

CITY OF ALBUQUERQUE
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ENVIRONMENTAL PLANNING COMMISSION
NOTICE OF DECISION

Project Number: PR-2025-020058

Case Number: [SP-2026-00048](#) - Site Plan – EPC, Major Amendment

Hearing Date: 07-16-2026

Applicant: Dillard's Properties, Inc.

Subject Property: 10000 Coors Blvd Bypass NW

Case 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)

Staff Planner: Dustin Kiska

DECISION

On July 16, 2026, the Environmental Planning Commission (EPC) voted to APPROVE Case # [SP-2026-00048](#), a Site Plan – EPC, Major Amendment, based on the following Findings and subject to the following Conditions of Approval.

FINDINGS

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 C7A-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 drivethrough, 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 Z84-113.
 - 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 furthers the following, applicable Comprehensive Plan policies from Chapter 4-Community Identity:

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

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 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 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 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.

New permissive uses would be subject to the IDO's Use Specific Standards, DPM regulations, and applicable State Laws, which would serve to mitigate potential harm to surrounding properties, the neighborhood, or the community. Staff generally agrees, especially given the existing light vehicle fueling station and the surrounding land use context.

- E. 6-6(I)(3)(e): 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): The subject site is not within an approved Master Development Plan; criterion (f) does not apply.
- G. 6-6(I)(3)(g): The subject property is not within the Railroad and Spur Small Area; no cumulative impact analysis is required.
- H. 6-6(I)(3)(h): 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

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.
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. The applicant shall contact Urban Forestry Staff to discuss comments regarding the landscaping plan.
 2. The applicant shall 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. The applicant shall 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 Condition: 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.
6. The applicant shall work with staff to ensure the proposed lighting on the subject site meets IDO 14-16-5-8 outdoor and site lighting standards.

APPEAL

If you wish to appeal, you must do so within 15 days of the EPC's decision or by **July 31, 2026**. The date of the EPC's decision is not included in this 15-day period. If the 15th day falls on a Saturday, Sunday, or Holiday, the next working day is considered the deadline for filing an appeal.

For more information regarding the appeal process, please refer to the Integrated Development Ordinance (IDO), [§ 14-16-6-4\(U\)](#) (Appeals). A non-refundable fee is required to be paid when the appeal is filed. It is not possible to appeal EPC recommendations to the City Council, because a recommendation is not a final decision.

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

Sincerely,



for Alan Varela
Planning Director

AV/MJ/DK

Notice of Decision Distribution

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