



Environmental Planning Commission

Staff Report

Agenda Number:1
Project #: PR-2022-006448
Case #: SI-2022-00501
Hearing Date: April 21, 2022

Agent	Consensus Planning
Applicant	Lava Partners
Request	Site Plan – EPC, Major Amendment
Legal Description	Tract C-1-B Plat of Tracts C-1-A & C-1-B Albuquerque West
Location	between Coors Blvd and Los Tretos St.
Size	Approximately 0.7 acres
Zoning	MX-M

Staff Recommendation

APPROVAL of SI-2022-00501, based on the Findings beginning on p.16

STAFF PLANNER
Leroy Duarte, Current Planner

Summary of Analysis

The request is for a major amendment for a vacant site (approximately 0.7 acre) located on 57th St NW. The applicant requests a major amendment to remove the subject site from the existing approved site development plan for subdivision so that future development will be subject to the IDO. The subject site is one of two parcels included in the site development plan for subdivision.

The subject site is in an Area of Change and is not in a designated center or along a corridor.

The applicant has adequately justified the request pursuant to the IDO major amendment criteria in 14-16-6-4(Z)(1)(b).

The affected neighborhood organization is the Westside Coalition of Neighborhood Associations, which was notified as required. Property owners within 100 feet of the subject site were also notified as required. As of this writing, Staff has not been contacted and there is no known opposition.

Staff recommends approval.



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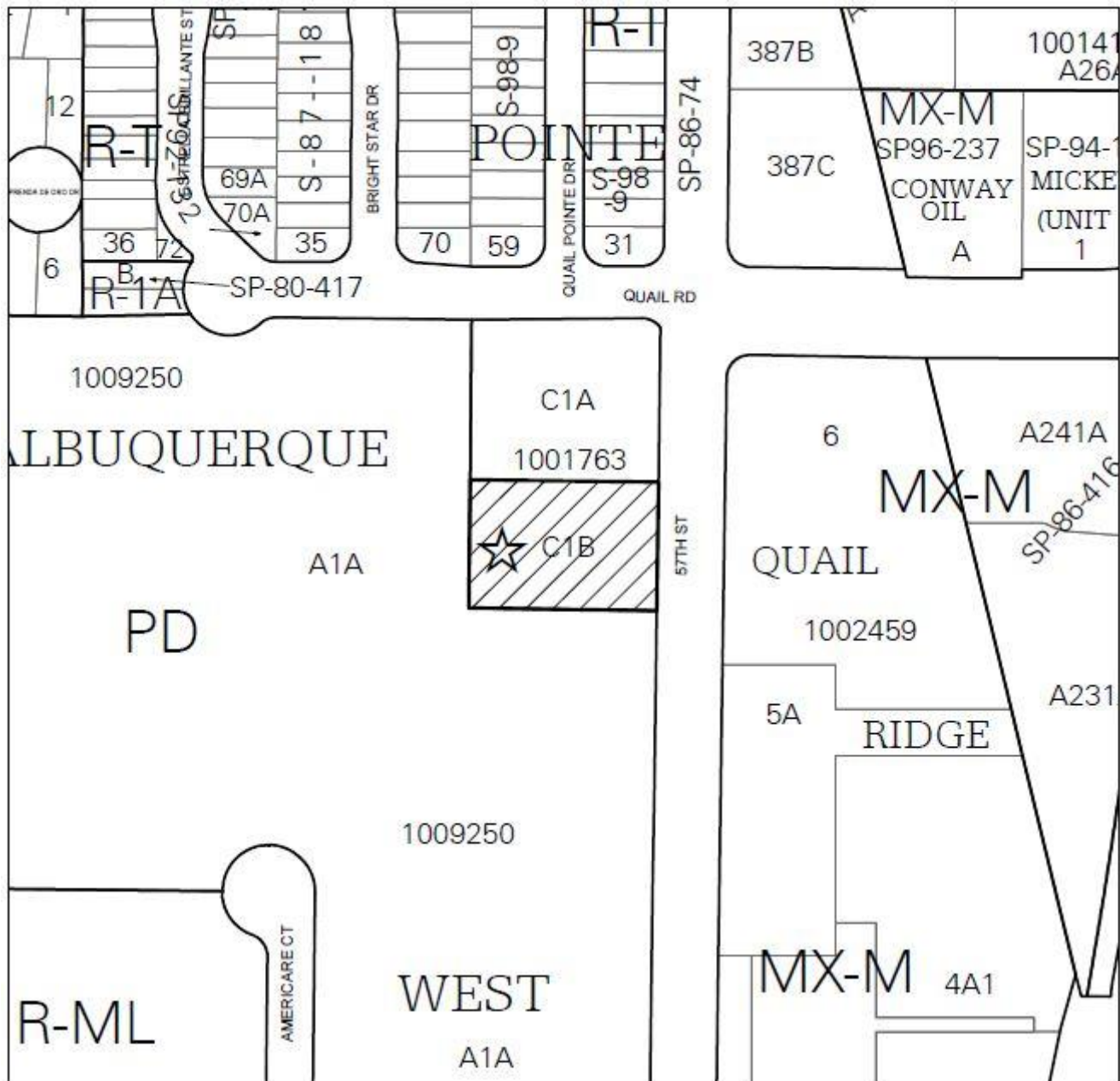
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Attachments

- 2-Photographs – Existing Conditions
- 3-History
- 4-Zoning Information
- 5-Applicant Information
- 6-Staff Information
- 7-Notification Requirements
- 8-Controlling Site Development Plan





IDO ZONING MAP

Note: Gray shading
Indicates County.



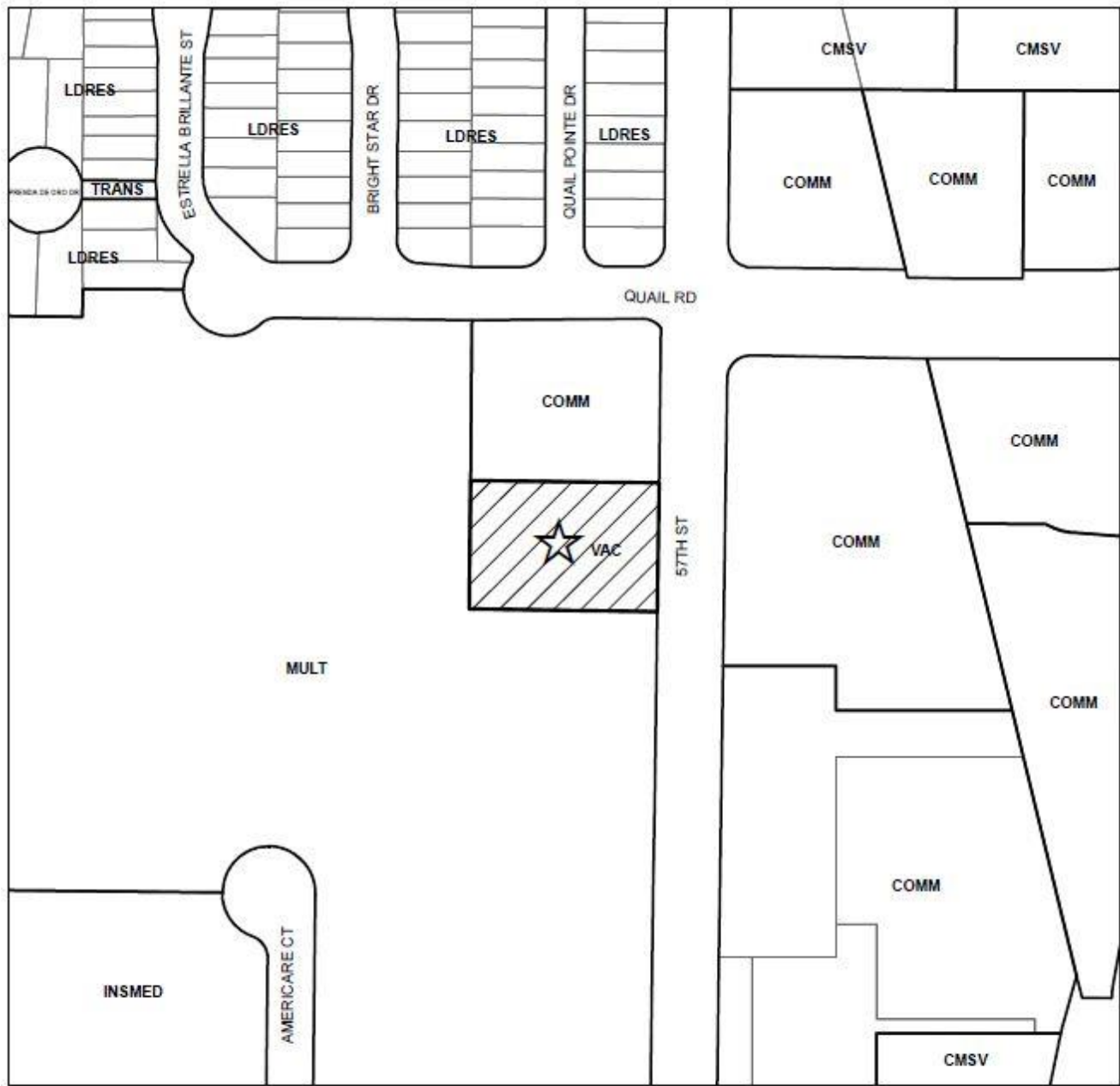
1 inch = 150 feet

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LAND USE MAP

Note: Gray shading
Indicates County.

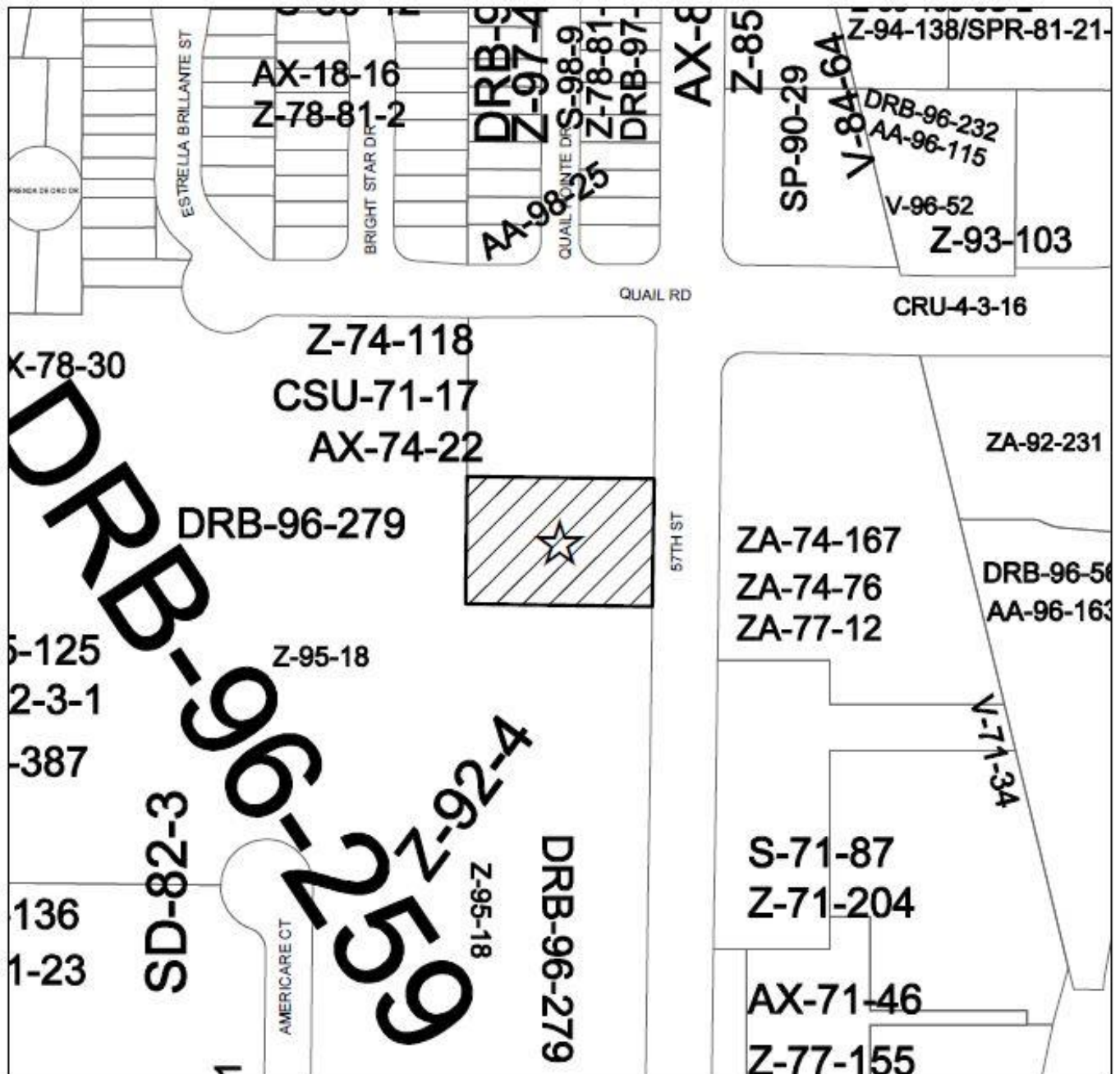
Key to Land Use Abbreviations	
LDRES Low-density Residential	APRT Airport
MULT Multi-family	TRANS Transportation
COMM Commercial Retail	AGRI Agriculture
CMSV Commercial Services	PARK Parks and Open Space
OFC Office	DRNG Drainage
IND Industrial	VAC Vacant
INSMED Institutional / Medical	UTIL Utilities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



1 inch = 150 feet

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HISTORY MAP

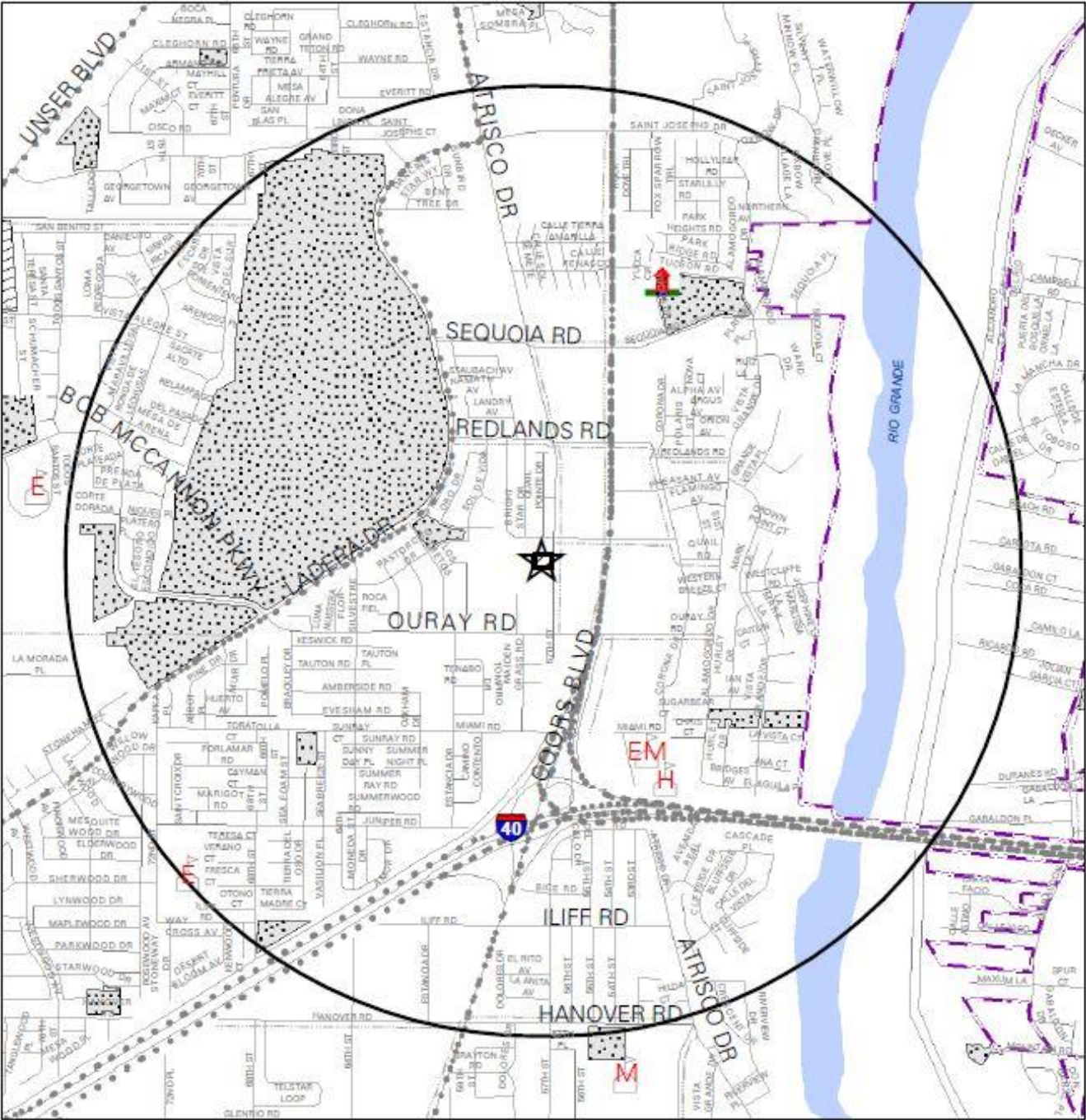
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Indicates County.



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Public Facilities Map with One-Mile Buffer

- | | | | |
|----------------------|-------------|--------------------------|-----------------------------|
| Community Center | Fire | Public School | Landfill designated by EHD |
| Multi-Service Center | Police | Proposed Bike Facilities | Landfill Buffer (1000-feet) |
| Senior Center | Sheriff | ABQ Ride Route | Developed City Park |
| Library | Solid Waste | Albuquerque City Limits | Undeveloped City Park |
| Museum | | | Developed County Park |
| | | | Undeveloped County Park |

I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area	Land Use
Site	MX-M	Area of Change	Vacant
North	PD	Area of Change	Commercial Retail
South	PD	Area of Change	Multi-family (greater than 2 units)
East	MX-M	Area of Change	Commercial Retail
West	PD	Area of Change	Multi-family (greater than 2 units)

Request

The request is for a Major Amendment for a lot legally described as Tract C-1-B Plat of Tracts C-1-A & C-1-B Albuquerque West, located on 57th St. NW, between Los Tretos St NW and Coors Blvd. NW, approximately 0.7 acre (the “subject site”).

The subject site is currently zoned MX-M (Mixed Use- Medium Intensity Zone District). The applicant requests a major amendment to remove the subject site from the existing approved site development plan for subdivision so that future development will be subject to the IDO. The subject site is one of two parcels included in the site development plan for subdivision.

EPC Role

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

Context

The approximately 0.7-acre site is located on 57th St. NW. The site is bounded by Quail Rd. NW to the north, Coors Blvd NW. to the east, Ouray Rd. NW to the south and Los Tretos St. NW to west. The site is surrounded by various land uses including: general retail to the north, a restaurant to the east, and multi-family dwellings to the south and west.

The subject site is located in an Area of Change as designated by the Comprehensive Plan. The subject site is within the boundaries of the West Mesa Community Planning Area (CPA).

History

In 2002 the EPC approved a site plan for a subdivision for an approximately 1.5-acre site. (see attachment) The request was to divide the subject into two tracts. A building permit was also granted for a laundromat and car wash (02EPC-00308 & 02-EPC309). However, the site plan for the subdivision was never signed off by the DRB. Therefore, the 2002 site development plan for subdivisions was never finalized.

On December 16, 2004 the EPC approved project #1001763/04EPC-01716 (see attachment). The request was for a site plan for subdivision for Tract C-1. The applicant proposed to subdivide the property into two tracts, Tract C-1-A and C-1-B, and to develop an auto parts retail store on the northern tract. The site development plan for subdivision included design standards to guide development for both newly created tracts. These design standards were consistent with the *Coors Corridor Plan* in relation to the building height, setbacks, screening of mechanical equipment, lighting, and signage.

On February 17, 2022 the EPC approved project # PR-2022-06448/RZ-2022-00006. The request was for a Zoning Map Amendment from PD to MX-M for Tract C-1-B (see attachment)

Roadway System

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

The LRRS map classifies both 57th St. NW and Ouray Rd. NW as a Minor Collector Street.

Comprehensive Plan Designations

The subject site is not along a designated corridor or located in a designated Activity Center.

Comprehensive Plan Community Planning Area Designation

The subject site is located within the area designated as the West Mesa CPA by the Comprehensive Plan. The West Mesa CPA is characterized by its close proximity to the natural landscapes such as the Northwest Mesa Escarpment, Petroglyph National Monument, and the Bosque. In addition, the West Mesa CPA consists of residential subdivisions and commercial activity along the Coors Blvd. corridor.

Trails/Bikeways

The Long-Range Bikeway System (LRBS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO) identifies existing and proposed routes and trails. Currently, 57th St. NW. has no bicycle lanes. According to the LRBS map, there are plans for a proposed bicycle lane along 57th St. NW and Quail Rd. NW.

Transit

Currently no transit routes serve the subject site. However, close to the subject site within walking distance lies Coors Blvd. NW which is served by ABQ Ride routes 96, 155, and 790.

The ABQ Ride 96- Crosstown Commuter Route provides service on weekdays only with a peak frequency every 40 minutes.

The ABQ Ride 155- route provides service Monday-Sunday with a peak and off-peak frequency every 33 minutes. Frequencies on Saturday are every 40 minutes and every 45 minutes on Sundays.

The Bus Route 790- Blue Line Rapid Bus provides service Monday-Saturday with a frequency every 17 minutes, and every 22 minutes on Saturday.

Public Facilities/Community Services

Please refer to the Public Facilities Map, which shows public facilities and community services located within one mile of the subject sites.

II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES

Integrated Development Ordinance (IDO)

Definitions

Adjacent: Those properties that are abutting or separated only by a street, alley, trail, or utility easement, whether public or private. See also Alley, Multi-use Trail, Private Way, Right-of-way, and Street.

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

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

Zone District: One of the zone districts established by this IDO and the boundaries of such zone districts shown on the Official Zoning Map. Zoning regulations include the Use Regulations, Development Standards, and Administration and Enforcement provisions of this IDO.

Zoning

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

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

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

In this case, the Goals and policies below were included by the applicant in the justification letter. Staff finds them all applicable. Staff analysis follows in bold italics.

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

The major amendment request would allow for development opportunities consistent with the surrounding community and would foster opportunities to work, learn, and shop together because it would facilitate future development as allowed by the MX-M zone. The Inez Neighborhood and Snow Heights Neighborhood are also close in proximity to the proposed development. The request generally furthers Goal 5.2 – Land Uses.

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 major amendment request would generally help to create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods by adhering to the same IDO standards as well as use-specific standards that the surrounding developments abide by. The future development would be conveniently accessible to the surrounding community such as the neighborhood to the north and west. The request generally furthers Policy 5.2.1 – Land Uses.

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

The major amendment request would facilitate development of the vacant with a future MX-M use that would generally complement the area.

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 major amendment request would promote efficient use of the land by allowing development that is similar to the adjacent parcels go through the administrative process (staff approval), and use existing infrastructure that would generally support the public good. The request furthers 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 area is developed and has existing infrastructure. Future development would utilize existing infrastructure. The request furthers Policy 5.3.1 – Infill Development.

Sub-policy(h): Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

The major amendment request would facilitate development that would be complementary in uses to the surrounding development by facilitating future development allowed by MX-M zoning. The request generally furthers sub-policy(h) 5.3.1 – Infill Development.

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

The subject site is located in an Area of Change. The major amendment request would direct and encourage growth to the surrounding area by adhering to the standards and development criteria of the IDO, which would allow growth of the same consistency to occur. The request furthers Goal 5.6-City Development Areas.

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

The major amendment request would expedite the development review process, any development conforming to the IDO would be done at an administrative level rather than following the approved Site Development Plan for Subdivision which could result in delaying the development process. The request furthers policy 5.7.4-Streamlined Development.

Goal 7.2 Pedestrian-Accessible Design: Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts.

The major amendment request would increase walkability in all environments, promote pedestrian-oriented development in urban contexts by providing future development allowed by the MX-M that can easily be accessible by the multi-family development located on the west and south side. The request furthers Goal 7.2 Pedestrian-Accessible Design.

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 in which it is located.

The major amendment request would promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block by facilitating future development to the IDO standards and would also conform to the Coors Boulevard Protection Overlay Zone (CPO-2) in which specific building design standards are established. The request furthers Policy 7.3.4 Infill.

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

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

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

As demonstrated by the policy analysis (see above), the request is generally consistent with applicable Comprehensive Plan Goals and policies.

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

There are no development agreements or regulations in place, so the above criterion does not apply.

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

The request is to remove the subject site from the existing approved site development plan for subdivision so that future development will be subject to the IDO standards. Any new site plan would be required to meet all IDO regulations, requirements and design standards. The request is consistent with all applicable provisions of the IDO, DPM, and other adopted city regulations.

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

The request for a major amendment is to remove the parcel from the approved Site Development Plan for Subdivision; all existing infrastructure has adequate capacity to support future development. The request is consistent with the city's existing infrastructure and public improvements being utilized.

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

The future, proposed development will be required to comply with all the IDO. The IDO, Use-Specific standards, and Coors Overlay Protection Zone will ensure all building design standards are adequately addressed so that a proposed development will not burden, but instead stay consistent with the surrounding area. The request is consistent mitigating any significant adverse impacts on the surrounding area.

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

The request for a major amendment is to remove the one parcel from the approved Site Development Plan for Subdivision. If granted, the future Site Plans would then follow IDO standards. The request is consistent.

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

The subject property is not within the Railroad and Spur Area and no cumulative impact analysis is required. Therefore, the above criterion does not apply.

III. SITE PLAN MAJOR AMENDMENT

Request

The request is for a Major Amendment of an existing site development plan for subdivision with design standards, which was approved prior to the effective date of the IDO (May 17, 2018). Pursuant to IDO Section 1-10(A), prior approvals remain valid.

The request exceeds one of the thresholds for a minor amendment in Table 6-4-4, so it cannot be classified as a Minor Amendment and cannot be approved by staff.

The request consists of the following major changes/additions to the existing, governing site development plan: removal of Tract C-1-B of the existing site development plan for subdivision and adopting new IDO standards.

If granted, the request would facilitate future development to the subject site under the IDO Design Standards and the Coors Boulevard Character Protection Overlay Zone CPO-2. Depending on the type of development, Use-Specific standards may also need to be followed. In addition, the process would also be very efficient. Any use allowed by the MX-M zone would go through 14-16-6-5(G) Site Plan-Administrative process which would be approved by staff, avoiding other processes that could have timely constraints on the applicant.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other agencies reviewed this application. Few agency comments were received.

Water Utility Authority offered standard comments, which will become more important as future site plans are reviewed. Agency comments begin on p.21.

PNM offered standard comments, which will become more important as future site plans are reviewed. Agency comments begin on p.22.

Neighborhood/Public

Notification requirements are found in 14-16-6, in the Procedures Table 6-1-1 and are further explained in 14-16-6-4(K), Public Notice. The affected, registered neighborhood organization is the Westside Coalition of Neighborhood Associations, which was notified as required. Property owners within 100 feet of the subject site were also notified as required (see attachments). As of this writing, Staff has not been contacted and there is no known opposition.

V. CONCLUSION

The request is for Site Plan- EPC, Major Amendment to remove the subject site from the existing approved site development plan for subdivision so that future development will be subject to the IDO.

The subject site is in an Area of Change and not in a designated Activity Center or along a corridor. The request generally furthers applicable Comprehensive Plan policies regarding Land Use and Urban Design.

The affected neighborhood organization is the Westside Coalition of Neighborhood Associations, which were notified as required. Property owners within 100 feet of the subject site were also notified as required. As of this writing, Staff has not been contacted and there is no known opposition.

Not finding any conflicts with the IDO or other regulations, Staff recommends approval.

FINDINGS – SI-2022-00501 April 21st, 2022 – Major amendment

1. The request is for a major amendment for a property legally described as Tract C-1-B Plat of Tracts C-1-A & C-1-B Albuquerque West, located on 57th St. NW, between Coors Blvd and Los Tretos St., approximately 0.7 acre.
2. The applicant to remove the subject site from the existing approved site development plan for subdivision so that future development will be subject to the IDO.
3. The EPC is hearing this case pursuant to IDO section 14-16-6-4(Z) Amendments of Pre-IDO Approvals. Major amendments shall be reviewed by the decision-making body that issued the permit or approval being amended, following the procedures for the most closely equivalent decision in Part 14-16-6 (Administration and Enforcement). The amendment exceeds the thresholds found in IDO table 6-4-4: Allowable Minor Amendments, therefore it is classified as a Major Amendment pursuant to IDO section 14-16-6-4(Z)(1)(b).
4. The subject site is zoned MX-M (Mixed Use- Medium Intensity).
5. The subject site is in an Area of Change and is not in a designated Activity Center or along a designated corridor
6. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
7. The request is consistent with the following Goals, policies, and sub-policies from Comprehensive Plan Chapter 5: Land Use.

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

The major amendment request would allow for development opportunities consistent with the surrounding community and would foster opportunities to work, learn, and shop together.

- B. 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 major amendment request would strengthen the community by adhering to the same IDO standards as well as use-specific standards that the surrounding developments abide by. The future development would be conveniently accessible to the surrounding community such as the neighborhood to the north and west.

- C. Sub-policy(n) 5.2.1 – Land Uses: Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

The major amendment request would facilitate development of the vacant with a restaurant that would complement the area.

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

The major amendment request would promote efficient use of the land by allowing development that is similar to the adjacent parcels go through the administrative process (staff approval), and use existing infrastructure that would generally support the public good.

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

The area is developed and has existing infrastructure. Future development would utilize existing infrastructure.

- C. Sub-Policy (h) 5.3.1 Infill Development: Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

The major amendment request would facilitate development that that would be compatible in form and scale to the surrounding development by adding complimentary uses (restaurant) to the surrounding area.

- A. Goal 5.6.2 City Development areas: Encourage and direct growth to Areas of Change where it is expected and desired to ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The subject site is located in an Area of Change. The major amendment request would direct and encourage growth to the surrounding area by adhering to the standards and development criteria of the IDO, which would allow growth of the same consistency to occur.

- B. Sub-Policy (f) 5.6.2 Areas of Change: Minimize potential negative impacts of the existing development on existing residential uses with respect to noise, stormwater run-off, contaminants, lighting, air quality, and traffic.

The major amendment request would minimize negative impacts of the existing development on residential uses in response to noise, lighting and traffic because any future development would have to abide by the development and use-specific standards of the IDO.

- C. Goal 5.7 – Implementation Processes: Employ procedures and processes to effectively and equitably implement the Comprehensive Plan.

The major amendment request would reduce the steps necessary for development to occur and would follow the procedures of the IDO.

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

The major amendment request would expedite the development review process, any development conforming to the IDO would be done at an administrative level rather than

following the approved Site Development Plan for Subdivision which could result in delaying the development process.

8. The request furthers the following policy from Comprehensive Plan Chapter 7: Urban Design.
- A. 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 in which it is located.

The major amendment request would promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block by facilitating future development to the IDO standards and would also conform to the Coors Boulevard Protection Overlay Zone (CPO-2) in which specific building design standards are established.

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

- A. 14-16-6-6(J)(3)(a) The site plan is consistent with the ABC Comp Plan, as amended.

As demonstrated by the policy analysis, the request is generally consistent with applicable Comprehensive Goals and Policies.

- B. 14-16-6-6(J)(3)(b) The site plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the subject property and any related development agreements and/or regulations.

There are no development agreements or regulations in place, so the above criterion does not apply.

- C. 14-16-6-6(J)(3)(c) The site plan complies with all applicable provisions of this IDO, the DPM, other adopted City Regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

The request is to remove the subject site from the existing approved site development plan for subdivision so that future development will be subject to the IDO standards. Any new site plan would be required to meet all IDO regulations, requirements and design standards. The request is consistent with all applicable provisions of the IDO, DPM, and other adopted city regulations.

- D. 14-16-6-6(J)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the maximum extent practicable.

The request for a major amendment is to remove one parcel from the approved Site Development Plan for Subdivision. Existing infrastructure has adequate capacity to support future development. The request is consistent with the city's existing infrastructure and public improvements being utilized.

- E. 14-16-6-6(J)(3)(e) The application mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent practicable.

The future, proposed development will be required to comply with all the IDO. The IDO, Use-Specific standards, and Coors Overlay Protection Zone will ensure all building design standards are adequately addressed so that a proposed development will not burden but instead stay consistent with the surrounding area. The request is generally consistent with mitigating any significant adverse impacts on the surrounding area.

- F. 14-16-6-6(J)(3)(f) If the subject site 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 request for a major amendment is to remove the one parcel from the approved Site Development Plan for Subdivision. If granted the Site Plan would then follow IDO standards. The request is consistent.

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

The subject property is not within the Railroad and Spur Area and no cumulative impact analysis is required. Therefore, the above criterion does not apply.

10. The affected, registered neighborhood organization is the Westside Coalition of Neighborhood Associations, which were notified as required. Property owners within 100 feet of the subject site were also notified as required.

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

RECOMMENDATION – PR-2022-006448, SI-2022-00501, April 21,2022

APPROVAL of Project#2022-006448, Case#SI-2022-00501, a site plan-major amendment, for Tract C-1-B Plat of Tracts C-1-A & C-1-B Albuquerque West, approximately 0.7-acre, located between Coors Blvd NW and Los Tretos St., based on the preceding findings.

Leroy Duarte

**Leroy Duarte
Current Planner**

Notice of Decision CC list:

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File

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning / Code Enforcement

No adverse comments

Long Range Planning

Metropolitan Redevelopment

No adverse comments

Transportation Development Review Services

No adverse comments.

CITY ENGINEER

Hydrology

Transportation Development Services

No adverse comments

MUNICIPAL DEVELOPMENT DEPARTMENT (DMD) TRANSPORTATION

No adverse comments.

POLICE DEPARTMENT/PLANNING

No adverse comments

SOLID WASTE MANAGEMENT DEPARTMENT

If approved for an amendment a site plan approved for access approved by the Solid Waste Department will be required.

TRANSIT DEPARTMENT

No comment.

PARKS AND RECREATION

ABC WATER UTILITY AUTHORITY (ABCWUA)

RP-2022-006648 / SI-2022-00501

1. No objections.
2. Upon development, request an availability/serviceability statement online at the following link: http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements.

ALBUQUERQUE PUBLIC SCHOOLS

1. Project #2022-006448
 - a. EPC Description: SI-2022-00501—Site Plan—Major Amendment.
 - b. Site Information: ABQ West Subdivision, Tract C1B Plat of Tracts C-1-A and C-1-B.
 - c. Site Location: 57th Street NW and Quail NW, between Coors Blvd. NW and Los Tretos.

- d. Request Description: Major amendment to an existing Site Development Plan for Subdivision, to remove one parcel from the existing approved Site Development Plan for Subdivision, to ensure the property meets MX-M zone requirements, in order to develop an on-site drive-through restaurant.
- e. No comment.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)

No adverse comments.

COUNTY OF BERNALILLO

No adverse comments.

MID-REGION COUNCIL OF GOVERNMENTS (MRCOG)

PR-2022-006448

MRMPO has no adverse comment. For informational purposes:

- 57th St NW is functionally classified as a Major collector and identified as a Minor Collector in the Long Range Roadway System (LRRS).
- A Proposed Bike Lane is identified on 57th St in the Long Range Bikeway System (LRBS).

MRMPO has no adverse comment.

MID-REGION METROPOLITAN PLANNING ORGANIZATION(MRMPO)

MRMPO has no adverse comments.

PUBLIC SERVICE COMPANY OF NEW MEXICO

There are PNM facilities abutting the site and/or in easements along 57th Street NW.

It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to 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 resulting future Site Plan or Plat.

Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities. Any trees within or near PNM easements should comply with IDO Section 5-6(C)(10). Shrubs and ground cover and smaller trees are generally acceptable within PNM easements.

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.

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

MIDDLE RIO GRANDE CONSERVANCY DISTRICT



Figure 1: Sign posting looking west from 57th St. NW to the subject site.



Figure 2: Looking north at subject site.



Figure 3: Looking south at subject site



Figure 4: Looking west at subject site.

HISTORY



City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: April 19, 2002

OFFICIAL NOTIFICATION OF DECISION

Howard Mock
2906 Broadway, NE
Albuquerque, NM 87107

FILE: **Project # 1001763**
02EPC-00308 SDP-Subdivision
02EPC-00309 SDP-Building Permit

LEGAL DESCRIPTION: Tract C1, Albuquerque West Subdivision, zoned SU-1 for PRD & C-1 Permissive Uses and located on 57th Street NW between Quail NW and Ouray NW, containing approximately 1.5 acres. (H-11) (Lola Bird, Staff Planner)

On April 18, 2002, the Environmental Planning Commission voted to Approve Project 1001763 / 02EPC-00308, a Site Development Plan for Subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site plan for subdivision for an approximately 1.5 acre site located on 57th Street at Quail Road NW.
2. The applicant is requesting to subdivide the subject site into two tracts.
3. The proposed development furthers the applicable goals and policies of the *Comprehensive Plan* by accommodating development in an area where vacant land is contiguous to existing facilities and services and by allowing for a location, intensity, and design that respects existing neighborhood conditions (Policies d, e). In addition, this request proposes a service use which is located to complement residential areas in an area zoned for commercial uses with a design which is compatible with the plan area (Policies i, j, l, Established Urban Area).
4. This request is supported by the policies of the *West Side Strategic Plan* by proposing a neighborhood commercial use for a commercially zoned site located within a designated community adjacent area. Community Core Areas and Community Adjacent Areas are appropriate locations for high density and non-residential development (Policy 1.1).

EPC OFFICIAL NOTIFICATION OF DECISION

Project 1001763 / 02EPC-00308 & 02EPC-00309

April 18, 2002

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5. This request is also supported by the *East Atrisco Sector Development Plan* which references the goals and polices of the *Comprehensive Plan* as governing concepts for development of the East Atrisco area. This requests supports the Plan's goals to provide a quality urban environment and to minimize transportation requirements through efficient placement of employment and services (page 6).
6. This request generally complies with the goal of the *Coors Corridor Plan* that new development be designed to be compatible with the natural landscape and the built environment in accordance with the design regulations and guidelines (*Issue 4, visual impressions and urban design overlay zone, General Policy 3.*)
7. The submitted site plan meets the requirements of the *Zoning Code* for site development plan for subdivision. The site plan provides a scale of at least 1 inch to 100 feet, which covers at least one lot and specifies the site, proposed use, pedestrian and vehicular ingress and egress, internal circulation requirements. (Section 14-16-1-5 Definitions)

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
 2. Notes shall be added to the plan ensuring pedestrian connectivity and the integration of architectural design and building materials for the two lots.
 3. Transportation Development Services Conditions of approval:
 - a. Traffic Impact Study (TIS) may be required depending on how north end of property develops. Trip generation is required. However, in lieu of a full traffic impact study (Transportation has a current TIS for the West bluff Development), the developer shall contribute financially to the future traffic signal at Quail and 57th consistent with other developments in the area.
 - b. Re-plat required.
 - c. Provide permanent improvements (pavement, curb & gutter and sidewalk) along 57th street where applicable.
 - d. Provide cross access agreement.
 - e. Site shall comply and be designed per DPM Standards.
 - f. Sidewalk on 57th street to be 6'.
 - g. The main driveway on 57th Street to be 36' wide and needs to be aligned with main drive aisle.
 - h. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda.
 - i. Approval should be conditioned on the dedication of rights-of-way for 57th Street, a collector street, 34 feet minimum from the street centerline and dedication of an additional 6 feet of right-of-way along 57th Street as required by the City Engineer to provide for on-street bicycle lanes.
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EPC OFFICIAL NOTIFICATION OF DECISION
Project 1001763 / 02EPC-00308 & 02EPC-00309
April 18, 2002
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On April 18, 2002, the Environmental Planning Commission voted to Approve Project 1001763 / 02EPC-00309, a Site Development Plan for Building Permit, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site plan for building permit for an approximately 0.83 acre site located on 57th Street NW between Quail and Ouray.
2. The proposed development furthers the applicable goals and policies of the *Comprehensive Plan* by: locating a use with a design and intensity that respects the existing neighborhood conditions (Policy d); accommodating development in an area where vacant land is contiguous to existing facilities and services, and where the integrity of existing neighborhoods can be ensured (Policy e); locating employment and service uses to complement residential areas (Policy i); locating new commercial development in existing commercially zoned areas (Policy j); and by proposing a design which is appropriate to the plan area (Policy l).
3. This request is supported by the policies of the *West Side Strategic Plan* by proposing a neighborhood commercial use for a commercially zoned site located within a designated community adjacent area. Community Core Areas and Community Adjacent Areas are appropriate locations for high density and non-residential development (Policy 1.1).
4. This request is also supported by the *East Atrisco Sector Development Plan* which references the goals and policies of the *Comprehensive Plan* as governing concepts for development of the East Atrisco area. This request supports the Plan's goals to provide a quality urban environment and to minimize transportation requirements through efficient placement of employment and services (page 6).
5. This request generally complies with the goal of the *Coors Corridor Plan* that new development be designed to be compatible with the natural landscape and the built environment in accordance with the design regulations and guidelines (*Issue 4, visual impressions and urban design overlay zone, General Policy 3.*)
6. With some changes and additions this request will be adequate.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. A minimum 5' wide landscape buffer shall be provided along the site's west side and planted with a mix of deciduous and evergreen trees. A minimum of a 2 foot wide landscape buffer shall be provided along the south side planted with a mix of deciduous and evergreen trees and tree wells of at least 25 square feet at 25 foot intervals.

EPC OFFICIAL NOTIFICATION OF DECISION

Project 1001763 / 02EPC-00308 & 02EPC-00309

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3. Additional living, vegetative material shall be added to all planting beds larger than 36 sf to meet the 75% live ground cover at maturity requirement.
4. The landscape plan shall be modified to show the concrete surfacing in the area of the bike rack as indicated on the site plan.
5. Additional articulation of the north elevation of the laundromat/apt-unit building wall shall be provided through, for example, windows or columnar elements.
6. The site plan shall provide a detail of the trash enclosure, including its height, color and material.
7. The location of the monument sign shall be specified on the site plan and landscaping plan.
8. The location of the sidewalk along 57th Street shall comply with the Sidewalk Ordinance
9. Transportation Development Services Conditions of approval:
 - a. Traffic Impact Study (TIS) may be required depending on how north end of property develops. Trip generation is required. However, in lieu of a full traffic impact study (Transportation has a current TIS for the West bluff Development), the developer shall contribute financially to the future traffic signal at Quail and 57th consistent with other developments in the area.
 - b. Re-plat required.
 - c. Provide permanent improvements (pavement, curb & gutter and sidewalk) along 57th street where applicable.
 - d. Provide cross access agreement.
 - e. Site shall comply and be designed per DPM Standards.
 - f. Sidewalk on 57th street to be 6'.
 - g. The main driveway on 57th Street to be 36' wide and needs to be aligned with main drive aisle.
 - h. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda.
 - i. Approval should be conditioned on the dedication of rights-of-way for 57th Street, a collector street, 34 feet minimum from the street centerline and dedication of an additional 6 feet of right-of-way along 57th Street as required by the City Engineer to provide for on-street bicycle lanes.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **MAY 3, 2002** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATOR COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday,


EPC OFFICIAL NOTIFICATION OF DECISION
Project 1001763 / 02EPC-00308 & 02EPC-00309
April 18, 2002
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Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC.

Sincerely,


for Victor J. Chavez
Planning Director

VJC/LB/nat

cc: Claudio Vigil Architects, 1801 Rio Grande Blvd. NW, Suite 2, Albuquerque, NM 87104



City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: December 17, 2004

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1001763***
04EPC-01716 EPC Site Development Plan-
Subdivision
04EPC-01717 EPC Site Development Plan-
Building Permit

AutoZone, Inc., Design Department #8320
123 S. Front St.
Memphis, TN 38103

LEGAL DESCRIPTION: for all or a portion of Tract C-1, **Albuquerque West Subdivision**, zoned SU-1 PRD & C-1 Permissive Uses, located on 57TH ST NW, between QUAIL RD NW and OURAY RD NW, containing approximately 1.5 acres. (H-11) Carmen Marrone, Staff Planner

On December 16, 2004 the Environmental Planning Commission voted to approve Project 1001763/ 04EPC 01716, a request for a Site Plan for Subdivision for Tract C-1, Albuquerque West Subdivision, zoned SU-1 PRD & C-1 Permissive Uses, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site plan for subdivision for Tract C-1, Albuquerque West Subdivision. The site is located at the southwest corner of 57th Street and Quail Road NW and contains approximately 1.5 acres. The applicant proposes to subdivide the property into two tracts, Tract C-1-A and C-1-B, and to develop an Auto Zone Retail Store on the northerly tract, Tract C-1-A. The use of the southern tract is as yet undetermined.
2. In 2002, the EPC approved a site plan for subdivision to subdivide the subject site into two tracts (02EPC-00308). The site plan for subdivision was never signed off by the DRB. Approval of the proposed site plan for subdivision will void the 2002 EPC approved site plan for subdivision.

3. The subject site is within the Established Urban Area of the *Comprehensive Plan*. The proposed development furthers the applicable goals and policies for Established Urban Areas by accommodating development in an area where vacant land is contiguous to existing facilities and services and by allowing for a location, intensity, and design that respects existing neighborhood conditions (Policies 5d, 5e). In addition, this request proposes a retail use, which is located to complement residential areas in an area zoned for commercial uses and with a design that is compatible with the area (Policies 5i, 5j, 5l).
4. The site plan for subdivision includes a set of Design Standards to guide development of both of the newly created tracts. These Design Standards address applicable policies of the *Coors Corridor Plan* related to building height and setback (Policy 2), screening of mechanical equipment and service areas (Policy 4), lighting (Policy 9), and signage (Section D, Policy 1).
5. The site plan for subdivision meets the requirements of §14-16-1-5 of the Zoning Code. The site plan specifies the site, proposed use, vehicular ingress and egress, internal circulation requirements, building height and setbacks, and floor area ratio.
6. There is no known neighborhood opposition to this request.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The 3rd bullet of the Landscape Standards on Sheet 2 should add further language to read, "*except where trees are planted, then they shall be a minimum of 36 sf and a minimum width of 6 feet.*"
3. The last bullet of the signage standards on Sheet 2 shall be revised to read, "No lighted signs shall be placed on facades that are visible from residential areas."
4. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, PUBLIC WORKS, WATER AUTHORITY and NMDOT:
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for, if applicable.

- b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - c. A new TIS determination will be required if the applicant deviates from the trip generation provided for the remaining tract.
 - d. Per DPM: unless drives on opposite sides of the street are offset 50' or more, the centerlines need to be within 15' of each other.
 - e. The applicant will need to provide a financial guarantee for one fourth of the future traffic signal at Quail/57th and demonstrate that their site plan for subdivision, as shown, allows for this traffic signal geometrically.
 - f. Site plan shall comply and be designed per DPM Standards.
 - g. Platting must be a concurrent DRB action.
 - h. Dedication of a *minimum* 34 feet of right-of-way from the centerline of 57th Street a collector street as designated on the Long Range Roadway System.
 - i. Dedication of an additional 6 feet of right-of-way along 57th Street as required by the City Engineer to provide for on-street bicycle lanes as designated on Long Range Bikeways System.
-

On December 16, 2004 the Environmental Planning Commission voted to approve Project 1001763/04EPC 01717, a request for a Site Plan for Building Permit for the north .826 acres of Tract C-1, Albuquerque West Subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site plan for building permit for a 6,816 sf Auto Zone Retail Store on the northerly portion of Tract C-1 (Tract C-1-A) Albuquerque West Subdivision. The proposed use is allowed by the site's SU-1 PRD and C-1 Permissive Uses zoning.
2. In 2002, the EPC approved a site plan for building permit to develop a laundromat/car wash/apartment facility on the southern portion of Tract C-1 (02EPC-00309). This site plan was never signed off by the DRB. Approval of the proposed site plan for building permit will void the 2002 EPC approved site plan for building permit.

3. The proposed development furthers the applicable goals and policies of the *Comprehensive Plan* by: locating a use with a design and intensity that respects the existing neighborhood conditions (Policy 5d); accommodating development in an area where vacant land is contiguous to existing facilities and services (Policy 5e); locating a retail and service use to complement residential areas (Policy 5i); locating new commercial development in an existing commercially zoned area (Policy 5j); and by proposing a design which is appropriate to the area (Policy 5l).
4. This request furthers Policy 3.25 of the *West Side Strategic Plan* by undergoing careful analysis and public scrutiny of the proposed site plan in order to address the design and site layout implications on the surrounding properties.
5. This request generally complies with the goal of the *Coors Corridor Plan* that new development be designed to be compatible with the natural landscape and the built environment in accordance with the design regulations and guidelines (*Issue 4, Visual Impressions and Urban Design Overlay Zone*).
6. In general, the site plan for building permit meets the applicable regulations pertaining to C-1 zoned sites and only requires slight modification prior to DRB final sign-off.
7. There is no known neighborhood opposition to this request.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The eighth bullet under Site Planning and Architecture in the Design Standards shall be rewritten as follows: "Parking areas shall be screened from adjacent streets and properties by providing a landscape strip between parking lots and rights-of-way. The landscape strip along the front of the property shall be a minimum of 10 feet in width. The landscape strip along the side of the property shall have an acreage width of six feet. Front and side landscape strips shall be designed with a combination of plant materials, walls or fences, and or earthen berming".
3. A screen wall shall be placed in front of the parking strip along Quail Road. This wall shall be a minimum of 30" and a maximum of 36" in height.

4. The Site Development Plan for Building Permit and Landscape Plan shall be amended to include a 36 inch screening wall along the sidewalk adjacent to Quail Road and landscaped triangular bumpouts shall be added to the off-street parking stalls along the north end of the site adjacent to Quail Road.
5. **PEDESTRIAN CONNECTIONS:**
 - Connect the east/west sidewalk from the front entrance of the building to the public sidewalk along 57th Street.
 - Widen the public sidewalk along 57th Street from 4' to 6'.
 - A separate pedestrian access shall be provided from the public sidewalk along Quail Road to the north façade of the building. In addition, the sidewalk adjacent to the north façade of the building shall be extended further west to meet up with the pedestrian connection from Quail Road.
6. **LIGHTING:**
 - a. The maximum height of the light poles shall be 20'.
 - b. The wall-mounted sign on the north elevation shall not be illuminated.
7. The ponding areas along 57th Street should be noted on the site plan and the landscape plan since they affect development of the site.
8. A more common color should be used for the roof tile since it is unclear what color "casa grande blend" really is.
9. **RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, PUBLIC WORKS, WATER AUTHORITY and NMDOT:**
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for, if applicable.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - c. A new TIS determination will be required if the applicant deviates from the trip generation provided for the remaining tract.
 - d. Per DPM: unless drives on opposite sides of the street are offset 50' or more, the centerlines need to be within 15' of each other.
 - e. The applicant will need to provide a financial guarantee for one fourth of the future traffic signal at Quail/57th and demonstrate that their site plan for subdivision, as shown, allows for this traffic signal geometrically.
 - f. Site plan shall comply and be designed per DPM Standards.
 - g. Platting must be a concurrent DRB action.

OFFICIAL NOTICE OF DECISION
DECEMBER 16, 2004
PROJECT #1001763
PAGE 6 OF 6


- h. Dedication of a *minimum* 34 feet of right-of-way from the centerline of 57th Street a collector street as designated on the Long Range Roadway System.
- i. Dedication of an additional 6 feet of right-of-way along 57th Street as required by the City Engineer to provide for on-street bicycle lanes as designated on Long Range Bikeways System.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JANUARY 3, 2005 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC's RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC's DECISION.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

For Richard Dineen
Planning Director

RD/CM/ac

cc: Consensus Planning, Inc., 924 Park Ave. SW, Albuquerque, NM 87102

CURRENT ZONING

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

APPLICANT INFORMATION



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input checked="" type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Gary Hines		Phone: (505) 263-6939
Address: 5300 High Canyon Trail		Email: ghines125@comcast.net
City: Albuquerque	State: NM	Zip: 87111
Professional/Agent (if any): Consensus Planning, Inc., Jackie Fishman, AICP, Principal		Phone: (505) 764-9801
Address: 302 8th Street, NW		Email: fishman@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site: Contract purchaser		List all owners: Lava Partners

BRIEF DESCRIPTION OF REQUEST

Major Amendment to an existing Site Development Plan for Subdivision

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

Lot or Tract No.: C1B	Block: 0000	Unit:
Subdivision/Addition: ABQ West	MRGCD Map No.:	UPC Code: 101105918747420702
Zone Atlas Page(s): H-11	Existing Zoning: MX-M	Proposed Zoning: N/A
# of Existing Lots: 1	# of Proposed Lots: N/A	Total Area of Site (acres): .64 acres

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 99999 57th Street NW	Between: Coors Boulevard	and: Los Tretos Street
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

1001763, PR-2022-006448, RZ-2022-00006

Signature:	Date: March 10, 2022
Printed Name: Jacqueline Fishman, AICP, Principal, Consensus Planning, Inc.	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

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

FORM P1: SITE PLAN – EPC

Please refer to the EPC hearing schedule for public hearing dates and deadlines. Your attendance is required.

- ☐ SITE PLAN – EPC
☐ MASTER DEVELOPMENT PLAN
☒ MAJOR AMENDMENT TO SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN
☐ EXTENSION OF SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN

No Interpreter Needed for Hearing? _____ if yes, indicate language: _____

☒ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form P1 at the front followed by the remaining documents in the order provided on this form.

☒ Zone Atlas map with the entire site clearly outlined and labeled

☒ Letter of authorization from the property owner if application is submitted by an agent

N/A Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)

☒ Signed Traffic Impact Study (TIS) Form

☒ Justification letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-6(J)(3) or 14-16-6-6(F)(3), as applicable

N/A Explanation of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P)

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

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

☒ Office of Neighborhood Coordination neighborhood meeting inquiry response

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

☒ Completed neighborhood meeting request form(s)

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

☒ Sign Posting Agreement

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

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

☒ Office of Neighborhood Coordination notice inquiry response

☒ Copy of notification letter, completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing to affected Neighborhood Association representatives.

☒ Proof of emailed notice to affected Neighborhood Association representatives

☒ Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, completed notification forms(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing

☒ Completed Site Plan Checklist

☒ Scaled Site Plan or Master Development Plan and related drawings

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

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

☒ Site Plan or Master Development Plan

N/A Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C) Not applicable, please see letter.

N/A Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for all commercial and multifamily site plans except if the development is industrial or the multifamily is less than 25 units. Not applicable, please see letter.


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

☐ VARIANCE – EPC


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

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

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: 	Date: March 10, 2022
Printed Name: Jacqueline Fishman, AICP, Principal, Consensus Planning, Inc.	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers:	Project Number:	
Staff Signature:		
Date:		

PRE-APPLICATION MEETING NOTES

PA#: 21-262 Notes Provided (date): 3/4/2022 (re-issued)

Site Address and/or Location: 99999 57th St. NW

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

Request zone change from PD to MX-M to facilitate future development of drive-thru restaurant; removal of subject site from controlling site development plan for subdivision.

Basic Site Information

Current Use(s): vacant Size (acreage): 0.64 acre for ZC, ≈1.5 acres for Major Amendment

Zoning: PD Overlay Zone(s): Coors Blvd.- CPO-2

Comprehensive Plan Designations

Development Area: Change Corridor(s): Major Transit

Center: Activity Near Major Public Open Space (MPOS)?: No

Integrated Development Ordinance (IDO)

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

Proposed Use(s): none at present. future drive-thru restaurant

Use Specific Standards: for future: 3-4(C) Coors Boulevard- CPO-2, 4-3(F)(4) Drive-through

Applicable Definition(s): N/A

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

Notice

Neighborhood Meeting Offer Required? (see IDO Table 6-1-1). If yes, please refer to: West side Coalition of Neighborhood Associations
<https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

Process

Decision Type(s) (see IDO Table 6-1-1): Zoning Map Amendment-EPC

Specific Procedure(s)*: 14-16-6-7(G)- Zoning Map Amendment; Amendment of Prior Approvals 14-16-6-4(G)

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

Decision Making Body/ies: EPC (for both) Is this a PRT requirement? Yes

Handouts Provided

√Zoning Map Amendment	√Site Plan Amendments	Site Plan- EPC	Site Plan- DRB
Site Plan- Admin	Variance-ZHE	Conditional Use	Subdivision
Site History/Research	Transportation	Hydrology	Fire

If you have additional questions, please contact Staff at planningprt@cabq.gov or at (505) 924-3860. Please include the PA# with your inquiry.

From: [Jackie Fishman](#)
To: ekhaley@comcast.net; aboard111@gmail.com
Cc: [SRMNA](#); [Charlene Johnson](#)
Subject: Pre-application Notification
Date: Tuesday, February 22, 2022 6:31:27 PM
Attachments: [Pre-Application Meeting Notification Packet - Major Amendment 57th and Quail.pdf](#)

Dear Neighbors,

This email is to inform you that Consensus Planning is preparing an application for a Major Amendment to a Site Development Plan for Subdivision for a vacant site located near the southwest corner of 57th Street and Quail Road NW (see Zone Atlas page attached). The legal description for the property is *Tract C-1-B Plat of Tracts C-1-A & C-1-B Albuquerque West containing .6464 acres.*

The Major Amendment is a request to remove the subject property from the existing approved Site Development Plan for Subdivision (c. 2005) so that future development will be subject to the IDO regulations instead of the Design Guidelines that were included with the Site Plan for Subdivision. This action requires a hearing before by the Environmental Planning Commission (EPC), the original decision-making body of the Site Plan. The subject property received approval from the EPC for a Zone Map Amendment on February 17, 2022.

Per IDO requirements, we are providing you an opportunity to discuss the Major Amendment prior to submittal. Should you desire to request a meeting regarding this request, please do not hesitate to email me at fishman@consensusplanning.com or contact me by phone at (505) 764-9801 by March 9, 2022.

Attached: Pre-Application Meeting Notification Packet – Major Amendment

Sincerely,

Jacqueline Fishman, AICP
Principal
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
P: 505.764.9801

December 22, 2021

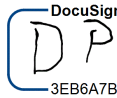
City of Albuquerque
Planning Department
600 Second Street NW
Albuquerque, NM 87102

RE: Application for Zone Map Amendment, 57th Street and Quail Road

To whom it may concern,

This letter authorizes Consensus Planning, Inc. to act as agent for all matters related to the entitlement and development of the property legally described as *Tract C-1-B Plat of Tracts C-1-A & C-1-B Albuquerque West containing .6464 acres*. Lava Partners is the owner of the property.

Respectfully,

DocuSigned by:

3EB6A7BBD6F1493...

Donald Power

Partner



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: 57th and Quail ZMA **Building Permit #:** _____ **Hydrology File #:** _____
Zone Atlas Page: H-11-Z **DRB#:** _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: Tract C-1-B Plat of Tracts C-1-A & C-1-B Albuquerque West containing .6464 acres.
City Address: 99999 57th Street, NW

Applicant: Agent: Consensus Planning, Inc. / Applicant: Gary Hines **Contact:** Charlene Johnson, Planner
Address: 302 8th Street, NW
Phone#: (505) 764-9801 **Fax#:** (505) 842-5495 **E-mail:** johnson@consensusplanning.com

Development Information

Build out/Implementation Year: _____ **Current/Proposed Zoning:** PD / MX-M

Project Type: New: ☒ Change of Use: ☐ Same Use/Unchanged: ☐ Same Use/Increased Activity: ☐

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

Describe development and Uses:

Restaurant

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): _____

Number of Residential Units: _____

Number of Commercial Units: _____

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 (if known):* _____

Driveway(s) Located on: Street Name 57th Street NW

Adjacent Roadway(s) Posted Speed:	<u>Street Name</u> <u>Quail Road</u>	<u>Posted Speed</u>	<u>Unknown</u>
	<u>Street Name</u> <u>57th Street</u>	<u>Posted Speed</u>	<u>30 mph</u>

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

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: 57th St. and Quail Rd. / Urban Major Collector
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: None
(urban center, employment center, activity center)

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

Adjacent Roadway(s) Traffic Volume: 1996-2004 / 58,331 Volume-to-Capacity Ratio: _____
(if applicable)

Adjacent Transit Service(s): Coors Blvd. Rt 96 Nearest Transit Stop(s): 1,043 feet

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Proposed Bike Lane on 57th Street
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: N/A

Relevant Web-sites for Filling out Roadway Information:

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

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

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

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

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

TIS Determination

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

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

Thresholds Met? Yes [] No ☒

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

Notes: When the site is developed Traffic Scoping will need to be revisited to determine the requirement for a TIS.

 P.E.

TRAFFIC ENGINEER

1/3/2022

DATE

Submittal

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

Submit by email to the City Traffic Engineer mgrush@cabq.gov . Call 924-3362 for information.

Site Plan/Traffic Scoping Checklist

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

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



March 10, 2022

Tim MacEachen, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

RE: Request for a Site Plan – EPC/Major Amendment

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

Dear Mr. Chairman:

The purpose of this letter is to request a Site Plan-EPC/Major Amendment to an approved Site Development Plan for Subdivision (Project 1001763; 04EPC-017161/05DRB-00054). The property is located one parcel south of the southwest corner of 57th Street and Quail Road. The legal description of the subject property is *Tract C-1-B Plat of Tracts C-1-A & C-1-B Albuquerque West containing .6464 acres*. Note, the Sensitive Lands Analysis and the Site and Building Design Considerations are not applicable to this request and have not been included in this submittal because the Major Amendment is to remove one parcel from the existing approved Site Development Plan for Subdivision and no new buildings are proposed as part of this request.



Subject property.

PRINCIPALS

James K. Strozier, FAICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP

The Applicant is requesting to remove this parcel from the approved 2005 Site Development Plan for Subdivision and instead have it subject to the Integrated Development Ordinance (IDO) standards, Coors Boulevard Character Protection Overlay (CPO-2), and the Site Plan Administrative process. Since the current Site Plan was approved before the IDO, and this request meets the Major Amendment criteria listed in

IDO Section 6-4(Z)(1)(b), it is subject to approval by the original approving body; the Environmental Planning Commission (EPC).

This request is a follow up to a Zoning Map Amendment from PD to MX-M for the same property in February 2022 (PR-2022-06448/RZ-2022-00006). The Design Standards contained in the Site Development Plan for Subdivision are based on the previous C-1 zone and are not consistent with current regulations contained in the IDO. The removal of the subject property from the Site Plan for Subdivision will ensure the property meets applicable IDO Development Standards for the MX-M zone, Use-specific Standards, and requirements in the Coors Boulevard Character Protection Overlay (CPO-2). The approval of this request will allow for the construction of a drive-through restaurant on the site, via the Site Plan-Administrative process, subject to IDO regulations, which are more restrictive and comprehensive than the Design Guidelines within the Site Development Plan for Subdivision.

PLANNING CONTEXT

The subject property is approximately .64 acres in size, zoned Mixed-use Moderate (MX-M), and is currently vacant. It is within the West Mesa Community Planning Area, an Area of Change, and the Coors Boulevard Major Transit Corridor, as designated by the ABC Comprehensive Plan. It is also located within the Coors Boulevard CPO-2 and is just west of the Coors/I-40 Activity Center. 57th Street and Quail Road are both Urban Major Collectors. The area is characterized by higher density residential and moderate-intensity commercial uses west of Coors Boulevard.



Subject property facing 57th Street.

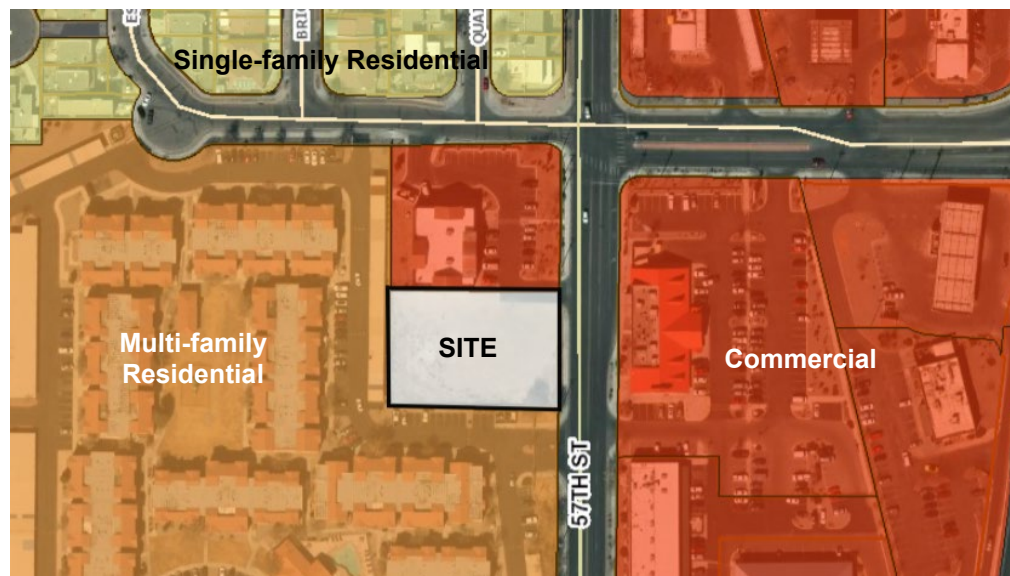


View looking north.

The properties surrounding the subject property to the north, west, and south are zoned PD. To the west and south is a multi-family development and to the north is an Auto Zone store. To the east across 57th Street is a shopping center that encompasses the entire area between Quail Road to the north and Ouray Road to the south. It is comprised of several parcels that are all zoned MX-M and developed with restaurants and commercial retail.



Surrounding Zoning.



Surrounding Land Use.

TABLE 1. SURROUNDING ZONING & LAND USE		
NORTH	PD	Commercial Retail, Single-Family
EAST	MX-M	Commercial Retail and Services
SOUTH	PD	Multi-family Residential
WEST	PD	Multi-family Residential

JUSTIFICATION FOR MAJOR AMENDMENT

The Major Amendment will benefit the surrounding neighborhood by requiring development on the subject property to follow the IDO Development Standards and Use-Specific Standards, which are more stringent than the approved Site Development Plan for Subdivision and Design Guidelines. This request is supported by Comprehensive Plan goals and policies and meets the requirements for a Site Plan-EPC outlined in IDO *Section 14-16-6-6(J)(3)* as described below:

6-6(J)(3)(a) The proposed zone change is consistent with the ABC Comprehensive Plan, as amended.

Applicant Response: The proposed Major Amendment is consistent with applicable goals and policies in the ABC Comprehensive Plan, as amended, and other applicable plans adopted by the City. The following policy analysis demonstrates that the proposed Major Amendment is more advantageous to the surrounding neighborhood and the City as a whole by requiring future development on this property to follow the IDO Development Standards and Use-specific Standards rather than the antiquated, less stringent Design Guidelines contained in the approved Site Development Plan for Subdivision.

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 by providing for the expansion of a local business in an existing commercial area where nearby residents will be able to work and visit a popular, locally-owned restaurant that is expanding to its first location on Albuquerque's West Side.

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 allowing appropriate commercial land uses on the vacant subject property that will be conveniently accessible from the surrounding neighborhood. The subject property can be accessed from surrounding neighborhoods via Quail Road, Coors Boulevard, and from travelers on I-40. The Major Amendment will contribute to a sustainable community by developing a vacant parcel along 57th Street, an Urban Major Collector.

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

Applicant Response: The proposed Major Amendment furthers Sub-policy (n) by allowing for development that will comply with the provisions contained in the IDO Development Standards and Use-specific Standards. The subject property has been vacant for several years. The Major Amendment will support its development by streamlining the process through a Site Plan-Administrative process and encouraging the productive use of this vacant lot.

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 will further Goal 5.3 by allowing for the development of a vacant property with access to existing infrastructure. The approved Site Plan for Subdivision shows existing infrastructure near the subject property. Future development will support the efficient use of land by utilizing existing infrastructure and providing a commercial service adjacent to fully developed properties, contributing to the public good.

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 encouraging the growth of commercial uses on a site with existing infrastructure, such as water and sewer services, paved streets and sidewalks, and dry utilities. The site is also surrounded by existing development and public facilities that can support its development.

Sub-policy (h): *Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.*

Applicant Response: Sub-policy (h) is furthered by the Major Amendment through the development of an existing vacant property with MX-M uses that will meet the applicable IDO Development Standards and Use Specific Standards. The relatively small size of this subject parcel combined with the MX-M and Use-specific Standards ensures all development will be compatible in form and scale to the immediate surrounding development of commercial and multi-family uses and will mitigate any impacts.

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: The proposed Major Amendment furthers Policy 5.6.2 for Areas of Change by developing a site within the Coors Boulevard Major Transit Corridor and just west of the Coors / I-40 Activity Center where change is encouraged.

Sub-Policy (f): *Minimize potential negative impacts of development on existing residential uses with respect to noise, stormwater runoff, contaminants, lighting, air quality, and traffic.*

Applicant Response: The proposed Major Amendment furthers Sub-Policy (f) by allowing for development adjacent to existing residential utilizing applicable MX-M Development Standards and Use-specific Standards intended to mitigate impacts on adjacent residential development from drive-through restaurant services. The IDO addresses issues regarding noise, lighting, air quality, and traffic, while the approved Site Plan for Subdivision does not. Site design under the IDO requirements will minimize potential negative impacts on existing residential uses more effectively than the Site Development Plan for Subdivision and Design Guidelines that refer to obsolete C-1 standards. Examples of IDO standards that will apply to future development include:

- Use-specific Standards contained *Section 4-3(F)(4) Drive-through or Drive-up Facility* provides the requirements for the number of stacking lanes, orientation of order boards, buffering, and landscaping.

- Development Standards for Parking and Loading contained in IDO *Section 5-5(I)(2) Drive-through or Drive-up Facility Design* specifies the width of landscape buffers along public rights-of-way and the volume of audible electronic devices.
- Building Design Standards contained IDO *Section 5-11(E)(2)(a)* address façade design requirements for development in Mixed-use zones. It requires the incorporation of two architectural features on street-facing facades, such as transparent windows and doors, primary entrances, and elements that provide shade or protection from the weather such as awnings or canopies.

The IDO standards listed above would either not be required or they would be more lenient under the approved 2005 Site Development Plan for Subdivision Design Guidelines, which was tied to the old C-1 zone.

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

Applicant Response: The proposed Major Amendment request furthers Goal 5.7 because it removes the requirement for approval of a Site Plan by the EPC and instead will be subject to the IDO regulations, processes, and procedures, and will in turn effectively and equitably implement the Comprehensive Plan.

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 removing the subject property from the approved Site Development Plan for Subdivision and instead triggering a more efficient development review process through the Site Plan-Administrative process. Neighborhood associations will be notified of the Site Plan-Administrative process that will be part of the building permit submittal.

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 in which it is located.*

Applicant Response: The proposed Major Amendment furthers Policy 7.3.4 because it will enhance the built environment through the development of a vacant lot that will later be subject to the IDO Development Standards for the MX-M zone and Use-specific Standards. The subject property is also subject to the Coors Boulevard CPO-2 Standards pertaining to outdoor lighting, architectural design and details, and signs that are intended to preserve the unique character of the Coors Corridor area.

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

Applicant Response: There are no conditions in any previously approved NR-SU or PD zoning covering the property or any development agreements or regulations that would conflict with the removal of the subject property from the approved Site Development Plan for Subdivision.

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

Applicant Response: The proposed Major Amendment removes the subject property from the approved Site Development Plan for Subdivision. The future Site Plan-Administrative will be required to meet applicable regulations and procedures contained in the IDO, DPM, and Coors Boulevard CPO-2.

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

Applicant Response: The City's existing infrastructure in this location – streets, sidewalks, drainage, and infrastructure - has adequate capacity to serve this .64-acre site that is within a fully developed area of Albuquerque. There are no trail corridors in this location.

6-6(J)(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 application mitigates any significant adverse impacts on the project site and surrounding area to the maximum extent practicable. The Major Amendment will remove the subject property from the approved Site Plan for Subdivision thereby requiring all development to meet the more stringent standards for development under the IDO, which will mitigate any adverse impacts to the surrounding area as detailed under Sub-Policy (f), page 5 of this letter.

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

Applicant Response: The old Zoning Code defined Site Development Plans for Subdivision as a Master Development Plan. The requirements in the approved Site Development Plan for Subdivision that is requested for Major Amendment are tied to the now rescinded Zoning Code and the C-1 zone. Relevant standards and procedures in the IDO will replace standards contained in the Site Plan for Subdivision.

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

Applicant Response: A cumulative impact analysis is not required in this location.

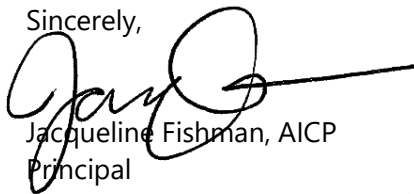


CONCLUSION

This request for a Site Plan-EPC / Major Amendment to remove Tract C-1-B from the Site Development Plan for Subdivision follows the Zoning Map Amendment approved by the EPC on February 17, 2022 (PR-2022-06448/RZ-2022-00006). The Major Amendment will effectively provide for a more efficient approval process for future development through the procedures for Site Plan-Administrative. Development of this property will be subject to applicable IDO Development Standards and Use-specific Standards and the Coors Boulevard CPO-2, which are more stringent than the existing Site Development Plan for Subdivision.

On behalf of the Applicant, we respectfully request that the EPC approve this Major Amendment based on the information provided. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jacqueline Fishman', is written over the typed name and title.

Jacqueline Fishman, AICP
Principal

Att: 1001763 Site Development Plan for Subdivision and Amended Site Development Plan for Subdivision.

STAFF INFORMATION

March 28, 2022

TO: Consensus Planning
FROM: Leroy Duarte, Staff Planner
City of Albuquerque Planning Department
TEL: (505) 924-3452
RE: Project #2022-006448 SI-2022-00501, Lava Partners Major Amendment

I am the Staff Planner reviewing your application for project #2022-006448, a major amendment for the subject site located on 57th Street and Quail Rd. between Coors Blvd. and Los Tretos Street. A major amendment to remove one parcel from the controlling site plan and adopt the IDO standards for the subject site.

Although I have done my best for this review, additional items may arise as the case progresses. If so, I will inform you immediately. After review of the application material including the justification letter, the following comments are provided along with changes or additions requested.

The response to some of the Goals and Policies need to be adjusted in order to justify the proposed Major Amendment while others listed do not further the Comprehensive Plan Goals and Policies.

Please provide the following:

⇒ A revised justification letter pursuant to the zone change criteria in the IDO (electronic copy) by:
12 pm on Monday April 4, 2022.

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 as soon as I can.

2) Resources/Process:

A. Note: The City has a publicly available GIS based map viewer that you can use to query a variety of land use and zoning topics:

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

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

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

C. Timelines and EPC calendar: these are unclear as of this writing. The EPC public hearing for April is scheduled for the 21st. Final staff reports will be available one week prior to the hearing.

- D. Agency comments will be distributed around late March early April. I will email you a copy of the comments (if any are provided) and will forward any late ones to you.

3) Notification:

Notification requirements for a major amendment are explained in section 14-16-6-4(K), Public Notice. The required notification consists of: i) an emailed letter to neighborhood representatives indicated by the ONC and ii) a mailed letter (first class) to property owners within 100 feet of the subject site.

- A. Have any meetings occurred about the proposed project? Please tell me about them and provide documentation for the record (emails, notes, etc.).

4) Neighborhood Issues:

- A. Do you anticipate that a facilitated meeting will be requested?
- B. Are you aware of any neighborhood concerns so far? As of this writing, no one has contacted me.

5) Project Letter & Major Amendment:

- A. I have found your justification letter sufficient and no revisions seem to be needed.

NOTIFICATION

From: [Jackie Fishman](#)
To: ekhaley@comcast.net; aboard111@gmail.com
Cc: [SRMNA](#); [Charlene Johnson](#)
Subject: Pre-application Notification
Date: Tuesday, February 22, 2022 6:31:27 PM
Attachments: [Pre-Application Meeting Notification Packet - Major Amendment 57th and Quail.pdf](#)

Dear Neighbors,

This email is to inform you that Consensus Planning is preparing an application for a Major Amendment to a Site Development Plan for Subdivision for a vacant site located near the southwest corner of 57th Street and Quail Road NW (see Zone Atlas page attached). The legal description for the property is *Tract C-1-B Plat of Tracts C-1-A & C-1-B Albuquerque West containing .6464 acres.*

The Major Amendment is a request to remove the subject property from the existing approved Site Development Plan for Subdivision (c. 2005) so that future development will be subject to the IDO regulations instead of the Design Guidelines that were included with the Site Plan for Subdivision. This action requires a hearing before by the Environmental Planning Commission (EPC), the original decision-making body of the Site Plan. The subject property received approval from the EPC for a Zone Map Amendment on February 17, 2022.

Per IDO requirements, we are providing you an opportunity to discuss the Major Amendment prior to submittal. Should you desire to request a meeting regarding this request, please do not hesitate to email me at fishman@consensusplanning.com or contact me by phone at (505) 764-9801 by March 9, 2022.

Attached: Pre-Application Meeting Notification Packet – Major Amendment

Sincerely,

Jacqueline Fishman, AICP
Principal
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
P: 505.764.9801

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

ELIZABETH HALEY
6005 CHAPARRAL CIRCLE NW
ALBUQUERQUE, NM 87114

FIRST-CLASS



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MAILED FROM ZIP CODE 87102

\$ 000.730

US POSTAGE

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



PART I - PROCESS

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Major Amendment

Decision-making Body: Environmental Planning Commission

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood 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: 99999 57th Street NW

Name of property owner: Lava Partners

Name of applicant: Jackie Fishman, Principal, Consensus Planning (Agent)/Gary Hines (Applicant)

Date, time, and place of public meeting or hearing, if applicable:

To be determined.

Address, phone number, or website for additional information: Jackie Fishman, fishman@consensusplanning.com or

Charlene Johnson, johnson@consensusplanning.com or (505) 764-9801

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

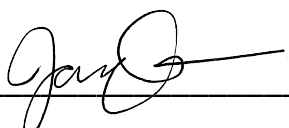
☒ Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if applicable.

☒ Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [SUBSECTION 14-16-6-4\(K\)](#) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

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

 (Applicant signature) February 22, 2022 (Date)

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

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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

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

☒ a. Location of proposed buildings and landscape areas.

☒ b. Access and circulation for vehicles and pedestrians.

☒ c. Maximum height of any proposed structures, with building elevations.

☒ d. For residential development: Maximum number of proposed dwelling units.

☒ e. For non-residential development:

☒ Total gross floor area of proposed project.

☒ Gross floor area for each proposed use.

* Existing Site Plan for Subdivision for proposed Major Amendment is attached.

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

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

Date of Request*: February 22, 2022

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

Neighborhood Association (NA)*: See attached Public Notice Inquiry

Name of NA Representative*: See attached Public Notice Inquiry

Email Address* or Mailing Address* of NA Representative¹: See attached Public Notice Inquiry

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

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

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

Meeting Date / Time / Location:

No date is specified by Applicant.

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

1. Subject Property Address* 99999 57th Street NW
Location Description Vacant lot on southwest corner of 57th Street near Quail Road, NW
2. Property Owner* Lava Partners
3. Agent/Applicant* [if applicable] Jackie Fishman, Principal, Consensus Planning (Agent)/Gary Hines (Applicant)
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☒ Site Plan Major Amendment
 - ☐ Subdivision _____ (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

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

- ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
- ☐ Variance
- ☐ Waiver
- ☐ Zoning Map Amendment
- ☒ Other: Major Amendment to an existing Site Development Plan for Subdivision

Summary of project/request^{3*}:

The Applicant is requesting a Major Amendment to the existing Site Development Plan for Subdivision
(PR#1001763). A Zoning Map Amendment for the property was approved in February 2022.

5. This type of application will be decided by^{*}: ☐ City Staff
OR at a public meeting or hearing by:
☐ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)
☐ Landmarks Commission (LC) ☒ Environmental Planning Commission (EPC)
☐ City Council

6. Where more information about the project can be found^{4*}:

Please contact Jackie Fishman, fishman@consensusplanning.com or Charlene Johnson, johnson@consensusplanning.com or
(505) 764-9801

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

1. Zone Atlas Page(s)^{5*} H-11-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:
☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation:

No deviations, variances, or waivers are being requested.

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: ☒ Yes ☐ No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

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

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

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

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

*Existing Site Development Plan for Subdivision proposed for a Major Amendment is attached.

Additional Information:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] .6464 acres
- b. IDO Zone District Mixed Use-Moderate (MX-M) / Previous zone - Planned Development (PD)
- c. Overlay Zone(s) [if applicable] Coors Boulevard - CPO 2
- d. Center or Corridor Area [if applicable] Coors Boulevard Major Transit Corridor

2. Current Land Use(s) [vacant, if none] Vacant

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: SR Marmon Neighborhood Association [Other Neighborhood Associations, if any]

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

From: Carmona, Delaina L.
To: Charlene Johnson
Subject: 9999 57th Street NW between Quail Rd and 57th Street Neighborhood Meeting Inquiry
Date: Tuesday, February 22, 2022 12:11:51 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image007.png

Dear Applicant:

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

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	ekhaley@comcast.net	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120		5058982114

PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit: <https://www.cabq.gov/planning/urban-design-development/public-notice>. The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf. The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>

Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>



Delaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dlcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org <webmaster=cabq.gov@mailgun.org> **On Behalf Of** webmaster@cabq.gov
Sent: Monday, February 21, 2022 8:03 AM
To: Office of Neighborhood Coordination <johnson@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

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

Neighborhood Meeting Inquiry For:
Environmental Planning Commission
If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:
Contact Name
Charlene Johnson
Telephone Number
505 764-9801
Email Address
johnson@consensusplanning.com
Company Name
Consensus Planning, Inc.
Company Address
302 8th Street, NW
City
Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

Tract C-1-B Plat of Tracts C-1-A & C-1-B Albuquerque West containing .6464 acres

Physical address of subject site:

99999 57th Street NW

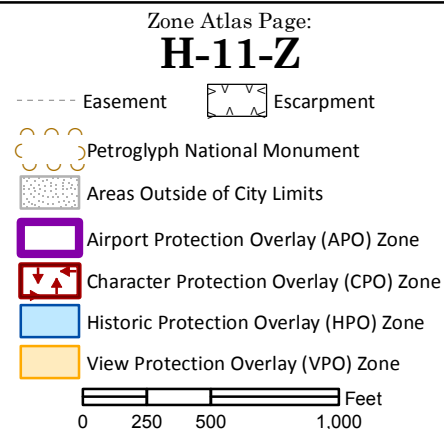
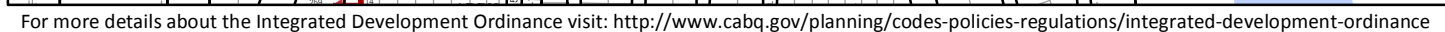
Subject site cross streets:

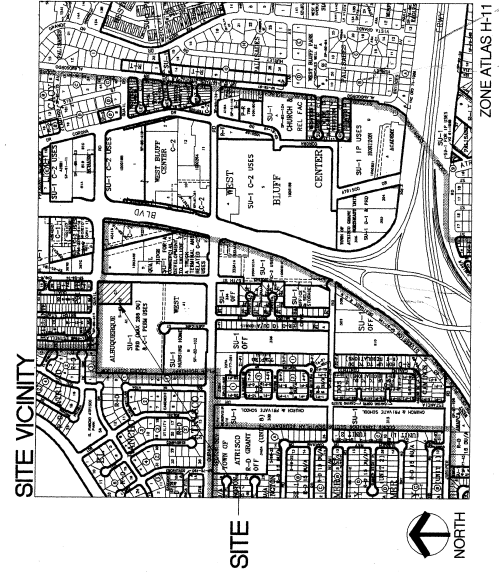
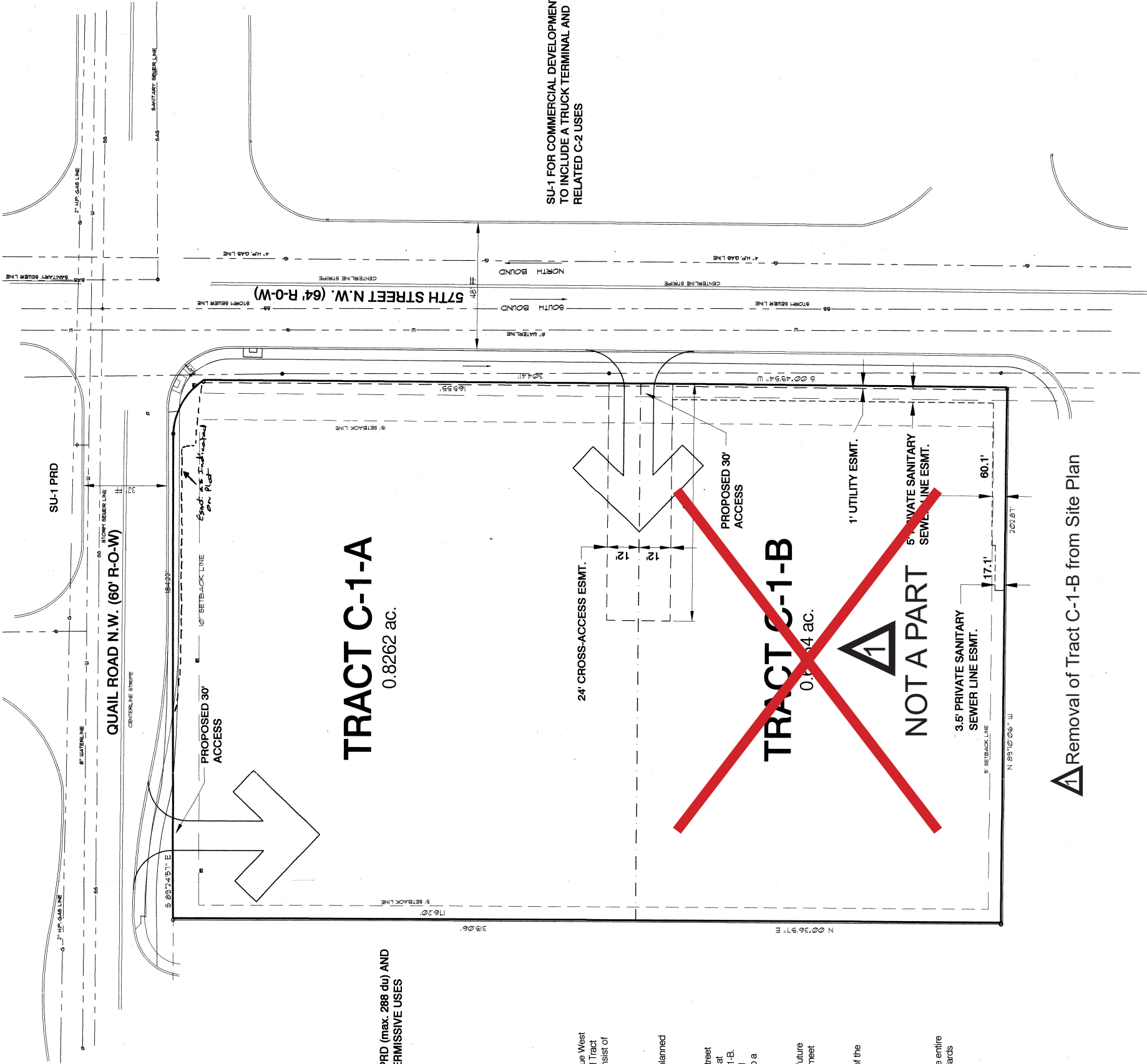
Quail Rd and 57th Street

Other subject site identifiers:

This site is located on the following zone atlas page:

H-11-Z





SU-1 PRD (max. 288 du) AND
C-1 PERMISSIVE USES

TRACT C-1-A
0.8262 ac.

SU-1 FOR COMMERCIAL DEVELOPMENT
TO INCLUDE A TRUCK TERMINAL AND
RELATED C-2 USES

Site:
The Site is composed of one 1.4726 acre tract, Tract C-1, Albuquerque West Subdivision. Upon platting two tracts will be created, Tract C-1-A and Tract C-1-B. Tract C-1-A will consist of .8262 acres and Tract C-1-B will consist of .6464 acres. Zoning for the site is SU-1 PRD (Max 288 du) and C-1 Permissive Uses.

Proposed Use:
Tract C-1-A is proposed as an AutoZone retail store. Tract C-1-A is planned for neighborhood commercial uses per the C-1 zone.

Pedestrian and Vehicular Ingress and Egress:
Access is proposed to both Tract C-1-A and Tract C-1-B from 57th Street through a shared 24 foot private access easement to be established at platting. Additional access is proposed from Quail Road for Tract C-1-B. Pedestrian access will be provided in accordance with City plans and policies. Pedestrian access for Tract C-1-A is proposed to connect to a 4-foot sidewalk along 57th Street.

Internal Circulation Requirements:
Internal pedestrian and vehicular circulation shall be provided in any future Site Plans for Building Permit. All internal circulation standards shall meet City requirements.

Building Height and Setbacks:
Building height and setbacks shall be consistent with the provisions of the C-1 Zone.

Maximum FAR:
A maximum .30 FAR shall be allowed

Landscape Plan:
The Design Standards (see Sheet 2) provide landscape criteria for the entire site. Subsequent landscape plans shall be consistent with City standards and policies regarding water conservation contained in the City Comprehensive Zoning Code.

PROJECT NUMBER: 1001763
Application Number: 04EPC-01716 / 05 DRB 00061

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated December 17, 2004 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes (X) 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.

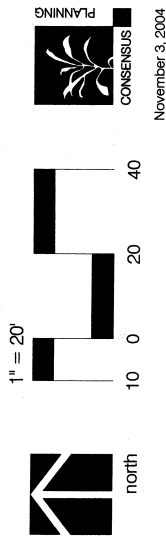
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>[Signature]</i>	1-26-05
Public Engineering, Transportation Division	Date
<i>[Signature]</i>	1-26-05
Utilities Department	Date
<i>[Signature]</i>	1-26-05
Parks and Recreation Department	Date
<i>[Signature]</i>	1-26-05
City Engineer	Date
<i>[Signature]</i>	1-26-05
DRB Chairperson, Planning Department	Date

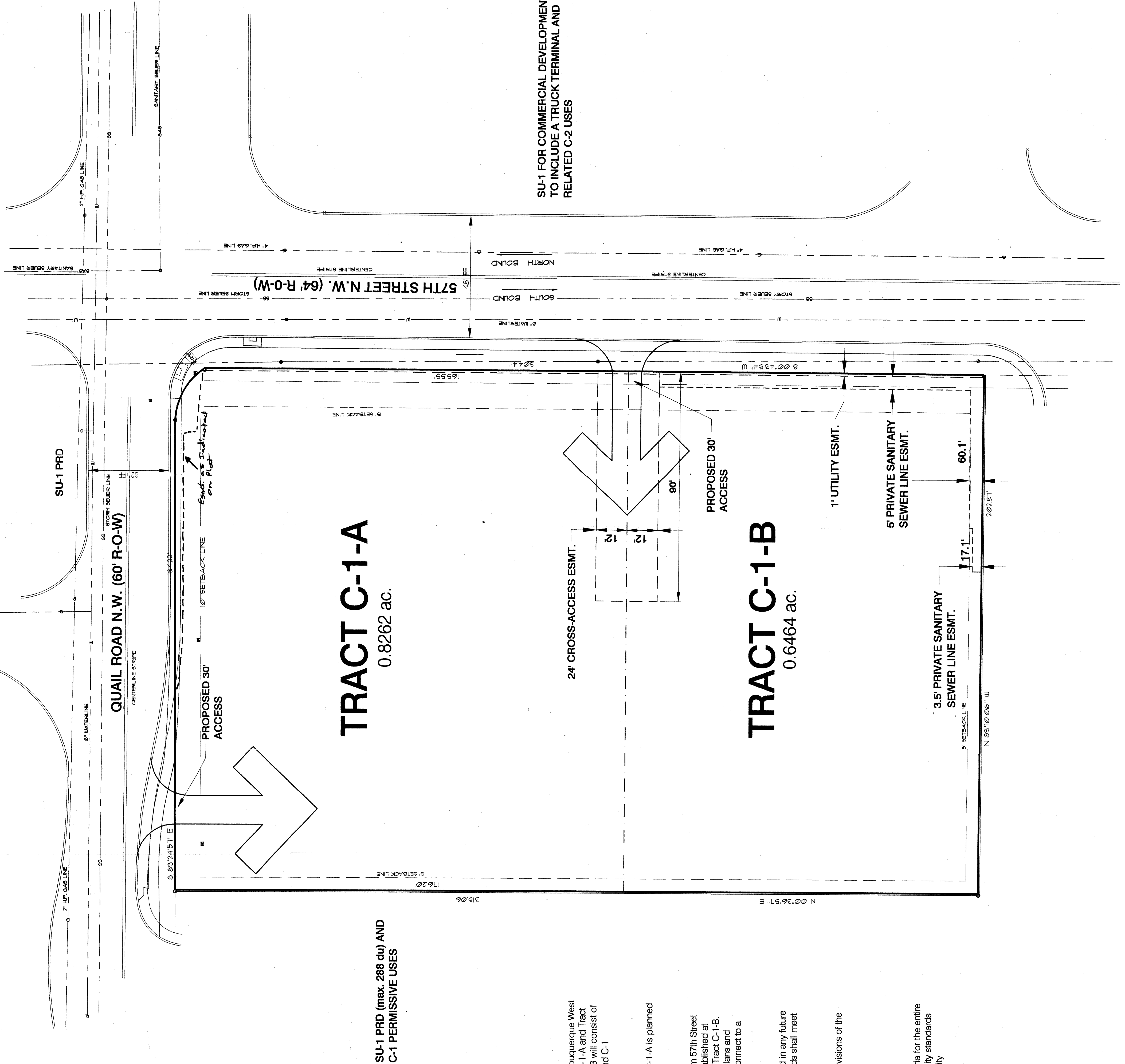
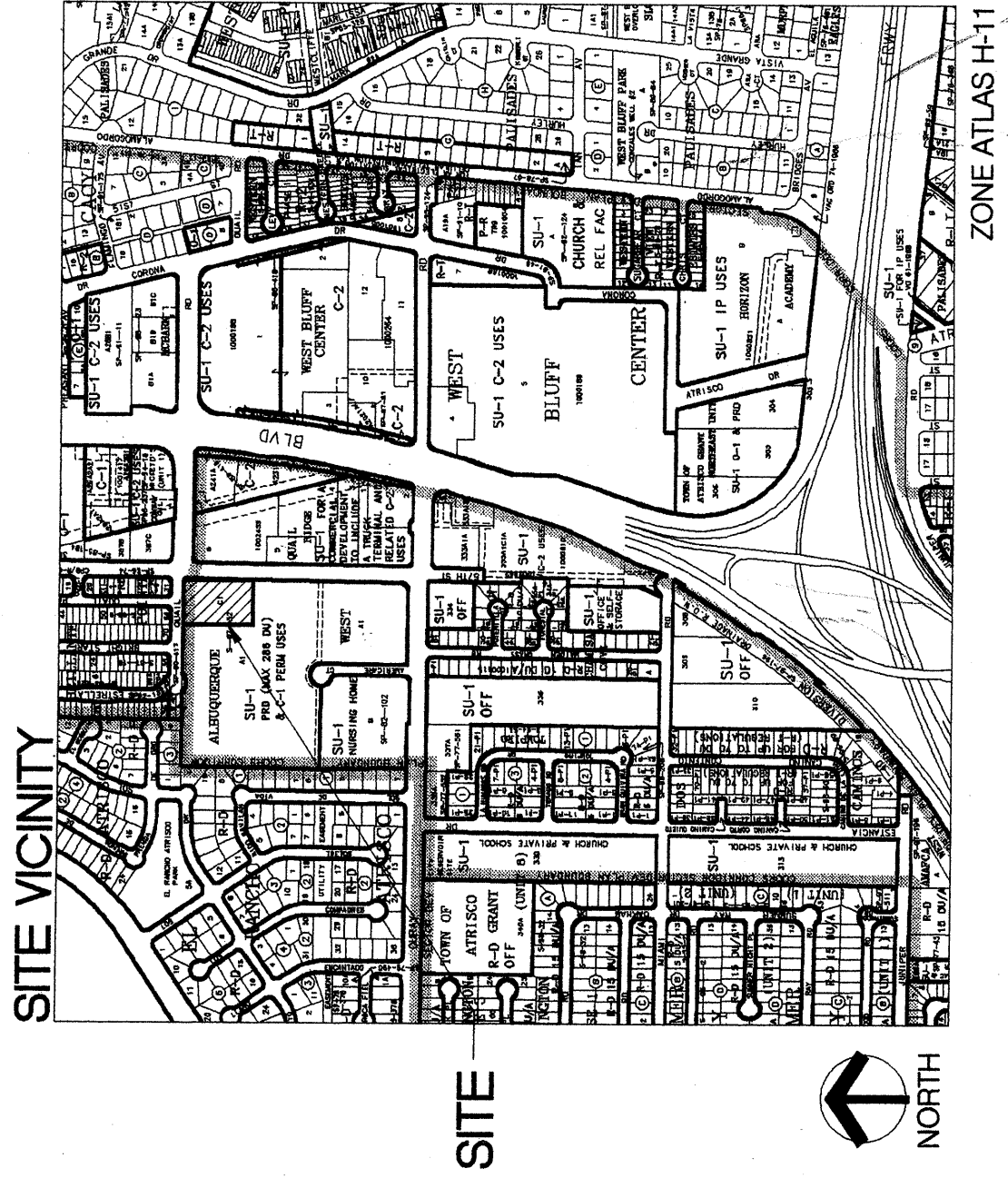
Site Development Plan for Subdivision AutoZone

Prepared for:
AutoZone, Inc.
Design Department #8320
123 S. Front Street
Memphis, TN 38103

Prepared by:
Consensus Planning, Inc.
924 Park Avenue SW
Albuquerque, NM 87102



November 3, 2004



SU-1 PRD (max. 288 du) AND
C-1 PERMISSIVE USES

Site:
The Site is composed of one 1.4726 acre tract, Tract C-1, Albuquerque West Subdivision. Upon platting two tracts will be created: Tract C-1-A and Tract C-1-B. Tract C-1-A will consist of .8262 acres and Tract C-1-B will consist of .6464 acres. Zoning for the site is SU-1 PRD (Max 288 du) and C-1 Permissive Uses.

Proposed Use:
Tract C-1-A is proposed as an AutoZone retail store. Tract C-1-A is planned for neighborhood commercial uses per the C-1 zone.

Pedestrian and Vehicular Ingress and Egress:
Access is proposed to both Tract C-1-A and Tract C-1-B from 57th Street through a shared 24 foot private access easement to be established at platting. Additional access is proposed from Quail Road for Tract C-1-B. Pedestrian access will be provided in accordance with City plans and policies. Pedestrian access for Tract C-1-A is proposed to connect to a 4-foot sidewalk along 57th Street.

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Internal pedestrian and vehicular circulation shall be provided in any future Site Plans for Building Permit. All internal circulation standards shall meet City requirements.

Building Height and Setbacks:
Building height and setbacks shall be consistent with the provisions of the C-1 Zone.

Maximum FAR:
A maximum .30 FAR shall be allowed

Landscape Plan:
The Design Standards (see Sheet 2) provide landscape criteria for the entire site. Subsequent landscape plans shall be consistent with City standards and policies regarding water conservation contained in the City Comprehensive Zoning Code.

SU-1 FOR COMMERCIAL DEVELOPMENT
TO INCLUDE A TRUCK TERMINAL AND
RELATED C-2 USES

PROJECT NUMBER: 1001763
Application Number: MEPC-01716 /05 DRB 00064

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated December 17, 2004 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes (X) 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.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

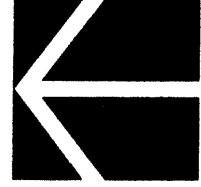
<i>[Signature]</i>	1.20.05
Transportation Division	Date
<i>[Signature]</i>	1.26.05
Utilities Development	Date
<i>[Signature]</i>	1.26.05
Parks and Recreation Department	Date
<i>[Signature]</i>	1.26.05
City Engineer	Date
<i>[Signature]</i>	1.26.05
DRB Chairperson, Planning Department	Date

Site Development Plan for Subdivision AutoZone

Prepared for:
AutoZone, Inc.
Design Department #8320
123 S. Front Street
Memphis, TN 38103

Prepared by:
Consensus Planning, Inc.
924 Park Avenue SW
Albuquerque, NM 87102

1" = 20'



north



10 0 20 40



CONSENSUS

November 3, 2004

DESIGN STANDARDS

INTRODUCTION

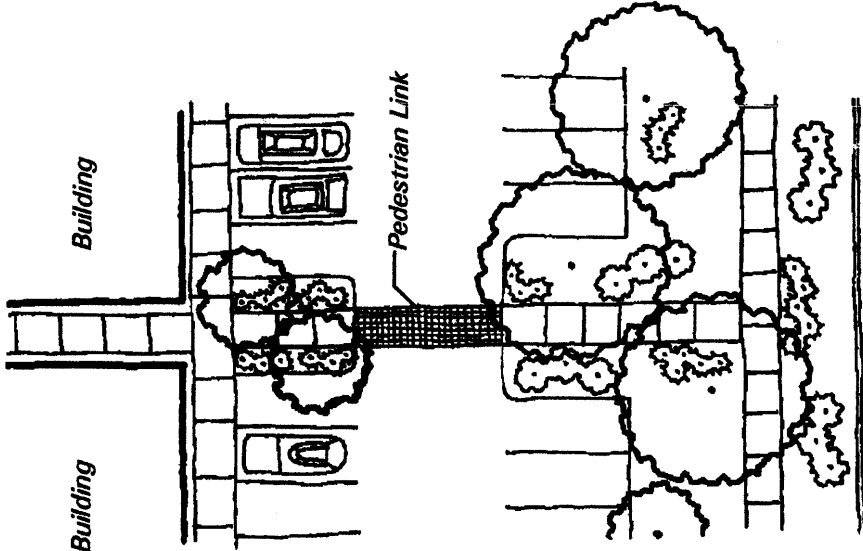
These Design Standards provide a framework to assist developers and designers to understand the Owner's goals and objectives for high quality development. These standards address the issues of streetscape, landscape, setbacks, site planning/architecture, signage and lighting that will create the visual image desired for development on Tract C-1, Albuquerque West Subdivision. These standards are to be used as a supplement to the City of Albuquerque Comprehensive City Zoning Code and other pertinent City planning documents. In cases where these standards are not consistent with City regulations, the more stringent standards shall.

STREETSCAPE

The intent is to create a visually attractive and inviting streetscape. The effective use of screening devices at service functions such as parking lots, loading areas, refuse collection, and delivery/storage areas is essential in order to link their adverse visual impact on surrounding developments and to create a pleasing streetscape environment. The guidelines established the landscape and setback sections will provide the primary means to screening objectionable views and activities.

Standards:

- Pedestrian links between parking areas and buildings shall be clearly visible and highlighted with signage and different paving material or painted striping.
- Pedestrian pathways shall be provided to connect buildings on-site and to the adjacent streets.
- Trees shall be provided along pathways at an average spacing of 30 feet.
- All pedestrian pathways (sidewalks and trails) shall be designed to be accessible to the handicapped (see Americans with Disabilities Act criteria for barrier free design).



Pedestrian links shall be provided to connect buildings on-site and to the adjacent streets

LANDSCAPE

The landscape guidelines are intended to assist property owners in the development of an attractive streetscape and to help buffer non-residential uses from residential uses. The plant materials selected should primarily be water conservative species. Landscape plans should employ xeriscape design principles. These guidelines are to be used as a supplement to the requirements in the City Water Conservation Landscaping and Water Waste Ordinance, the Pollen Ordinance, and other landscape regulations included in the City of Albuquerque Comprehensive Zoning Code.

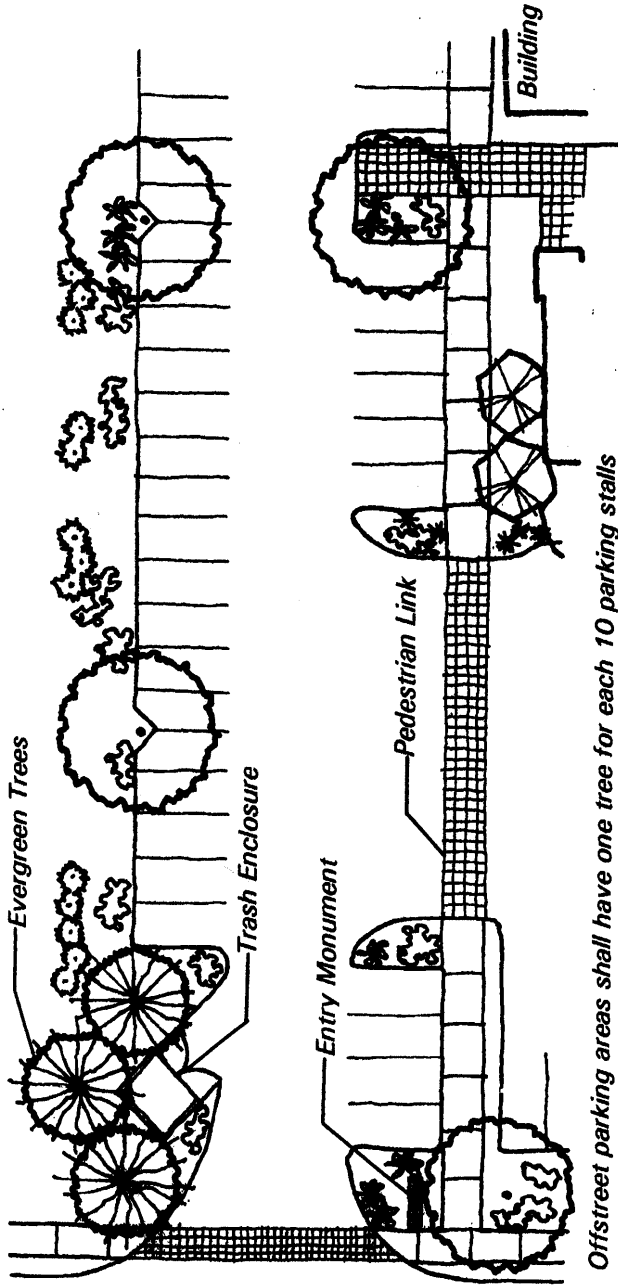
Standards:

Landscape Buffers

- Landscape materials shall be used as a transition between this commercial site and residential properties to the south and west.

Frequency of Plantings, Installation, and Size

- To shade and mitigate the negative visual impact of large expanses of pavement, off-street parking areas shall have one tree for each 10 parking stalls with no stall being more than 100 feet from a tree trunk. A minimum of 75 percent of the required parking area trees shall be deciduous and have a mature canopy of at least 25 feet.
- A minimum of 15 percent of the site area (excluding the building square footage) shall be devoted to landscape materials, with an emphasis placed on streetside exposure.
- Landscape areas shall be a minimum of 25 square feet and a minimum width of 5 feet, except where trees are planted, then they shall be a minimum of 36 sf and a minimum width of 6 feet.
- Seventy-five percent of the required landscape area shall be covered with live organic materials consistent with the City of Albuquerque Comprehensive Zoning Code.
- All planting areas not covered with turf or live organic materials shall have a ground topping of crushed rock, river rock, or similar material that extends completely under the plant material.



Offstreet parking areas shall have one tree for each 10 parking stalls

- Disturbed or man-made slopes shall receive erosion control by use of plant material, revegetative seed mix, or similar landscape treatment which prevents soil erosion.
- An automatic underground irrigation system is required to support all required landscaping. Irrigation components should be checked periodically to ensure maximum efficiency.

- Appropriate landscape headers shall be used to separate the turf and groundcover areas. Headers should be 6" x 6" concrete, brick, or steel construction, or other material compatible with the landscape concept.

Suggested Plant Palette

Street Trees

Ash varieties
Austrian Pine
Chinese Pistache
Flowering Plum varieties
Prunus spp.

General Use Plant Materials:

Trees

Chilopsis linearis
Chitalpa
Foresteria neomexicana
Fraxinus spp.
Gleditsia spp.
Koelerutera paniculata
Pinus nigra
Platanus acerifolia
Pyrus calleryana
Vitex agnus - castus

Shrubs, Groundcovers, Flowers, and Vines

Artemisia filifolia
Artemisia tridentata
Baccharis pilularis
Caesalpinia gilliesii
Caryopteris clandonensis
Chrysothamnus nauseosus
Cotoneaster spp.
Dalea spp.
Hesperaloe parviflora
Juniperus chinensis spp.
Lonicera japonica 'Halliana'
Perovskia atriplicifolia
Photinia fraseri
Potentilla fruticosa
Raphiolepis indica
Rhus trilobata
Rosmarinus officinalis
Salvia greggii

Ornamental Grasses
Miscanthus sinensis
Muhlenbergia spp.
Pennisetum spp.
Sclipa tenuissima

SETBACKS

The use of building and parking area setbacks provides space for the creation of visually attractive streetscapes and will help ensure the Project's aesthetic appeal. Areas within these setbacks shall include pedestrian walkways, screening elements, and landscaping.

Standards:

All building setbacks and parking area setbacks will be consistent with C-1 setback standards.

SITE PLANNING/ARCHITECTURE

Site Planning Standards:

In order to encourage a pedestrian-friendly environment within the development, special attention should be paid to the relationship between buildings and streets. Pedestrian activity is encouraged where pedestrian connections between the structures and the street are clearly identified and inviting.

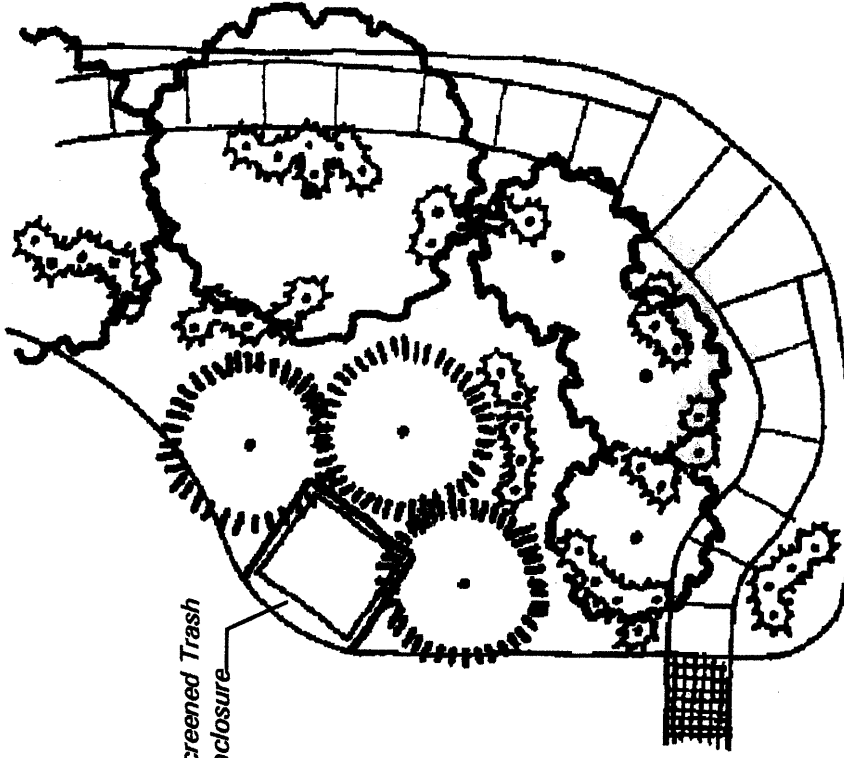
- All non-residential buildings shall comply with Section 14-16-3-18, General Building and Site Design Regulations for non-residential uses of the Comprehensive City Zoning Code.
- Structures and on-site circulation systems shall be located to minimize pedestrian/vehicle conflicts. Pedestrian access shall be provided to link structures to pedestrian pathways.
- Sidewalks along the entry facade of all buildings shall be a minimum of 8 feet wide with a minimum 6 foot wide clear path.
- The maximum number of parking spaces shall be the minimum number required by the Zoning Code, plus 10 percent.

- Parking areas shall be broken up through the use of convenient and logical pedestrian connections.

- Entryways shall be clearly defined and linked to the pedestrian pathways.

- No refuse collection areas shall be allowed between any street and building front. All refuse containers shall be screened within a minimum of a 6 foot tall enclosure that is large enough to contain all refuse generated between collections. The design and materials for refuse collection enclosures shall be compatible with the architectural theme of the site.

- Parking areas shall be screened from adjacent streets and properties by providing a landscape strip between parking lots and public rights-of-way. The landscape materials shall be screened within a minimum of a 6 foot tall enclosure that is large enough to contain all refuse generated between collections.



All refuse containers shall be screened within a minimum of a 6 foot tall enclosure that is large enough to contain all refuse generated between collections.

scape strip along the front of the property shall be a minimum of 10 feet in width. The landscape strip along the side of the property shall have an average width of six feet. Front and side landscape strips shall be designed with a combination of plant materials, walls or fences, and/or earthen berms.

- Transformers, utility pads, and telephone boxes shall be appropriately screened with architecturally integrated walls and/or plant materials when viewed from the public right-of-way. Screening materials shall not limit access for maintenance purposes by utility companies.
- The heated enclosure for above-ground back flow prevention devices shall be constructed of materials compatible with the architectural materials used for the building. If pre-fabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or plant materials.
- All walls shall be designed in accordance with the City of Albuquerque Wall Regulations contained in the City Comprehensive Zoning Code, Section 14-16-3-19.

Architectural Standards:

Specific architectural style shall not be dictated. The design should demonstrate a high quality aesthetic character throughout the site. Architectural design should respond to local climate, views, solar access, and aesthetic considerations.

- Buildings and structures shall comply with all City Zoning and Building Codes.
- The maximum building height shall be in compliance with the C-1 zone per Section 14-2-16-16 of the City of Albuquerque Comprehensive Zoning Code.

- Building design and construction should be used to create a structure that is attractive on all sides, rather than placing all emphasis on the front elevation of the structure. Finished building materials shall be applied to all exterior sides of buildings and structures.

- Businesses with drive-thru facilities shall provide canopies which are architecturally tied to the building.

- Any accessory buildings and enclosures, whether attached or detached from the main building, shall be of compatible design and materials.

- All rooftop equipment shall be screened from the public view by materials of the same nature as the basic materials of the building. The building parapet shall be the same height or taller than all rooftop equipment.

- Pre-engineered metal buildings with masonry or equivalent skin applied to facades are prohibited.

- Design elements that are undesirable and prohibited include:

- Highly reflective surfaces
- Exposed, untreated precision block walls
- Chain link fencing, barbed wire, or concertina wire
- Attached mansard roofs on small portions of the roofline
- Corrugated metal (metal roofs are exempt)
- Plastic/vinyl facias or awnings
- Plastic/vinyl fencing

- Streetside facades shall have varied setbacks with wall planes not running in one continuous direction for more than 100-feet without a change in architectural treatment. The staggering of planes is important to create pockets of light and shadow, and to provide relief from monotonous expanses of building facade.

- Any cellular communication towers/facilities proposed for the site shall be architecturally integrated into the site.

- No outdoor loudspeakers and paging systems are allowed.

SIGNAGE

These signage standards were developed to regulate the size, location, type, and quality of sign elements within the development. They are to be used in conjunction with the C-1 zone per Section 14-2-16-16 of the City of Albuquerque Comprehensive Zoning Code. Where there is conflict between these guidelines and City regulations, the more restrictive shall apply.

A properly implemented signage program will serve several important functions:

- Direct and inform visitors
- Provide circulation requirements and restrictions
- Provide for public safety and minimize confusion of traffic control
- Complement the visual character of the area

Standards:

- Free-standing monument style signs are encouraged.
- No sign shall overhang the public right-of-way or extend above the building roof line.
- One free-standing, two-sided sign is allowed for any one premise with street frontage. Free-standing signs are limited to a maximum sign face of 75 square feet.

- Facade mounted signs shall not exceed 6 percent of the facade area to which it is attached. Sign letters shall be channelized, neon, or painted. Backlit illuminated panels are not allowed, except for company/business logos.

- No additional off-premise signs are allowed except for traffic safety signs, street signs, or location markers or directory maps.

- All signage shall be designed to be consistent with and complement the materials, color, and the architectural style of the building or site location.

- Free-standing signs shall be placed at the back of the public right-of-way line and outside of the safety vision triangle at all entries and intersections.

- No signage is allowed that uses flashing, oscillating, occultating, revolving, blinking, or audible devices. No banners, pennants, ribbons, or streamers are allowed except for thematic special events and with prior approval by City of Albuquerque Zoning Department.

- Free-standing signs shall be designed that do not require any external bracing, angle-iron supports, guy wires or similar devices. Pole-mounted signs are not allowed.

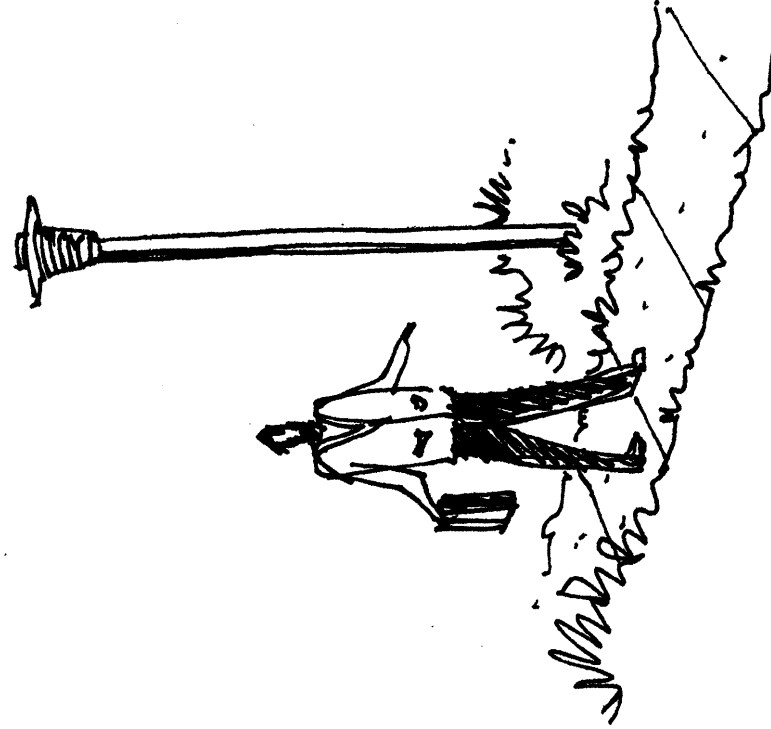
- No lighted signs shall be placed on facades that are visible from residential areas.

LIGHTING

In order to enhance the safety, security, and visual aesthetics, careful consideration must be given to lighting design and preservation of a dark "night sky". Due to the nature of this site and its relationship to the residential area to the east and south, screening of light spillage to the east and south requires special attention.

Standards:

- Placement of fixtures and standards shall conform to state and local safety and illumination requirements.
- Individual site lighting standards shall blend with the architectural character of the building and other site fixtures.
- Search lights, spotlights, and floodlights are prohibited.
- All lights shall be shielded source to prevent spillage onto adjoining properties or light pollution of the existing "dark sky" and equipped with automatic timing devices. Cobra and sodium lights are prohibited at this site.
- All outdoor light fixtures shall remain off between 11:00 p.m. and sunrise except for security purposes or to illuminate walkways, driveways, equipment yards, and parking lots.
- Outdoor light poles shall not exceed 16 feet in height within 100' of the adjacent residential zones. Public streetlight poles are exempt from this height requirement.
- All lighting on the site shall be fully shielded, cut-off lighting (shoebox) to minimize fugitive lighting and the bubs shall not extend past the housing. Additional shielding shall be provided for all lights northern edge of the property to provide additional screening for the adjacent residential areas.



The use of pedestrian scale lighting is encouraged to accent pedestrian zones.

Tract C-1 Albuquerque West Subdivision

Prepared for:
AutoZone, Inc.
Design Department #8320
123 S Front Street
Memphis, TN 38103

Prepared by:
Consensus Planning, Inc.
924 Park Avenue SW
Albuquerque, NM 87102



CONSENSUS

January 11, 2005

Sheet 2 of 2

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



PART I - PROCESS

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Site Plan EPC - Major Amendment

Decision-making Body: Environmental Planning Commission (EPC)

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood 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: 99999 57th Street NW

Name of property owner: Lava Partners

Name of applicant: Jackie Fishman, Principal, Consensus Planning (Agent)/Gary Hines (Applicant)

Date, time, and place of public meeting or hearing, if applicable: EPC Hearing to be held on
Thursday, April 21, 2022, starting at 8:30 AM

Address, phone number, or website for additional information: Jackie Fishman, fishman@consensusplanning.com or
Charlene Johnson, johnson@consensusplanning.com or (505) 764-9801

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

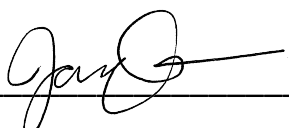
☒ Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if applicable. None requested by Neighborhood Associations.

☒ Summary of request, including explanations of deviations, variances, or waivers.

**IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO
[SUBSECTION 14-16-6-4\(K\)](#) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.**

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

 (Applicant signature) March 10, 2022 (Date)

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

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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

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

☒ a. Location of proposed buildings and landscape areas.

☒ b. Access and circulation for vehicles and pedestrians.

☒ c. Maximum height of any proposed structures, with building elevations.

☒ d. For residential development: Maximum number of proposed dwelling units.

☒ e. For non-residential development:

☒ Total gross floor area of proposed project.

☒ Gross floor area for each proposed use.

* Existing Site Plan for Subdivision for proposed Major Amendment is attached.

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

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

Date of Notice*: March 9, 2022

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

Neighborhood Association (NA)*: See attached Public Notice Inquiry

Name of NA Representative*: See attached Public Notice Inquiry

Email Address* or Mailing Address* of NA Representative¹: See attached Public Notice Inquiry

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

1. Subject Property Address* 99999 57th Street NW
Location Description Vacant lot on southwest corner of 57th Street and Quail Road, NW
2. Property Owner* Lava Partners
3. Agent/Applicant* [if applicable] Jackie Fishman, Principal, Consensus Planning (Agent)/Gary Hines (Applicant)
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☒ Site Plan Major Amendment to an existing Site Development Plan for Subdivision
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²*:

The Applicant is requesting a Major Amendment to the existing Site Development Plan for Subdivision (PR#1001763).

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

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

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

- ☐ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)
☐ Landmarks Commission (LC) ☒ Environmental Planning Commission (EPC)

Date/Time*: Thursday, April 21, 2022, starting at 8:30 AM

Location*³: Online meeting via Zoom unless otherwise noted by the EPC.

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*⁴:

Please contact Jackie Fishman, fishman@consensusplanning.com or Charlene Johnson, johnson@consensusplanning.com or

(505) 764-9801

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

1. Zone Atlas Page(s)*⁵ H-11-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

- ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation*:

No deviations, variances, or waivers are requested.

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

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

None requested by Neighborhood Associations.

³ Physical address or Zoom link

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

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

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

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

N/A 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.

*Existing Site Development Plan for Subdivision proposed for a Major Amendment is attached.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] .6464 acres
 2. IDO Zone District Mixed Use-Moderate (MX-M)
 3. Overlay Zone(s) [if applicable] Coors Boulevavrd - CPO 2
 4. Center or Corridor Area [if applicable] Coors Boulevard Major Transit Corridor
- Current Land Use(s) [vacant, if none] Vacant

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: SR Marmon Neighborhood Association [Other Neighborhood Associations, if any]

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

From: Carmona, Delaina L.
To: Charlene Johnson
Subject: 9999 57th Street NW between Quail Rd and 57th Street Neighborhood Meeting Inquiry
Date: Tuesday, February 22, 2022 12:11:51 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image007.png

Dear Applicant:

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

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	ekhaley@comcast.net	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120		5058982114

PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit: <https://www.cabq.gov/planning/urban-design-development/public-notice>. The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf. The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>

Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>



Delaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dlcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org <webmaster=cabq.gov@mailgun.org> **On Behalf Of** webmaster@cabq.gov
Sent: Monday, February 21, 2022 8:03 AM
To: Office of Neighborhood Coordination <johnson@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

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

Neighborhood Meeting Inquiry For:
Environmental Planning Commission
If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:
Contact Name
Charlene Johnson
Telephone Number
505 764-9801
Email Address
johnson@consensusplanning.com
Company Name
Consensus Planning, Inc.
Company Address
302 8th Street, NW
City
Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

Tract C-1-B Plat of Tracts C-1-A & C-1-B Albuquerque West containing .6464 acres

Physical address of subject site:

99999 57th Street NW

Subject site cross streets:

Quail Rd and 57th Street

Other subject site identifiers:

This site is located on the following zone atlas page:

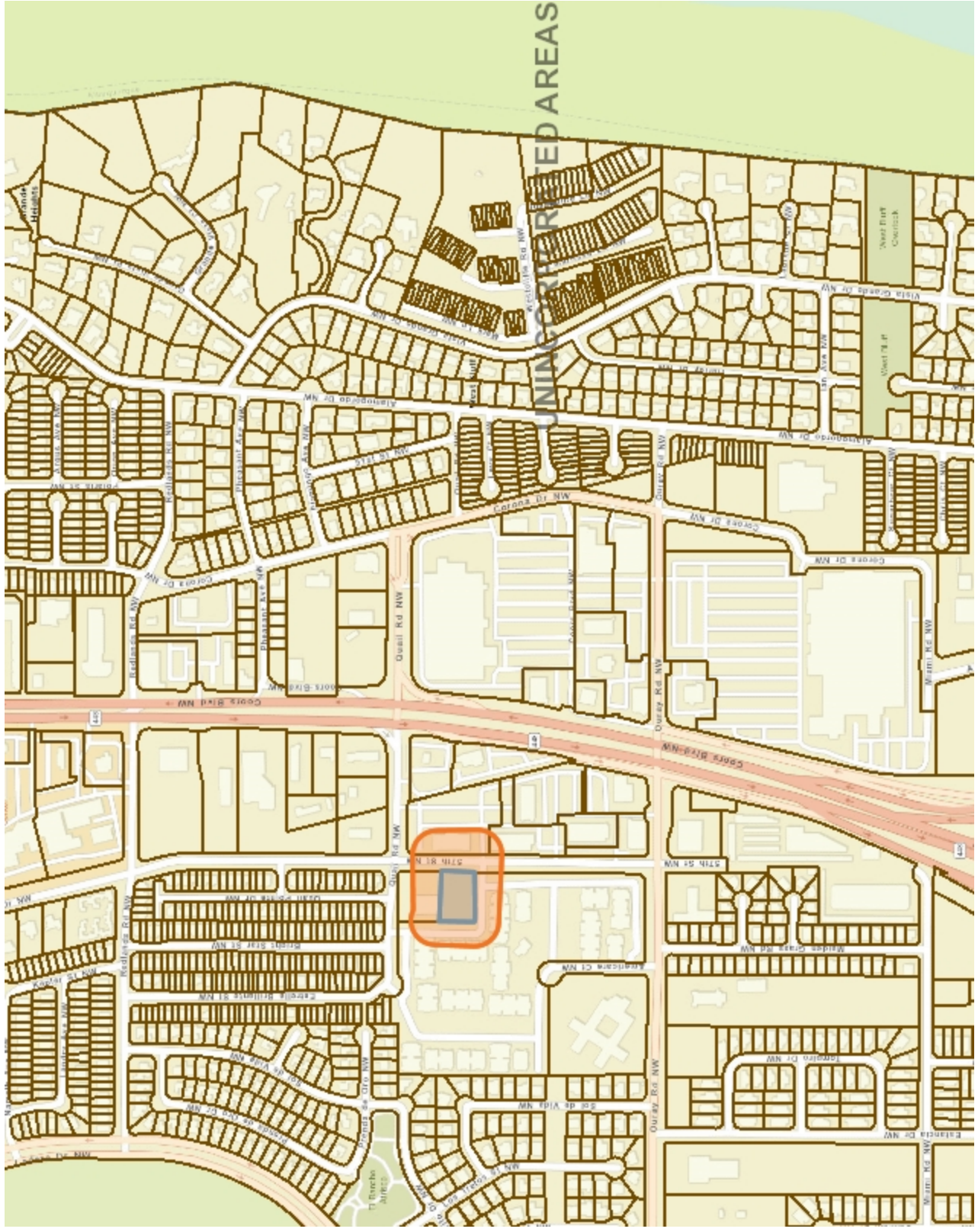
H-11-Z



100-foot buffer - 57th and Quail NW

Legend

- Bernalillo County Parcels
- Municipal Limits
 - Corrales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED
- World Street Map



Notes

1,202 0 601 1,202 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
3/9/2022

© City of Albuquerque

1: 7,212

THIS MAP IS NOT TO BE USED FOR NAVIGATION

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

Property Owner Addresses - 57th and Quail NW

Owner	Owner Address	Owner Address 2
LAVA PARTNERS	9608 TANOAN DR NE	ALBUQUERQUE NM 87111-5837
AUTO ZONE STORES INC C/O DEPT 8700	PO BOX 2198	MEMPHIS TN 38101-2198
JUAREZ ALBCOORS LLC	5207 SAN MATEO BLVD NE	ALBUQUERQUE NM 87109-2414
QUAIL PLAZA PARTNERS LLC	1155 KELLY JOHNSON BLVD SUITE 302	COLORADO SPRINGS CO 80920-3932
CR VILLA HERMOSA COMMUNITIES LLC	444 W BEECH ST SUITE 300	SAN DIEGO CA 92101-2942

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



PART I - PROCESS

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Site Plan EPC - Major Amendment

Decision-making Body: Environmental Planning Commission (EPC)

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood 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: 99999 57th Street NW

Name of property owner: Lava Partners

Name of applicant: Jackie Fishman, Principal, Consensus Planning (Agent)/Gary Hines (Applicant)

Date, time, and place of public meeting or hearing, if applicable: EPC Hearing to be held on
Thursday, April 21, 2022, starting at 8:30 AM

Address, phone number, or website for additional information: Jackie Fishman, fishman@consensusplanning.com or
Charlene Johnson, johnson@consensusplanning.com or (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 applicable. None requested by Neighborhood Associations.

☒ Summary of request, including explanations of deviations, variances, or waivers.

**IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO
[SUBSECTION 14-16-6-4\(K\)](#) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.**

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

 (Applicant signature) March 10, 2022 (Date)

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

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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

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

☒ a. Location of proposed buildings and landscape areas.

☒ b. Access and circulation for vehicles and pedestrians.

☒ c. Maximum height of any proposed structures, with building elevations.

☒ d. For residential development: Maximum number of proposed dwelling units.

☒ e. For non-residential development:

☒ Total gross floor area of proposed project.

☒ Gross floor area for each proposed use.

* Existing Site Plan for Subdivision for proposed Major Amendment is attached.

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

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

Date of Notice*: March 10, 2022

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

Property Owner within 100 feet*: _____

Mailing Address*: _____

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

1. Subject Property Address* 99999 57th Street NW
Location Description Vacant lot on southwest corner of 57th Street and Quail Road, NW
2. Property Owner* Lava Partners
3. Agent/Applicant* *[if applicable]* Jacqueline Fishman, AICP, Principal, Consensus Planning, Inc.
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☒ Site Plan Major Amendment to an existing Site Development Plan for Subdivision
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request¹*: _____

The Applicant is requesting a Major Amendment to the existing Site Development Plan for Subdivision
(PR#1001763).

5. This application will be decided at a public meeting or hearing by*:
- | | |
|--|---|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input type="checkbox"/> Development Review Board (DRB) |
| <input type="checkbox"/> Landmarks Commission (LC) | <input checked="" type="checkbox"/> Environmental Planning Commission (EPC) |

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

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

Date/Time*: Thursday, April 21, 2022, starting at 8:30 AM

Location*²: Online meeting via Zoom unless otherwise noted by the EPC.

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*³:

Please contact Jackie Fishman, fishman@consensusplanning.com or Charlene Johnson, johnson@consensusplanning.com or

(505) 764-9801

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

1. Zone Atlas Page(s)*⁴ H-11-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

Explanation*:

No deviations, variances, or waivers are requested.

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

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

None requested by Neighborhood Associations.

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

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

² Physical address or Zoom link

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

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

N/A 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.

*Existing Site Development Plan for Subdivision proposed for a Major Amendment is attached.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] .6464 acres
 2. IDO Zone District Mixed Use-Moderate (MX-M)
 3. Overlay Zone(s) [if applicable] Coors Boulevard - CPO 2
 4. Center or Corridor Area [if applicable] Coors Boulevard Major Transit Corridor
- Current Land Use(s) [vacant, if none] Vacant
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

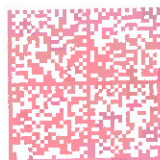
IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

anning, Inc.
et NW
NM 87102

FIRST-CLASS

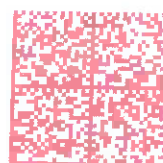


PITNEY BOWES
US POSTAGE
02 1P \$ 000.73⁰
0002118651 MAR 10 2022
MAILED FROM ZIP CODE 87102

AUTO ZONE STORES INC C/O DEPT
8700
PO BOX 2198
MEMPHIS TN 38101-2198

anning, Inc.
reet NW
, NM 87102

FIRST-CLASS

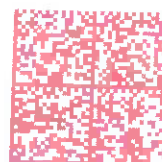


PITNEY BOWES
US POSTAGE
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0002118651 MAR 10 2022
MAILED FROM ZIP CODE 87102

QUAIL PLAZA PARTNERS LLC
1155 KELLY JOHNSON BLVD SUITE 302
COLORADO SPRINGS CO 80920-3932

Planning, Inc.
itreet NW
, NM 87102

FIRST-CLASS



PITNEY BOWES
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LAVA PARTNERS
9608 TANOAN DR NE
ALBUQUERQUE NM 87111-5837

s Planning, Inc.
Street NW
ue, NM 87102

JUAREZ ALBCOORS LLC
5207 SAN MATEO BLVD NE
ALBUQUERQUE NM 87109-2414

FIRST-CLASS

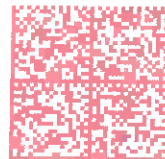


PITNEY BOWES
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0002118651 MAR 10 2022
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Planning, Inc.
Street NW
e, NM 87102

CR VILLA HERMOSA COMMUNITIES LLC
444 W BEECH ST SUITE 300
SAN DIEGO CA 92101-2942

FIRST-CLASS



PITNEY BOWES
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0002118651 MAR 10 2022
MAILED FROM ZIP CODE 87102

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from _____ To _____

5. REMOVAL

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

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

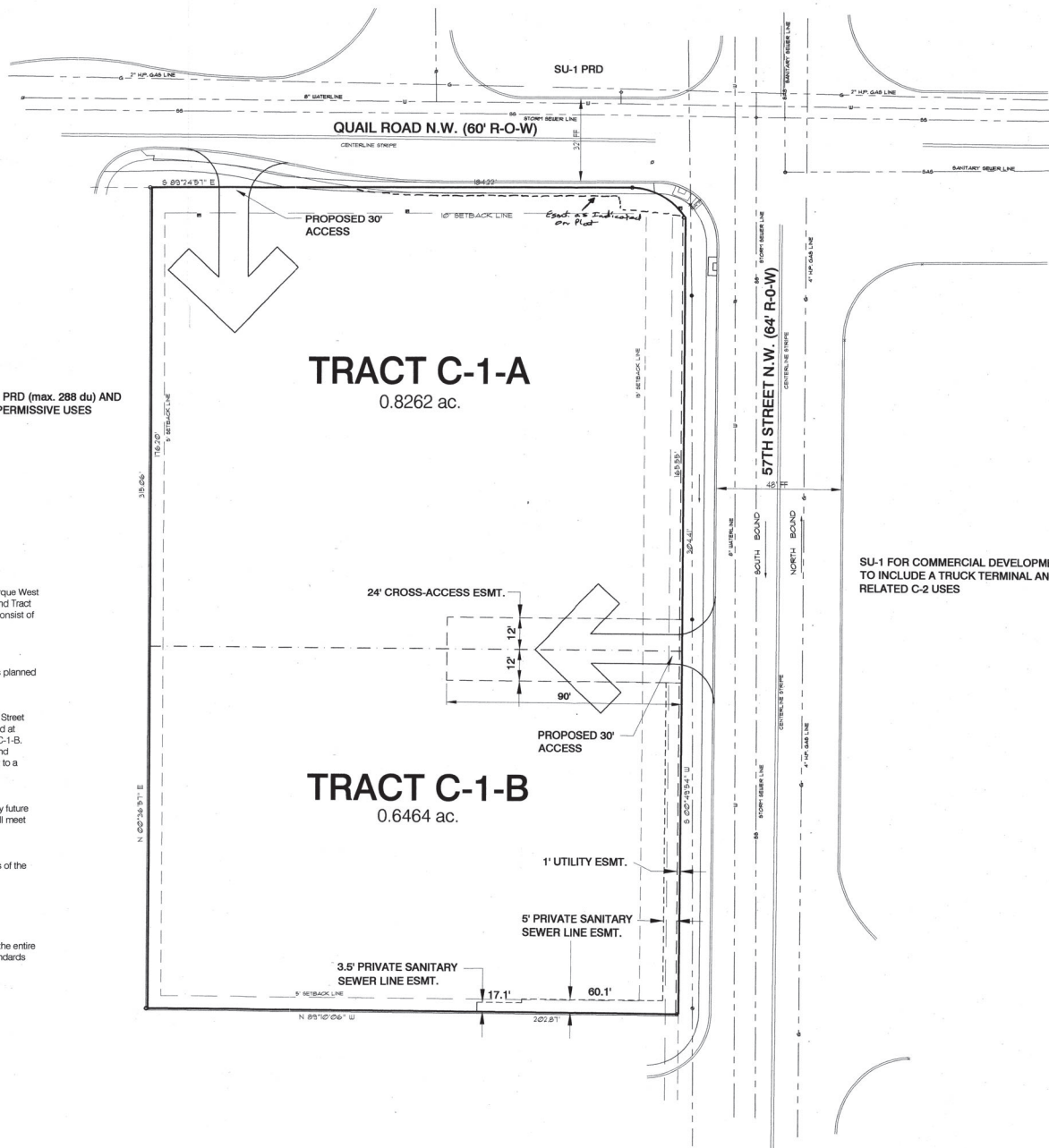
(Applicant or Agent)

(Date)

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

PROJECT NUMBER: _____

CONTROLLING SITE DEVELOPMENT PLAN



SITE VICINITY



SITE



PROJECT NUMBER: 1001763
Application Number: 04EPC-01716/05.DRB-00054

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated December 17, 2004 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes (X) No If yes, then a set of approved DPC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>[Signature]</i>	1-20-05
Transportation Division	Date
<i>[Signature]</i>	1-26-05
Utilities Division	Date
<i>[Signature]</i>	1-26-05
Parks and Recreation Department	Date
<i>[Signature]</i>	1-26-05
City Engineer	Date
<i>[Signature]</i>	1-26-05
DRB Chairperson, Planning Department	Date

Site:
The Site is composed of one 1.4726 acre tract, Tract C-1, Albuquerque West Subdivision. Upon platting two tracts will be created: Tract C-1-A and Tract C-1-B. Tract C-1-A will consist of .8262 acres and Tract C-1-B will consist of .6464 acres. Zoning for the site is SU-1 PRD (Max 288 du) and C-1 Permissive Uses.

Proposed Use:
Tract C-1-A is proposed as an AutoZone retail store. Tract C-1-B is planned for neighborhood commercial uses per the C-1 zone.

Pedestrian and Vehicular Ingress and Egress:
Access is proposed to both Tract C-1-A and Tract C-1-B from 57th Street through a shared 24 foot private access easement to be established at platting. Additional access is proposed from Quail Road for Tract C-1-B. Pedestrian access will be provided in accordance with City plans and policies. Pedestrian access for Tract C-1-A is proposed to connect to a 4-foot sidewalk along 57th Street.

Internal Circulation Requirements:
Internal pedestrian and vehicular circulation shall be provided in any future Site Plans for Building Permit. All internal circulation standards shall meet City requirements.

Building Height and Setbacks:
Building height and setbacks shall be consistent with the provisions of the C-1 Zone.

Maximum FAR:
A maximum .30 FAR shall be allowed

Landscape Plan:
The Design Standards (see Sheet 2) provide landscape criteria for the entire site. Subsequent landscape plans shall be consistent with City standards and policies regarding water conservation contained in the City Comprehensive Zoning Code.

SU-1 FOR COMMERCIAL DEVELOPMENT
TO INCLUDE A TRUCK TERMINAL AND
RELATED C-2 USES

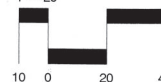
Site Development Plan for Subdivision AutoZone

Prepared for:
AutoZone, Inc.
Design Department #8320
123 S. Front Street
Memphis, TN 38103

Prepared by:
Consensus Planning, Inc.
924 Park Avenue SW
Albuquerque, NM 87102



1" = 20'



November 3, 2004

PROJECT 1001763

DESIGN STANDARDS

INTRODUCTION

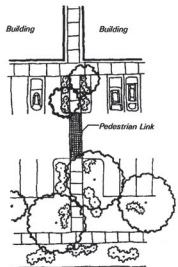
These Design Standards provide a framework to assist developers and designers to understand the Owner's goals and objectives for high quality development. These standards address the issues of streetscape, landscape, setbacks, site planning/architecture, signage and lighting that will create the visual image desired for development on Tract C-1, Albuquerque West Subdivision. These standards are to be used as a supplement to the City of Albuquerque Comprehensive City Zoning Code and other pertinent City planning documents. In cases where these standards are not consistent with City regulations, the more stringent standards shall.

STREETSCAPE

The intent is to create a visually attractive and inviting streetscape. The effective use of screening devices at service functions such as parking lots, loading areas, refuse collection, and delivery/istorage areas is essential in order to limit their adverse visual impact on surrounding developments and to create a pleasing streetscape environment. The guidelines established in the landscape and setback sections will provide the primary means to screening objectionable views and activities.

Standards:

- Pedestrian links between parking areas and buildings shall be clearly visible and highlighted with signage and different paving material or painted striping.
- Pedestrian pathways shall be provided to connect buildings on-site and to the adjacent streets.
- Trees shall be provided along pathways at an average spacing of 30 feet.
- All pedestrian pathways (sidewalks and trails) shall be designed to be accessible to the handicapped (see Americans with Disabilities Act criteria for barrier free design).



Pedestrian links shall be provided to connect buildings on-site and to the adjacent streets.

LANDSCAPE

The landscape guidelines are intended to assist property owners in the development of an attractive streetscape and to help buffer non-residential uses from residential uses. The plant materials selected should primarily be water conservative species. Landscape plans should employ xeriscape design principles. These guidelines are to be used as a supplement to the requirements in the City Water Conservation Landscaping and Water Waste Ordinance, the Pollen Ordinance, and other landscape regulations included in the City of Albuquerque Comprehensive Zoning Code.

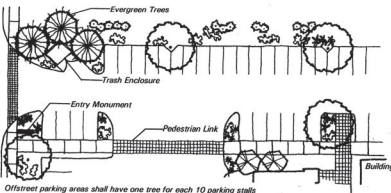
Standards:

Landscape Buffers

- Landscape materials shall be used as a transition between this commercial site and residential properties to the south and west.

Frequency of Plantings, Installation, and Size

- To shade and mitigate the negative visual impact of large expanses of pavement, off-street parking areas shall have one tree for each 10 parking stalls with no stall being more than 100 feet from a tree trunk. A minimum of 75 percent of the required parking area trees shall be deciduous and have a mature canopy of at least 25 feet.
- A minimum of 15 percent of the site area (excluding the building square footage) shall be devoted to landscape materials, with an emphasis placed on streetside exposure.
- Landscape areas shall be a minimum of 25 square feet and a minimum width of 5 feet, except where trees are planted, then they shall be a minimum of 36 sf and a minimum width of 6 feet.
- Seventy-five percent of the required landscape area shall be covered with live organic materials consistent with the City of Albuquerque Comprehensive Zoning Code.
- All planting areas not covered with turf or live organic materials shall have a ground topping of crushed rock, river rock, or similar material that extends completely under the plant material.



- Disturbed or man-made slopes shall receive erosion control by use of plant material, revegetative seed mix, or similar landscape treatment which prevents soil erosion.
- An automatic underground irrigation system is required to support all required landscaping. Irrigation components should be checked periodically to ensure maximum efficiency.

- Appropriate landscape headers shall be used to separate the turf and groundcover areas. Headers should be 6" x 6" concrete, brick, or steel construction, or other material compatible with the landscape concept.

Suggested Plant Palette

Street Trees
Fraxinus spp.
Rhus nigra
Pistacia chinensis
Prunus spp.

Ash varieties
Austrian Pine
Chinese Pistache
Flowering Plum varieties

General Use Plant Materials:

Trees
Chilopsis linearis
Chitalpa tashkentensis
Forestiera neomexicana
Fraxinus spp.
Gleditsia spp.
Koeleruteria paniculata
Pinus nigra
Platanus acerifolia
Pyrus calleryana
Virex agnus - castus

Desert Willow
Chitalpa
New Mexico Olive
Ash varieties
Honey Locust varieties
Goldenrain Tree
Austrian Pine
London Planetree
Ornamental Pear
Chaste Tree

Shrubs, Groundcovers, Flowers, and Vines

Artemisia filifolia
Artemisia tridentata
Baccharis pilularis
Caesalpinia gilei
Caryopteris clandonensis
Chrysothamnus nauseosus
Cotoneaster spp.
Dalea spp.
Hesperaloe parviflora
Juniperus chinensis spp.
Lonicera japonica 'Halliana'
Perovskia atriplicifolia
Photinia fraseri
Potentilla fruticosa
Raphiostepis indica
Rhus trilobata
Rosmarinus officinalis
Salvia greggi

Sand Sage
Big Leaf Sage
Dwarf Coyotebush
Bird of Paradise
Blue Mist
Chamisa
Cotoneaster varieties
Dalea varieties
Red Yucca
Juniper varieties
Half's Honeysuckle
Russian Sage
Shrubby Cinquefoil
Inda Hawthorn
Threelaf Sumac
Rosemary
Cherry Sage

Ornamental Grasses
Miscanthus sinensis
Muhlenbergia spp.
Pennisetum spp.
Stipa tenuissima

Maiden Grass
Muhly Grass
Fountain Grass
Threadgrass

SETBACKS

The use of building and parking area setbacks provides space for the creation of visually attractive streetscapes and will help ensure the project's aesthetic appeal. Areas within these setbacks shall include pedestrian walkways, screening elements, and landscaping.

Standards:

All building setbacks and parking area setbacks will be consistent with C-1 setback standards.

SITE PLANNING/ARCHITECTURE

Site Planning Standards:

In order to encourage a pedestrian-friendly environment within the development, special attention should be paid to the relationship between buildings and streets. Pedestrian activity is encouraged where pedestrian connections between the structures and the street are clearly identified and inviting.

- All non-residential buildings shall comply with Section 14-16-3-18, General Building and Site Design Regulations for non-residential uses of the Comprehensive City Zoning Code.
- Structures and on-site circulation systems shall be located to minimize pedestrian/vehicle conflicts. Pedestrian access shall be provided to link structures to pedestrian pathways.
- Sidewalks along the entry facade of all buildings shall be a minimum of 8 feet wide with a minimum 6 foot wide clear path.
- The maximum number of parking spaces shall be the minimum number required by the Zoning Code, plus 10 percent.
- Parking areas shall be broken up through the use of convenient and logical pedestrian connections.
- Entryways shall be clearly defined and linked to the pedestrian pathways.
- No refuse collection areas shall be allowed between any street and building front. All refuse containers shall be screened within a minimum of a 6 foot tall enclosure that is large enough to contain all refuse generated between collections. The design and materials for refuse collection enclosures shall be compatible with the architectural theme of the site.
- Parking areas shall be screened from adjacent streets and properties by providing a landscape strip between parking lots and public rights-of-way. The landscape strip along the front of the property shall be a minimum of 10 feet in width. The landscape strip along the side of the property shall have an average width of six feet. Front and side landscape strips shall be designed with a combination of plant materials, walls or fences, and/or earthen berms.



All refuse containers shall be screened within a minimum of a 6 foot tall enclosure that is large enough to contain all refuse generated between collections.

cape strip along the front of the property shall be a minimum of 10 feet in width. The landscape strip along the side of the property shall have an average width of six feet. Front and side landscape strips shall be designed with a combination of plant materials, walls or fences, and/or earthen berms.

- Transformers, utility pads, and telephone boxes shall be appropriately screened with architecturally integrated walls and/or plant materials when viewed from the public right-of-way. Screening materials shall not limit access for maintenance purposes by utility companies.
- The heated enclosures for above-ground back flow prevention devices shall be constructed of materials compatible with the architectural materials used for the building. If pre-fabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or plant materials.
- All walls shall be designed in accordance with the City of Albuquerque Wall Regulations contained in the City Comprehensive Zoning Code, Section 14-16-3-19.

Architectural Standards:

Specific architectural style shall not be dictated. The design should demonstrate a high quality aesthetic character throughout the site. Architectural design should respond to local climate, views, solar access, and aesthetic considerations.

- Buildings and structures shall comply with all City Zoning and Building Codes.
- The maximum building height shall be in compliance with the C-1 zone per Section 14-2-16-16 of the City of Albuquerque Comprehensive Zoning Code.
- Building design and construction should be used to create a structure that is attractive on all sides, rather than placing all emphasis on the front elevation of the structure. Finished building materials shall be applied to all exterior sides of buildings and structures.
- Businesses with drive-thru facilities shall provide canopies which are architecturally tied to the building.
- Any accessory buildings and enclosures, whether attached or detached from the main building, shall be of compatible design and materials.
- All rooftop equipment shall be screened from the public view by materials of the same nature as the basic materials of the building. The building parapet shall be the same height or taller than all rooftop equipment.
- Pre-engineered metal buildings with masonry or equivalent skin applied to facades are prohibited.
- Design elements that are undesirable and prohibited include:
 - Highly reflective surfaces
 - Exposed, untreated precision block walls
 - Chain link fencing, barbed wire, or concertina wire
 - Attached mansard roofs on small portions of the roofline
 - Corrugated metal (metal roofs are exempt)
 - Plastic/vinyl facias or awnings
 - Plastic/vinyl fencing

- Streetside facades shall have varied setbacks with wall planes not running in one continuous direction for more than 100-feet without a change in architectural treatment. The staggering of planes is important to create pockets of light and shadow, and to provide relief from monotonous expanses of building facade.

- Any cellular communication towers/facilities proposed for the site shall be architecturally integrated into the site.

- No outdoor loudspeakers and paging systems are allowed.

SIGNAGE

These signage standards were developed to regulate the size, location, type, and quality of sign elements within the development. They are to be used in conjunction with the C-1 zone per Section 14-2-16-16 of the City of Albuquerque Comprehensive Zoning Code. Where there is conflict between these guidelines and City regulations, the more restrictive shall apply.

A properly implemented signage program will serve several important functions:

- Direct and inform visitors
- Provide circulation requirements and restrictions
- Provide for public safety and minimize confusion of traffic control
- Complement the visual character of the area

Standards:

- Free-standing monument style signs are encouraged.
- No sign shall overhang the public right-of-way or extend above the building roof line.
- One free-standing, two-sided sign is allowed for any one premise with street frontage. Free-standing signs are limited to a maximum sign face of 75 square feet.
- Facade mounted signs shall not exceed 6 percent of the facade area to which it is attached. Sign letters shall be channelized, neon, or painted. Backlit illuminated panels are not allowed, except for company/business logos.
- No additional off-premise signs are allowed except for traffic safety signs, street signs, or location markers or directory maps.
- All signage shall be designed to be consistent with and complement the materials, color, and the architectural style of the building or site location.
- Free-standing signs shall be placed at the back of the public right-of-way line and outside of the safety vision triangle at all entries and intersections.
- No signage is allowed that uses flashing, oscillating, occultating, revolving, blinking, or audible devices. No banners, pennants, ribbons, or streamers are allowed except for thematic special events and with prior approval by City of Albuquerque Zoning Department.
- Free-standing signs shall be designed that do not require any external bracing, angle-iron supports, guy wires or similar devices. Pole-mounted signs are not allowed.
- No lighted signs shall be placed on facades that are visible from residential areas.

LIGHTING

In order to enhance the safety, security, and visual aesthetics, careful consideration must be given to lighting design and preservation of a dark "night sky". Due to the nature of this site and its relationship to the residential area to the east and south, screening of light spillage to the east and south requires special attention.

Standards:

- Placement of fixtures and standards shall conform to state and local safety and illumination requirements.
- Individual site lighting standards shall blend with the architectural character of the building and other site fixtures.
- Search lights, spotlights, and floodlights are prohibited.
- All lights shall be shielded source to prevent spillage onto adjoining properties or light pollution of the existing "dark sky" and equipped with automatic timing devices. Cobra and sodium lights are prohibited at this site.
- All outdoor light fixtures shall remain off between 11:00 p.m. and sunrise except for security purposes or to illuminate walkways, driveways, equipment yards, and parking lots.
- Outdoor light poles shall not exceed 16 feet in height within 100' of the adjacent residential zones. Public streetlight poles are exempt from this height requirement.
- All lighting on the site shall be fully shielded, cut-off lighting (shoebox) to minimize fugitive lighting and the bulbs shall not extend past the housing. Additional shielding shall be provided for all lights northern edge of the property to provide additional screening for the adjacent residential areas.



The use of pedestrian scale lighting is encouraged to accent pedestrian zones.

Tract C-1
Albuquerque West Subdivision

Prepared for:
AutoZone, Inc.
Design Department #8320
123 S Front Street
Memphis, TN 38103

Prepared by:
Consensus Planning, Inc.
924 Park Avenue SW
Albuquerque, NM 87102



CONSENSUS
PLANNING
January 11, 2005
Sheet 2 of 2