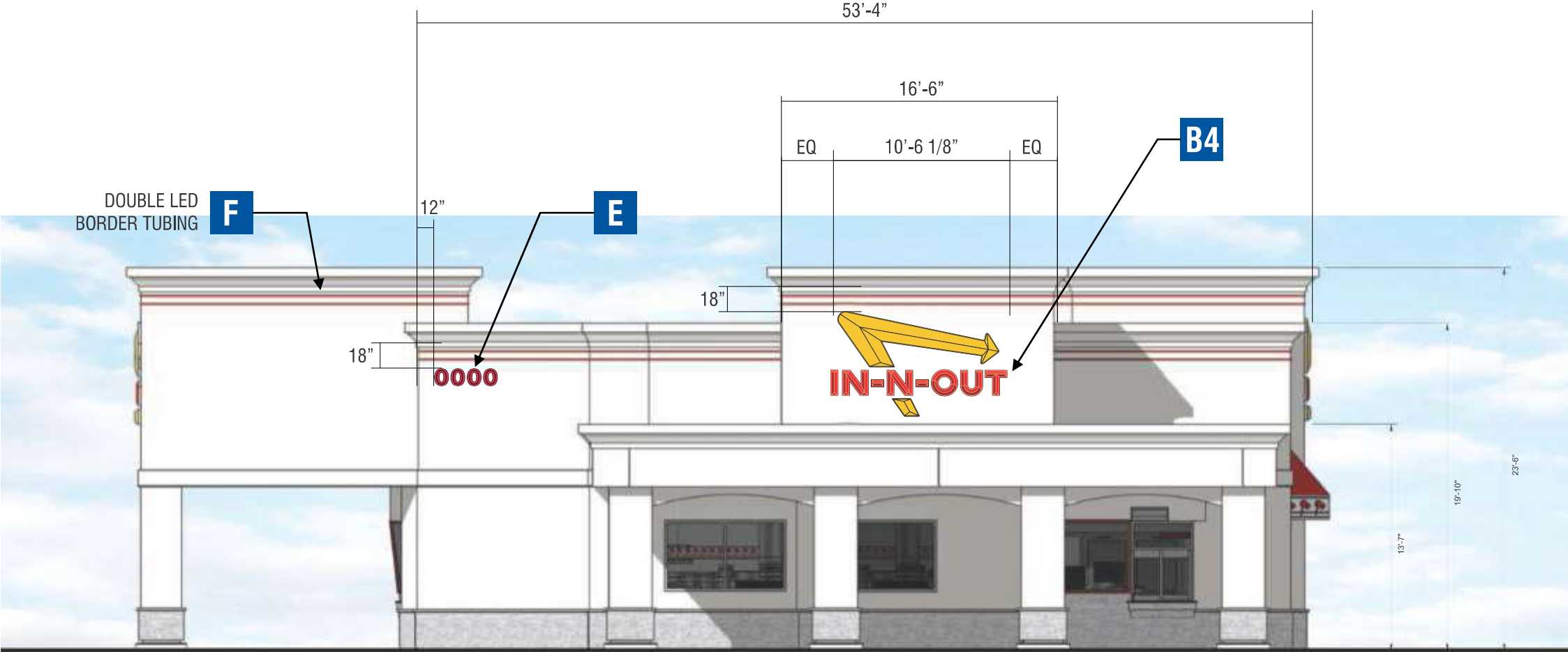
NORTH (FRONT) ELEVATION **SCALE: 1/8" = 1'-0"**



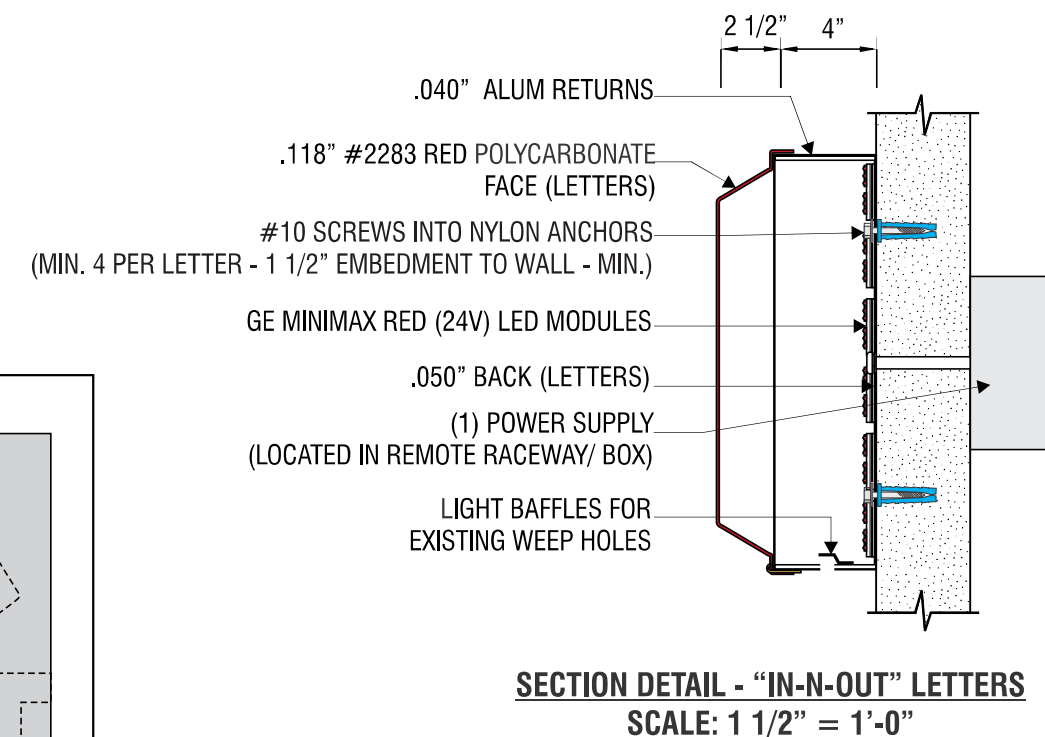
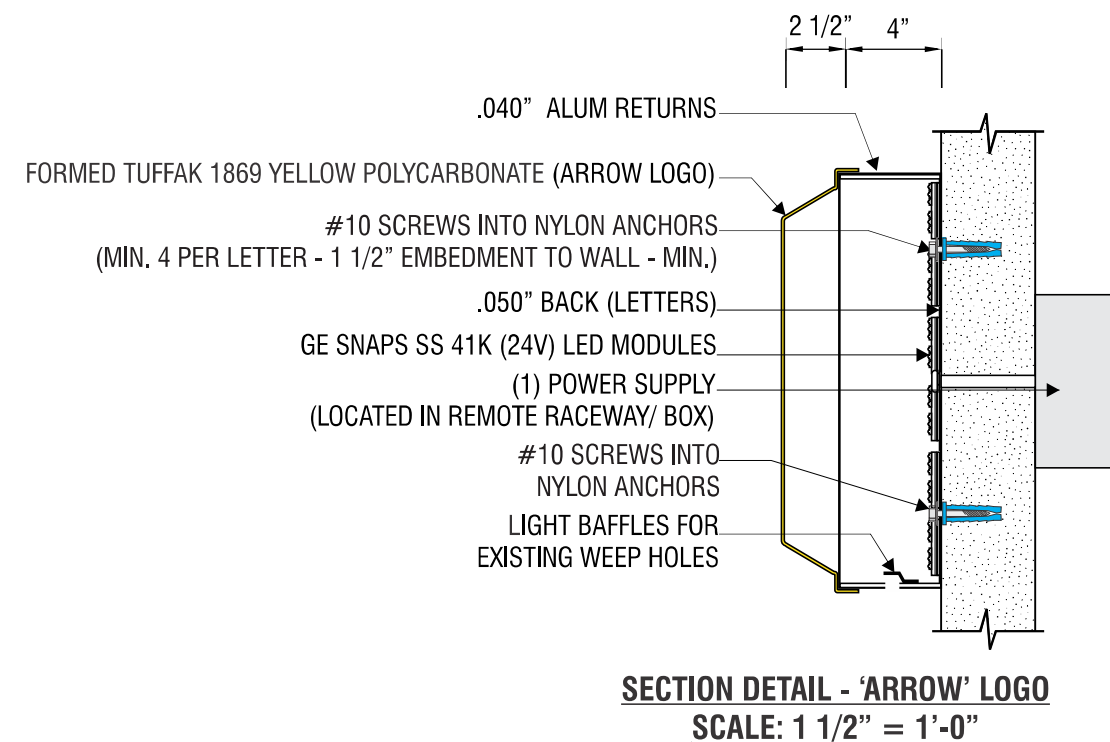
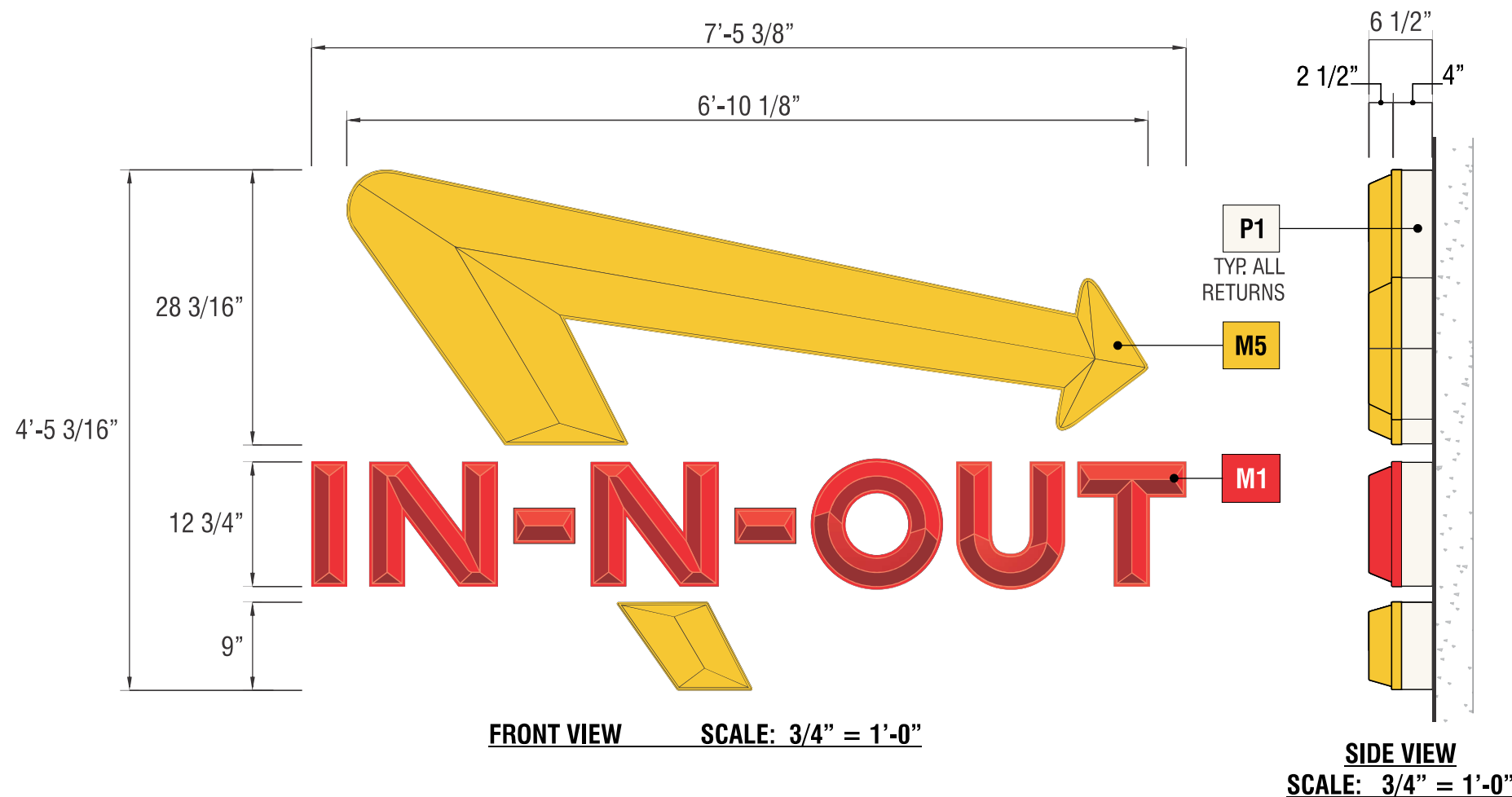
EAST ELEVATION (SIDE ENTRANCE) SCALE: 1/8" = 1'-0"



WEST (DRIVE THRU) ELEVATION SCALE: 1/8" = 1'-0"



SOUTH (PICK-UP WINDOW) ELEVATION SCALE: 1/8" = 1'-0"



B1 SIGNTYPE INO-WS-53x89

MANUFACTURE & INSTALL ONE (1) SINGLE-FACED INTERNALLY ILLUMINATED CHANNEL LETTER WALL SIGN

ARROW: FABRICATED CHANNEL WITH FORMED TUFFAK 1869 YELLOW POLYCARBONATE

LED ILLUMINATION: GE SNAPS SS 41K (24V) LED MODULES

COPY: FABRICATED CHANNEL WITH FORMED .118" #2283 RED POLYCARBONATE

LED ILLUMINATION: GE MINIMAX RED (24V) LED MODULES

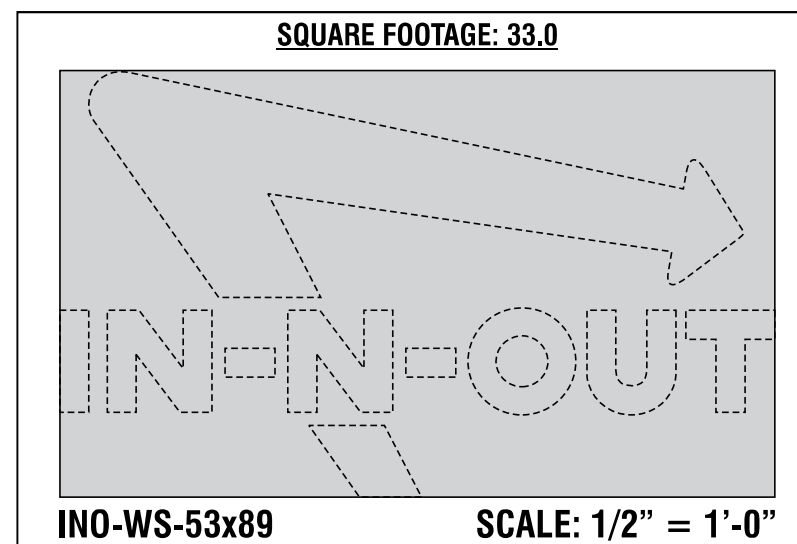
INSTALLATION: FLUSH MOUNT TO WALL

MATERIALS

PAINT

- M1** .118" #2283 RED POLYCARBONATE
- M5** TUFFAK 1869 YELLOW POLYCARBONATE

- P1** TO MATCH DUNN EDWARDS #DEW358 'MILK GLASS' w/ SATIN FINISH



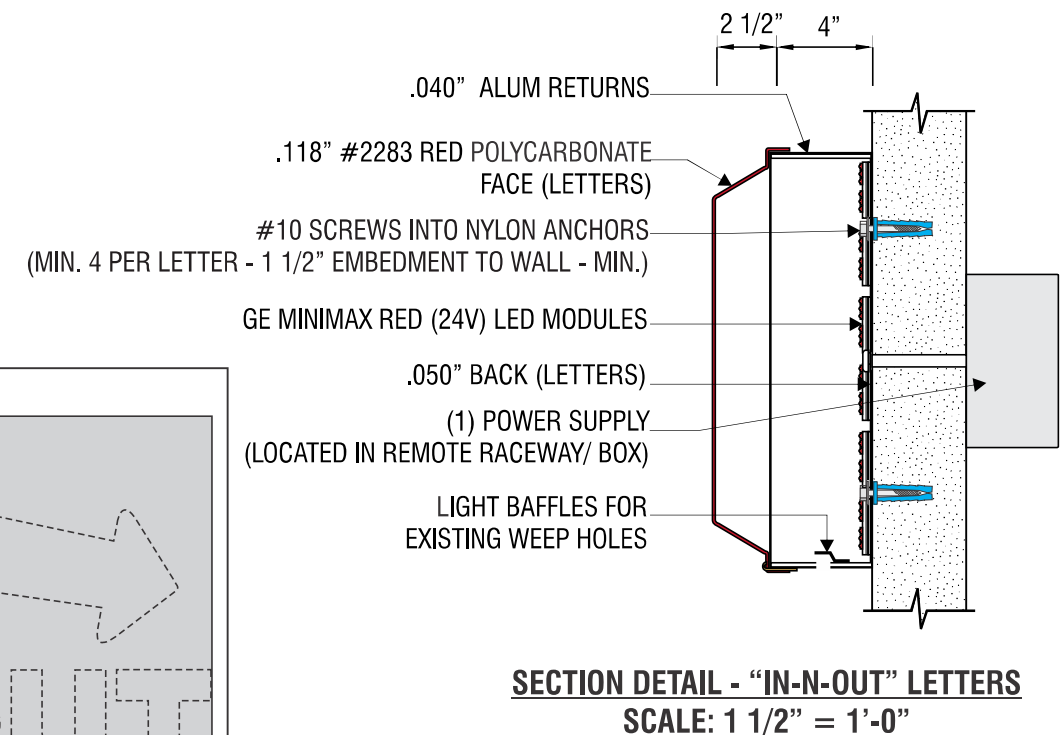
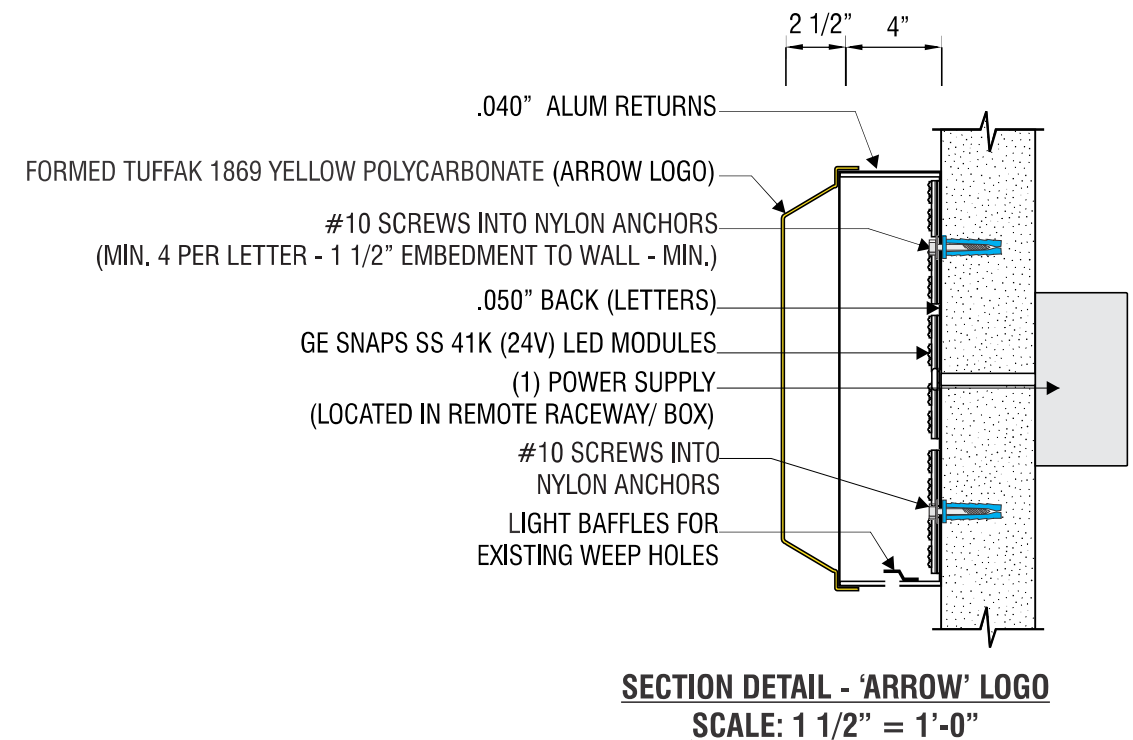
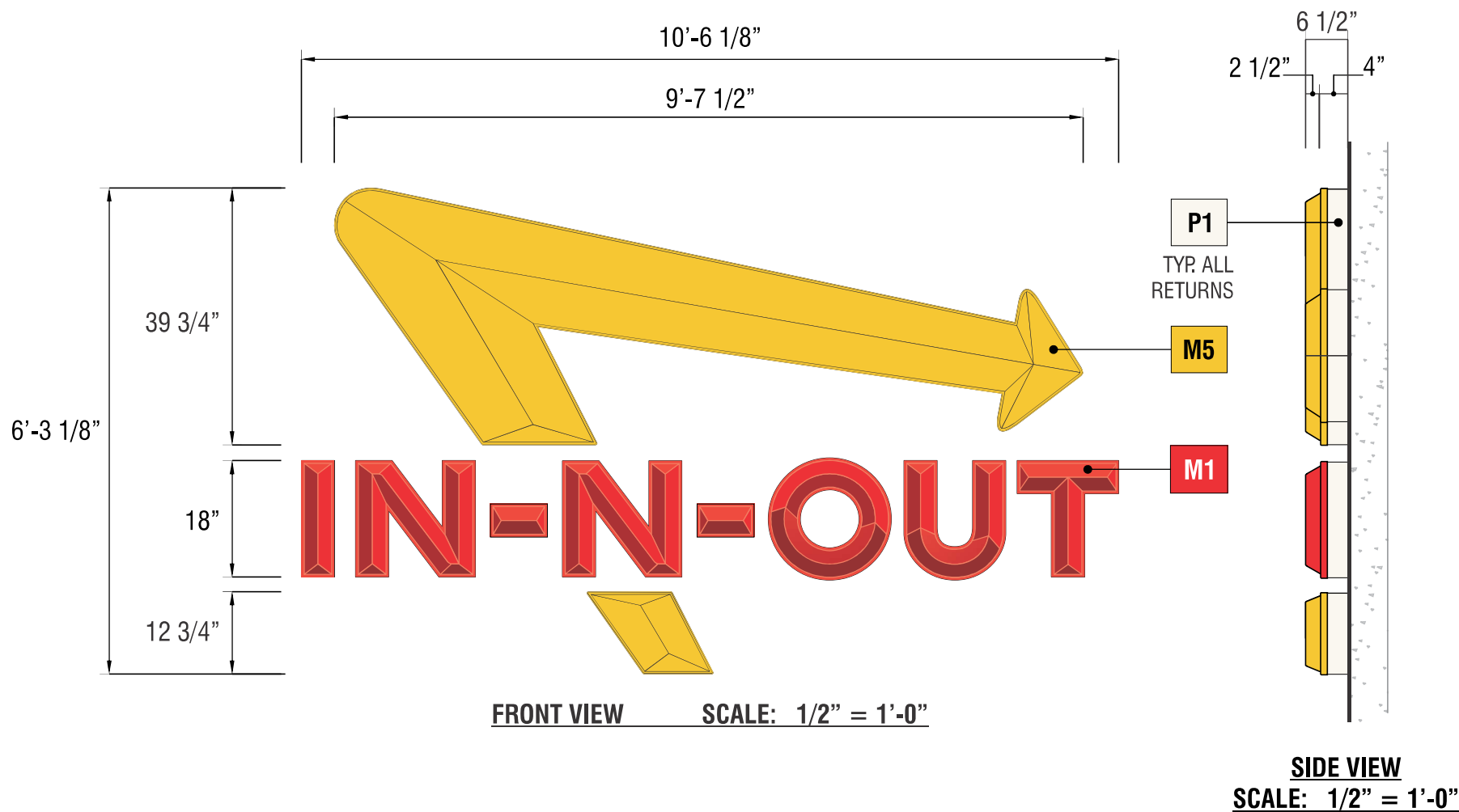
4444 Federal Blvd San Diego, CA 92102
(619) 527-6100 signtech.com

In-N-Out
Coors Bypass & Eagle Ranch Rd NW Albuquerque, NM 87114

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Sales: Bob McCarter
Coordinator: Sean Bourguignon
Design: Thomsen
Engineering:

Date: 07/10/24
Drawing: 24-01288 **Rev:** 2 - 06/30/26 - gmc
Quote:
Project ID: IN-N-OUT_COTTONWOOD_1



B2 B3 B4 SIGNTYPE INO-WS-75x126

MANUFACTURE & INSTALL THREE (3) SINGLE-FACED INTERNALLY ILLUMINATED CHANNEL LETTER WALL SIGNS

ARROW: FABRICATED CHANNEL WITH FORMED TUFFAK 1869 YELLOW POLYCARBONATE

LED ILLUMINATION: GE SNAPS SS 41K (24V) LED MODULES

COPY: FABRICATED CHANNEL WITH FORMED .118" #2283 RED POLYCARBONATE

LED ILLUMINATION: GE MINIMAX RED (24V) LED MODULES

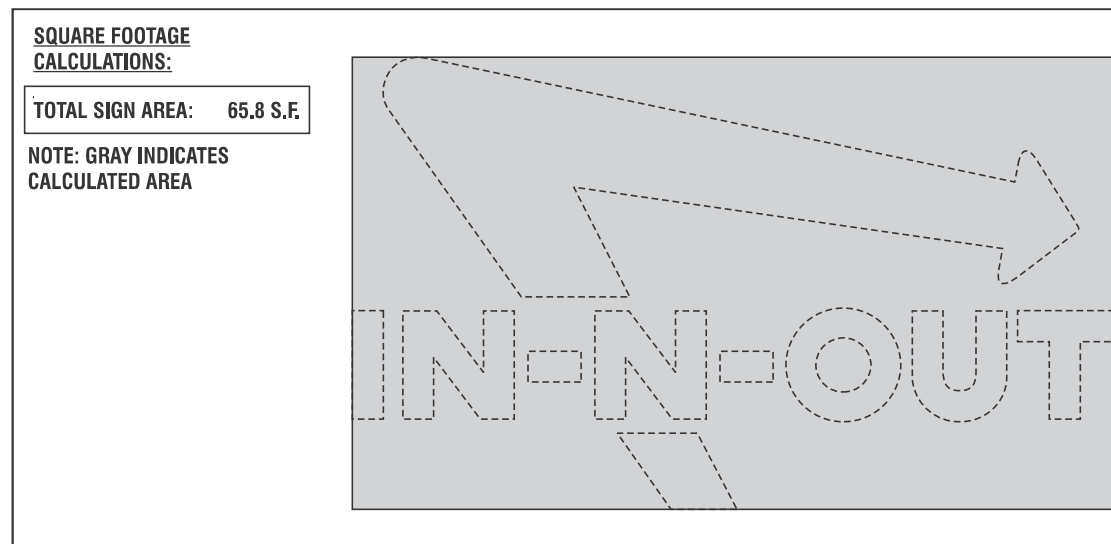
INSTALLATION: FLUSH MOUNT TO WALL

MATERIALS

PAINT

- M1** .118" #2283 RED POLYCARBONATE
- M5** TUFFAK 1869 YELLOW POLYCARBONATE

- P1** TO MATCH DUNN EDWARDS #DEW358 'MILK GLASS' w/ SATIN FINISH



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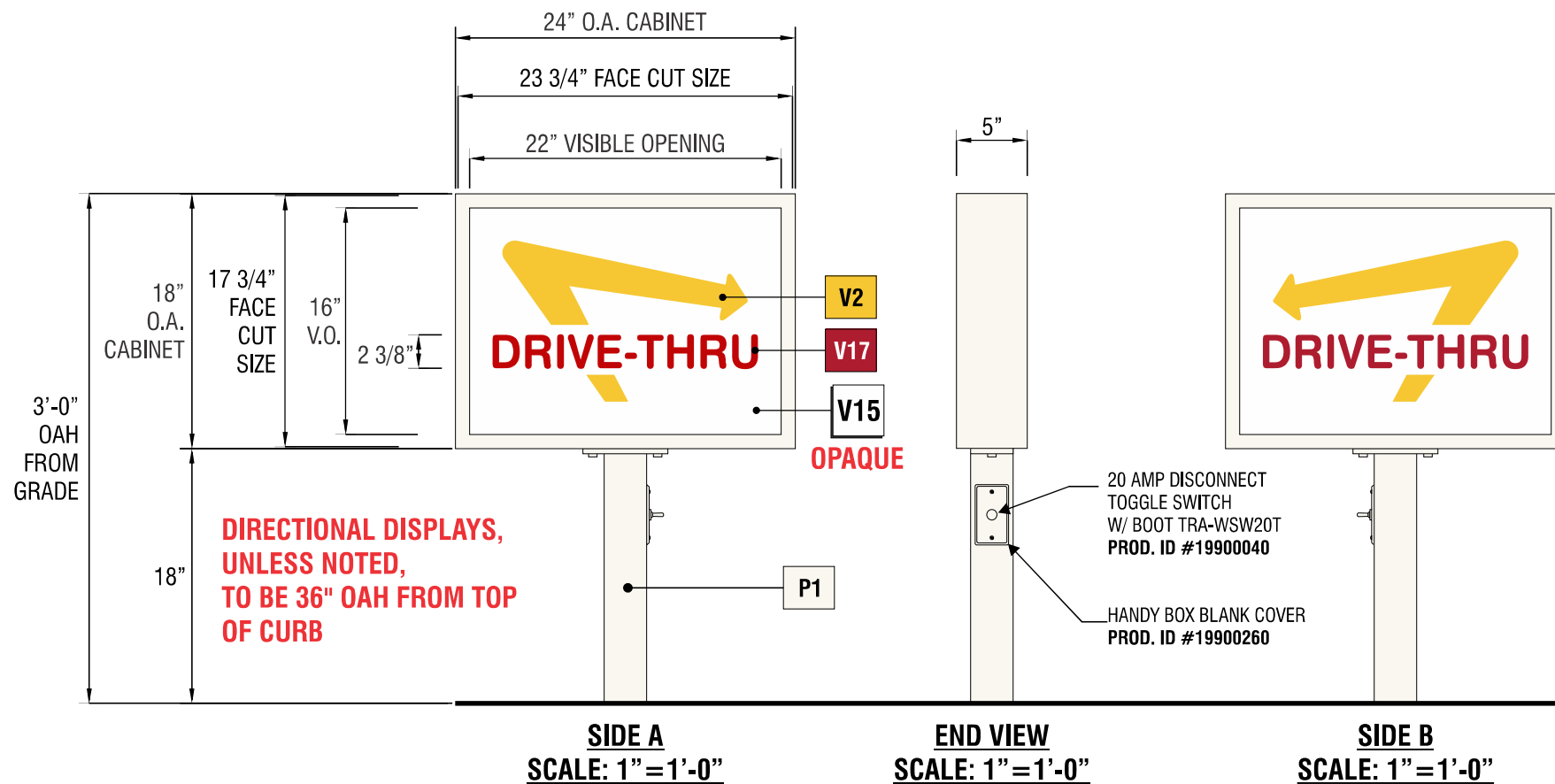
In-N-Out

Coors Bypass & Eagle Ranch Rd NW Albuquerque, NM 87114

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Sales: Bob McCarter
Coordinator: Sean Bourguignon
Design: Thomsen
Engineering:

Date: 07/10/24
Drawing: 24-01288 **Rev:** 2 - 06/30/26 - gmc
Quote:
Project ID: IN-N-OUT_COTTONWOOD_1



C1 SIGNTYPE INO-DIR-18x24x36

MANUFACTURE & INSTALL ONE (1) D/F INTERNALLY ILLUMINATED DIRECTIONAL SIGN

CABINET: TYPE IV EXTRUDED ALUMINUM FRAME

SIGN FACE: 1/8" CLEAR ACRYLIC WITH
SECOND SURFACE APPLIED VINYL GRAPHICS

POLE: 3" SQUARE TUBE WITH 1/8" WALL

ILLUMINATION: GE SNAP SS 50K (24V) 5 LEDS PER STICK / 10 PER SIDE

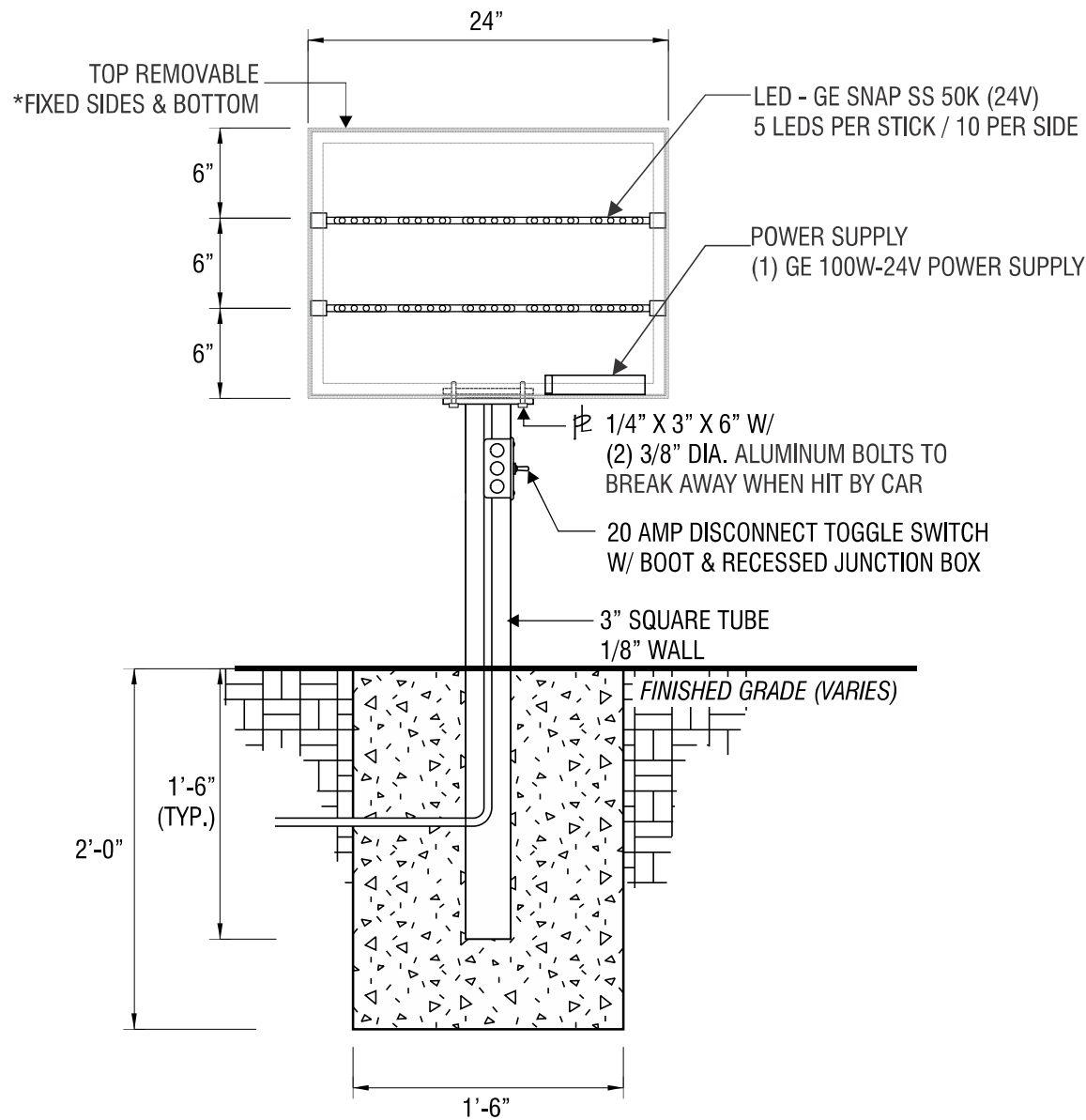
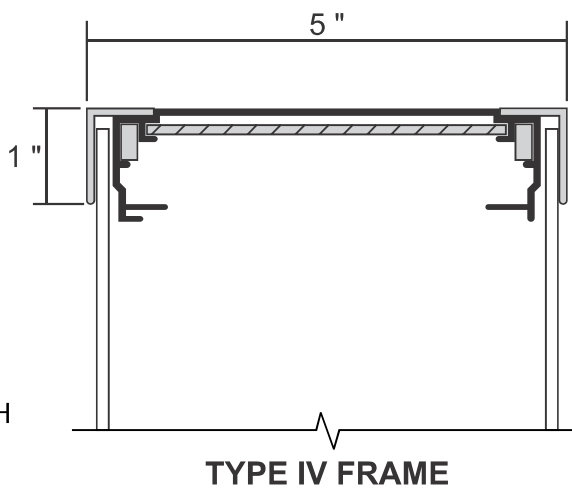
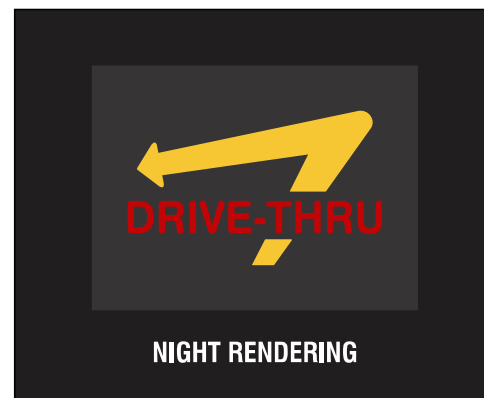
**NOTE: CUT SIZES SHOWN ALLOW FOR EXPANSION
OF ACRYLIC FACE MATERIAL**

VINYL

- V2** 3M 3630-235 'AUTUMN YELLOW' TRANSLUCENT
- V17** 3M 3630-53L 'CARDINAL RED' TRANSLUCENT
- V15** 3M #3635-22B' BLOCKOUT FILM BLACK MATTE' VINYL -
(THE ADHESIVE SIDE OF THIS VINYL IS WHITE)
- V16** 3M 3635-70 DIFFUSER FILM (65% LIGHT VINYL)
*LAST LAYER - WILL COVER EVERY LAYER OF VINYL

PAINT

- P1** PAINTED TO MATCH DUNN EDWARDS
#DEW358 'MILK GLASS' w/ SATIN FINISH



**ELEVATION DETAIL VIEW
SCALE: 1"=1'-0"**

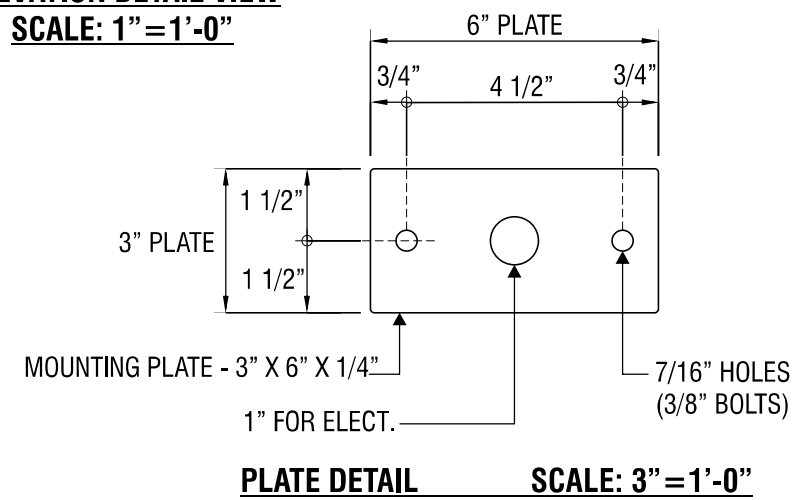
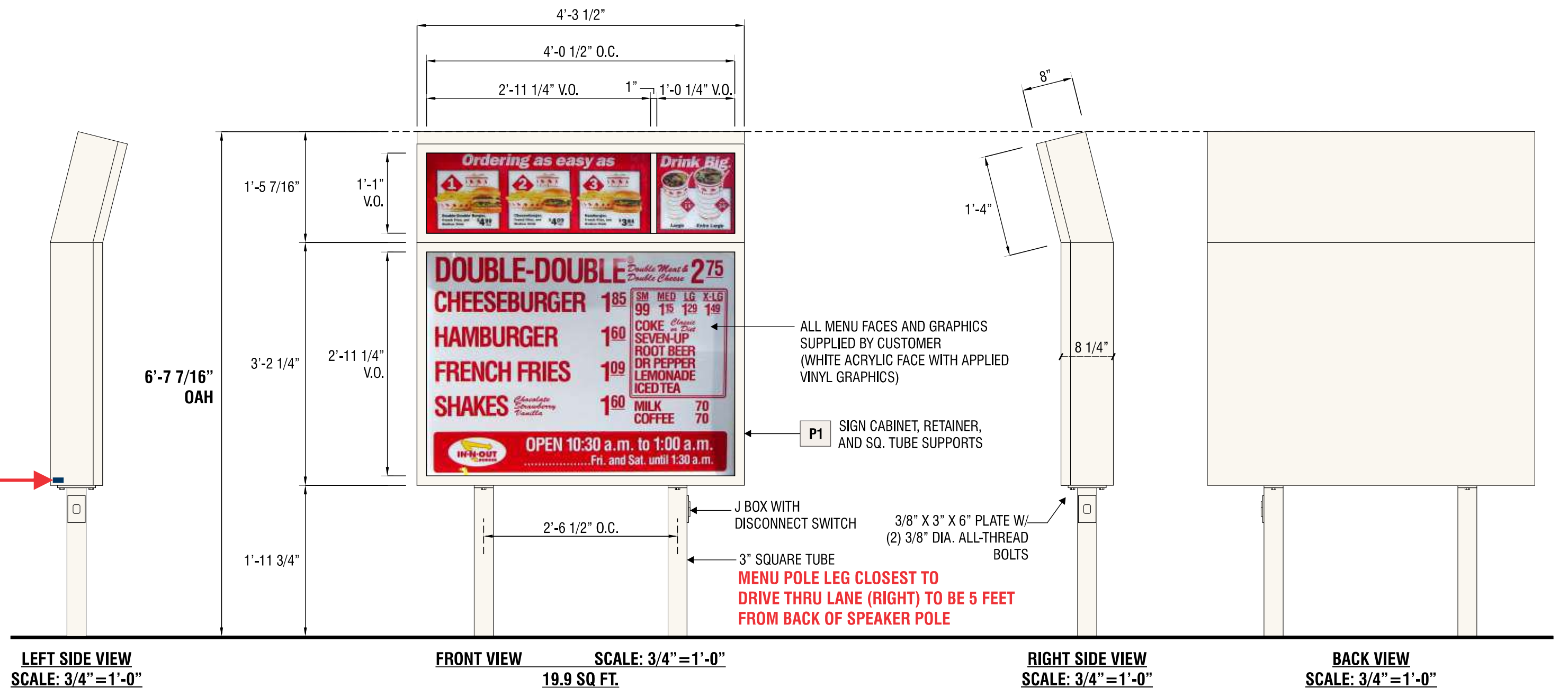


PLATE DETAIL SCALE: 3"=1'-0"



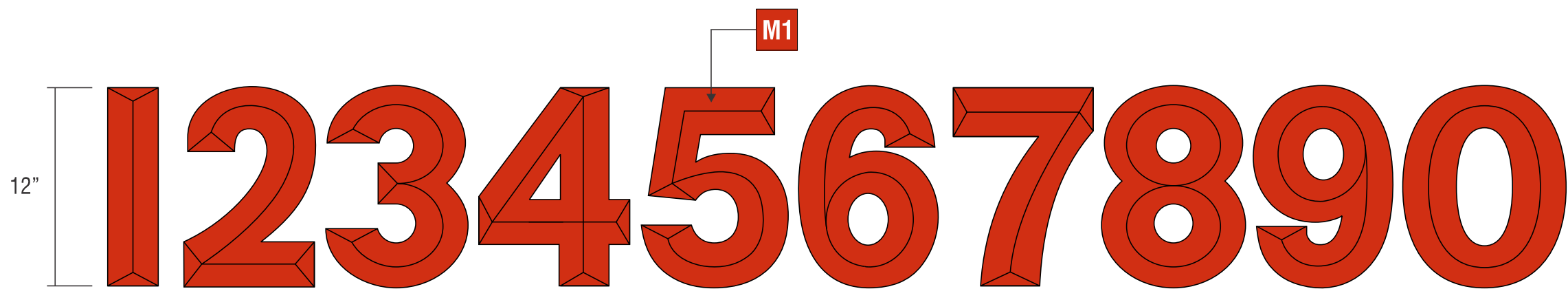
PRODUCTION NOTE:
 UL & SIGNTECH LABELS
 TO BE PLACED ON
 LOWER LEFT SIDE
 OF MENU AS
 VIEWING MENU

D SIGNTYPE INO-MB-54x51x79

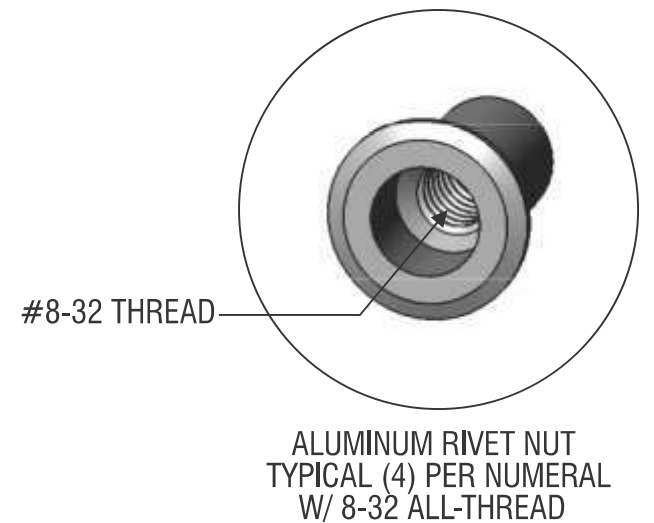
MANUFACTURE AND INSTALL ONE (1) SINGLE-FACED INTERNALLY ILLUMINATED MENU BOARD
CABINET: EXTRUDED ALUMINUM W
FACES: WHITE ACRYLIC WITH FIRST SURFACE APPLIED GRAPHICS (BY OTHERS)
POLES: 3" SQUARE TUBE
ILLUMINATION: GE SNAPS SS 71K (24V) LED MODULES

PAINT

P1 PAINTED TO MATCH DUNN EDWARDS
 #DEW358 'MILK GLASS' w/ SATIN FINISH



SCALE: 1 1/2" = 1'-0"



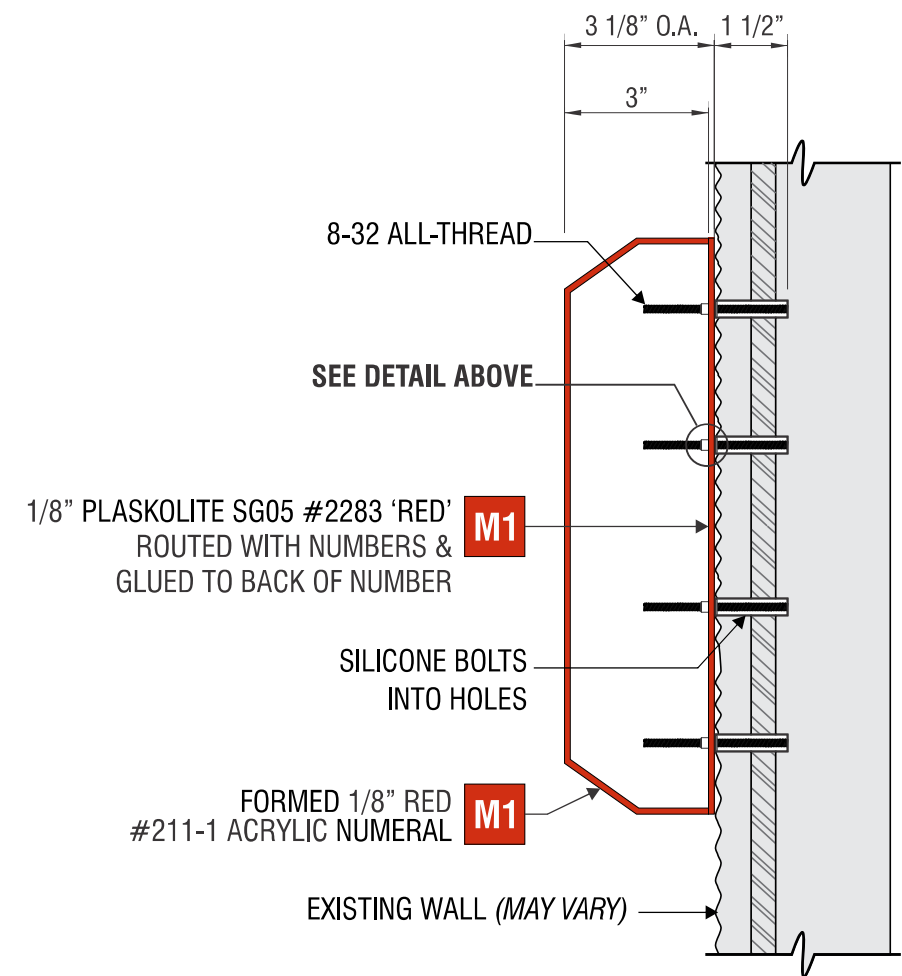
E SIGNTYPE INO-CL-PL-12-ADDRESS-XXXX

MANUFACTURE AND INSTALL ONE (1) SET OF NON-ILLUMINATED ADDRESS NUMERALS

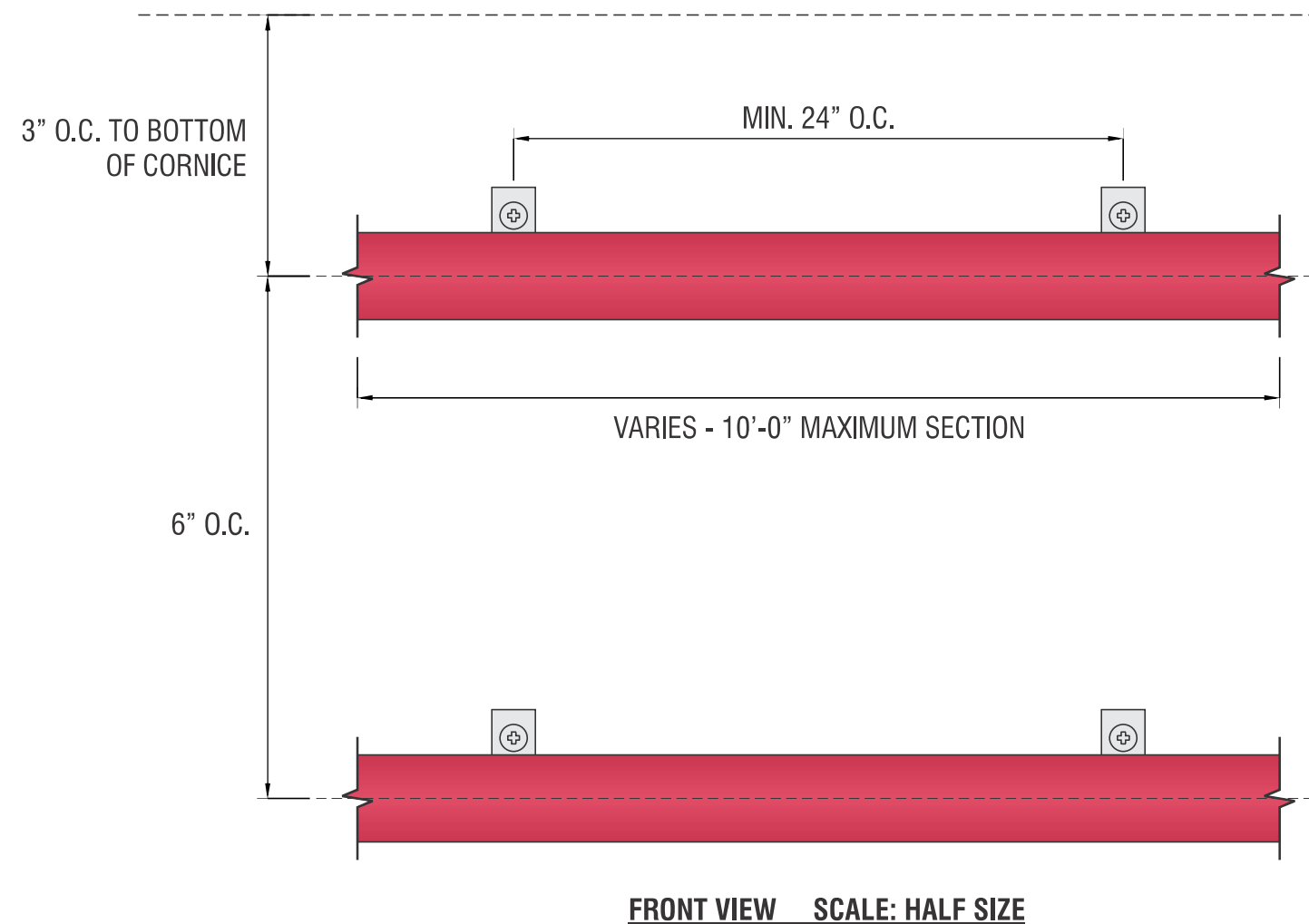
MATERIAL

M1 PLASKOLITE SG05 #2283 'RED'

ADDRESS TO BE DETERMINED



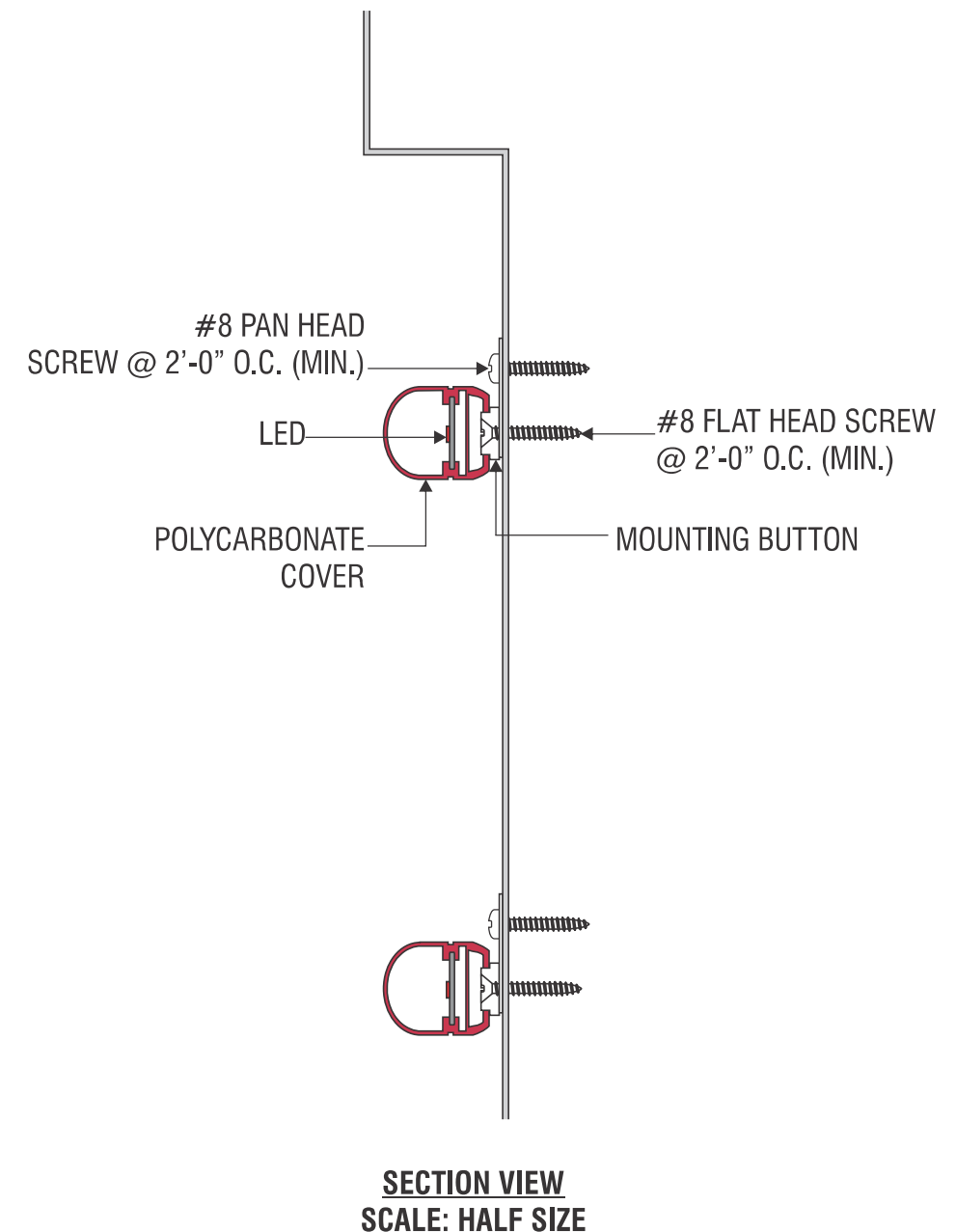
SECTION / INSTALLATION DETAIL SCALE: 3" = 1'-0"

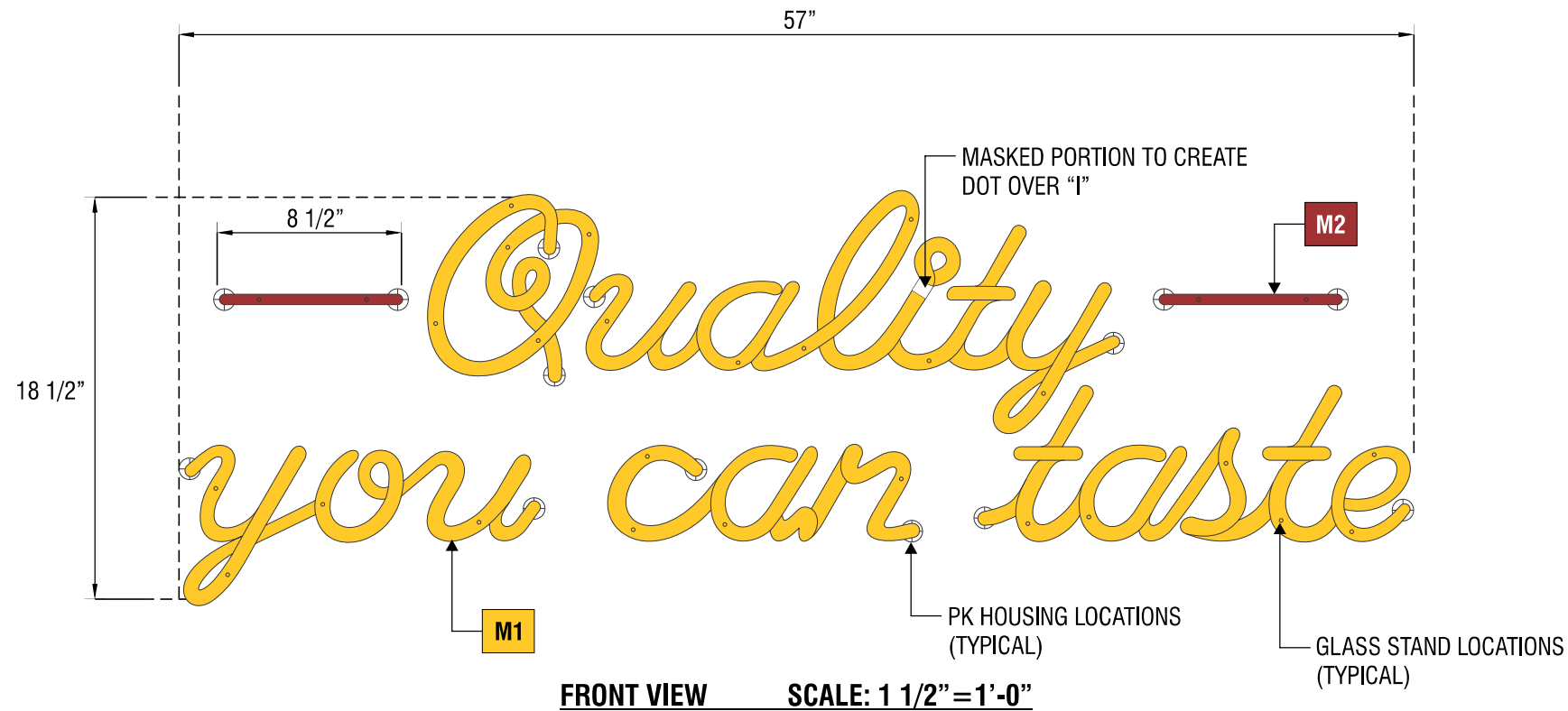


F SIGNTYPE INO-LED BORDER TUBE

MANUFACTURE AND INSTALL LED TUBE BORDER STRIPES

'SLOAN' LED RED LIGHTING SYSTEM.
ALL ELECTRICAL COMPONENTS
TO BE UL LISTED. ATTACH TO WALL AS REQUIRED.





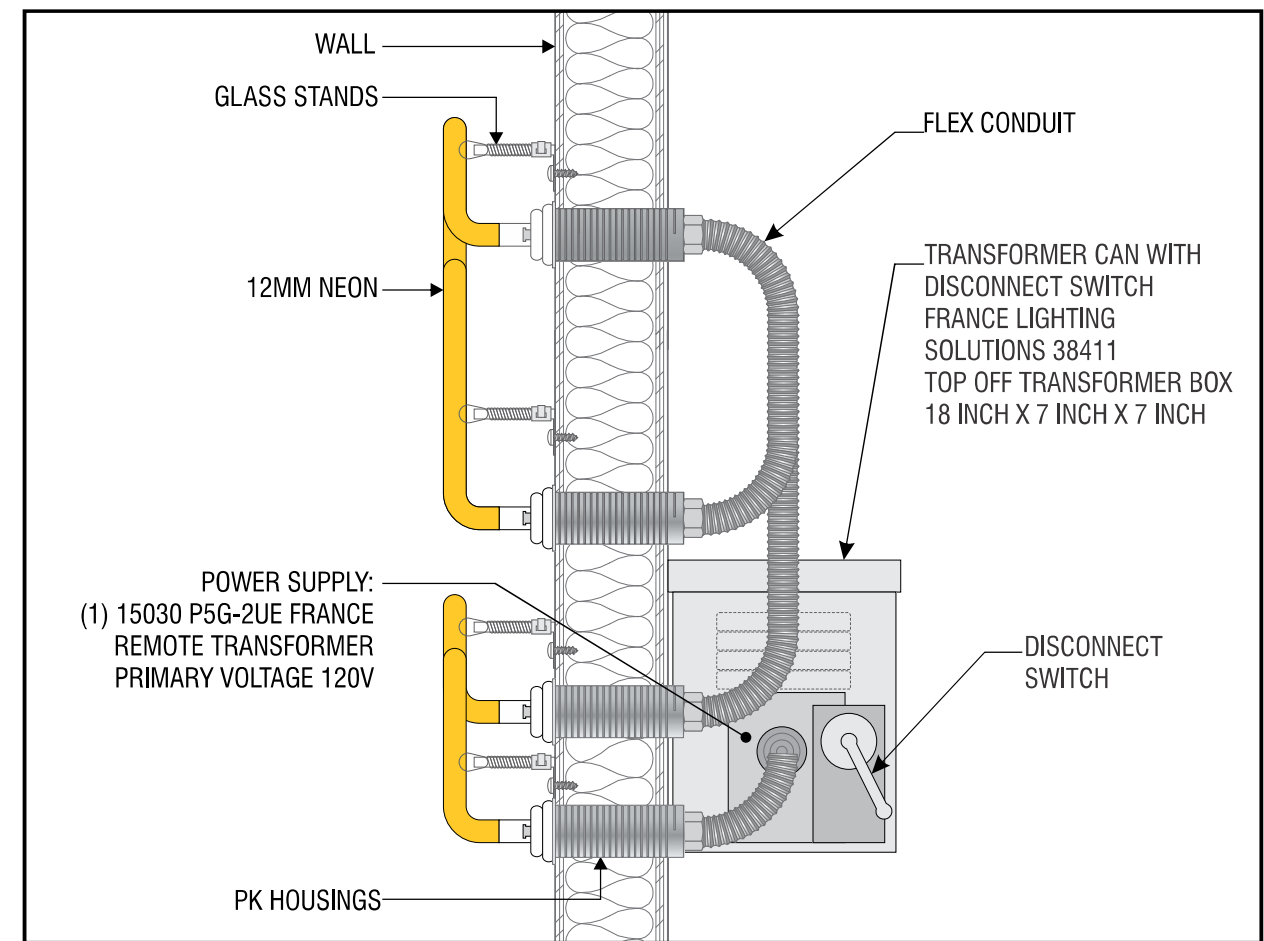
NOTE: FABRICATED & INSTALLED BY OTHERS.

G SIGNTYPE INO-QYCT-NEON-18x57

MANUFACTURE AND INSTALL ONE (1) INTERIOR EXPOSED NEON WALL SIGN
ALL DOUBLE BACKS ARE TO BE BLOCKED OUT WITH WHITE PAINT

MATERIALS

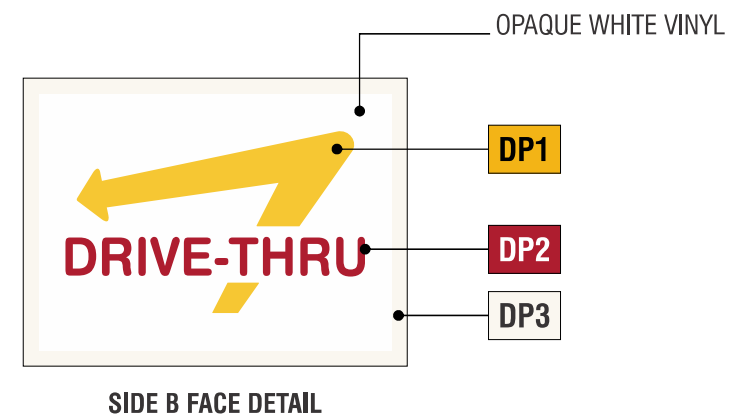
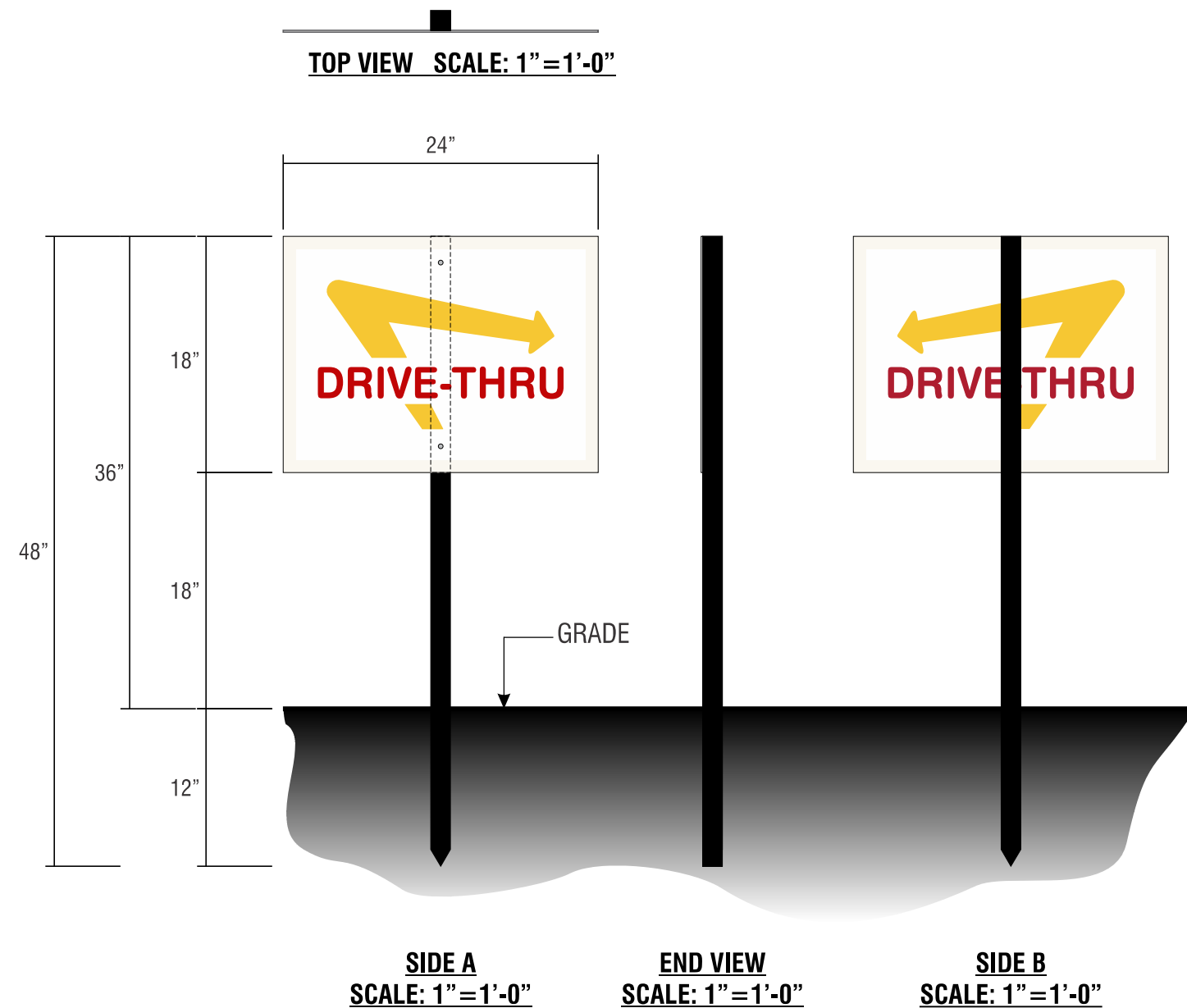
M1 EGL DOUBLE COATED 'NOVIOL GOLD' P73 EXPOSED NEON ILLUMINATION (12MM)
M2 12MM TECHNOLUX N18 RUBY RED - PUMPED WITH BLUE (ARGON) GAS



INSTALLATION SECTION SCALE: 3" = 1'-0"

NOTES:

1. PK HOUSINGS EXPOSED AREA PAINTED WHITE WITH BLACK RUBBER GASKET REMOVED
2. PRINTING ON GLASS SHOULD FACE THE WALL AND NOT THE CUSTOMER
3. GLASS STANDS PAINTED WHITE



A1 SIGNTYPE INO-PLQ-ACM-18x24

MANUFACTURE ONE (1) TEMPORARY DIRECTIONAL DISPLAY

PANEL (ONE - DOUBLE FACED) : 4MM WHITE ACM (*USE SCRAP ACM FROM JIB PANELS)

GRAPHICS: DIGITALLY DIRECT PRINT GRAPHICS ON OPAQUE WHITE VINYL - WITH SATIN LAMINATE

SUPPORT: 1 1/2" x 1 1/2" x 48" WOOD TREE STAKE POST

PANEL IS ATTACHED THRU ACM TO WOOD POST WITH 1" PAN SCREWS

DIGITAL PRINT

- DP1** DIGITALLY PRINTED COLORS TO MATCH PMS 1235 C (3M #3630-325 "AUTUMN YELLOW" TRANSLUCENT VINYL)
- DP2** DIGITALLY PRINTED COLORS TO MATCH PMS 187 C (3M #3630-73 "DARK RED" TRANSLUCENT VINYL)
- DP3** DIGITALLY PRINTED COLORS TO MATCH DUNN EDWARDS #DEW358 'MILK GLASS



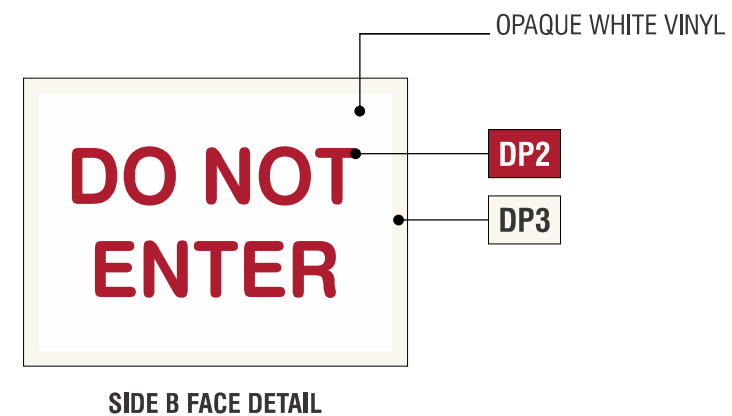
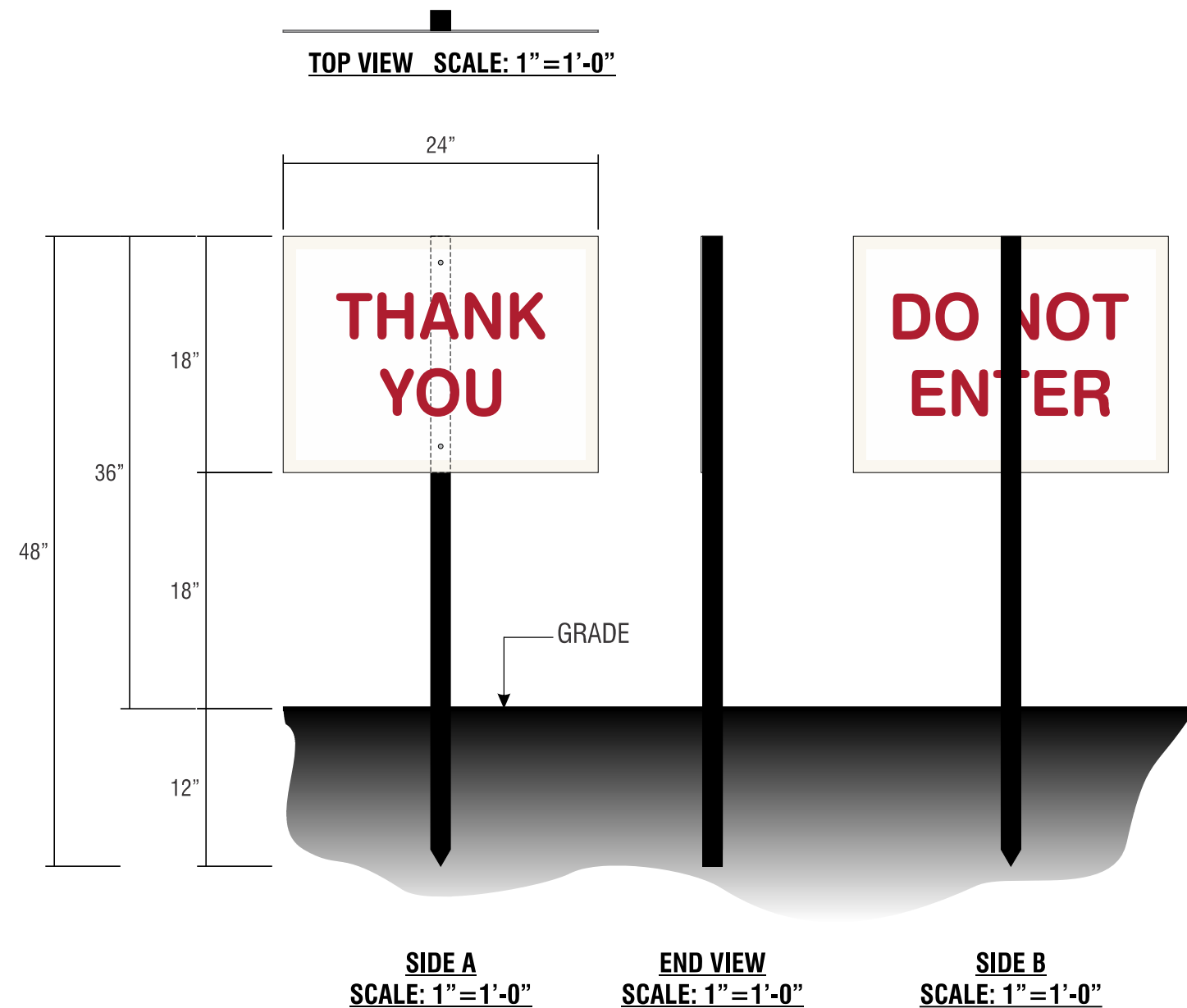
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(619) 527-6100 signtech.com

In-N-Out
Coors Bypass & Eagle Ranch Rd NW Albuquerque, NM 87114

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Sales: Bob McCarter
Coordinator: Sean Bourguignon
Design: Thomsen
Engineering:

Date: 07/10/24
Drawing: 24-01288 **Rev:** 2 - 06/30/26 - gmc
Quote:
Project ID: IN-N-OUT_COTTONWOOD_1



A2 SIGNTYPE INO-PLQ-ACM-18x24

MANUFACTURE ONE (1) TEMPORARY DIRECTIONAL DISPLAY

PANEL (ONE - DOUBLE FACED) : 4MM WHITE ACM (*USE SCARP ACM FROM JIB PANELS)

GRAPHICS: DIGITALLY DIRECT PRINT GRAPHICS ON OPAQUE WHITE VINYL - WITH SATIN LAMINATE

SUPPORT: 1 1/2" x 1 1/2" x 48" WOOD TREE STAKE POST

PANEL IS ATTACHED THRU ACM TO WOOD POST WITH 1" PAN SCREWS

DIGITAL PRINT

- DP1** DIGITALLY PRINTED COLORS TO MATCH PMS 1235 C (3M #3630-325 "AUTUMN YELLOW" TRANSLUCENT VINYL)
- DP2** DIGITALLY PRINTED COLORS TO MATCH PMS 187 C (3M #3630-73 "DARK RED" TRANSLUCENT VINYL)
- DP3** DIGITALLY PRINTED COLORS TO MATCH DUNN EDWARDS #DEW358 'MILK GLASS



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(619) 527-6100 signtech.com

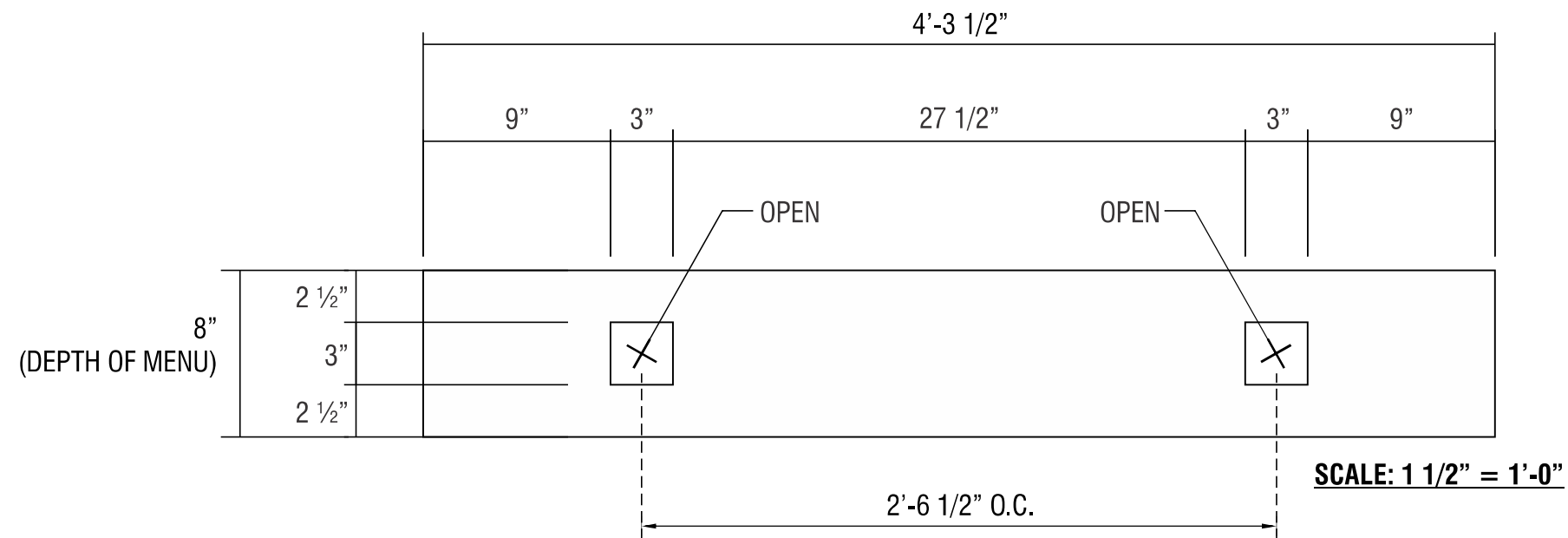
In-N-Out

Coors Bypass & Eagle Ranch Rd NW Albuquerque, NM 87114

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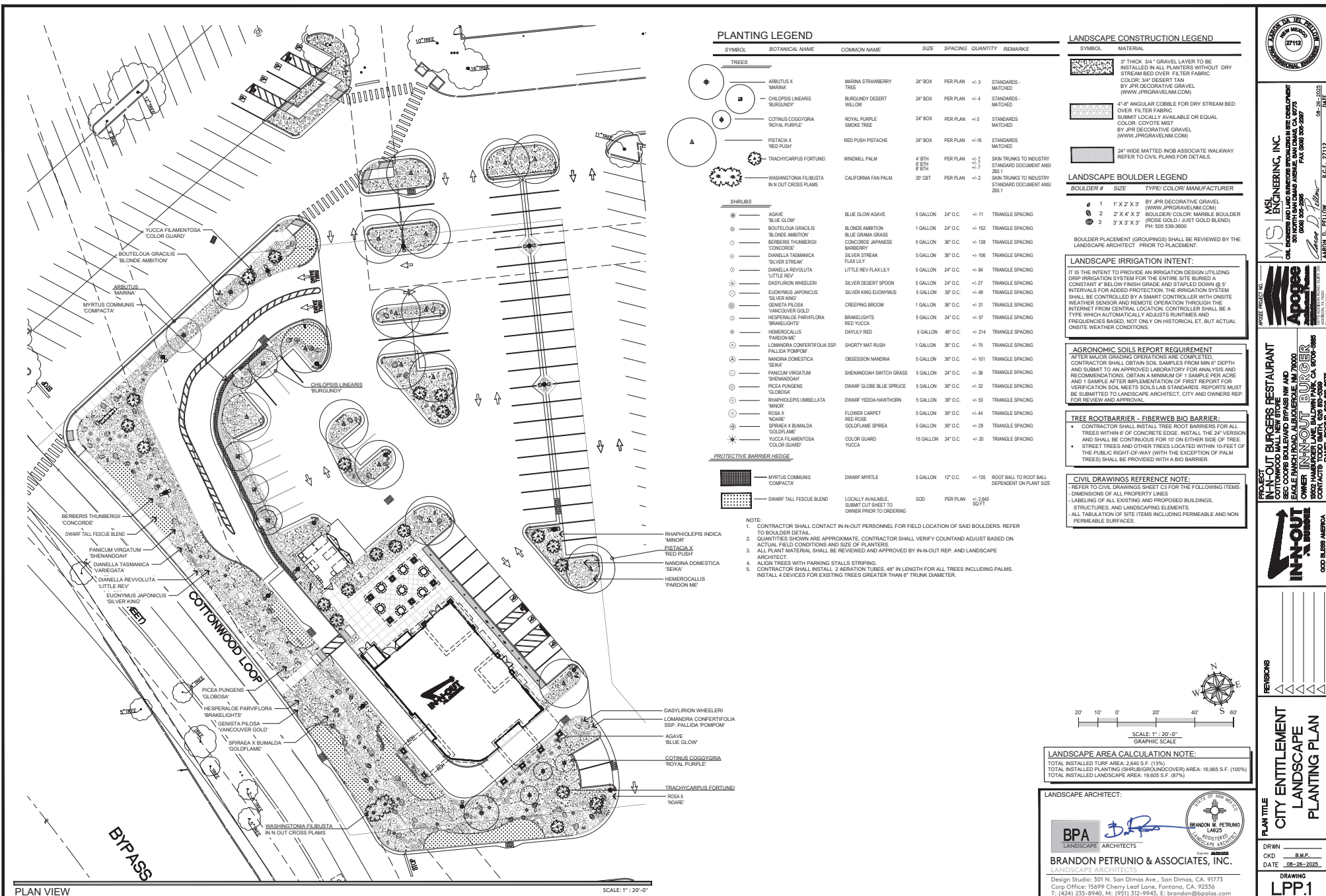
Sales: Bob McCarter
Coordinator: Sean Bourguignon
Design: Thomsen
Engineering:

Date: 07/10/24
Drawing: 24-01288 **Rev:** 2 - 06/30/26 - gmc
Quote:
Project ID: IN-N-OUT_COTTONWOOD_1



B SIGNTYPE INO-ACM-8x51-TEMPLATE

MANUFACTURE ONE (1) MENU PLACEMENT TEMPLATE
 4MM WHITE ACM (*USE SCRAP ACM FROM JIB PANELS)



PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY	REMARKS
TREES						
●	ARBUTUS X 'MARINA'	MARINA STRAWBERRY TREE	24" BOX	PER PLAN	+13	STANDARDS - MATCHED
●	CHILOPSIS LINEARIS 'BURGUNDY'	BURGUNDY DESERT WILLOW	24" BOX	PER PLAN	+4	STANDARDS - MATCHED
●	COTINUS COGZYGYRA 'ROYAL PURPLE'	ROYAL PURPLE SHADOW TREE	24" BOX	PER PLAN	+3	STANDARDS - MATCHED
●	PISTACIA X 'RED RUSH'	RED PUSH PISTACHE	24" BOX	PER PLAN	+16	STANDARDS - MATCHED
●	TRACHYCARPUS FORTUNEI	WINDMILL PALM	4" BTH 6" BTH 8" BTH	PER PLAN	+2 +7 +7	SNW TRUNKS TO INDUSTRY STANDARD DOCUMENT ANSI Z60.1
●	WASHINGTONIA FLIBRISTA	CALIFORNIA FAN PALM	20" CBT	PER PLAN	+2	SNW TRUNKS TO INDUSTRY STANDARD DOCUMENT ANSI Z60.1
SHRUBS						
●	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	5 GALLON	24" O.C.	+11	TRIANGLE SPACING
●	BOULEAU GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA GRASS	1 GALLON	24" O.C.	+152	TRIANGLE SPACING
●	BERBERIS THUNBERGII 'CONCORDE'	CONCORDE JAPANESE BARBERRY	5 GALLON	36" O.C.	+138	TRIANGLE SPACING
●	DANIELLA TASMANICA 'SILVER STREAK'	SILVER STREAK FLAX LILY	5 GALLON	36" O.C.	+106	TRIANGLE SPACING
●	DANIELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	5 GALLON	24" O.C.	+84	TRIANGLE SPACING
●	DASYLIRON WHEELERI	SILVER DESERT SPOON	5 GALLON	24" O.C.	+27	TRIANGLE SPACING
●	EUONYMUS JAPONICUS 'SILVER KING'	SILVER KING EUONYMUS	5 GALLON	36" O.C.	+48	TRIANGLE SPACING
●	GENISTA PILOSA 'VANCOUVER GOLD'	CREEPING GROOM	1 GALLON	36" O.C.	+31	TRIANGLE SPACING
●	HESPERALOE PARVIFLORA 'BRAKELIGHTS'	BRAKELIGHTS RED YUCCA	5 GALLON	24" O.C.	+57	TRIANGLE SPACING
●	HEMEROCALLIS 'PARDON ME'	DAYLILY RED	5 GALLON	48" O.C.	+214	TRIANGLE SPACING
●	LOMANORA CONFERTIFOLIA SSP. PALLIDA 'POMPOM'	SHORTY MAT RUSH	1 GALLON	36" O.C.	+75	TRIANGLE SPACING
●	NANDINA DOMESTICA 'SEIKA'	OBSESSION NANDINA	5 GALLON	36" O.C.	+101	TRIANGLE SPACING
●	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	5 GALLON	24" O.C.	+38	TRIANGLE SPACING
●	PICEA PUNGENS 'GLOBOSA'	DWARF GLOBE BLUE SPRUCE	5 GALLON	36" O.C.	+32	TRIANGLE SPACING
●	RHAPHIOLEPS LAMBERTII 'MINOR'	DWARF YEDDA HAWTHORN	5 GALLON	36" O.C.	+53	TRIANGLE SPACING
●	ROSA X 'NOVAE'	FLOWER CARPET RED ROSE	5 GALLON	36" O.C.	+44	TRIANGLE SPACING
●	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	5 GALLON	36" O.C.	+29	TRIANGLE SPACING
●	YUCCA FILAMENTOSA 'COLOR GUARD'	COLOR GUARD YUCCA	15 GALLON	24" O.C.	+20	TRIANGLE SPACING
PROTECTIVE BARRIER HEDGE						
■	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	5 GALLON	12" O.C.	+135	ROOT BALL TO ROOT BALL DEPENDENT ON PLANT SIZE
■	DWARF TALL FESQUE BLEND	LOCALLY AVAILABLE	SOD	PER PLAN	+2,640 50/17	

- NOTE:
- CONTRACTOR SHALL CONTACT IN-HOUSE PERSONNEL FOR FIELD LOCATION OF SAID BOULDERS. REFER TO BOULDER DETAIL.
 - QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY COUNTS AND ADJUST BASED ON ACTUAL FIELD CONDITIONS AND SIZE OF PLANTERS.
 - ALL PLANT MATERIAL SHALL BE REVIEWED AND APPROVED BY IN-HOUSE REP. AND LANDSCAPE ARCHITECT.
 - CONTRACTOR SHALL INSTALL 2 AERATION TUBES, 48" IN LENGTH FOR ALL TREES INCLUDING PALMS.
 - INSTALL 4 DEVICES FOR EXISTING TREES GREATER THAN 6" TRUNK DIAMETER.

LANDSCAPE CONSTRUCTION LEGEND

SYMBOL	MATERIAL
■	3" THICK 3/4" GRAVEL LAYER TO BE INSTALLED IN ALL PLANTERS WITHOUT DRY STREAM BED OVER FILTER FABRIC. COLOR: 3/4" DESERT TAN BY JPR DECORATIVE GRAVEL (WWW.JPRGRAVEL.NM.COM)
■	4"-8" ANGULAR COBBLE FOR DRY STREAM BED OVER FILTER FABRIC. SUBMIT LOCALLY AVAILABLE OR EQUAL COLOR: COYOTE MIST BY JPR DECORATIVE GRAVEL (WWW.JPRGRAVEL.NM.COM)
■	24" WIDE MATTED NOB ASSEMBLY WALKWAY REFER TO CIVIL PLANS FOR DETAILS.

LANDSCAPE BOULDER LEGEND

BOULDER #	SIZE	TYPE/COLOR/MANUFACTURER
1	1' X 2' X 3'	BY JPR DECORATIVE GRAVEL (WWW.JPRGRAVEL.NM.COM)
2	2' X 4' X 3'	BOULDER COLOR: MARBLE BOULDER (ROSE GOLD) (JUST GOLD BLEND) PH: 505.539.3600
3	3' X 3' X 3'	

BOULDER PLACEMENT (GROUPINGS) SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT.

LANDSCAPE IRRIGATION INTENT:

IT IS THE INTENT TO PROVIDE AN IRRIGATION DESIGN UTILIZING DRIP IRRIGATION SYSTEM FOR THE ENTIRE SITE BURIED A CONSTANT 4" BELOW FINISH GRADE AND STAPLED DOWN @ 5' INTERVALS FOR ADDED PROTECTION. THE IRRIGATION SYSTEM SHALL BE CONTROLLED BY A SMART CONTROLLER WITH ONSITE WEATHER SENSOR AND REMOTE OPERATION THROUGH THE INTERNET FROM CENTRAL LOCATION. CONTROLLER SHALL BE A TYPE WHICH AUTOMATICALLY ADJUSTS RUNTIMES AND FREQUENCIES BASED, NOT ONLY ON HISTORICAL ET, BUT ACTUAL ONSITE WEATHER CONDITIONS.

AGRONOMIC SOILS REPORT REQUIREMENT

AFTER MAJOR GRADING OPERATIONS ARE COMPLETED, CONTRACTOR SHALL OBTAIN SOIL SAMPLES FROM MIN 6" DEPTH AND SUBMIT TO AN APPROVED LABORATORY FOR ANALYSIS AND RECOMMENDATIONS. OBTAIN A MINIMUM OF 1 SAMPLE PER ACRE AND 1 SAMPLE AFTER IMPLEMENTATION OF FIRST REPORT FOR VERIFICATION. SOIL MEETS SOIL LAB STANDARDS. REPORTS MUST BE SUBMITTED TO LANDSCAPE ARCHITECT, CITY AND OWNERS REP FOR REVIEW AND APPROVAL.

TREE ROOT BARRIER - FIBERWEB BIO BARRIER:

- CONTRACTOR SHALL INSTALL TREE ROOT BARRIERS FOR ALL TREES WITHIN 9' OF CONCRETE EDGE. INSTALL THE 24" VERSION AND SHALL BE CONTINUOUS FOR 10' ON EITHER SIDE OF TREE.
- STREET TREES AND OTHER TREES LOCATED WITHIN 10-FEET OF THE PUBLIC RIGHT-OF-WAY (WITH THE EXCEPTION OF PALM TREES) SHALL BE PROVIDED WITH A BIO BARRIER.

CIVIL DRAWINGS REFERENCE NOTE:

- REFER TO CIVIL DRAWINGS SHEET C3 FOR THE FOLLOWING ITEMS: DIMENSIONS OF ALL PROPERTY LINES
- LABELING OF ALL EXISTING AND PROPOSED BUILDINGS, STRUCTURES, AND LANDSCAPING ELEMENTS.
- ALL TABULATION OF SITE ITEMS INCLUDING PERMEABLE AND NON PERMEABLE SURFACES.

LANDSCAPE AREA CALCULATION NOTE:

TOTAL INSTALLED TURF AREA: 2,640 S.F. (13%)
TOTAL INSTALLED PLANTING (SHRUB/GRASS/COVER) AREA: 16,965 S.F. (87%)
TOTAL INSTALLED LANDSCAPE AREA: 19,605 S.F. (87%)

LANDSCAPE ARCHITECT:

BPA
LANDSCAPE ARCHITECTS

BRANDON U. PETRUNCIO
LANDSCAPE ARCHITECT
REGISTERED PROFESSIONAL
No. 10000
EXPIRATION DATE 12/31/2025

BRANDON PETRUNCIO & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
Design Studio: 301 N. San Dimas Ave., San Dimas, CA. 91773
Corp Office: 15699 Cherry Leaf Lane, Fontana, CA. 92336
T: (424) 235-8940, M: (951) 312-9943, E: brandon@bpa.com

BRANDON U. PETRUNCIO
REGISTERED PROFESSIONAL ENGINEER
No. 27112
EXPIRATION DATE 09-28-2025

MSI ENGINEERING, INC.
ONE ENGINEERS AND LAND SURVEYORS SPECIALISTS IN THE DEVELOPMENT OF CIVIL ENGINEERING PROJECTS
301 NORTH SAN DIMAS AVENUE, SAN DIMAS, CA. 91773
TEL: (951) 312-9943 FAX: (951) 312-9943
J. Peterson
J. Peterson
J. Peterson

PROJECT: UT BURGERS RESTAURANT
LOCATION: COTTONWOOD LOOP, NEW STATE
OWNER: IN-N-OUT BURGER
CONTACT: TONY SMITH, 951-888-9888
CONTACT: DANE MOORE, 951-888-9875

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PLAN TITLE
CITY ENTITLEMENT
LANDSCAPE
PLANTING PLAN

DRWN B.M.P.
CHKD B.M.P.
DATE 08-28-2022
DRAWING LPP.1

H) AGENCY COMMENTS

Agency Comments

CABQ Planning - Long Range Planning

This is a request for a site plan EPC, major amendment to the existing site plan at 10000 Coors Boulevard Bypass NW to facilitate development of an In and Out restaurant within the existing Dillard's Department Store parking lot. It lies within the Northwest Mesa Community Planning Area (CPA), where an assessment was completed and approved by Council on December 1, 2025. The subject site is within the Coors Boulevard Character Protection Overlay Zone (CPO-2), in an Area of Change, and within the Cottonwood Employment Center and Coors Boulevard Major Transit Corridor. It is adjacent to the Coors Bypass Commuter Corridor and lies within the Cottonwood Mall Site Development Plan.

In general, the request supports several Comp Plan Policies. It is only in conflict with local business development because it is for a chain restaurant based outside of New Mexico (Policy 8.2.1). Due to the unique nature of In and Out franchises it would foster an interesting place with different intensities (Policy 8.1.1). The request supports growth in Centers and Corridors, encourages redevelopment, fosters synergy among businesses, and allows auto-oriented uses while providing pedestrian and bicycle access (5.1.1 and sub-policy c; and 5.1.5 plus sub-policies e and f). It would allow auto-oriented development on a Commuter corridor and support traffic flow (5.1.12 and sub-policies a and c).

Because the request is within a Center along a Major Transit corridor near an intersection, and with existing infrastructure, it encourages mixed-use and infill development (5.1.10 and 5.3.1). It would create a distinct community with a mix of uses and encourage productive use of under-utilized surface parking lots (5.2.1 and sub-policy m). The site plan request would complement the existing Site Development plan for the Cottonwood Mall, which could strengthen district identity (7.3.3). The request supports Northwest Mesa CPA Policies #2 and #4 by incorporating native trees and grasses and creating more pedestrian access to the subject site along and from Coors Bypass, respectively.

Parks & Recreation – Urban Forestry

Please reference IDO 5-2(C) SITE DESIGN TO AVOID SENSITIVE LANDS 5-2(C)(1) Both the subdivision and site design processes shall begin with an analysis of site constraints related to sensitive lands. The site analysis shall be included with applications for Subdivision or Site Plan. The site analysis shall be reviewed by relevant staff from Hydrology, Parks and Recreation, Historic Preservation, the City Forrester, and/or the City Archaeologist, depending on the type(s) of sensitive lands identified on the site. 5-2(C)(2)(d) Large stands of mature trees.

- The subject property contains what may be defined as a large stand of mature trees that shall require an evaluation from the Office of the City

Forester. If the City Forester determines the existing trees on site require preservation, applicant shall work to preserve existing trees.

- Palm trees are not on the Official Albuquerque Plant Palette and are not approved for use per Forestry standards as they are not cold hardy. Please consult with Urban Forestry for a suitable replacement, such as a Yucca elata. Yucca elata is not considered a tree in Albuquerque and shall be included in the shrub legend instead of the tree legend.
- Red Push Pistache is conditionally recommended per the Official Albuquerque Plant Palette as it is not cold hardy. Please replace with Chinese Pistache.
- Marina Strawberry Tree Are not on the Official Albuquerque Plant Palette and are potentially not cold hardy. Please select another species better adapted to the Albuquerque climate.
- Please reference IDO 5-6(C)(4)(b) Only trees and shrubs selected from the Official Albuquerque Plant Palette of low water use, drought tolerant, or xeric species and shown on a landscape plan can count toward the requirements of this § 14-16-5-6(C) (General Landscaping Standards), except that, upon presentation of evidence, the relevant decision-making body may authorize alternative species or cultivars that meet all of the following requirements:
 1. Meet the intended purpose of that type of landscaping.
 2. Are not hazardous.
 3. Are not identified as invasive on a City or State plant list.
 4. Are not listed in the City's Weed Identification Handbook.
 5. Are equally hardy to the Albuquerque climate.

P.O. Box 1293 1801 4th Street NW Albuquerque, NM 87103 505-768-5353

6. Comply with Article 9-12 and Parts 6-1-1 and 6-6-2 of ROA 1994 (Pollen Control, Water Conservation Landscaping and Water Waste, and Street Trees) and Section 4 of the Albuquerque Bernalillo County Water Authority (ABCWUA) Legislation and Ordinances (Water Waste Reduction Ordinance), as applicable.

- Please ensure that tree and shrub species selection is applicable to Albuquerque requirements.
- Please reference IDO 5-6(C)(4)(j) Shade trees planted approximately 25 feet on-center are required along all required pedestrian walkways. If the walkway is less than 25 feet long, at least one tree is required, or, where there is insufficient space for a tree, a trellis of at least 8 feet high for at least 5 feet along the walkway shall be provided.

PNM – Public Service Company of New Mexico

There are underground PNM facilities and/or easements along the eastern and western edges of the site, as noted on the site plan.

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 proposed development should adhere to the design standards in **IDO Section 5-6(C)(10)**.

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.

Bernalillo County / Transportation

No adverse comments. No nearby Bernalillo County roads or intersections.

AMAFCA / Alb. Metro. Arroyo Flood Control

AMAFCA has no adverse comments to the Site Plan EPC Request. Below is AMAFCA's condition of approval.

Bernalillo County / Planning & Design

No adverse comments

ABCWUA / Water Utility Authority

No objections. Future development will require a Request for Availability

NMDOT / Department of Transport

Please coordinate with NMDOT District 3 Assistant Traffic Engineer Margaret Haynes to discuss this development's potential impacts to NM 45 and NM 448.
Margaret.Haynes@dot.nm.gov
Cell: 505-288-2086