



Environmental Planning Commission

Staff Report

Agenda Number: 2
Project #: PR-2018-001389
Case #: SI-2022-00510
Hearing Date: April 21, 2022

Agent	Modulus Architects, Inc.
Applicant	Armstrong Central Unser Blvd LLC
Request	Site Plan – EPC Major Amendment
Legal Description	all or a portion of Tracts 1-6, 8, 10, and 12-14, plat of Unser Crossings (a replat of tracts 1A, 18, 2A, 28, 3A, 38, 48 & tract 6 V. E. Barrett subdivision & tracts 4-A-1, 5-B-15-B-2 lands of Wefco Partners).
Location	south of Central Ave., north of Bridge Blvd. SW, east of 89th St., and west of Unser Blvd.
Size	Approximately 43 acres
Zoning	MX-M

Staff Recommendation

APPROVAL of SI-2022-00510, based on the Findings beginning on p.20 and conditions on p.26.

STAFF PLANNERS
Megan Jones, Current Planner

Summary

The request is for a Major Amendment to the controlling site development plans to: 1) amend the controlling Site Development Plan for Subdivision to remove Tracts 1-6, 8, 10, and 12-14, and 2) abandon the controlling Site Development Plan for Building Permit for Tracts 1-6, 8, 10, and 12-14. The subject sites will then be controlled by the IDO rather than the existing design standards, including sign standards. The subject site is in an Area of Change, along the Central Ave. Premium and Major Transit Corridor and the Unser Blvd. Commuter Corridor. The subject site is within the West Route 66 Activity Center.

The applicant notified the SWAN Coalition, Westside coalition, and South Valley Coalition of Neighborhood Associations, and property owners as required. There is no known opposition.

Staff recommends approval subject to minor conditions.



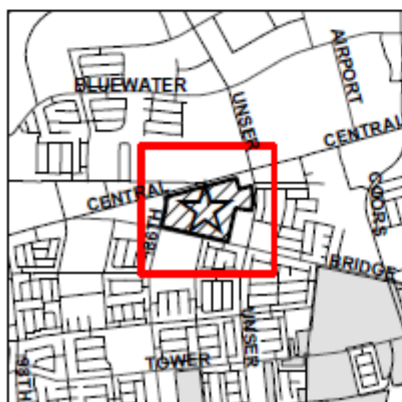
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Attachments

- 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

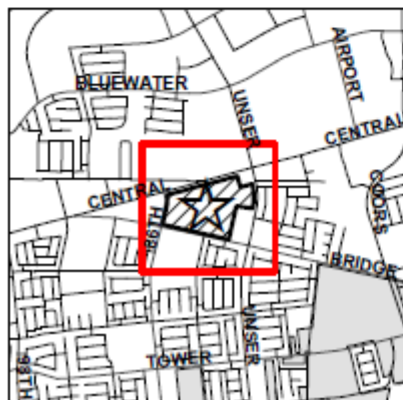
Note: Gray shading
Indicates County.



1 inch = 400 feet

Hearing Date:
4/21/2022
Project Number:
PR-2018-001389
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Zone Atlas Page:
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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
INGMED Institutional / Medical	UTIL Utilities
ED Educational	CMTY Community
	KAFB Kirtland Air Force Base



1 inch = 400 feet

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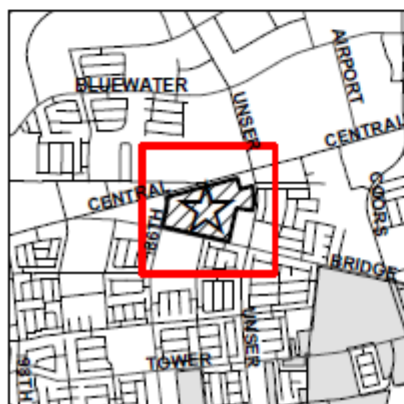
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Zone Atlas Page:

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HISTORY MAP

Note: Gray shading indicates County.



1 inch = 400 feet

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4/21/2022

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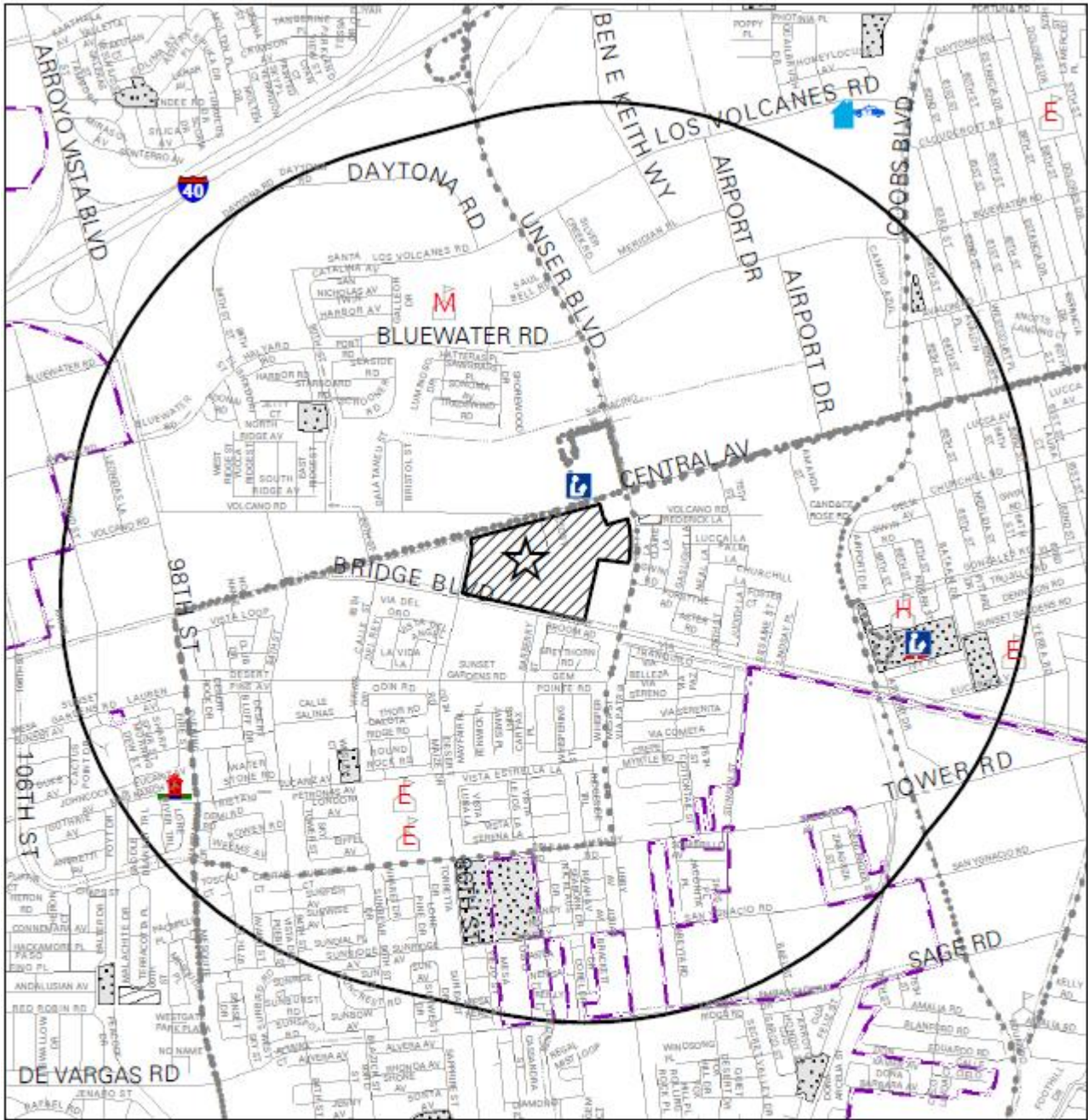
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Public Facilities Map with One-Mile Buffer

- | | | | |
|----------------------|-------------|--------------------------|-----------------------------|
| 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:

	<i>Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	MX-M	Area of Change	Vacant
<i>North</i>	MX-M NR-BP	Area of Change Area of Change	Transportation & Community Commercial services, industrial, and vacant
<i>South</i>	PD R-T	Area of Consistency Area of Consistency	Multi-family Low-density residential
<i>East</i>	MX-M MX-L R-1B	Area of Change Area of Change Area of Consistency	Commercial retail/services Vacant Low-density residential
<i>West</i>	MX-M	Area of Change	Commercial retail

Request

The request is for Site Plan – EPC, Major Amendment, for approximately 43-acres legally described as all or a portion of Tracts 1-6, 8, 10, and 12-14, plat of Unser Crossings, zoned MX-M and located south of Central Ave., north of Bridge Blvd. SW, east of 89th St., and west of Unser Blvd. (the “subject site”).

The request is for a Major Amendment to the controlling site development plans to 1) amend the controlling Site Development Plan for Subdivision to remove Tracts 1-6, 8, 10, and 12-14, and 2) abandon the controlling Site Development Plan for Building Permit on Tracts 1-6, 8, 10, and 12-14. The subject sites will then be controlled by the IDO rather than the existing design standards, including sign standards. This will allow the applicant to develop the subject site in accordance with the IDO’s MX-M zoning and any applicable use-specific standards.

EPC Role

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

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

Context

The subject site is located within the boundaries of the controlling Unser Crossings Site Plan for Subdivision and Unser Crossings Site Plan for Building Permit. The site plan includes approximately 5 acres, with approximately 43 acres included in this request. The subject site is located in a

developed area within the West Route 66 Activity Center and is characterized by a variety of commercial uses.

Activity Centers incorporate a mix of residential and convenient services at a neighborhood scale, serving neighborhoods within a 20-minute walk or short bike ride. There are residential uses surrounding the Activity Center and subject site to the south and east. North of the site and across Central is the Central & Unser Public Library, a self-storage, car wash, Galleria Mobile Homes, and vacant land. To the east of the site and across from Unser are residential uses and a self-storage. To the south of the site and across from Bridge are residential uses and vacant land. To the west of the site and across from 86th is a gas station, general retail, and vacant land. The subject site is within the boundaries of the Southwest Mesa Community Planning Area (CPA) and is surrounded by areas of change and areas of consistency.

The subject site is located in an Area of Change as designated by the Comprehensive Plan, along the Central Ave. Premium and Major Transit Corridor and the Unser Blvd. Commuter Corridor. It is within 1,320 feet (1/4 mile) of a Premium Transit Station Area, the Northwest Mesa Transit Center, which is located on the south east corner of Unser Blvd. and Central Ave., across Central Ave. from the subject site.

History

The subject site was a part of the West Route 66 Sector Development Plan, originally adopted in 1988 and was zoned for C-2 and SU-1 uses until the adoption of the IDO in 2018. In 2003 the DRB approved a site plan for subdivision for the C-2 zoned Tracts, 4A1, 4B, 5B1, and 5B2 (03DRB-01692).

In 2008, the EPC approved the Unser Crossing Site Plan for Subdivision and Site Plan for Building Permit (PR# 1007204) for Tracts 1-7 and 9-14 for approximately 50 acres, which superseded the original Site Plan for Subdivision from 2003.

To date, 6.5 acres have been developed within the Unser Crossings Site Plan. In 2009, Tract 9 was developed as a retail pharmacy, in 2018 Tract 7 was developed as a fitness center, and in 2019 Tract 7 was developed as a gas station. The remaining Tracts within the Unser Crossing Site Plan have remained undeveloped.

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 Unser Blvd. SW as a Regional Principal Arterial street and Central Ave NW as a Community Principal Arterial street.

Comprehensive Plan Designations

The Comprehensive Plan designates Central Ave. NW as a Premium Transit and Major Transit Corridor. Premium Transit Corridors are planned for mixed-use and transit-oriented development within walking distance from transit stations at strategic locations along the corridor. Major Transit Corridors are anticipated to be served by high frequency and local transit. Unser Blvd. SW is designated as a Commuter Corridor in the Comprehensive Plan. Commuter Corridors are higher-speed and higher-traffic volume with routes for people going across town and accommodate faster and longer trips for personal vehicles, commuter bus service, and often bicycling. Additionally, the

subject site is within 1,320 feet (1/4 mile) of a Premium Transit Station Area, the Northwest Mesa Transit Center, as designated by the comprehensive plan.

The subject site is located within the West Route 66 Activity Center. Activity Centers incorporate a mix of residential and convenient services at a neighborhood scale, serving neighborhoods within a 20-minute walk or short bike ride.

Comprehensive Plan Community Planning Area Designation

The subject site is located within the area designated as the Southwest Mesa CPA by the Comprehensive Plan. The Southwest Mesa CPA is characterized by its suburban subdivisions, impressive vistas, and connection to the Western mesa vista, this area is still developing, and its identity and sense of community is still emerging. It is a “gateway” to Albuquerque from the west, where I-40 and Route 66 separate from each other.

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. Central Ave. NW is developed with an existing Bike Lane and there are plans for a proposed Protected Bike Lane and facility upgrades (Central Route). Unser Blvd. SW is developed with an existing Bike Lane and an existing Paved Trail (Unser Route and Unser Trail North).

Transit

The subject site is well-served by transit. Central Ave. NW is served by Central Ave. (66), which is a primary fixed route running 16.6 miles east and west from Central Ave. and Tramway Blvd. to Central Ave. and 98th St. This route stops at the Northwest Mesa Transit Center across Central Ave. from the subject site and runs for approximately 20 hours a day. There is a stop pair on either side of Central near 86th St. running eastbound and westbound directly adjacent to the subject site. Central Ave. Bus Rapid Transit runs adjacent to the site starting at the Northwest Mesa Transit Center for a length of 14.7 miles and turns around at Central Ave. and Tramway Blvd. The 98th Street (198) Primary fixed route runs from Central Ave. and Unser Blvd., to 98th St SW, before turning south and ending at Rio Bravo Blvd. for approximately 15 hours a day.

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 site.

II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES

Integrated Development Ordinance (IDO)

Definitions

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

Mixed-use Development

Properties with residential development and non-residential development on a single lot or premises. For the purposes of this IDO, mixed-use development can take place in the same building (i.e. vertical mixed-use) or separate buildings on the same lot or premises (i.e. horizontal mixed-use).

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.

Zoning

The subject site is currently zoned MX-M (Mixed-Use – Moderate Intensity, 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. Areas of Change are places where growth should be directed and is desired. Areas of change should be the focus of new urban-scale development that benefit job creation and expanded housing options. By focusing growth in Areas of Change, additional residents, services, and jobs can be accommodated in locations ready for new development (Comprehensive Plan, 5-23).

Applicable Goals and policies are listed below. Additional Goals and Policies added by Staff are marked with an asterisk. Staff analysis follows in bold, italic text.

Chapter 4: Community Identity

Goal 4.1.2– Character: Identity and Design

This request would help to facilitate future development on the subject site under the MX-M zone district. The request to amend the subject site from the controlling Unser Crossing Site Plan for Subdivision would remove the current design and sign standards. The original design standards were put in place to follow the zoning code and the West Route 66 Sector Development Plan Design Overlay Zone Regulations, pre-IDO. If approved, the site would be subject to the IDO requirements and the Neighborhood Edges (14-16-5-9), Buffer Landscaping requirements (14-16-5-6-(E), MX-M Zone District Dimensional Standards (Table 2-4-5), and building design standards (14-16-5-11).

Only 6.5 acres of the Unser Crossings subdivision were developed under the controlling Site Plan design standards and much of the surrounding land within the Southwest mesa CPA is still undeveloped, and its identity and sense of community is still emerging. Although some land was developed under the West Route 66 Sector Plan specific standards and the Unser Crossing's standards, the request will facilitate new development that is appropriate character of building design and scale so that the surrounding West Route 66 Activity Center and residential neighborhood is not adversely affected. This request is generally consistent with Policy 4.2.1 Identity and Design Character.

Chapter 5: Land Use

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

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

The request would facilitate growth along a designated Major Transit and Premium Transit corridor Central Ave. NW, and a designated Commuter Corridor, Unser Blvd. SW. The subject site is located within the West Route 66 Activity Center, which is a designated activity center that is intended to provide a mix of neighborhood commercial and residential use at a slightly higher density than the surrounding single-family homes. These smaller centers should incorporate good pedestrian friendly design and serve neighborhoods within a 20-minute walk or short bike ride with development patterns that support access by all transportation modes.

Major Transit Corridors are anticipated to be served by high frequency and local transit. Walkability on Major Transit corridors is key to providing a safe and attractive pedestrian environment, as well as good access for pedestrians, cyclists, and transit users to goods and services along these Corridors and the Centers they connect. Premium Transit Corridors are planned for mixed-use and transit-oriented development within walking distance from transit stations and have adequate transitions to single-family residential neighborhoods behind the Corridor. Development along these corridors should be varied and include public spaces and pedestrian amenities. Since the subject site is within three designated corridors and ¼ mile of a premium transit station, the IDO would place standards on development for the subject site that are more stringent than the controlling Site Development Plan for Subdivisions design standards.

This request would facilitate development within the designated Activity Center and the IDO standards for development along corridors would protect the walkability of the neighborhood. The request is generally consistent with Goal 5.1 Centers & Corridors and Policy 5.1.1 Desired Growth.

*Policy 5.1.6 Activity Centers: Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses.

The request would facilitate future development under the IDO design guidelines for the MX-M zone district within the West Route 66 Activity Center. The subject site is zoned MX-M and is controlled by the Unser Crossing Site Development Plan for subdivision for 50 acres. Tracts 7, 9, and 11 were developed as commercial sites under the controlling Site Development Plan. Although, removing the subject site from the controlling site plan, may cause disparate development quality between the neighboring sites (Tracts, 7, 9, 11), they would follow the permissive uses and design standards for the MX-M zone district in the IDO. This request would allow for a future mixed-use center to be developed with a range of services and amenities that could potentially support healthy lifestyles and meet the needs of nearby residents and businesses. The request is generally consistent with Policy 5.1.6 - Activity Centers.

*Policy 5.1.8 Premium Transit Corridors: Foster corridors that prioritize high-capacity, high-frequency transit service, with mixed-use, transit-oriented development within walking distance of transit stations.

*Policy 5.1.10 Major Transit Corridor: Foster corridors that prioritize high frequency transit service with pedestrian-oriented development.

The request would facilitate future mixed-use development along a designated Major Transit and Premium Transit corridor Central Ave. NW, and a designated Commuter Corridor, Unser Blvd. SW. The subject site is within ¼ mile of the Northwest Mesa Transit Station.

Major Transit Corridors are anticipated to be served by high frequency and local transit. Walkability on Major Transit corridors is key to providing a safe and attractive pedestrian environment, as well as good access for pedestrians, cyclists, and transit users to goods and services along these Corridors and the Centers they connect. The request to replace the controlling Site Development Plan for Subdivision design standards with the more stringent IDO design standards, would implement walkability and pedestrian oriented development in the future.

Since the subject site is within three designated corridors and ¼ mile of a premium transit station, the request is generally consistent with Policy 5.1.8 – Premium transit Corridors and Policy 5.1.10 - Major Transit Corridor.

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

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

The request would continue to facilitate future development of the subject site, which would provide additional opportunities for residents and employees in the surrounding neighborhood to live, work, and shop together. Although, the subject site could be developed with the controlling Site Development Plan design standards, the IDO's more stringent design standards within an Activity Center, along corridors, and within a transit area would facilitate walkable and pedestrian oriented development in the future.

The request would continue to facilitate a healthy and sustainable community because it would facilitate further development in an area with a mix of uses including commercial-retail, offices, and residential. The subject site is conveniently accessible by all transportation modes.

The request would facilitate future development that would benefit the health and sustainability of the neighborhoods within the West Route 66 Activity Center, where all the above take place; live, work, learn, shop and play together. The request is generally consistent with Goal 5.2 Complete Communities and Policy 5.2.1 – Land Uses.

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

The subject site is served by existing infrastructure and public facilities that would support additional growth in the Unser Crossings shopping center and the West Route 66 Activity Center. The request generally furthers Policy 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 and in the West Route 66 Activity Center, where growth is expected and desired. The request would help facilitate future development under the MX-M zone district as regulated by the IDO. The current design standards within the controlling Site Development plan allow limited uses for development on the subject site, and the IDO has more stringent design standards, reinforcing the character and intensity of the surrounding area. The Unser Crossings subdivision and Southwest mesa CPA are still developing, and its identity and sense of community is still emerging. The request would continue to encourage, enable, and direct growth to the area and is generally consistent with Goal 5.6-City Development Areas.

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

The request would generally facilitate future growth along a designated Major Transit and Premium Transit corridor, Central Ave. NW, and a designated Commuter Corridor, Unser Blvd. SW. The subject site is located within an Area of Change and the West Route 66 Activity Center, where change is encouraged. The Activity Center is intended to provide a mix of neighborhood commercial and residential use at a slightly higher density than the surrounding single-family homes. Since the subject site is within three designated corridors and ¼ mile of a premium transit station, the IDO would place standards on development for the subject site that are more stringent than the controlling Site Development Plan for Subdivisions design standards.

The current design standards within the controlling Site Development plan allow for development on the subject site. The applicant has not adequately justified how the request will facilitate growth or more intense development on the subject site by removing the subject site from the Controlling Site Plan's design standards and following the IDO standards.

The request would generally encourage, enable, and direct future growth to the West Route 66 Activity Center, An Area of Change, and along two corridors. The request is generally consistent with Policy 5.6.2-Areas of Change.

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

The subject site is located in the West Route 66 Activity Center, an area with a highly connected street system with frequent transit service. The site is located on a designated Major Transit and Premium Transit corridor, Central Ave. NW, and a designated Commuter Corridor, Unser Blvd. SW. It is within 1,320' (¼ mile) of the Northwest Mesa Premium Transit Station, on the south east corner of Central Ave. and Unser Blvd and is well-served by transit; Central Ave. NW is served by Central Ave. (66), which is a Primary fixed route which stops at the Northwest Mesa Transit Center. There is a stop pair on either side of Central near 86th St. running eastbound and westbound directly adjacent to the subject site. Central Ave. Bus Rapid Transit runs adjacent to the site starting at the Northwest Mesa Transit Center. The 98th Street (198) Primary fixed route runs from Central Ave. and Unser Blvd., to 98th St SW. The request is consistent with Policy 5.6.2h. – Areas of Change.

Chapter 8: Economic Development

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

The request would facilitate future development efforts of the subject site that would generally foster a robust, resilient, and diverse economy by creating an opportunity for neighborhood scale development in an area of change and the West Route 66 Activity Center. The request will result in the subject site being controlled by the IDO rather than the existing design standards. This will allow the applicant to develop the subject site in accordance with the IDO's MX-M development on the subject site, which would be generally consistent with the character of the existing area. The controlling Site Plans identify limited uses for each tract and the request will allow for a variety of permissive uses under the MX-M zone district. The subject site would not be tied to specific uses, but a variety that would attract a variety of businesses and talent. This would improve the quality of life for area residents by offering work, live, and shop opportunities although the request does not include future development plans for the subject site. The request is generally consistent with Policy 8.1.2 – Resilient Economy.

DOES NOT FURTHER

Action 5.1.1.4: Promote ongoing public-private cooperation necessary to create private market conditions that support intensified development of jobs and housing in Transit Corridors.

The request to allow the subject site to be controlled by the IDO rather than the existing design standards, including sign standards does not create private market conditions that support intensified development of jobs and housing in Transit Corridors. The applicant has failed to justify how this request will support job creation or housing along the Central Ave. Major transit corridor. Though the request would facilitate more stringent development standards for future development, it is not consistent with Action 5.1.1.4.

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

The request will not create a place where business and talent will stay and thrive. The request is to amend the controlling Site Development Plan's will result in the subject site being controlled by the IDO rather than the existing design standards, including sign standards. This will allow the applicant to develop the subject site in accordance with the IDO's MX-M (mixed use – moderate intensity) zoning. This would help facilitate future development of the subject site that is consistent with development of surrounding land uses that are regulated by the IDO, but not create a place for business to stay and thrive with solely this request. The request is not consistent with Goal 8.1 – Placemaking.

Policy 8.1.2.c: Prioritize local job creation, employer recruitment, and support for development projects that hire local residents.

The request is to amend the controlling Site Plan for Subdivision to remove the subject site and abandon the subject site from the controlling Site Plan for Building Permit. This request does not demonstrate how local job creation, employer recruitment, or support for development projects that hire local residents would be prioritized. This request is not consistent with Policy 8.1.2c.

Integrated Development Ordinance (IDO) 14-16-6-G(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 of the proposed major amendments to controlling site development plans (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.
The subject site is zoned MX-M; therefore, 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 for a Major Amendment to the controlling site development plans. The subject site would then be controlled by the IDO rather than the existing design standards and would be required to comply with all applicable provisions of this IDO.
- 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 subject site is already served by existing infrastructure and public facilities. Any future capacity needs would be addressed through the DRB and/or building permit process.
- 6-6(J)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.
Future development will be required to comply with the buffering and landscaping requirements of the IDO, specifically with the neighborhood edges (14-16-5-9) requirement. The neighborhood edges provision is intended to preserve the residential neighborhood character of established low-density residential development in any Residential zone district on lots adjacent to any Mixed-use or Non-residential zone district. This will ensure that any development on the subject site so that a proposed development will not burden the surrounding single-family residential lots.
- 6-6(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 subject property is not within an approved Master Development Plan; therefore, the above criterion does not apply.

- 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 AMENDMENTS

Request

The request is for a Major Amendment of an existing site development plan for subdivision and site development plan for building permit, which were approved in 2008, prior to the effective date of the IDO (, May 17, 2018). Pursuant to IDO Section 14-16-1-10(A), prior approvals remain valid.

The request, exceeds the thresholds for a minor amendment because it would remove Tracts 1-6, 8, 10, and 12-14 from a controlling site development plan for subdivision and would abandon the controlling site development plan for building permit for tracts that are over 5 acres combined. Major amendments return to the original approving body which, in this case, is the EPC.

The controlling Site Development Plans total approximately 52 acres, with approximately 43 acres being a part of this request. The subject site has been platted and is partially developed. To date, infrastructure has been installed such as roadways, parking lots, curb and gutter, etc. Phased development is noted on the Site Development Plans and 6.5 acres of the 52 total acres have been developed as commercial uses. The major amendment would allow the subject site to be developed pursuant to the IDO design standards, instead of the controlling design and sign standards.

1) Site Development Plan for Subdivision (Project #1007099/12EPC-4000)

In 2008, the EPC approved a site development plan for subdivision for the subject site with design standards, which also included comprehensive sign standards for approximately 52 acres, Tracts 1-14. The Unser Crossings shopping center remains subject to the design standards. The EPC approved a site development plan for building permit concurrently in 2008 for commercial development.

Although, removing the subject site from the controlling site plan, may cause disparate development quality between the neighboring sites (Tracts, 7, 9, 11), they would follow the permissive uses and design standards for the MX-M zone district in the IDO. IDO design standards may be more generic than the controlling Site Plan design guidelines, they are more stringent based on the site's location within an Activity Center, along a Premium Transit, Major Transit, and Commuter corridor, and within ¼ mile of a premium Transit Station. The amendment would place IDO standards on the subject site that would be consistent with future development on undeveloped land within the Shopping Center, Activity Center, and surrounding neighborhoods.

2) Site Development Plan for Building Permit (Project #1007099/13EPC-40144 Case # SI-2020 00992)

In 2008, the EPC approved a site development plan for building permit for a commercial development. Tracts 7, 9, and 11 were developed as a retail pharmacy, a fitness gym, and a gas station. The remaining tracts included in Unser Crossing did not develop as intended. The controlling site plan for building permit included elevations with building and façade design standards for each of the 7 retail buildings. If the major amendment is approved, the subject site would no longer be controlled by the elevations shown for each commercial building. Future development on the subject site could also include residential uses under the MX-M zone district (IDO Table 4-2-1 Allowable Uses).

With approval of the request to abandon the existing site development plan for building permit on Tracts 1-6, 8, 10, and 12-14 and remove them from the controlling site development plan for subdivision, the subject site would be controlled by the IDO. Future proposed development on the site would go to: Site Plan-Administrative (6-5(G)), Site Plan - DRB (6-6(I)), or Site Plan – EPC (6-6(J)) for review depending on which threshold is met.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other interested agencies reviewed this application. A minimal amount of comments were received.

The City Engineer, Transportation Development, notes that any future site plans must be submitted for review based on IDO and DPM requirements and must be investigated for any need for a Traffic Study based upon trip generations.

Albuquerque Public Schools (APS) made a comment that the MX-M zone district allows residential development a permissive, primary use. Any future residential development at this location will have impacts to the following schools: Helen Cordero Primary School, Edward Gonzales Elementary School, Jimmy Carter Middle School and West Mesa High School. At present, West Mesa High School operates with enrollment above capacity and development at this location will be a strain on the school.

The Public Service Company of New Mexico (PNM) offered standard comments, which will become more important as future site plans are reviewed for development. Agency comments begin on p.24.

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 organizations are the SWAN Coalition, Westside coalition, and South Valley Coalition of Neighborhood Associations were notified as required. Property owners within 100 feet of the subject site were also notified as required (see attachments).

A representative of the SWAN Coalition called the Agent on 3/8/2022 asking for further information. His questions were answered and there were no further concerns. The agent received a call on 3/9/2022 from a nearby property who asked about this request, but his questions were answered and he had no further comment other than to say he supported commercial development at this site. No meeting has been held to date of this letter.

No additional pre-application meetings were requested, nor has staff been notified of any opposition from neighbors or property owners.

V. CONCLUSION

The request is for Site Plan – EPC, Major Amendment, for an approximately 43-acre site, located on the south eastern corner of Central Ave. NW and Unser Blvd. SW. The subject site is bound by Central Ave., north of Bridge Blvd. SW, east of 89th St., and west of Unser Blvd. (the “subject site”).

The subject site is zoned MX-M (Mixed-Use Moderate Intensity Zone) and located in an Area of Change, along the Central Ave. Premium and Major Transit Corridor and the Unser Blvd. Commuter Corridor as designated by the Comprehensive Plan. It is within 1,320 feet (1/4 mile) of a Premium Transit Station Area, the Northwest Mesa Transit Center. The request is generally consistent with applicable Comprehensive Plan policies regarding Community Identity, Land Use, and Economic Development.

The applicant requests that the EPC: 1) amend the controlling Site Development Plan for Subdivision to remove Tracts 1-6, 8, 10, and 12-14, and 2) abandon the controlling Site Development Plan for Building Permit on Tracts 1-6, 8, 10, and 12-14. The subject sites will then be controlled by the IDO rather than the existing design standards, including sign standards. This will allow the applicant to develop the subject site in accordance with the IDO’s MX-M zoning and any applicable use specific standards.

The affected neighborhood organizations and property owners within 100 feet of the subject site were notified as required. As of this writing, Staff has not received any comments in support or opposition to the request.

Staff recommends approval.

FINDINGS – SI-2022-00510 April 21, 2022 - Major Amendment- EPC

1. The request is for a Major Amendment for a property legally described as all or a portion of Tracts 1-6, 8,10, and 12-14, plat of Unser Crossings, Zoned MX-M located south of Central Ave., north of Bridge Blvd. SW, east of 89th St., and west of Unser Blvd., approximately 43 acres (the “subject site”).
2. The applicant requests that the EPC: 1) amend the controlling Site Development Plan for Subdivision to remove Tracts 1-6, 8, 10, and 12-14, and 2) abandon the controlling Site Development Plan for Building Permit for Tracts 1-6, 8, 10, and 12-14. The subject sites will then be controlled by the IDO rather than the existing design standards, including sign standards.
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 located in an Area of Change, along the Central Ave. Premium and Major Transit Corridor and the Unser Blvd. Commuter Corridor as designated by the Comprehensive Plan. It is within 1,320 feet (1/4 mile) of a Premium Transit Station Area, the Northwest Mesa Transit Center.
5. The subject site is zoned MX-M (Mixed Use – Medium Intensity). 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.
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, applicable Goals and policy from Chapter 4: Community Identity

A. Goal 4.1.2– Character: Identity and Design

This request would help to facilitate future development on the subject site under the MX-M zone district. The request would remove the current design and sign standards. The original design standards were put in place to follow the zoning code and the West Route 66 Sector Development Plan Design Overlay Zone Regulations, pre-IDO. If approved, the site would be subject to the IDO requirements and the Neighborhood Edges (14-16-5-9), Buffer Landscaping requirements (14-16-5-6-(E), MX-M Zone District Dimensional Standards (Table 2-4-5), and building design standards (14-16-5-11).

Although some land was developed under the West Route 66 Sector Plan specific standards and the Unser Crossing’s standards, the request will facilitate new development that is

appropriate character of building design and scale so that the surrounding West Route 66 Activity Center and residential neighborhood is not adversely affected.

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

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

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

The request would facilitate growth along a designated Major Transit and Premium Transit corridor Central Ave. NW, and a designated Commuter Corridor, Unser Blvd. SW. The subject site is located within the West Route 66 Activity Center, which is a designated activity center that is intended to provide a mix of neighborhood commercial and residential use at a slightly higher density than the surrounding single-family homes. These smaller centers should incorporate good pedestrian friendly design and serve neighborhoods within a 20-minute walk or short bike ride with development patterns that support access by all transportation modes.

Walkability on Major Transit corridors is key to providing a safe and attractive pedestrian environment, as well as good access for pedestrians, cyclists, and transit users to goods and services along these Corridors and the Centers they connect. Development along Premium Transit corridors should be varied and include public spaces and pedestrian amenities. Since the subject site is within three designated corridors and ¼ mile of a premium transit station, the IDO would place standards on development for the subject site that are more stringent than the controlling Site Development Plan for Subdivisions design standards.

This request would facilitate development within the designated Activity Center and the IDO standards for development along corridors would protect the walkability of the neighborhood.

- B. Policy 5.1.6 Activity Centers: Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses.

The request would facilitate future development under the IDO design guidelines for the MX-M zone district within the West Route 66 Activity Center. The subject site is zoned MX-M and is controlled by the Unser Crossing Site Development Plan for subdivision for 50 acres. Tracts 7, 9, and 11 were developed as commercial sites under the controlling Site Development Plan. Although, removing the subject site from the controlling site plan, may cause disparate development quality between the neighboring sites (Tracts, 7, 9, 11), they would follow the permissive uses and design standards for the MX-M zone district in the IDO. This request would allow for a future mixed-use center to be developed with a range of services and amenities that could potentially support healthy lifestyles and meet the needs of nearby residents and businesses.

- C. Policy 5.1.8 Premium Transit Corridors: Foster corridors that prioritize high-capacity, high-frequency transit service, with mixed-use, transit-oriented development within walking distance of transit stations.

Policy 5.1.10 Major Transit Corridor: Foster corridors that prioritize high frequency transit service with pedestrian-oriented development

The request would facilitate future mixed-use development along a designated Major Transit and Premium Transit corridor Central Ave. NW, and a designated Commuter Corridor, Unser Blvd. SW. The subject site is within ¼ mile of the Northwest Mesa Transit Station.

Major Transit Corridors are anticipated to be served by high frequency and local transit. Walkability on Major Transit corridors is key to providing a safe and attractive pedestrian environment, as well as good access for pedestrians, cyclists, and transit users to goods and services along these Corridors and the Centers they connect. The request to replace the controlling Site Development Plan for Subdivision design standards with the more stringent IDO design standards, would implement walkability and pedestrian oriented development in the future.

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

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

The request would continue to facilitate future development of the subject site, which would provide additional opportunities for residents and employees in the surrounding neighborhood to live, work, and shop together. Although, the subject site could be developed with the controlling Site Development Plan design standards, the IDO's more stringent design standards within an Activity Center, along corridors, and within a transit area would facilitate walkable and pedestrian oriented development in the future.

The request would continue to facilitate a healthy and sustainable community because it would facilitate further development in an area with a mix of uses including commercial-retail, offices, and residential. The subject site is conveniently accessible by all transportation modes.

The request would facilitate future development that would benefit the health and sustainability of the neighborhoods within the West Route 66 Activity Center, where all the above take place; live, work, learn, shop and play together.

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

The subject site is served by existing infrastructure and public facilities that would support additional growth in the Unser Crossings shopping center and the West Route 66 Activity Center.

- F. 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 and in the West Route 66 Activity Center, where growth is expected and desired. The request would help facilitate future development under the MX-M zone district as regulated by the IDO. The current design standards within the controlling Site Development plan allow limited uses for development on the subject site, and the IDO has more stringent design standards, reinforcing the character and intensity of the surrounding area. The Unser Crossings subdivision and Southwest mesa CPA are still developing, and its identity and sense of community is still emerging. The request would continue to encourage, enable, and direct growth to the area

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

The request would generally facilitate future growth along a designated Major Transit and Premium Transit corridor, Central Ave. NW, and a designated Commuter Corridor, Unser Blvd. SW. The subject site is located within an Area of Change and the West Route 66 Activity Center, where change is encouraged. The Activity Center is intended to provide a mix of neighborhood commercial and residential use at a slightly higher density than the surrounding single-family homes. Since the subject site is within three designated corridors and ¼ mile of a premium transit station, the IDO would place standards on development for the subject site that are more stringent than the controlling Site Development Plan for Subdivisions design standards.

The current design standards within the controlling Site Development plan allow for development on the subject site. The applicant has not adequately justified how the request will facilitate growth or more intense development on the subject site by removing the subject site from the Controlling Site Plan's design standards and following the IDO standards.

The request would generally encourage, enable, and direct future growth to the West Route 66 Activity Center, An Area of Change, and along two corridors.

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

The subject site is located in the West Route 66 Activity Center, an area with a highly connected street system with frequent transit service. The site is located on a designated Major Transit and Premium Transit corridor, Central Ave. NW, and a designated Commuter Corridor, Unser Blvd. SW. It is within 1,320' (¼ mile) of the Northwest Mesa Premium Transit Station, on the south east corner of Central Ave. and Unser Blvd and is well-served by transit; Central Ave. NW is served by Central Ave. (66), which is a Primary fixed route which stops at the Northwest Mesa Transit Center. There is a stop pair on either side of Central near 86th St. running eastbound and westbound directly

adjacent to the subject site. Central Ave. Bus Rapid Transit runs adjacent to the site starting at the Northwest Mesa Transit Center. The 98th Street (198) Primary fixed route runs from Central Ave. and Unser Blvd., to 98th St SW.

9. The request is consistent with the following Comprehensive Plan Goal from Chapter 8: Economic Development

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

The request would facilitate future development efforts of the subject site that would generally foster a robust, resilient, and diverse economy by creating an opportunity for neighborhood scale development in an area of change and the West Route 66 Activity Center. The request will result in the subject site being controlled by the IDO rather than the existing design standards. This will allow the applicant to develop the subject site in accordance with the IDO's MX-M development on the subject site, which would be generally consistent with the character of the existing area. The controlling Site Plans identify limited used for each tract and the request will allow for a variety of permissive uses under the MX-M zone district. The subject site would not be tied to specific uses, but a variety that would attract a variety of businesses and talent. This would improve the quality of life for area residents by offering work, live, and shop opportunities although the request does not include future development plans for the subject site.

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

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

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

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

The subject site is not zoned NR-SU or PD. The subject site is zoned MX-M and the controlling site development plan contains design standards. As part of the request the applicant is asking to be abandon the controlling site development plan so that they may develop the subject site pursuant to the IDO and not according to the design standards, which would be vacated if the request is approved.

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

The request is for a Major Amendment to the controlling site development plans. The subject site would then be controlled by the IDO rather than the existing design standards and would be required to comply with all applicable provisions of this IDO.

- D. 6-6(H)(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 site is currently served by the City's existing infrastructure and public improvements, which have adequate capacity to serve the site. This Major Amendment request will not burden the existing infrastructure. Any future development of the subject site will be reviewed by the Development Review Board (DRB), which is charged with addressing infrastructure and ensuring that infrastructure such as streets, trails, sidewalks, and drainage systems have sufficient capacity to serve a proposed development.

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

As part of the request the applicant is asking to be abandon the controlling site development plan so that they may develop the subject site pursuant to the IDO instead of the existing design standards. Any future, proposed development will be required to comply with the decisions of two bodies- the EPC and the DRB.

- F. 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.

Not applicable. The subject site is not a part of a Master Development Plan. The purpose of this Major Amendment is to remove Tracts 1-6, 8, 10, and 12-14 from the approved Site Development Plan for Subdivision and to abandon the approved Site Plan for Building Permit. As a result, there will be no controlling site plans or design standards tied to the subject property and will follow the IDO.

- G. 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.

Not applicable. The subject site is not in a designated Railroad and Spur Area.

11. The affected, registered neighborhood organizations are the SWAN Coalition, Westside coalition, and South Valley Coalition of Neighborhood Associations were notified as required. Property owners within 100 feet of the subject site were also notified as required.
12. As of this writing, Staff has not been contacted and is unaware of any opposition.

APPROVAL of Project# 2018-001389, Case# SI-2022-00510, a Major Amendment to remove Tracts 1-6, 8, 10, and 12-14 from the controlling site development plan for subdivision and to abandon the existing site development plan for building permit, for an approximately 30-acre site, located south of Central Ave., north of Bridge Blvd. SW, east of 89th St., and west of Unser Blvd. (Unser Crossings Subdivision) based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL – SI-2022-00510

1. The applicant shall meet with the Staff planner prior to applying to Site Plan-DRB to ensure that the Conditions of Approval are addressed.

2. Conditions from Transportation Development Services:

For any future site plans, submit for review based on IDO and DPM requirements. Investigate any need for a Traffic Study based upon trip generations.

3. Conditions from the Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

- A. Upon development, individual sites or lots will be required to meet current ABCWUA ordinances for separate service connections and frontage improvements.
- B. 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.

4. Conditions from the Public Service Company of New Mexico (PNM):

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



**Megan Jones
Planner**

Notice of Decision CC list:

Armstrong Central Unser LLC, nzion@agoc.com

Modulus Architects & Land Use Planning Inc., awilliamson@modulusarchitects.com

South West Alliance of Neighborhoods (SWAN Coalition), Jerry Gallegos,

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South Valley Coalition of Neighborhood Associations, Patricio Dominguez,
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Legal, dking@cabq.gov
EPC file

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Long Range Planning

CITY ENGINEER

Transportation Development

For any future site plans, submit for review based on IDO and DPM requirements.
Investigate any need for a Traffic Study based upon trip generations.

Hydrology Development

New Mexico Department of Transportation (NMDOT)

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Traffic Engineering Operations (Department of Municipal Development)

Street Maintenance (Department of Municipal Development)

RECOMMENDED CONDITIONS FROM THE CITY ENGINEER: NONE

WATER UTILITY AUTHORITY

Utility Services

1. No objections.
2. Upon development, individual sites or lots will be required to meet current ABCWUA ordinances for separate service connections and frontage improvements.
3. 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.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

No Comment at this time.

Refuse Division

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

No Adverse Comments

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

No comments.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

ALBUQUERQUE PUBLIC SCHOOLS

- a. EPC Description: SI-2022-00510—Site Plan—Major Amendment.
- b. Site Information: Unser Crossing, Tracts 1 – 8 and 10 - 14.
- c. Site Location: Located on Unser Crossing, between Central and Unser.
- d. Request Description: Major amendment to approved site plan for subdivision to remove all prior approvals and to remove and replace the Design Standards and the Sign Standards with the IDO.
- e. APS Comment: Site of 48 acres is currently zoned MX-M. In the MX-M zone, residential development a permissive, primary use. Any future residential development at this location will have impacts to the following schools: Helen Cordero Primary School, Edward Gonzales Elementary School, Jimmy Carter Middle School and West Mesa High School. At present, West Mesa High School operates with enrollment above capacity and development at this location will be a strain on the school.

School Capacity

School	2021-2022 (40th Day) Enrollment	Facility Capacity	Space Available
Helen Cordero Primary School	443	648	205
Edward Gonzales Elementary School	375	564	189
Jimmy Carter Middle School	612	950	338

West Mesa High School	2,013	1,995	-18
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To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

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

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

MID-REGION METROPOLITAN PLANNING ORGANIZATION (MRMPO)

No Adverse Comment.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

There are PNM facilities abutting the site and/or in easements along the entire perimeter of the site, along Central Avenue, Unser Blvd, Bridge Blvd and 86th Street SW, along the Victory Lane alignment and the drive aisle that connects it to Unser Blvd.

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 future Site Plans or plats.

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.



Figure 1: Looking SW at the subject site from Unser Blvd. at the gas station and gym.

Figure 2: looking NE at the Central Ave & Unser Blvd. Intersection from the subject site along Unser Blvd.



Figure 3 (left) & 4 (below): Looking SW at existing infrastructure within the subject site



Figure 5: Looking east at existing sidewalks, streets, stop signs, crosswalks, curb and gutter within the subject site.



Figure 6: Looking West at a Unser Crossings Sign and a Library across Central Ave.

HISTORY



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

Date: May 16, 2008

OFFICIAL NOTIFICATION OF DECISION

FILE: Project# 1007204
08EPC-40034 SITE DEVELOPMENT -
SUBDIVISION
08EPC-40035 SITE DEVELOPMENT -
BUILDG PRMT
08EPC-40039 AMEND SECTOR
DEVELOPMENT PLAN MAP

Armstrong Development Properties
1500 N. Priest Drive, Suite 150E
Tempe, AZ 85281

LEGAL DESCRIPTION: for Tracts 1A, 1B, 2A, 2B, 3A, 3B, & 6, Barrett V.E. Subdivision and approval of Site Development Plans for the aforementioned tracts and Tracts 4-A-1, 4B, 5-B-1 & 5-B-2, Lands of WEFCO Partners, zoned SU-2/C-2, located on Central Avenue between Unser and 86TH ST SW, containing approx. 50 acres. (K-9 ,10/L-10) Anna DiMambro, Staff Planner

On May 15, 2008 the Environmental Planning Commission voted to recommend approval to the City Council Project 1007204/08EPC 40039, a request for a map amendment to the West Route 66 Sector Development Plan from "SU-1/C-2 (10 acres), O-1, and PRD 20 du/acre (7 acres)" to C-2, for Tracts 1A, 1B, 2A, 2B, 3A, 3B, and 6 V.E. Barrett Subdivision, based on the following Findings:

FINDINGS:

1. This is a request for a map amendment to the West Route 66 Sector Development Plan for Tracts 1A, 1B, 2A, 2B, 3A, 3B, and 6 V.E. Barrett Subdivision, an approximately 36 acre portion of a larger approximately 50 acre site located at the southwest corner of Central and Unser SW. The site is currently zoned SU-1/C-2 (10 acres), O-1, and PRD 20du/acre (7 acres) and is currently vacant. The applicant is proposing C-2 zoning for the entire site. Due to the acreage of the proposed zone change, this request will need to be approved by the City Council. The EPC is a recommending body in this case.

OFFICIAL NOTICE OF DECISION
MAY 15, 2008
PROJECT #1007204
PAGE 2 OF 17

2. The applicant has submitted concurrent requests for a site development plan for subdivision and a site development plan for building permit for the larger 50-acre site. Retail uses are proposed for the entire site, including a health club.
3. The subject site is located within the Established Urban Area as designated by the Comprehensive Plan and is also within the boundaries of the West side Strategic Plan and the West Route 66 Sector Development Plan. The site is a designated Community Activity Center, and Central and Unser are both Enhanced Transit Corridors in this area.
4. This request furthers the following Comprehensive Plan goals and policies:
 - a. This request will contribute to a full range of urban land uses (II.B.5a).
 - b. The subject site is an appropriate location for the proposed intensity (II.B.5d).
 - c. The proposed zoning will enable development of a vacant infill site that is contiguous to existing infrastructure. Site plan review due to the site's size will ensure the integrity of existing neighborhoods (II.B.5e).
 - d. Employment and services uses on this site will complement the surrounding residential areas. Site plan review will ensure minimization of adverse effects of noise, lighting, pollution, and traffic on residential environments (II.B.5i).
 - e. The proposed zoning will contribute to the efficient placement of services (Transportation and Transit goal).
 - f. The proposed zoning will add to the economic diversity of the West Side (Economic Development goal).
 - g. The proposed zoning will accommodate a wide range of occupational skills and salary levels (II.D.6a).
 - h. The proposed zoning will enable development of a shopping center that may attract both local and outside businesses (II.D.6b).
 - i. The proposed zoning will enable development of a shopping center that will create jobs and reduce the need to travel (II.D.6g).
5. This request partially furthers the following Comprehensive Plan policies:
 - a. The applicant is requesting to eliminate the requirement for higher density housing in this designated Activity Center. While residential development is appropriate and encouraged, it is not required (II.B.5h and II.B.7i).
 - b. The subject site is currently only partially commercially zoned (II.B.5j).
 - c. The proposed location for this shopping center will be convenient for nearby residents, but mixed use is not being proposed (II.B.7a).
 - d. Employment and services uses on this site will complement the surrounding residential areas. Site plan review will ensure minimization of adverse effects of noise, lighting, pollution, and traffic on residential environments (II.B.5i).
 - e. The proposed zoning will add to the economic diversity of the West Side (Economic Development goal).
 - f. The proposed zoning will accommodate a wide range of occupational skills and salary levels (II.D.6a).

6. This request furthers the following goals, objectives, and policies of the West Side Strategic Plan:
 - a. The proposed zoning will allow West Side residents the opportunity to shop and play in the area where they live (Goal 10).
 - b. Land uses on the West Side are currently unbalanced with a need for commercial uses (Objective 1).
 - c. This zone change will promote job opportunities and business growth in an appropriate area (Objective 8).
 - d. The proposed zoning will allow for urban style services (Policy 3.40).
 - e. The proposed zoning will encourage employment growth (Policy 3.41).
 7. The applicant has adequately justified this request based upon R-270-1980:
 - a. The proposed C-2 zoning allows extensive review by city departments, agencies and residents, which minimizes any adverse effects of future development on public facilities, services and roadways and ensures that the design contributes positively to the neighborhood. This is consistent with the health, safety, morals, and general welfare of the city (A).
 - b. The Planning Department considers that the applicant has provided an acceptable justification for the change and has demonstrated that the requested zoning will not destabilize land use and zoning in the area because it is consistent with the zoning of many surrounding properties (B).
 - c. The applicant cited a preponderance of applicable goals and policies of the Comprehensive Plan and the West Side Strategic Plan that are furthered by this request (C).
 - d. The applicant has justified the change based on changed conditions and on the proposed use category being more advantageous to the community
 - i. An 80-acre Regional Shopping Center, which was approved as part of the Atrisco Business Park Master Plan, was a factor in limiting the amount of commercial development that could take place on the subject site. This regional mall was never developed in this area. 100% commercial zoning on the subject site is appropriate to fill the gap in commercial zoning that was left when the regional mall was developed further north (2).
 - ii. Overall, the applicant has cited a preponderance of policies that are furthered by this request (3).
 - e. C-2 zoning is an appropriate zoning category for a Community Activity Center and that most of the allowable uses are innocuous (E).
 - f. The applicant will be required to fund any associated infrastructure improvements (F).
 - g. Economic considerations are not the determining factor for the request (G).
 - h. While the location of the site is certainly a factor in this analysis, it is not the only justification for the proposed change (H).
 - i. This request will not constitute a spot zone or a strip zone (I and J).
 8. There is no known neighborhood or other opposition to this request. There is substantial support for this request from area residents and neighborhood associations.
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On May 15, 2008 the Environmental Planning Commission voted to approve Project 1007204/08EPC 40034, a site development plan for subdivision, for Tracts 1A, 1B, 2A, 2B, 3A, 3B, 4B, and 6 V.E. Barrett Subdivision and Tracts 4-A-1, 5-B-1, 5-B-2, Lands of WEFCO Partners, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for subdivision with design standards for Tracts 1A, 1B, 2A, 2B, 3A, 3B, 4B, and 6 V.E. Barrett Subdivision and Tracts 4-A-1, 5-B-1, 5-B-2, Lands of WEFCO Partners an approximately 50-acre vacant site located at the southwest corner of Central and Unser SW. The site is currently zoned C-2 and SU-1/C-2 (10 acres), O-1, and PRD 20du/acre (7 acres).
2. The applicant is proposing to re-plot the existing 11 tracts into 14 tracts and proposes design standards.
3. The applicant has a submitted concurrent request for a map amendment to the West Route 66 Sector Development Plan for an approximately 36- acre portion of the site so that the entire site will be zoned C-2. The applicant has also submitted a concurrent request for a site development plan for building permit. Retails uses are proposed for the entire site, including a health club.
4. The subject site is located within the Established Urban Area as designated by the Comprehensive Plan and is also within the boundaries of the West side Strategic Plan and the West Route 66 Sector Development Plan. The site is a designated Community Activity Center, and Central and Unser are both Enhanced Transit Corridors in this area.
5. This request partially furthers the following Comprehensive Plan goals and policies:
 - a. The applicant is proposing design standards that would regulate the use and design of these future pad sites. However, the site development plan for subdivision does not restrict the number of drive-thrus on the site. Restriction on the number of drive-thrus is crucial to maintain the integrity of the Activity Center and to protect the established residential neighborhoods from the traffic that will be drawn to and through the site thereby increasing vehicle/pedestrian conflicts (II.B.5k).
 - b. While staff agrees that the location is convenient for residents, the proposed site plan consists mostly of larger parcels (II.B.7a).
6. This request furthers the following West Side Strategic Plan policy:
 - a. This site is accessible by several major streets and is also served by 4 bus routes (Policy 1.14).

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7. Delegation of future phases of development to the DRB is not appropriate in this case because of the importance of the properties adjacent to Central and Unser.
8. The submittal meets the Zoning Code's Large Retail Facility (LRF) Regulations (Section 14-16-3-2 (D)) except for the block size specifics of subsection (3) Site Division. The subject site's dimensions result in irregular block sizes, which are appropriate because:
 - a. The proposed block sizes achieve the intent of the LRF Regulations;
 - b. The proposed design is appropriate for this location;
 - c. The narrow side of the site abuts the adjacent 86th Street that provides a primary access
 - d. The long side along Central Avenue has a major entrance that leads to a large, pedestrian-oriented entrance plaza for a group of buildings.
9. There is substantial support for this request from area residents and neighborhood associations.

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. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Design Standards
 - a. Future phases of development may be delegated to the DRB after EPC review of the first pad site.
 - b. The applicant shall provide a note stating that all development on the site must comply with Zoning Code and West Route 66 Sector Development Plan Design Overlay Zone regulations and that where conflicts exist, the most restrictive shall apply.
 - c. All references to the SU-2 zone shall be removed from the Design Standards.
 - d. A clear statement shall be added to the Permitted Uses section stating that any C-2 conditional uses proposed for the site will require a Conditional Use Permit.
 - e. Streetscape: The applicant shall insert the statement that streetscape will also encourage nearby residents to walk rather than drive to Unser Crossing.
 - f. Parking:
 - i. The statement prohibiting on-street parking shall be removed.
 - ii. The statement regarding compliance with the big box ordinance shall be removed from the second bullet point.

- iii. A standard shall be added stating that parking shall be placed on at least two sides of a building within a particular lot and, if possible, shall not dominate the building or street frontage.
 - iv. The statement regarding employee parking shall be removed.
 - v. A note shall be added stating that trees shall be provided in the parking areas per the requirements of the West Route 66 Sector Development Plan Design Overlay Zone.
 - g. Site Landscape:
 - i. The applicant shall state when the hardscape palette will be selected and by whom.
 - ii. The first bullet point shall not state specific zoning code section and shall additionally state that landscape plans shall also comply with the West Route 66 Sector Development Plan Design Overlay Zone.
 - h. Commons Area: This section shall be removed.
 - i. Service/Loading Areas: The wall height required for screening of service/loading shall be changed to 8' at the loading dock areas.
 - j. Building Articulation/Design: Design requirements shall be added to make the rears of buildings attractive to the same standard as the sides of buildings.
 - k. Portable Buildings: Temporary portable buildings shall also be prohibited.
 - l. Sustainability: The applicant shall add information regarding access to transit and safe and convenient pedestrian connections in order to facilitate multi-modal transportation.
 - m. Lighting: Maximum lighting height shall be 20' unless the Zoning Hearing Examiner approves a variance.
4. Signage Master Plan shall return to the EPC for review and approval:
- i. Off-premise signs shall be added to the list of prohibited signs. Temporary banner signs for special events may be allowed with an Administrative Amendment.
 - ii. The statement "signs will not be permitted to be installed or placed along the perimeter of the property" shall be removed.
 - iii. A note shall be added stating that all signage shall comply with regulations of the Zoning Code and the West Route 66 Sector Development Plan Design Overlay Zone unless the Zoning Hearing Examiner approves a variance.
 - iv. A note shall be added stating that signage facing residential areas shall not be illuminated.
5. Transit:
- i. The applicant shall include information regarding all of the bus routes that serve the subject site.
 - ii. The applicant shall coordinate with the Transit Department about possible participation in Transportation Demand Management (TDM) programs.
6. Drive-Up Service Windows: The total number of permitted drive-up service windows shall be limited to 4, with the number of adjacent drive-up service window uses limited to two. Drive-up window uses may include a bank, pharmacy and a maximum of two "quick-serve restaurants."

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7. Wireless Telecommunications Facilities: Any allowance for wireless telecommunications facilities shall require architectural integration.
8. The site development plan for subdivision shall be made to match the approved site development plan for building permit.
9. Final approval of the corresponding map amendment to the West Route 66 Sector Development Plan (08EPC 40039) by the City Council is required prior to final sign-off of the site development plan for subdivision at the DRB.
10. City Engineer Conditions:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. 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. Comment continued on next page. 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).
 - b. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
 - c. Page 7, 10C and page 15, 18C, The width of the drive aisle between the landscape island and the parking area behind retail shops 7C and 7C2 shall be a maximum 35' to minimize the crossing distance for the pedestrian walkway by adding additional parking.
 - d. Provide adequate site distance at service drives along Bridge Boulevard adjacent to 6' screen wall.
 - e. According to the TIS, there are six uses with drive-thru windows. Therefore, the applicant should provide the entire site plan for the purpose of reviewing site circulation.
 - f. Site drives to be designed and located per the recommendations in the TIS.
 - g. Provide truck route and turning information on site plan. Service drives and loading areas to be designed accordingly.
 - h. Provide cross access to Tracts 7 and 8 (designated as not a part on site plan), to site drive aisles that provide connections with Unser and Bridge Boulevards. Provide applicable cross access agreements.
 - i. A concurrent platting action will be required at DRB.
 - j. Site plan shall comply and be designed per DPM Standards.
 - k. Dedication of right-of-way from the centerline of Unser Boulevard a limited access, principal arterial as designated on the Long Range Roadway System map.
 - l. Dedication of right-of-way from the centerline of Central Avenue a Principal arterial as designated on the Long Range Roadway System map.
 - m. Dedication of right-of-way from the centerline of Bridge Boulevard a Collector Street as designated on the Long Range Roadway System map.

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- n. Dedication of right-of-way from the centerline of 86th Street a Collector Street as designated on the Long Range Roadway System map.
 - o. Dedication of an additional 6 feet of right-of-way along Unser Boulevard, Central Avenue, Bridge Boulevard and 86th Street as required by the City Engineer to provide for on-street bicycle lanes.
 - p. Construction of the bicycle lanes along Unser Boulevard, Central Avenue, Bridge Boulevard and 86th Street adjacent to the subject property, as designated on Long Range Bikeways System map.
11. Final City Council approval of the accompanying sector development plan map amendment (08EPC-40039) is required prior to final DRB sign-off.
-

On May 15, 2008 the Environmental Planning Commission voted to approve Project 1007204/08EPC 08EPC 40035, a site development plan for building permit, for Tracts 1A, 1B, 2A, 2B, 3A, 3B, 4B, and 6 V.E. Barrett Subdivision and Tracts 4-A-1, 5-B-1, 5-B-2, Lands of WEFCO Partners, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for building permit for portions of Tracts 1A, 1B, 2A, 2B, 3A, 3B, 4B, and 6 V.E. Barrett Subdivision and Tracts 4-A-1, 5-B-1, 5-B-2, Lands of WEFCO Partners an overall approximately 50-acre vacant site located at the southwest corner of Central and Unser SW. The site is currently zoned C-2 and SU-1/C-2 (10 acres), O-1, and PRD 20du/acre (7 acres).
2. The applicant has a submitted concurrent request for a map amendment to the West Route 66 Sector Development Plan for an approximately 36- acre portion of the site so that the entire site will be zoned C-2. The applicant has also submitted a concurrent request for a site development plan for subdivision with design standards. Retails uses are proposed for the entire site, including a health club.
3. The subject site is located within the Established Urban Area as designated by the Comprehensive Plan and is also within the boundaries of the West side Strategic Plan and the West Route 66 Sector Development Plan. The site is a designated Community Activity Center, and Central and Unser are both Enhanced Transit Corridors in this area.

4. This request partially furthers the following Comprehensive Plan goals and policies:
- a. The concept of creating a shopping center to offer more retail options to west side residents is supported; however, the overall layout and design of the shopping center with its back towards the adjacent residential neighborhoods does little to promote an integrated community. The site layout is not conducive to walkability and places more of an emphasis on the personal vehicle (Goal for Developing and Established Urban Areas).
 - b. The proposed site layout could be improved to better respect existing neighborhood conditions, although the proposed uses are appropriate (II.B.5d).
 - c. This request would enable development of a vacant infill site that is contiguous to existing infrastructure. However, the proposed design of the site does not ensure the integrity of the existing neighborhood because the entire length of Bridge Boulevard, which is adjacent to residential neighborhoods, is devoted to building rears and loading docks (II.B.5e).
 - d. The employment and services uses in the retail center would complement the surrounding residential areas. Currently, there are few retail options on the west side. However, the design of the site may create adverse effects of noise, lighting, pollution, and traffic on the adjacent residential environment (II.B.5i).
 - e. This development will buffer adjacent residential areas from the noise on Central Avenue, but the proposed location of the truck loading docks will create additional noise (II.B.5k).
 - f. The site's location is convenient for commercial services, but mixed uses are not proposed, and the site design does not encourage walking (II.B.7a).
 - g. The proposed commercial uses may somewhat encourage walking from one shop to another adjacent shop, although the overall site design does not encourage walking. Pedestrian linkages are provided between uses within the site and to surrounding neighborhood. Buildings are not designed to support public transit and pedestrian activity, although the architecture is appropriate. Landscaping, street furniture, and textured paving are proposed (II.C.9d).
 - h. While the proposal may contribute to the efficient placement of services and sufficient roadway capacity will be ensured through required improvements at the applicant's cost, the proposal does not encourage walking, bicycling, or the use of transit. The applicant is proposing to provide transit shelters, but these could be incorporated into the site plan in a more meaningful way (Transportation and Transit Goal).
 - i. Adequate parking screening is provided, and no high water use plants are proposed for the landscape strips. Proposed signage, however, is excessive, and building facades are mostly separated from the roadway corridor by parking areas. Sidewalks are proposed adjacent to the surrounding roadway corridors that will facilitate safe and convenient walking around the perimeter of the site (II.C.9e).
 - j. The proposal does not show a majority of building entrances from the street and shows the majority of buildings set back from the street at distances far greater than what this policy calls for, with parking areas separating the buildings from the street. The applicant has used a 15% parking reduction based upon transit access as allowed by the Zoning Code and the design standards project a floor area ratio of 1.0 at build-out. This policy calls for building entrances to be on the street for the convenience of transit riders and to make the use of transit more appealing to vehicle drivers (II.D.4a).

- k. Pedestrian and bicycle paths have been incorporated into the project, but the layout of the buildings could be improved to reduce pedestrian/vehicle conflicts and walking distances (II.D.4g).
 - l. Four transit routes service this site, and safe access to transit and transfer capability is provided for in this site plan, although the site plan fails to meaningfully integrate transit into the development (II.D.4p).
5. This request furthers the following West Side Strategic Plan goals and policies:
- a. This site is accessible by several major streets and is also served by 4 bus routes. It is accessible by pedestrians and bicyclists, although this access may not be ideal (Policy 1.14).
6. This request partially furthers the following West Side Strategic Plan goals and policies:
- a. Although some of the smaller shops are clustered in some areas of the site plan, many of the proposed structures have the appearance of a strip mall (Policy 1.3).
 - b. Pedestrian and bicycle access is provided to key activity areas. However, the parking lots are not carefully designed to facilitate this access (Policy 1.5).
 - c. The proposal shows buildings of different scales, and the smaller building clusters encourage pedestrian access. However, the three main building structures are too large to be considered pedestrian scale, and parking is located solely in front of the larger buildings. No on-street parking is proposed (Policy 1.12).
 - d. While the applicant is proposing aesthetically pleasing landscaping for Bridge and Central and is also proposing commercial services that will contribute to the social enhancement of Bridge and Central, the entire length of Bridge adjacent to the subject site is dedicated to building rears with large loading dock areas (Policy 3.45).
7. The submittal meets the Zoning Code's Large Retail Facility (LRF) Regulations (Section 14-16-3-2 (D)) except for the block size specifics of subsection (3) Site Division. The subject site's dimensions result in irregular block sizes, which are appropriate because:
- a. The proposed block sizes achieve the intent of the LRF Regulations;
 - b. The proposed design is appropriate for this location;
 - c. The narrow side of the site abuts the adjacent 86th Street that provides a primary access
 - d. The long side along Central Avenue has a major entrance that leads to a large, pedestrian-oriented entrance plaza for a group of buildings.
8. There is substantial support for this request from area residents and neighborhood associations.

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. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Parking:
 - a. The motorcycle spaces shall be located in an area that is visible from the entrance of the building on the site.
 - b. A detail drawing of the proposed motorcycle signage shall be provided.
 - c. Add a column to the parking calculations chart totaling the number of required parking spaces for each building group to match the groupings in the "Parking Provided" column. If the minimum parking required for the site cannot be met, then the applicant shall request a variance from the Zoning Hearing Examiner.
 - d. Adjust building square footages in the parking calculation chart to match those shown on the site plan.
 - e. The row of disabled parking spaces south of Retail 1 shall be located closer to the entrance of Retail 1 or Retail 7B.
 - f. Some of the disabled parking spaces adjacent to Retail 5 shall be located near Retail 4.
 - g. Parking shall be located on at least 2 sides of each building.
4. Site Plan:
 - a. Note 1 shall be revised to remove the statement "if a truck bay is located within 300 feet of a residential structure."
 - b. Future phases of development may be delegated to the DRB after EPC review of the first pad site.
 - c. Pedestrian walkways through the parking lots shall align with building entrances where possible.
 - d. Additional cart storage areas shall be provided throughout the site where necessary, and parking calculations shall be revised accordingly.
 - e. Pervious paving shall be used in plaza areas, along building facades, and along pedestrian walkways.

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5. Transit:
 - a. All adjacent bus stops (including those on opposite sides of the street) shall be shown on the site plan.
 - b. Direct connections shall be provided to each adjacent bus stop.
 - c. A transit feasibility plan shall be provided as per West Side Strategic Plan Policy 1.2 and in coordination with the Transit Department.
 - d. A new stop on Central Avenue just east of the westernmost driveway will provide access to the site via the #54 and the #66. A new stop on Unser north of the Unser driveway will provide access via the #54. These shall be shown on the site plan and incorporated into the site design as approved by the Transit Department.
 - e. The applicant shall install bus shelters and associated trash cans and benches at both stops, as reflected in the Site Plan for Subdivision's section M (Transit Facilities), and as approved by the transit department.
 - f. If posted speed limits adjacent to the site on Central will remain over 45 mph, then the applicant install a bus bay for the new stop on Central Avenue, if required by the Transit Department.
6. Maximum lighting height shall be 20' unless the Zoning Hearing Examiner approves a variance.
7. Landscaping:
 - a. Parking lot tree planters shall be placed such that not more than 15 side-by-side parking spaces shall be allowed between planters. For the purpose of calculating parking spaces, cart storage spaces and motorcycle spaces shall be included.
 - b. The locations of trees, lighting, and signage shall be coordinated to prevent future conflict.
 - c. Move street trees along Bridge and along 86th behind sidewalk per street tree ordinance. Move sidewalk farther away from street creating planting area 6' wide or greater providing sufficient rooting area and place trees there for greater pedestrian safety, walkability, and environmental benefits. Same for sidewalk placement along Central and Unser.
 - d. A street tree plan shall be provided for the entire lengths of Central and Unser.
 - e. Street trees along Central shall be species that will reach a height of 25 feet or less at maturity. (PNM comment).
 - f. The note "Landscape to be determined by future tenant" shall be removed.
8. Walls and Fences:
 - a. The wall height required for screening of service/loading shall be changed to 8' at the loading dock areas.
 - b. Detail drawings of the proposed screen wall shall be provided, including information regarding materials and colors that match the building architecture.
9. Plaza areas:
 - a. The square footage of each plaza space shall be indicated on the site plan.

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- b. Plaza calculations shall be revised to reflect regulations of the large retail facilities regulations (a collection of smaller buildings linked by common walls shall be considered one building). Plaza space for each building shall be located adjacent to or near the associated building.
 - c. A minimum of 50% of the required public space shall be provided in the form of aggregate space as required by the Zoning Code's Large Retail Facility Regulations.
- 10. Grading, Drainage, and Utility Plan
 - a. The detention pond shall be shallow to prevent the need for defensive security fencing, if technically feasible, yet has the capacity to manage storm waters in a 100-year event.
 - b. The retaining wall symbol shall be removed from the legend unless there is actually a retaining wall on the site.
 - c. A detail drawing for the detention pond shall be provided. This ponding area shall be rotated 90 degrees and relocated parallel along the adjacent drive aisle and to be bisected by the proposed pedestrian walkway and as presented at the hearing.
- 11. Architecture:
 - a. Elevations shall state color names, shall correctly label each building, and shall use cardinal directions to label each façade.
 - b. The statement on the Lowe's elevations regarding the "representation of design intent" shall be removed.
 - c. Colors and materials of service doors shall be indicated. High quality materials and treatments shall be used to enhance the aesthetic qualities of these doors.
 - d. Similar treatments shall be used on rear elevations as are used on side elevations to meet the intent of Zoning Code §14-16-3-18.
 - e. Outdoor seating and plaza space shall be provided as required by large retail facility regulations (§14-16-3-2) and Zoning Code §14-16-3-18.
 - f. Retail buildings 7C and 7C2 shall have windows facing the pedestrian plaza on their east and west facades, respectfully.
- 12. Signage Master Plan shall return to the EPC for review and approval:
 - a. All signage shall comply with the Signage Master Plan as approved by the EPC as part of the associated site development plan for subdivision (08EPC 40034).
 - b. Vehicular and pedestrian wayfinding sign program shall be included.
 - c. Allocation of signage for all tenants shall be described.
- 13. Maintenance Agreement:
 - a. The applicant shall sign a maintenance agreement with the City that is deemed appropriate by the Planning Director. (§14-16-3-2)
 - b. The applicant shall add a note on the site development plan for building permit referencing the maintenance agreement.

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14. Solid Waste:
 - a. The site plan shall comply and be designed in accordance with Solid Waste Management requirements.
 - b. Detail drawings shall be provided of the proposed double refuse enclosure.
15. Final approval of the corresponding map amendment to the West Route 66 Sector Development Plan (08EPC 40039) by the City Council is required prior to final sign-off of the site development plan for building permit at the DRB.
16. The applicant must request a Water/Sewer Availability statement. The Utility Plan shall be approved by the Water Utility Authority prior to DRB sign-off.
17. PNM conditions: Access to the development along Central Avenue (driveways, curb cuts) needs to avoid the existing PNM structures. If any of the PNM structures are required to be located due to this project, the developer must pay for the cost of relocation. Any changes or realignment of the existing overhead or underground distribution lines will be at the customer's expense.
18. City Engineer Conditions:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. 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. Comment continued on next page. 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).
 - b. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
 - c. Page 7, 10C and page 15, 18C, The width of the drive aisle between the landscape island and the parking area behind retail shops 7C and 7C2 shall be a maximum 35' to minimize the crossing distance for the pedestrian walkway by adding additional parking.
 - d. Provide adequate site distance at service drives along Bridge Boulevard adjacent to 6' screen wall.
 - e. According to the TIS, there are six uses with drive-thru windows. Therefore, the applicant should provide the entire site plan for the purpose of reviewing site circulation.
 - f. Site drives to be designed and located per the recommendations in the TIS.
 - g. Provide truck route and turning information on site plan. Service drives and loading areas to be designed accordingly.
 - h. Provide cross access to Tracts 7 and 8 (designated as not a part on site plan), to site drive aisles that provide connections with Unser and Bridge Boulevards. Provide applicable cross access agreements.
 - i. A concurrent platting action will be required at DRB.
 - j. Site plan shall comply and be designed per DPM Standards.

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- k. Dedication of right-of-way from the centerline of Unser Boulevard a limited access, principal arterial as designated on the Long Range Roadway System map.
- l. Dedication of right-of-way from the centerline of Central Avenue a Principal arterial as designated on the Long Range Roadway System map.
- m. Dedication of right-of-way from the centerline of Bridge Boulevard a Collector Street as designated on the Long Range Roadway System map.
- n. Dedication of right-of-way from the centerline of 86th Street a Collector Street as designated on the Long Range Roadway System map.
- o. Dedication of an additional 6 feet of right-of-way along Unser Boulevard, Central Avenue, Bridge Boulevard and 86th Street as required by the City Engineer to provide for on-street bicycle lanes.
- p. Construction of the bicycle lanes along Unser Boulevard, Central Avenue, Bridge Boulevard and 86th Street adjacent to the subject property, as designated on Long Range Bikeways System map.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **MAY 30, 2008** 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.

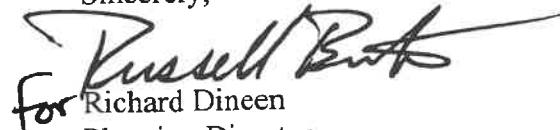
Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting 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.

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MAY 15, 2008
PROJECT #1007204
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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/AD/ac

cc: Darren Sowell Architects, 4700 Lincoln Rd. NE, Suite 111, Albuquerque, NM 87109
Miguel Maestas, Avalon NA, 9400 Harbor Rd. NW, Albuquerque, NM 87121
Kelly Chappelle, Avalon NA, 9135 Santa Catalina Ave. NW, Albuquerque, NM 87121
M Max Garcia, Los Volcanes NA, 6619 Honeylocust Ave. NW, Albuquerque, NM 87121
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Van Barber, Westside Merchants Assoc., 5201 Central NW, Albuquerque, NM 87105
Miguel Maestas, Westside Merchants Assoc., 6013 Sunset Gardens SW, Albuquerque, NM 87121
Dan Serrano, 3305 Ronda De Lechugas NW, Albuquerque, NM 87120
Becky Davis, 500 Leeward Dr. NW, Albuquerque, NM 87121
Jerry Gallegos, 417 65th St. SW, Albuquerque, NM 87121
Louis Tafoya, 6411 Avalon Rd. NW, Albuquerque, NM 87105
Dr. Joe Valles, 5020 Grande Vista Ct. NW, Albuquerque, NM 87121
Senator Linda M. Lopez, 9132 Suncrest SW, Albuquerque, NM 87121
Susan Unser, 7625 Central NW, Albuquerque, NM 87121
Bernard Dooley, 7611, Via Sereno, Albuquerque, NM 87121
Klarissa Pena, 6525 Sunset Gardens SW, Albuquerque, NM 87121



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

Date: July 18, 2008

OFFICIAL NOTIFICATION OF DECISION

FILE: Project# 1007204*
08EPC-40063 AMEND SITE DEVELOPMENT
PLAN - SUBDVN

Armstrong Development Properties
1500 N. Priest Dr., Suite 150E
Tempe, AZ 85281

LEGAL DESCRIPTION: for all or a portion of tracts 1A, 1B, 2A, 2B, 3B, 4B, 3A & TRACT 6 OF BARRET SUB & TRACTS 4-A-1, 5-B-1, 5-B-2, LANDS OF WETCO, zoned SU-1 FOR C-2 / 01 to C-2 (PENDING) located on CENTRAL AVE AND UNSER BETWEEN BRIDGE ST AND 86TH containing approximately 50 acres. (K-9, K-10, L-10) Russell Brito, Staff Planner

On July 17, 2008 the Environmental Planning Commission voted to approve Project 1007204/08EPC 40063, a site development plan for subdivision amendment, for Tracts 1A, 1B, 2A, 2B, 3A, 3B, 4B, and 6 V.E. Barrett Subdivision and Tracts 4-A-1, 5-B-1, 5-B-2, Lands of WEFCO Partners, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for an amendment to a site development plan for subdivision with design standards for Tracts 1A, 1B, 2A, 2B, 3A, 3B, 4B, and 6 V.E. Barrett Subdivision and Tracts 4-A-1, 5-B-1, 5-B-2, Lands of WEFCO Partners an approximately 50-acre vacant site located at the southwest corner of Central and Unser SW.
2. The applicant is proposing to re-plat the existing 11 tracts into 14 tracts and proposes design standards and sign standards.
3. A request for a map amendment to the West Route 66 Sector Development Plan for an approximately 36-acre portion of the site so that the entire site will be zoned C-2 is pending at City Council. An approved site development plan for building permit is awaiting final sign-off at the DRB. Retails uses are proposed for the entire site, including a health club.

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4. The subject site is located within the Established Urban Area as designated by the Comprehensive Plan and is also within the boundaries of the West side Strategic Plan and the West Route 66 Sector Development Plan. The site is a designated Community Activity Center, and Central and Unser are both Enhanced Transit Corridors in this area.
5. The submittal furthers the following Comprehensive Plan goal and policies:
 - a. The site development plan for subdivision amendment will allow for a range of urban land uses, most notably commercial uses that are needed in this part of the city. (Policy II.B.5.a)
 - b. The employment and services uses in the retail center would complement the surrounding residential areas, as there are few retail options on the southwest mesa. The submittal has a note on the site plan in accordance with the large retail facility regulations prohibiting truck operations between the hours of 10pm and 6:30am. (Policy II.B.5.i)
 - c. The addition of commercial services on the West Side furthers the Economic Development goal.
 - d. The shopping center may attract both local and outside businesses. This amendment request to add sign standards will benefit the site. (Policy II.D.6.b)
 - e. This shopping center will create jobs and reduce the need to travel. The submitted site development plan includes sign standards that will benefit the site. (Policy II.D.6.g)
6. This request partially furthers the following Comprehensive Plan goals and policies:
 - a. The site development plan amendment to add a signage program to the design standards partially furthers the Goal of the Established Urban Area. The concept of creating a shopping center to offer more retail options to west side residents is commendable. The proposed signage program will help to create a visually pleasing built environment. However, the overall layout and design of the shopping center with its back towards the adjacent residential neighborhoods continues to be an obstacle to an integrated community. The site layout is not conducive to overall walkability and places the greatest emphasis on the automobile.
 - b. While staff agrees that the location is convenient for residents, the proposed site plan consists mostly of larger parcels (II.B.7a).
 - c. The subject site is an appropriate location for the proposed commercial uses and intensity. The applicant cites neighborhood support for the proposal and the TIS indicates sufficient roadway carrying capacity for this project. The proposed signage program for the site will help to ensure respect of scenic resources in the area and views beyond. The proposed site layout could be improved to better respect existing neighborhood conditions, but is not the subject of the current request. (Policy II.B.5.d)
 - d. The site development plan amendment will contribute to development of a vacant infill site that is contiguous to existing infrastructure. It is unknown if the proposed layout and design of the site will ensure the integrity of the existing neighborhood because the entire length of Bridge Boulevard, which is adjacent to residential neighborhoods, is devoted to building rears and loading docks. (Policy II.B.5.e)

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- e. The applicant is not proposing housing in this Activity Center. While the pending C-2 zoning would permit multi-family residential, it is not required and none is being proposed at this time. Residential development is appropriate, allowed and encouraged, but not proposed by the site development plan at this time. (Policy II.B.5.h)
 - f. The layout of the proposed site development plan is not innovative and does not strictly comply with all large retail facility regulations. The site is typical of a traditional suburban shopping center with a row of shops at the rear of the site and around the perimeter, a sea of parking, and several pad sites along Central and Unser. The design standards for individual buildings and signage will result in quality development that is appropriate for the area. (Policy II.B.5.i)
 - g. The applicant is proposing 100% commercial on the site, but the pending C-2 zoning does not completely eliminate the possibility of mixed land uses, including residential. The proposed site design does not reduce auto travel needs, but the proposed uses will contribute to a decrease in the distance to reach commercial uses. Pedestrian access to and circulation within the site is not entirely convenient or pleasant. The proposed signage program with directional signs will help pedestrians navigate this site. (Activity Center Goal)
 - h. The location of this proposed shopping center is convenient for nearby residents, but the site design does not encourage multi-modal transportation. No mixture of uses is proposed for this site, and while sidewalks and pedestrian crossings are provided within the site, the overall site layout does not encourage walking. The site plan consists mostly of larger parcels with large parking fields and one-story buildings. Many vehicle/pedestrian conflicts exist, although ample public open space is provided. The location is convenient for commercial services, but mixed uses are not proposed and the site design does not encourage walking. (Policies II.B.7.a and i)
 - i. Adequate parking screening is provided, and no high water use plants are proposed for the landscape strips. The proposed signage standards should lead to useful and attractive signage on the site. Building facades are mostly separated from the roadway corridor and sidewalks by parking areas. (Policy II.C.9.e)
 - j. While the proposal may contribute to the efficient placement of services and sufficient roadway capacity will be ensured through required improvements at the applicant's cost, the proposal does not encourage walking, bicycling, or the use of transit. The proposed signage standards will hopefully facilitate a safer environment for pedestrians. (Transportation and Transit Goal and Policy II.D.4.a, g and p)
7. This request furthers the following West Side Strategic Plan goal, objectives and policies:
- a. Implementation of the submitted site development plan will allow west side residents the opportunity to shop and play in the area where they live. (Goal 10)
 - b. This submittal will promote job opportunities and business growth in an appropriate area. (Objective 8)
 - c. This site is accessible by several major streets and is also served by 4 bus routes (Policy 1.14).
 - d. The applicant is proposing urban style services. (Policy 3.40)
 - e. The proposed site development plan will encourage employment growth. (Policy 3.41)

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8. Delegation of future phases of development to the DRB is not appropriate in this case because of the importance of the properties adjacent to Central and Unser.
9. There are several conflicts with controlling plans and regulations, including the Zoning Code and the West Route 66 SDP that are addressed in the conditions of approval.
10. There is no known neighborhood or other opposition to this request.
11. Section 14-16-2-17(10)(F) of the C-2 zone allows the Planning Commission to approve signage exceptions for shopping centers in order to provide adequate signing in special situations. Deviation from the strict application of the larger retail facility regulations and the West Route 66 Sector Development Plan DOZ is warranted to ensure safe and effective wayfinding and adequate visibility to motorists on adjacent roadways. Such deviations are specifically outlined in the accompanying conditions of approval.

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. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Design Standards
 - a. Parking: Parking shall be encouraged on internal street networks.
 - b. The design standards sections shall be re-lettered after F to reflect G through N.
4. Signage Master Plan:
 - a. The signage map and the approved site plan for building permit shall correspond at the DRB final sign-off.
 - b. The sign elevations shall indicate colors, materials and total square footage
 - c. Add to the list of prohibited signs: off-premise signs.
 - d. Add a note: "Temporary banner signs for special events may be allowed with an Administrative Amendment."

- f. Remove note: "It has been determined that all sign areas are wholly visible from an abutting arterial street. Therefore all tenants will be allowed 15% of the areas of the façade for building signage."
 - g. And replace with: "The signage standards on sheet S-101, Section C.1.A shall allow a maximum of 10% of each façade area to contain signage."
 - h. Add a note: There are 6 monument signs permitted for the entire subdivision site: Two monument signs along Central Avenue at a maximum 26 feet and a maximum sign face area of 150 square feet with no more than 8 tenants listed. Two monument signs along Central Avenue up to 18 feet tall with a maximum sign face area of 100 square feet with no more than 6 tenants listed. One monument sign along Unser Boulevard up to a maximum height of 20 feet with a maximum sign face area of 150 square feet and no more than 8 tenants listed. One monument sign at 86th Street up to a maximum height of 18 feet with a maximum sign face area of 100 square feet, no more than 6 tenants listed. No additional monument signs will be permitted for Tracts 1-11. There shall be no more than 2 art icon will be allowed up to a maximum height of 40 feet. No tenant signs shall be allowed on the icon signs.
 - i. Add a note: "Maximum sign-face area for free-standing signs is 150 square feet."
 - j. Add a note: "No more than three Directory signs, with a maximum size of 24 square feet, are allowed and do not count as a monument sign."
 - k. Add a note: "Uplighting of any kind is prohibited."
 - l. Add a note: "Each freestanding sign shall display a numeric street address with a size that is easily readable to drivers on adjacent streets. This numeric street address shall not be calculated as part of the allowed sign face area."
 - m. Remove any provisions or requirements that are not enforceable by the Planning Department, Code Enforcement Division, including requirements, standards and agreements between the property owner/management and individual tenants. (B.2., E.1., F., K.)
5. Sign Standards Detail Drawings (sheets S-102, S-103 and subsequent, unnumbered sheet):
- n. All sign-type drawings (A1, A2, B, C, D, E, F and G) on Sheets S-102 and S-103 shall comply with the sign standards of condition 4.
 - o. The multi-tenant, directional monument signs (unnumbered sheet after S-103) locations as shown on sheet C-001 shall be transferred to the site plan diagram of sign locations on sheet S-103.
 - p. The site development plan for building permit, currently awaiting final sign-off at the DRB, shall be revised to reflect the amended and approved site development plan for subdivision and its sign standards (signage master plan).
6. Additional signage shall be detailed and located on the site development plans for building permit and subdivision:
- a. Pedestrian crossing signs at every drive aisle crossing.
 - b. Traffic control signs at the roundabout that direct drivers in a counter-clockwise flow and right turns only.

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7. Final approval of the corresponding map amendment to the West Route 66 Sector Development Plan (08EPC 40039) by the City Council is required prior to final sign-off of the site development plan for subdivision at the DRB.
8. City Engineer Conditions:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. 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. Comment continued on next page. 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).
 - b. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
 - c. Extend the north/south drive aisle from Central Avenue at site drive "A" to Bridge Boulevard (would bisect the area between retail shops 7C and 7C2), provide an east/west connection from this extension to the delivery/service areas of these same retail buildings and provide additional parking adjacent to this extension (from east/west connection to retail buildings).
 - d. Provide adequate site distance at service drives along Bridge Boulevard adjacent to 6' screen wall.
 - e. According to the TIS, there are six uses with drive-thru windows. Therefore, the applicant should provide the entire site plan for the purpose of reviewing site circulation.
 - f. Site drives to be designed and located per the recommendations in the TIS.
 - g. Provide truck route and turning information on site plan. Service drives and loading areas to be designed accordingly.
 - h. Provide cross access to Tracts 7 and 8 (designated as not a part on site plan), to site drive aisles that provide connections with Unser and Bridge Boulevards. Provide applicable cross access agreements.
 - i. A concurrent platting action will be required at DRB.
 - j. Site plan shall comply and be designed per DPM Standards.
 - k. Dedication of right-of-way from the centerline of Unser Boulevard a limited access, principal arterial as designated on the Long Range Roadway System map.
 - l. Dedication of right-of-way from the centerline of Central Avenue a Principal arterial as designated on the Long Range Roadway System map.
 - m. Dedication of right-of-way from the centerline of Bridge Boulevard a Collector Street as designated on the Long Range Roadway System map.
 - n. Dedication of right-of-way from the centerline of 86th Street a Collector Street as designated on the Long Range Roadway System map.
 - o. Dedication of an additional 6 feet of right-of-way along Unser Boulevard, Central Avenue, Bridge Boulevard and 86th Street as required by the City Engineer to provide for on-street bicycle lanes.

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- p. Construction of the bicycle lanes along Unser Boulevard, Central Avenue, Bridge Boulevard and 86th Street adjacent to the subject property, as designated on Long Range Bikeways System map.
- 9. Tenant signage for retail buildings is limited to one per entrance and for building facades that directly front on Central or Unser. Secondary signage is permitted for anchor buildings only and for buildings with facades that directly front on Central or Unser.
- 10. City of Albuquerque Legal Staff providing a written opinion that the Environmental Planning Commission has the authority pursuant to Section 14-16-2-17(10)(f), to deviate from the West Route 66 Sector Development Plan with regards to signage or the applicant shall obtain a variance from the Zoning Hearing Examiner from the regulations of the West Route 66 Sector Development Plan with respect to signage.

PROTEST: 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, WHICH IS BY AUGUST 1, 2008.

APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION, YOU MUST DO SO BY AUGUST 1, 2008 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.

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.

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OFFICIAL NOTICE OF DECISION
JULY 17, 2008
PROJECT #1007204
PAGE 8 OF 8

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/RB/ac

cc: Angela Benson, Darren Sowell Architects LLC, 4700 Lincoln Road NE, Suite #111, Albuquerque, NM 87109

Miguel Maestas, Avalon NA, 9400 Harbor Rd. NW, Albuquerque, NM 87121
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Jerry Gallegos, 417 65th st. SW, Albuquerque, NM 87121
Louis Tafoya, 6411 Avalon Rd. NW, Albuquerque, NM 87101



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

Date: December 17, 2008

AMENDED OFFICIAL NOTIFICATION OF DECISION

FILE: Project# 1007204*
08EPC-40096 SITE DEVELOPMENT -
BUILDG PRMT

Armstrong Development Properties
1500 N. Priest Dr., Ste 150E
Tempe, AZ, 85281

LEGAL DESCRIPTION: for all or a portion of Tracts 9 , UNSER CROSSING) zoned C-2, located on SW CORNER OF WEST CENTRAL AVE SW AND UNSER BLVD SW containing approximately 2 acres. (K-10) Carol Toffaleti, Staff Planner

On November 20, 2008 the Environmental Planning Commission voted to approve Project 1007204/ 08EPC 40096, a Site Development Plan for Building Permit, for Tract 9, Unser Crossing, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. The request is a site development plan for building permit for Tract 9, Unser Crossing, a site of approximately 2 acres located at the southwest corner of West Central Ave. and Unser Blvd. SW zoned C-2 (SC). A drugstore with a drive-thru pharmacy is proposed with a total square footage of 14,100 sf. The site is part of the 50-acre Unser Crossing shopping center and this project represents the first pad development in Phase II of the overall development program. The applicant also requests that development of the remaining seven (7) pads be delegated to DRB.
2. The site is in the Established Urban Area of the Comprehensive Plan, the West Side Strategic Plan, the West Route 66 Sector Development Plan and the West Central Metropolitan Redevelopment Area. It is within a Community Activity Center designated in the Comprehensive and the West Side Strategic Plans and abuts two Enhanced Transit Corridors, Central Ave. and Unser Blvd.
3. A Traffic Impact Study (TIS) for the Unser Crossing shopping center, including the subject site and the proposed use, was submitted by the applicant in March 2008.

AMENDED OFFICIAL NOTIFICATION OF DECISION
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PROJECT NUMBER 1007204
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4. Development of the site is governed by a site development plan (SDP) for subdivision with design standards (#1007204, 08EPC-40034, 08DRB-70277, 9/15/08) and an amended SDP for subdivision that contains the master signage plan (1007204, 08EPC-40063, 7/17/08). The SDP for building permit for the core of the shopping center is also relevant (#1007204, 08EPC-40035, 08DRB 70276, 9/18/08) in terms of vehicular and pedestrian access, landscaping and architecture.
5. Design Standard M. of the SDP for subdivision regulates drive-up service window uses in the Unser Crossing shopping center. If the proposed drive-up service window for the pharmacy is approved on this lot (Tract 9), three more drive-up service window uses would be allowed in the shopping center. They would be limited to one bank and two “quick serve” restaurants. A future drive-up service window would be acceptable on Tract 8 or 10, but not on both, because the number of adjacent drive-up service window uses is limited to two. In this instance, the term “adjacent” means “contiguous”.
6. The sidewalk on Central Ave. was relocated after approval of the site development plan for building permit for the Unser Crossing shopping center (1007204, 08EPC-40035, 08DRB-70276), due to conflicts with existing utilities within the public right-of-way. Existing utility lines may also affect the location of the sidewalk along the remaining pad sites on Central Ave. in the shopping center (Tracts 2, 3, 5, 6 and 8).
7. The proposal furthers the following applicable goals and policies of the Comprehensive Plan (CP) and West Side Strategic Plan (WSSP):
 - a. The CP Goal of the Established Urban Area and CP Policy II.B.5d because the proposed pharmacy use will expand retail choice in the southwest of the City and the design of the building and the landscaping will help create a visually pleasing environment that fits the character of the area.
 - b. CP Policies II.B.5i and II.B.5k because the proposed commercial use complements the surrounding residential areas and the development is designed to minimize impacts of traffic, lighting and noise on the residential neighborhood in the vicinity of the site.
 - c. CP Policy II.D.4g and WSSP Policy 1.5 because the development provides pedestrian access from the surrounding public sidewalks and a safe and pleasant connection to the internal street network of the shopping center.
 - d. CP Policies II.D.6a and II.D.6g, WSSP Objective 8 and Policy 3.41 by creating new employment opportunities in an appropriate location, as the site is within an Activity Center; on the West Side where there is a job-housing imbalance; and in the Bridge/Westgate community identified as an area of need.
8. Property-owners within 100’ and the five neighborhood associations in the area were notified of the proposed development. No comments have been received.

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. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Future site development plans for pad sites in the Unser Crossing shopping center shall be reviewed by the EPC.
4. Site Development Plan (Sheet C-001):
 - a. The bench on the north façade shall be increased to 8' (4 seats) and the bench on the east facade to 10' (5 seats). Alternative seating may be substituted, as long as it complies with 14-16-3-18(C)(3) of the Zoning Code. The location of the seating shall maintain a minimum clear path of 6' along the walkway surrounding the building, per 14-16-3-1(H)(4) of the Zoning Code.
 - b. General Note E: Insert "bike/" before "pedestrian" as the existing trail serves both cyclists and pedestrians.
 - c. Under Legend, correct label of graphic for "concrete walks".
 - d. Show and label pedestrian link to western pad site the same as other crosswalks in the project site.
 - e. Add a pedestrian connection from the northeast plaza to the sidewalk at Unser.
5. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT: Conditions of approval for the proposed Site development Plan for Building Permit shall include:
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. 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. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
 - d. Site plan will need to accurately reflect the provisions of the site development plan for subdivision (i.e. roadway easements and/or right-of-way, Central Avenue site drive, etc.).
 - e. Site plan shall comply and be designed per DPM Standards.
6. Detail sheet (C-002)
- a. Revise diagram 6/C-002 to include a gate of an appropriate height to screen the trash compactor.
 - b. A lighting detail of the pedestrian-scale lighting shall be added, i.e. bollards and/or lightpoles with a maximum height of 16'. (Their locations is keyed 32 on C-001.)
7. Landscape Plan:
- a. Add plantings to the landscaped bed along the south side of the crosswalk at the building entrance, and adjust landscape calculations accordingly.
 - b. Move any shrubs that are within 3' of the gas line along the north property line.
 - c. Replace deciduous shrubs south of the transmission line tower on Central Ave with evergreen shrubs of a minimum height of 30" to improve screening of parked cars.
 - d. Rainwater harvesting: label the notched curbs along the landscape setback on Unser Blvd.; indicate that the east parking area and the plaza at the northeast corner have pervious paving.
 - e. Legend: indicate Apache Plume as evergreen.
 - f. Trees in parking areas visible from public streets shall be spaced as per bullet point 6, sheet G101 of the Design Standards.
8. Signage
- a. Move the stop sign at Central Ave. outside the pedestrian walkway.
 - b. Review the location of the pedestrian crosswalk and drive-thru directional signs on the parking islands at the north and south end of the east parking area (keyed 20 and 28, C-001), to ensure they are functional and coordinate with the landscape design.
 - c. The location of the three free-standing drive-thru signs on sheets C-001 and A-202 shall match (keyed 28 on sheet C-001, C-3 on sheet A-202).
 - d. On sheet A-202, indicate that C-3 has two sign faces.
 - e. The wall-mounted sign to the left of the building entrance shown in the elevations (1/ and 6/A-201) shall be labeled "B9 sign per A-202". The location of the sign on sheet A-202 shall match the locations shown on A-201.
9. Site Plan: include the material and color of the roof, which shall have, at minimum, a solar reflectance of 0.79, thermal emittance rating of 0.85, and 15% post industrial/consumer content.
10. As per PNM comments:
- a. No mature height tree greater than 14' in the 25' transmission line easement.
 - b. No trees within 8' horizontal of gas line.
 - c. 15' clear zone around transmission line structures.
 - d. 10' clear zone around distribution line poles.

AMENDED OFFICIAL NOTIFICATION OF DECISION
NOVEMBER 20, 2008
PROJECT NUMBER 1007204
PAGE 5 OF 6

PROTEST: 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, WHICH IS BY **DECEMBER 5, 2008**.

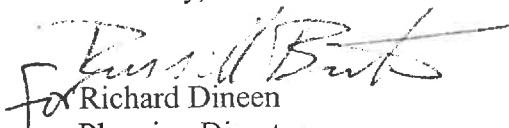
APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION, YOU MUST DO SO BY **DECEMBER 5, 2008** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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/CT/ac

AMENDED OFFICIAL NOTIFICATION OF DECISION
NOVEMBER 20, 2008
PROJECT NUMBER 1007204
PAGE 6 OF 6

cc: Darren Sowell Architects, LLC, 4700 Lincoln Road NE, Suite #111, Albuquerque, NM 87109
Miguel Maestas, Avalon NA, 9400 Harbor Rd. NW, Albuquerque, NM 87121
Kelly Chappelle, Avalon NA, 9135 Santa Catalina Ave. NW, Albuquerque, NM 87121
Max Garcia, Los Volcanes NA, 6619 Honeylocust Ave. NW, Albuquerque, NM 87121
Ben Sandoval, Los Volcanes NA, 6516 Honeylocust Ave. NW, Albuquerque, NM 87121
Tony Chavez, Skyview West NA, 305 Claire Ln. SW, Albuquerque, NM 87121
Bea Purcella, Skyview West NA, 201 Claire Ln. SW, Albuquerque, NM 87121
Matthew Archuleta, Westgate Heights NA, 1628 Summerfield SW, Albuquerque, NM 87121
Libby McIntosh, Westgate Heights NA, 1316 Ladrones Ct. SW, Albuquerque, NM 87121
Larry Nelson, Westside Merchants Assoc., 929 Old Coors SW, Albuquerque, NM 87105
Humberto Perez, Westside Merchants Assoc., 701 B Old Coors SW, Albuquerque, NM 87105

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: Armstrong Central Unser Blvd		Phone: (602) 385-4107
Address: 1 ARMSTRONG PL		Email: nzion@agoc.com
City: BUTLER	State: PA	Zip: 16001
Professional/Agent (if any): Modulus Architects & Land Use Planning		Phone: 505-338-1499
Address: 100 Sun Ave NE Suite 600 Albuquerque, NM 87109		Email: awilliomson@modulusarchitects.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Agent	List all owners: Armstrong Central Unser Blvd LLC, Quanz Unser Crossing, SPIRIT MASTER FUNDING X LLC, EHRET PROPERTIES LLC	

BRIEF DESCRIPTION OF REQUEST

Major Amendment To Approved Site Plan For Subdivision to remove all prior approvals and to remove and replace the Design Standards and the Sign Standards with the IDO.

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

Lot or Tract No.: Tracts 1-8 and 10 -14	Block:	Unit:
Subdivision/Addition: UNSER CROSSINGS	MRGCD Map No.:	UPC Code: See legal description document
Zone Atlas Page(s): K-09-Z	Existing Zoning: MX-M	Proposed Zoning: N/A
# of Existing Lots: 13	# of Proposed Lots: 13	Total Area of Site (acres): +/- 50 acres

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Unser Crossing	Between: Central	and: Unser
-------------------------------------	------------------	------------

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

PR-2018-001389, 1007204, 1001620

Signature: <i>Regina Okoye</i>	Date: 3/1/2022
Printed Name: Regina Okoye	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting/Hearing Date:			Fee Total:		
Staff Signature:		Date:	Project #		

FORM P1: SITE PLAN – EPC

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

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

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

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

☒ 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)

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

☒ Sign Posting Agreement

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

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

☒ Office of Neighborhood Coordination notice inquiry response

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

☒ Proof of emailed notice to affected Neighborhood Association representatives

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

N/A Completed Site Plan Checklist

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

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

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

N/A Site Plan or Master Development Plan

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

N/A Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for all commercial and multifamily site plans except if the development is industrial or the multifamily is less than 25 units.

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

☐ VARIANCE – EPC

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

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

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: Regina Okoye

Date: 3/10/2022

Printed Name: Regina Okoye

☐ Applicant or ☒ Agent

FOR OFFICIAL USE ONLY

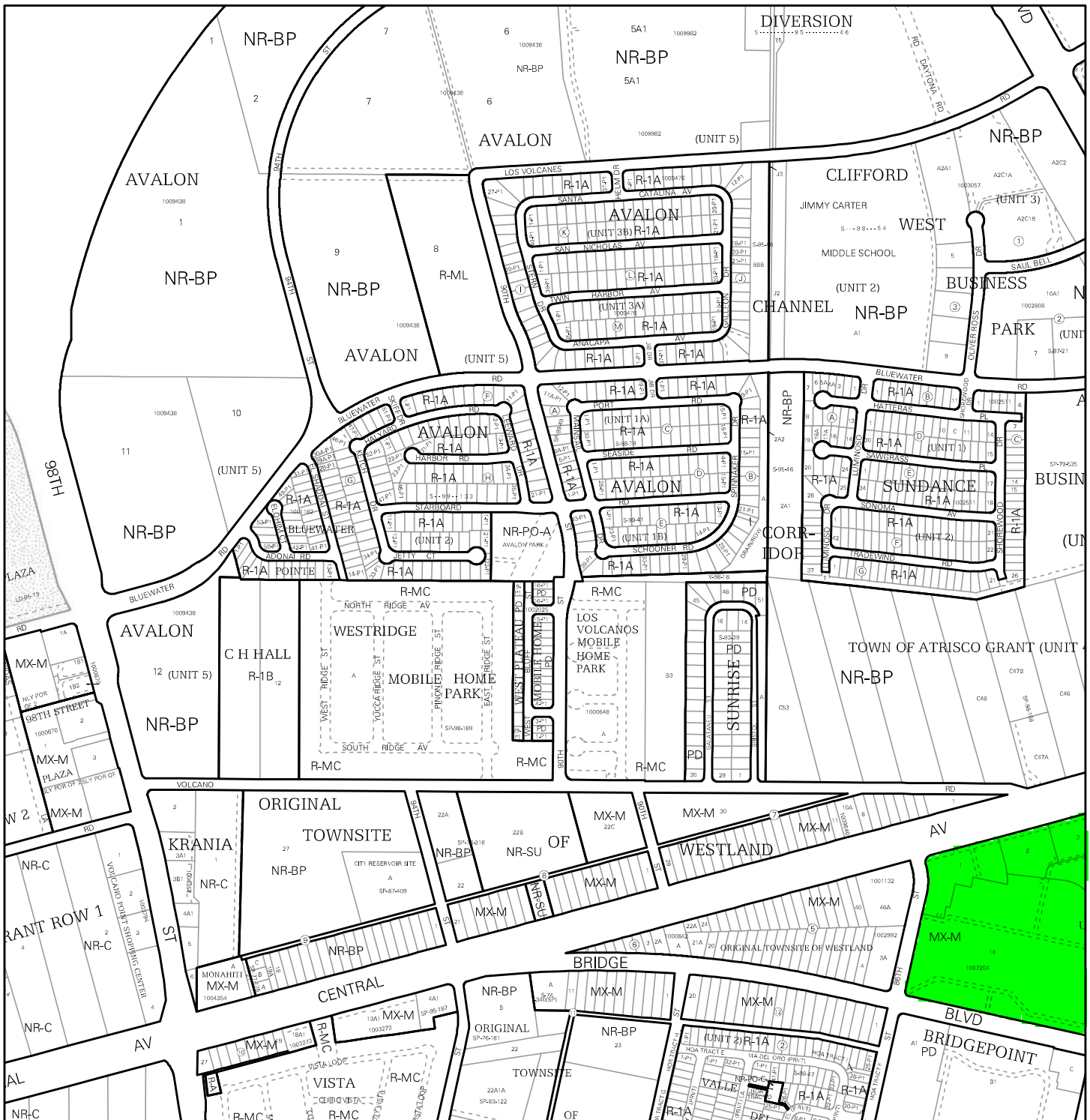
Case Numbers:

Project Number:

Staff Signature:

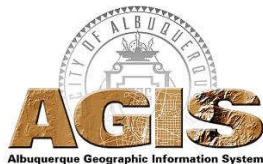
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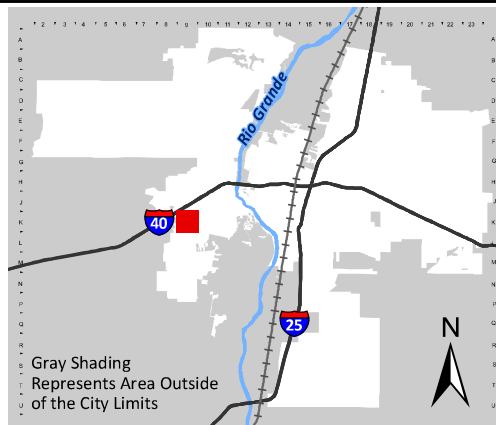


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



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



Zone Atlas Page:
K-09-Z

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

0 250 500 1,000 Feet



A horizontal number line representing distance in feet. It has four major tick marks labeled 0, 250, 500, and 1,000. The line is divided into four equal segments by these tick marks. The word "Feet" is written at the right end of the line.

City of Albuquerque
Environmental Planning Commission
600 2nd Street NW
Albuquerque, NM 87102

**RE: AGENT AUTHORIZATION NOTICE – SOUTHWEST CORNER OF UNSER BLVD AND CENTRAL AVE
ALBUQUERQUE NM 87121**

To Whom It May Concern,

Armstrong Central Unser Blvd LLC., hereby authorizes Modulus Architects & Land Use Planning, Inc., to perform as the Agent of Record with the City of Albuquerque. This Agent Authorization is for the property located at southwest corner of Unser Blvd and Central Ave Albuquerque NM 87121 and legally described as:

Tract 1

TR 1 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 2.2617 AC

Tract 2

TR 2 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 1.4272 AC

Tract 3

TR 3 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 1.2688 AC

Tract 4

TR 4 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 1.2185 AC

Tract 5

TR 5 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT .9458 AC

Tract 6

TR 6 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 1.0007 AC

Tract 8

TR 8 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 1.6247 AC

Tract 10

TR 10 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 1.8627 AC

Tract 13

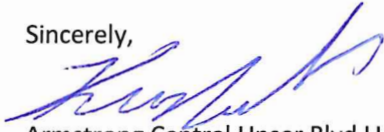
TR 13 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 1.2220 AC

Tract 14

TR 14 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 16.2112 AC

This authorization is valid until further written notice from Armstrong Central Unser Blvd LLC. Or Modulus Architects & Land Use Planning, Inc. (Agent). Please direct all correspondence and communication to our Agent for the purpose of this request for the Environmental Planning Commission.

Sincerely,

A handwritten signature in blue ink, appearing to be "K. J. [unclear]", is written over the word "Sincerely,".

Armstrong Central Unser Blvd LLC.
1 ARMSTRONG PL BUTLER PA 16001

City of Albuquerque
Environmental Planning Commission
600 2nd Street NW
Albuquerque, NM 87102

**RE: AGENT AUTHORIZATION NOTICE – SOUTHWEST CORNER OF UNSER BLVD AND CENTRAL AVE
ALBUQUERQUE NM 87121**

To Whom It May Concern,

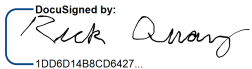
Quanz Unser Crossing LLC., hereby authorizes Modulus Architects & Land Use Planning, Inc., to perform as the Agent of Record with the City of Albuquerque. This Agent Authorization is for the property located at southwest corner of Unser Blvd and Central Ave Albuquerque NM 87121 and legally described as:

Tract 12

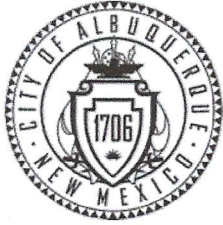
TR 12 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 13.1000 AC

This authorization is valid until further written notice from Quanz Unser Crossing LLC. Or Modulus Architects & Land Use Planning, Inc. (Agent). Please direct all correspondence and communication to our Agent for the purpose of this request for the Environmental Planning Commission.

Sincerely,

DocuSigned by:

1DD6D14B8CD6427...
Quanz Unser Crossing

9111 EAGLE RANCH RD NW
ALBUQUERQUE NM 87120-5335



Tim Keller, Mayor
Sarita Nair, CAO

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

DATE: March 2, 2022

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): PR-2021-005597
Agent: Modulus Architects and Land Use Planning
Applicant: Armstrong Central Unser Blvd. LLC
Legal Description: Unser Crossing Tracts 1-14
Zoning: MX-M
Acreage: +/- 50 acres
Zone Atlas Page(s): K-09-Z and K-10-Z

CERTIFICATE OF NO EFFECT: ☒ Yes ☐ No

CERTIFICATE OF APPROVAL: ☐ Yes ☒ No

SUPPORTING DOCUMENTATION:

Historic Google Earth Images, NMCRIS records

SITE VISIT: N/A

RECOMMENDATIONS:


The property appears to have been bladed by 2009.

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

SUBMITTED BY:

SUBMITTED TO:

Planning, Development Services

 3-2-2022
Douglas H. M. Bogges, MA, RPA Date
Senior Principal Investigator
Acting City Archaeologist
Lone Mountain Archaeological Services, Inc.



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: Unser Crossing

Building Permit #: K-09-Z & K-10-Z Hydrology File #:

Zone Atlas Page: DRB#: EPC#: 1007207 Work Order#:

Legal Description: Please see attached "Legal Description" document

Development Street Address: SWC of Unser Blvd and Central Ave , Albuquerque, NM 87121 (Unser Crossings)

Applicant: Modulus Architects Contact: Regina Okoye

Address: 100 Sun Ave Suite 600, Albuquerque NM 87109

Phone#: 505-338-1499 Fax#:

E-mail: rokoye@modulusarchitects.com

Development Information

Build out/Implementation Year: 2022 Current/Proposed Zoning: MX-M/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:

Major Amendment to the prior approved Site Plan for Building Permit and Site Plan for Subdivision. As a result, the Design Standards and the Sign Standards will no longer apply and the subject site will follow the Integrated Development Ordinance (IDO). This request will allow future development to be consistent with the surrounding area and allow for a more clear and concise development process with the City of Albuquerque. There are no specific uses being proposed at this time.

Days and Hours of Operation (if known):

Facility N/A

Building Size (sq. ft.):

Number of Residential Units:

Number of Commercial Units:

Traffic Considerations N/A

ITE Trip Generation Land Use Code

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 Central, Unser, Bridge, 86th St

Adjacent Roadway(s) Posted Speed: Street Name Central Posted Speed 50 MPH
Street Name Unser Posted Speed 45 MPH

** 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: CENTRAL AV W - urban principal arterial
UNSER BLVD SW - urban principal arterial
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: West Route 66 – Activity Center
(urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County): Central and Unser - City
Unser - 27200

Adjacent Roadway(s) Traffic Volume: Central - 13600 Volume-to-Capacity Ratio (v/c): _____
(if applicable)

Adjacent Transit Service(s): 54, 198, 766, 66 Nearest Transit Stop(s): 54, 198

Is site within 660 feet of Premium Transit?: Yes

Current/Proposed Bicycle Infrastructure: Current along Unser
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Current along central and unser

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 ☒

Thresholds Met? Yes [] No ☒

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

Notes: When the property is developed the Traffic Scoping is to be revisited with the proposed site traffic .

M. P. E.

2/23/2022

TRAFFIC ENGINEER

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 plndrs@cabq.gov and 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 volume to capacity (v/c) ratio on this form.

PRE-APPLICATION MEETING NOTES

PA#: 22-033 Notes Provided (date): 2-11-22

Site Address and/or Location: 10700 Unser Blvd SW Albuquerque NM 87121

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 Remove the existing design standards (existing site plan for building permit) and follow the IDO. No other proposal.

Basic Site Information

Current Use(s): Vacant, commercial retail, commercial services, transportation Size (acreage): approx. 15 acres
Zoning: MX-M Overlay Zone(s): NA

Comprehensive Plan Designations

Development Area: Area of Change Corridor(s): Central Ave Major Transit
Center: West Route 66 Activity Center Near Major Public Open Space (MPOS)?: NA

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): NA

Use Specific Standards: NA

Applicable Definition(s): **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.

Mixed-use Development

Properties with residential development and non-residential development on a single lot or premises. For the purposes of this IDO, mixed-use development can take place in the same building (i.e. vertical mixed-use) or separate buildings on the same lot or premises (i.e. horizontal mixed-use).

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:

<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): Site Plan -EPC Major Amendment

Specific Procedure(s)*: 14-16-6-6(J)

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

Decision Making Body/ies: EPC

Is this a PRT requirement? Yes

Handouts Provided

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> Zoning Map Amendment | <input type="checkbox"/> Site Plan Amendments | <input checked="" type="checkbox"/> Site Plan- EPC | <input type="checkbox"/> Site Plan- DRB |
| <input type="checkbox"/> Site Plan- Admin | <input type="checkbox"/> Variance-ZHE | <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Site History/Research | <input type="checkbox"/> Transportation | <input type="checkbox"/> Hydrology | <input type="checkbox"/> 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.

Additional Notes:

What is the process of removing the Design standards and follow the IDO?

What is the process of removing the Site Development Plan and the Site Plan for Building Permit to follow the IDO?

What is the process of vacating all previous approvals and following the IDO?

Are there any other approval documents besides the approved Site Plan for Subdivision, the Site Plan for building permit and the design standards that govern this site?

Will this request go back to the EPC for a Major Amendment to a Site Plan?

1. The applicant would be required to go through the Site Plan-EPC Major Amendment process to remove the design standards and follow IDO guidelines since the site is larger than 5 acres and since there is a controlling Site Plan for building permit. The request to remove the Site Development Plan for building permit would remove the design guidelines. Please see attached handout for process.
2. Would the request be for specific tracts within the Site Plan for Subdivision? If so, your request would be to amend the controlling site plan for subdivision to remove tract X and to abandon the controlling site development for building permit on the tract.

SITE PLAN – EPC

The Integrated Development Ordinance (IDO) establishes review and approval processes for various types of development requests in Part 6: Administration and Enforcement.

The IDO is available for review online:

- Interactive IDO: <https://ido.abc-zone.com/>
- IDO PDF for download: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

DISCLAIMER: This handout provides a general summary of answers to frequently asked questions. Please refer to the IDO for complete and up-to-date information.

How do I know whether I need a Site Plan – EPC?

A proposed site plan is required to be reviewed by the Environmental Planning Commission (EPC) if the request meets any of the criteria for applicability in Subsection 14-16-6-6(J). Generally, Site Plan-EPC is required for development:

1. in an NR-PO zone district that does not qualify for review under Site Plan-Admin.
2. in a zone district that requires a site plan simultaneously, including but not limited to MX-FB, MR-SU, and PD.
3. on a lot 5 acres or greater adjacent to Major Public Open Space (MPOS)
4. that has not avoided sensitive lands identified in Subsection 14-16-5-2(C)
5. is in a Railroad and Spur Small area requiring cumulative impact analysis
6. if the applicant requests EPC review and the Planning Director agrees
7. of an electric utility for which the Facility Plan for Electric Transmission and Generation requires EPC review
8. of a major utility as a primary use of the site unless specified otherwise in an adopted Facility Plan.

Please refer to Subsection 14-16-6-6-(J)(1) for additional details.

Who do I have to notify *before* I apply?

The applicant must offer to meet with representatives of affected Neighborhood Associations before submitting an application. This process can take up to 45 days, so please plan your timeline accordingly. IDO Subsection 14-16-6-4(C) describes the process and requirements for this Pre-submittal Neighborhood Meeting. More information, including required forms and content, is online here:

<https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

The applicant must send notice to neighborhood organization representatives and property owners. IDO Subsection 14-16-6-4(K) explains public notice requirements. More information, including required forms and content, is online here: <https://www.cabq.gov/planning/urban-design-development/public-notice>

What is required in the application?

The Site Plan Checklist includes the requirements for the submittal:
<https://www.cabq.gov/planning/online-forms>

The application requires a written response to the criteria (a – g) in IDO Subsection 14-16-6-6(J)(3), which contains the Review and Decision Criteria that the EPC will use.

What are the deadlines, and how soon can I expect a decision?

For more information about the EPC, please visit: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

A calendar of submittal deadlines, general information, and agendas and staff reports from past meetings are available.

The EPC process is about six weeks from submittal of the application, provided the application is complete and that the response to the decision criteria is adequate. If not, delays could result. The EPC hearing occurs on the third Thursday of the month following the submittal date.



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

REVISED April 6, 2022 (from March 10, 2022)

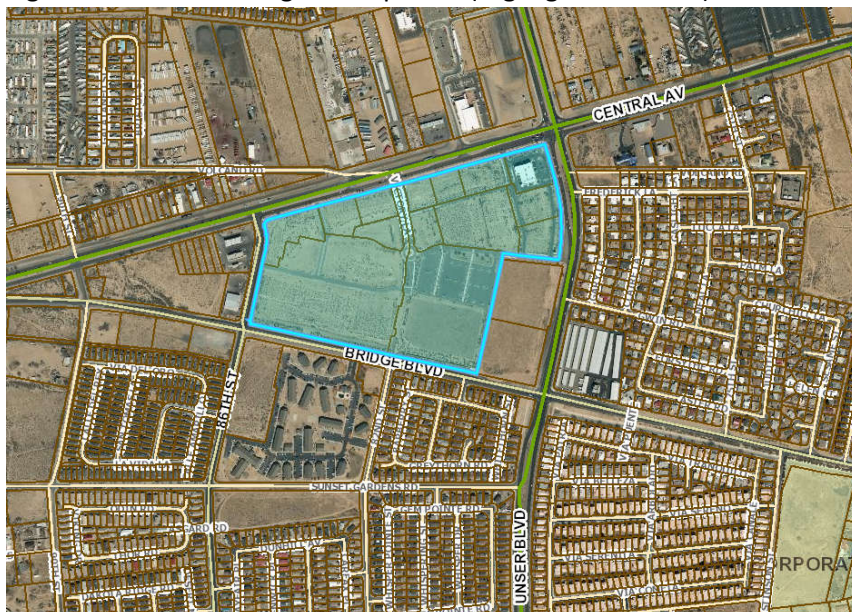
RE: MAJOR AMENDMENT TO CONTROLLING SITE PLAN FOR SUBDIVISION TO REMOVE TRACTS 1-6, 8, 10, 12-14 & ABANDON THE CONTROLLING SITE PLAN FOR BUILDING PERMIT ON TRACTS 1-6, 8, 10, 12-14

EPC REQUEST AFFECTS TRACTS 1-6, 8, 10, 12-14 (43 ACRES), UNSER CROSSINGS – SOUTHWEST CORNER OF CENTRAL AV AND UNSER BLVD NE ALBUQUERQUE, NM 87120.

Dear Mr. Chairman,

Modulus Architects, Inc., hereafter referred to as “Agent” represents Armstrong Central Unser Blvd LLC., hereafter referred to as “Applicant” and Armstrong Central Unser Blvd LLC., and Quanz Unser Crossing “Property Owners”. The site is located at the southwest corner of Central AV and Unser Blvd. This request will only be dealing with Tracts 1-6, 8, 10, 12-14, excluding tract 7, 9 and 11. The subject sites involved in this request is approximately 48 acres. The overall site is approximately 52 acres and contains Tracts 1 -14. The overall site is zoned MX-M (Mixed-Use Medium Intensity). The overall development has a legal description of the following: all or a portion of Tracts 1-6, 8, 10, 12-14, Unser Crossings, zoned MX-M, located on Unser Crossings, between Central Ave. and Unser Blvd. approximately 43 acres (K-09-Z). This letter provides background and justification of the review and decision criteria for the proposed Major Amendment.

Figure 1: Unser Crossing Development (Highlighted in Blue)



[illegible]

SWAN Coalition, Westside Coalition of NA and South Valley Coalition of NA were notified of this request along with property owners, as required. A representative of the SWAN Coalition called the Agent on 3/8/2022 asking for further information. His questions were answered and they was no further concerns. We received another call on 3/9/2022 from a nearby property who asked about this request but his questions were answered and he had no further comment other than to say he supported commercial development at this site. The Agent did not receive any further correspondence from the NA's or the property owners. There was no request for a neighborhood meeting on behalf of the neighborhood associations or property owners.

The purpose of this request is to 1) amend the controlling Site Plan for Subdivision (Project #1007204/08DRB-70277) to remove Tracts 1-6, 8, 10, 12-14, and 2) abandon the controlling Site Plan for Building Permit (Project #1007204/08DRB-70276) on Tracts 1-6, 8, 10, 12-14,. The subject sites will then be controlled by the Integrated Development Ordinance (IDO) rather than the existing design standards, including sign standards. This proposal includes approximately 43 acres. The subject sites have not developed as intended. Out of the 52 acres within the entire controlling Site Plan, only 6.5 acres have been

developed throughout the past 14 years. If approved, tracts 1-6, 8, 10, 12-14 will be independent of any Site Plans, Design Standards or Sign Standards but will not affect the plat and layout of the lots because they have been replatted and approved. We are not requesting and amendments to the plat. The plat was approved in by the DRB in 2008 (Project #1007204/08DRB-70296) and it was recorded on 9/17/2008.

The applicant is requesting to remove the Design and Sign standards for this subject site because the change in the community. The Design Standards were initially put in place in 2008. The design standards were put in place to follow the zoning code and the West Route 66 Sector Development Plan Design overlay Zone Regulations. It also refers to the proximity to the Enhance Transit Corridor. Since the IDO was adopted, all those plans and previous corridors became obsolete. Throughout the standards it refers to the C-2 zoning. The C-2 zoning document states "WARNING: This document has been repealed and replaced with the Integrated Development Ordinance, available online: ido.abc-zone.com". The West Route 66 Sector Development Plan states: "REPEALED (R-17-213)". This identifies that the area and the city has a whole has changed the zoning and ordinances since the time of approval. This community has only developed 6.5 acres throughout the past 14 years. The IDO is the currently regulates all parcel within the City of Albuquerque limits. This ordinance is updated yearly, meaning the site will stay relevant and up-to-date with the changing environment.

This amendment is also being requested to eliminate any grey areas and misinterpretations within the design standards. The standards defines permissive uses as: "The Unser Crossing Deployment will be a commercial center complying with all plans zones affecting this property". The prior C-2 zone is no longer valid, and the MX-M allows for a mixture of uses including residential (townhomes, multi-family). The current design standards also state: "Future phases of development may be delegated to the DRB after EPC review of the first pad site". This statement is open ended and left for interpretation as it states "may". The IDO eliminates any interpretation and grey areas.

The original intend and proposed uses on the Site Plans are not being developed as intended. The lots have stayed vacant and the property owners wants to be able to develop the lots per the current market demand. They want to be able to have the option to sell off the individual lots without uses being tied to them. The uses were anticipated for a completely different market 14 years ago. Times have changed and will continue to change. By following the IDO they lots can develop in a way that the city and the property owners can all benefit from by staying consistent and up to date on current rules and regulations.

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

ZONING

The subject site was formerly zoned C-2 (Shopping Center). The standards put in place at the time of the prior approvals served to provide protections for the adjacent neighborhoods. As our analysis will demonstrate, the IDO standards will serve to provide these same protections and would be able to be

enforced in a clear and concise manner by zoning. The safeguards in place on the current plan that separate the commercial property from the adjacent residential development would actually be more stringent with the IDO providing more protections than what is currently required. The subject site is regulated by the IDO's Neighborhood Edges and Edge Buffer Landscaping requirements. Under the Neighborhood Edges provision, the subject site is a Regulated Lot, which would require the development of this site to comply with specific provisions for building height, screening and buffering, and parking, drive-throughs, and loading areas to mitigate potential adverse impacts to the residential neighborhood to the south.

The IDO was adopted by the City Council through Ordinance 2017-49 (O-17-49) in November 2017. Council also adopted two sets of 6-month amendments. The IDO became effective on May 17, 2018. The adoption of the IDO replaced the City's Zoning Code, Subdivision Ordinance and Sector Development plans. After the IDO was adopted, all parcels within the controlling Site Plans were zoned Mix-use-Moderate Intensity Zone District (MX-M). Pursuant to IDO Table 2-2-1: Summary Table of Zone Districts, C-2(SC) converted to MX-M on Albuquerque's West Side for lots greater than 5 acres within the Premium Transit areas. The purpose of the MX-M zone district is "to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors".

The MX-M zone district standards for this vacant site will be more in line with the continuation of developing this Unser Crossing subdivision. This request is currently more advantageous/appropriate to the community and location as articulated in accordance of the IDO Section 14-16-6-6(J)(3) noted in our review and decision criteria portion of this letter. This would allow the undeveloped land to be developed in a way that is consistent with the surrounding land uses. Future development on the subject site under the MX-M zone would be subject to IDO and DPM requirements. These would help ensure appropriate scale and location of development and character of building design. Use Specific Standards include precautionary measures such as distance requirements, size restrictions, design standards, screening requirements and various other measures. This zone follows in line with the original intent of C-1 to provide suitable sites for office, service, institutional, and limited commercial uses to satisfy the day-to-day needs of residential areas. The MX-M standards are appropriate in this location and would achieve and exceed the original goal that was envisioned in the controlling Site Plan for Subdivision. Additionally, continuous development of this subject site must still go through a review with the City of Albuquerque to ensure compliance and adherence to the standards of the IDO as well as the DPM.

The approval of this request will be more suitable for development and ensure the best development outcomes and protections for the neighborhoods. There are no specific uses being proposed at this time. This will allow flexibility for future developments while still abiding by the IDO allowable uses (Table 4-2-1) for the MX-M zone district.

Figure 3: Subject Site Zoning (MX-M)



CONTEXT

The site is located within the Central AV Major Transit Corridor, within the Central AV Premium Transit Corridor, within the West Route 66 Activity Center, and within an Area of Change as designated in the Albuquerque Comprehensive Plan. The site is also within the Southwest Mesa Community Planning area.

“Major Transit corridors are anticipated to be served by high frequency and local transit (e.g. Rapid Ride, local, and commuter buses). These Corridors prioritize transit above other modes to ensure a convenient and efficient transit system” (ABC Comp Plan). The Comprehensive Plan designates Centers as areas of more intense development with a variety of uses that allow many different activities connected by Corridors that include a mix of uses and transportation connections within walking distance. “Premium Transit Corridors are intended to be served eventually by high-quality, high-capacity, high-frequency public transit (e.g. bus rapid transit). These Corridors are planned for mixed-use and transit-oriented development within walking distance from transit stations at strategic locations along the corridor. The subject site is within two corridors and a center, the proposed amendment will be in line with the intent and definition of a Major Transit Corridor, a Premium Transit Corridor and an Activity Center.

The overall site is bounded by Central AV (Urban Principal Arterial) to the north, Unser Blvd (Urban Principal Arterial) to the east, Bridge (Urban Major Collector) to the south, 86th Street (Urban Major Collector) to the west, and Victory LA (Local Urban Street). Tract 1-6, 8, 10, 12 - 14 are currently vacant (subject site). North of the site and across Central is the Central & Unser Public Library, Out West Self Storage, Mike’s Car Wash, Galleria Mobile Homes and vacant land. To the east of the site and across from Unser are residential uses and a self-storage. To the south of the site and across from Bridge are residential uses and vacant land. To the west of the site and across from 86th is an Alon Gas Station, Dollar General and vacant land.

BACKGROUND

In May 2008, the EPC approved a Site Plan for Building Permit and a Site Plan for Subdivision for the subject site (Project #1007204/08EPC-40063). The EPC delegated final sign off for Site Plan for Building Permit (Project #1007204/08DRB-70276) and a Site Plan for Subdivision (Project #1007204/08DRB-70277) to the Development Review Board (DRB). These Site Plans were approved with Design Standards and Sign Standards. The plat for the entire Unser Crossing Development was approved by the DRB in 2008 (Project #1007204/08DRB-70296) and it was recorded on 9/17/2008.

City Council approved a corresponding map amendment to the West Route 66 Sector Development Plan (08EPC40039), which was required for final sign-off of the Site Plan for Subdivision at the DRB.

Throughout the years, there have been approved modification and extensions to the Infrastructure List (IL) and the IIA. 2 revisions were approved in 2008 for the IL. In 2010 (Project #1007204/10DRB-702497), in 2012, (Project #1007204/12DRB-70226), in 2014 (Project #1007204/14DRB-70214), in 2016 (Project #1007204/16DRB-70249), the DRB approved a 2 year subdivision Improvements Agreement Extension for the items that were approved on the infrastructure list and that were financially guaranteed.

Figure 4. Existing Controlling Site Plan for Subdivision (Tracts 1-6, 8, 10, 12-14, will be Abandoned with Approval of this Request, as Highlighted in Figure 1).

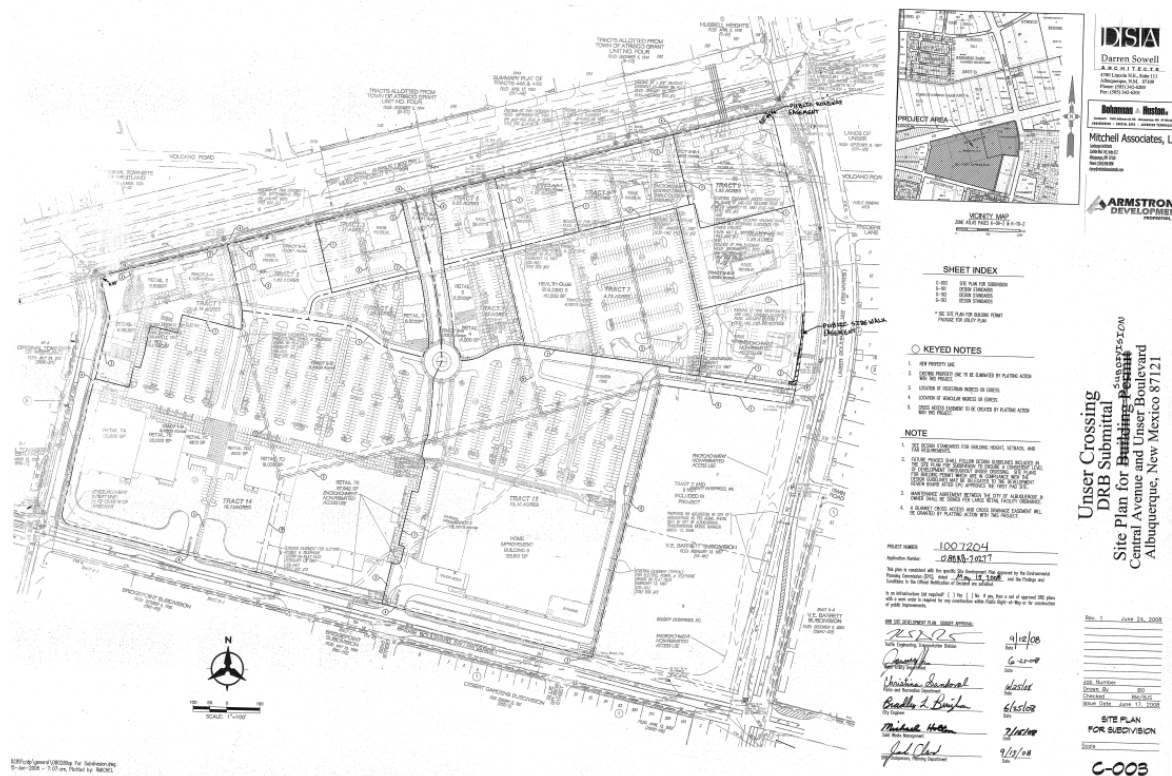


Figure 6: Current Conditions of Controlling Site Plan for Building Permit: Legend – Green: Undeveloped, Red: Developed

REVIEW AND DECISION CRITERIA

14-16-6 ADMINISTRATION AND ENFORCEMENT – AMENDMENT OF PRIOR APPROVALS

Our application to the Environmental Planning Commission is pursuant to policies of the IDO (Integrated Development Ordinance) regarding amendment of prior approvals as defined for a Major Amendment as identified below:

6-4(Y)(3) Major Amendments

All amendments to permits or approvals that do not qualify as Minor Amendments under Subsection (2) above may only be approved by the decision-making body that issued the permit or approval being amended, following the same procedure (including the payment of a new application fee, new process of staff referral, and any required public notice or public meeting or hearing) used to issue the original permit or approval.

SITE PLAN EPC CRITERION

6-6(J) SITE PLAN – EPC

6-6(J)(3) Review and Design Criteria

Any application for a Site Plan – EPC shall 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.

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

CHAPTER 4 – COMMUNITY IDENTITY

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

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

The subject sites would be regulated by the IDO’s Neighborhood Edges and Edge Buffer Landscaping requirements. There are protected lots directly adjacent from Unser Blvd (R-1B) and Bridge Blvd (R-T). Under the Neighborhood Edges provision, the subject site is a Regulated Lot, which would require future development to comply with specific provisions for building height, screening and buffering, and parking, drive-throughs, and loading areas to mitigate potential adverse impacts to the residential neighborhood to the east and south. To be specific, the IDO restricts building heights to 30ft within 100 ft of a residential area (Section 14-16-5-9). Also, signage cannot be back lit and facing the residential area within 200 ft of

the residential area (14-16-5-12). Certain permissive uses require a Conditional Use Permit (CUP) within a certain distance of the residential area (fueling stations). Those are just some of the regulations put in place to protect the identity and cohesiveness of the neighborhoods. The standards put in place would help ensure appropriate scale and location of development and character of building design as well as protect the identity and cohesiveness of the neighborhood. The request furthers Policy 4.1.2.

CHAPTER 5 – LAND USE

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

5.1.1.4 Promote ongoing public-private cooperation necessary to create private market conditions that support intensified development of jobs and housing in Transit Corridors. [ABC]

Applicant Response: *This request furthers Policy 5.1.1 by promoting change to help shape the build environment into sustainable development patterns. The current site is vacant and underutilized and there is no sustainability in that. The current approvals are prohibiting and limiting the possibilities for this site. There are limited in that the Site Plans identify specific uses that were intended for a market 14 years ago. The economy is continuously changing and evolving. The IDO captures those changes through yearly amendments. The existing approvals are stagnant and limited. The prior zoning that gets referred to is not longer valid and the IDO has replaced that. The property is located in a Major Transit Corridor, in a Premium Transit Corridor, in an Activity Center and within an Area of Change where growth is desired. The ability to develop the property is crucial in order to provide employment and services necessary to create opportunities to live, learn and work and reduce the vacancy of these lots. This request will allow for private market conditions to be tailored to because the land will be more appealing and the process will be clearer. The location is most appropriate to accommodate development and encourage employment density in a developing area and thus discourage the need for development at the urban edge. This request furthers Policy 5.1.1.*

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

Applicant Response: *This request furthers Policy 5.2.1 because the proposed Major Site Plan amendment request would allow for a mixture of uses that could help create a healthy, sustainable and distinct community in an Area of Change. The request would make possible a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses along Unser and Central with close proximity to the surrounding neighborhoods on the south and east sides of this site. The neighborhoods to the south are adjacent to the subject site across Bridge Blvd (approximately 92 ft property line to property line). The neighborhoods to the east are adjacent to the subject site across from Unser Blvd (approximately 160 ft property line to property line). The site is conveniently accessible from surrounding neighborhoods with a network of roadways. The roadways include Unser Blvd, Central Ave, Bridge Blvd, and 86th St. Future development will bring goods and services within walking and biking distance of neighborhoods. The location within a two Transit Corridors offering choice transportation to services and employment. This request furthers and Policy 5.2.1.*

POLICY 5.3.1

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

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

GOAL 5.6 City Development Areas

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

Applicant Response: *This request furthers Goal 5.6 because the subject property is located in an Area of Change and will direct growth and more intense commercial uses to this corridor where change is encouraged and mixed uses are desired. The Major Site Plan amendment and the permissive uses will encourage growth and future development in an area with adequate infrastructure. The controlling Site Plans allow for the following uses on approximately 34 acres: Retail and a Home Improvement Store. In other words, a majority of the acreages is tied to only two uses. That is limiting the development opportunities on this site. With the approval of this request and under the MX-M zoning the uses that become permissive are much more. Uses such as: Car Wash, Restaurant, Offices and Banks to name a few. It will allow additional uses that will ultimately benefit the community and continue to show growth on the Westside.*

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

POLICY 5.6.2

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

Applicant Response: *This request furthers Policy 5.6.2 because the subject property is located in an Area of Change and will direct growth and more intense development to this corridor where change is encouraged. The proposed amendment will encourage growth and high-quality future development, in an area with adequate infrastructure. As the site stands, the controlling Site Plans are not promoting economic development because the tracts are locked to the identified uses and architectural features. Over the past 14 years, it has been proven with the amount of existing development that has happened on site under the controlling approvals are not performing as expected. According to the ABC Comp Plan, developments of higher density and intensity, typically with a mixture of uses, are encouraged within Areas of Change. The current controlling site development plans are not furthering this intention because it only allows for a limited amount of uses to develop. Also it has not been developed as intended and has stayed vacant for so long. The proposed amendment will encourage future growth and high-quality*

development in accordance with goals and policies of the IDO. The existing site is being under-utilized. A large commercial site in a highly accessible area should be developed to its full potential. The ABC Comp Plan highlights that there needs to be change in order to direct growth within the developed metropolitan footprint and ensure sustainable growth over time (ABC Comp Plan P. 2-8). With the approval of this amendment, it will further the ABC Comp Plan's vision on changing and utilizing existing vacant sites. This request furthers Policy 5.6.2.

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

Applicant Response: *This request furthers Policy 5.6.2.h because the Major Site Plan amendment is in an area with a highly connected street grid with frequent transit services. The Comp Plan designates Central as a Major Transit Corridor and a Premium Transit Corridor. The site is served by ABQ Ride Route #54, #198, #66, and #766. There is a bus stop directly in front of the site on Central Av. The site is accessible by vehicle from Central, from Unser, from 86th, and from Bridge, creating the grid system. The approval of this amendment will allow for the tracts to develop with a variety of uses. The sites become more marketable, encouraging economic development. The process of development will also be streamlined through the IDO process. The current design standards state "Future phases of development may be delegated to the DRB after EPC review of the first pad site". This statement is open ended and left for interpretation as it states "may". The IDO eliminates any interpretation and grey areas. This request furthers Policy 5.6.2.h.*

CHAPTER 8: ECONOMIC DEVELOPMENT

GOAL 8.1

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

Applicant Response: *This request furthers Goal 8.1 because it will create a place where business and talent can stay and thrive by facilitating the development of the vacant tracts. The controlling Site Plans identify uses for each tract. For example, tract 14 is tied to retail uses only and tract 12 is tied to a Home Improvement use. The uses are very limited on these tracts making it harder to develop and provide variety within the Unser Crossing Subdivision. With this amendment, it will allow for a variety of permissive uses under the MX-M zone district. The benefit of that is the tracts would not be tied to one specific use, attracting a variety of businesses and talent. The request furthers Goal 8.1.*

POLICY 8.1.2

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

Applicant Response: *This request furthers Policy 8.1.2 because the proposed amendment will encourage economic development that will provide jobs, goods, and services which improve the life for new and existing residents in this community and contribute to a diverse and vibrant economy by creating new opportunities for neighborhood scale commercial development in an area with growth that is consistent with and enhances the established character of existing development. This type of economic development is best suited for locations supported by commercial corridors. The site as it currently sits is being underutilized. The original approvals tie back to an obsolete sector development plan and a corridor designation. The plan and the corridor have been repealed and the city now follows the IDO. The*

IDO was put in place to “Ensure all development in the City is consistent with the spirit and intent of any other plans and policies adopted by City Council” (IDO, P1). It was also put in places to protect all communities, protect the quality of life and promote economic development. With this request we are relying on the very intent of the IDO to have the opportunity to protect the community, at the same time promote economic development. The controlling Site Plans have not shown significant progress over the past 14 years because only 3 lots are developed. This subject site encompasses all aspects of successful economic development furthers Policy 8.1.2.

POLICY 8.1.2.c: Prioritize local job creation, employer recruitment, and support for development projects that hire local residents.

Applicant Response: This request furthers Policy 8.1.2.c because it will pave the way towards new future development. Under the MX-M zone districts it allows for a wide array of uses that will strengthen the local economy and provide jobs for local residents. The site is not developing as originally intended under the controlling Site Plans. The controlling plans identify specific uses and development that were tailored to the economy 14 years prior. The economy is continuously changing. This request will allow the vacant lots the opportunity to develop with more flexibility while following the current rules and regulation within the IDO. We have seen for the past 14 years that development is not efficient as is. The future businesses will create employment for residents. This request furthers Policy 8.1.2.c.

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

6-6(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.

Applicants Response: This site was previously zoned C-2(SC) with associated design and sign standards. Since adoption of the IDO, the site is now zoned MX-M. Thus criterion is not applicable because the subject site does not have any terms, conditions, or development agreements related to the NR-SU or PD zoning.

6-6(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.

Applicant Response: By amending the controlling Site Plan for Subdivision to remove Tracts 1-6, 8, 10, and 12-14, and by abandoning the controlling Site Plan for Building Permit on Tracts 1-6, 8, 10, and 12-14, the site will be consistent with the City’s goals and policies for future development. All future development subsequent to this approval shall follow all standards of the IDO as adopted and amended as well any DPM standards.

6-6(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: *This request furthers this requirement because the City's existing infrastructure and public improvements currently have adequate capacity to serve the existing development. This Major Amendment request will not burden the existing infrastructure. However, it is fully understand that future development of this property may require upgraded infrastructure, both public and/or private to adequately service the needs of the development. Although specific improvements are unknown at this time, the applicant has sufficient resources to guarantee any work needed via the Infrastructure Agreement process with the City of Albuquerque.*

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 permissive uses that are allowed in the IDO compared to the existing Design Standards will not cause any significant adverse impacts on the surrounding area, rather allow for more variety to address the needs of the community. The uses of the IDO are still limited in that it will protect the community because the uses will not cause or allow excess noise, pollution, or hazardous conditions. Future development of this property and possible uses that could be considered harmful to adjacent property owners have been mitigated by use specific standards and regulations identified in the Integrated Development Ordinance. All uses shall comply with City ordinances regulating noise, odors, vibration, glare, heat, and other special nuisance conditions affecting other properties as well as use-specific standards. There are additional IDO standards that mitigate the impact on the adjacent residential areas. These standards include buffer and screenings areas per IDO Section 14-16-5-5-6 Landscape, Buffering, and Screening.*

The development of this site will bring positive effects to its commercial neighbors to the north, east, and west; and residential neighbors on the east and south. Currently, the residents along Unser Blvd and Bridge Blvd either face or are adjacent to a plethora of vacant dirt lots. With the future development of this site, new permissive mixed uses can develop on these vacant lots and will be attractive and bring activity that will do away with the loitering and litter. The development of this site will also add additional buffer landscaping in that area. The permissive mixed uses will bring more economic activity to the Unser and Central Corridors and will be complimentary to the commercial and residential uses in this community.

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 purpose of this Major Amendment is to 1) amend the controlling Site Plan for Subdivision to remove Tracts 1-6, 8, 10, and 12-14, and 2) abandon the controlling Site Plan for Building Permit on Tracts 1-6, 8, 10, and 12-14. The subject sites will then be controlled by the IDO rather than the existing design standards, including sign standards. The site is zoned MX-M and the development of this site will be designed per the IDO and the DPM regulations.*

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

CONCLUSION

This request is for a Major Amendment to remove tracts 1-6, 8, 10, and 12-14 from the controlling Site Plan for Subdivision (Project #1007204/08DRB-70277) and to abandon the controlling Site Plan for Building Permit (Project #1007204/08DRB-70276). As a result, there will be no controlling site plans or design standards tied to the subject property and the tracts will follow the IDO. This approval also include removing the sign standards and follow the IDO Sign Standards. The overall site is 52 acres and the subject sites are approximately 43 acres. Based on how the market is driving developments, this request will best suit the community and will bring life to these vacant pieces of land. It will make possible a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses that this community is currently lacking.

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

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

Sincerely,

Angela M. Williamson, CEO/Principal (Agent)
Modulus Architects & Land Use Planning, Inc.
100 Sun Ave NE, Suite 600
Albuquerque, New Mexico 87109
Office: 505.338.1499 ext. 1000
Cell: 505.999.8016
Email: awilliamson@modulusarchitects.com



STAFF INFORMATION

March 28, 2022

TO: Regina Okoye & Angela Williamson, Modulus Architects

FROM: Megan Jones, Current Planner
City of Albuquerque Planning Department

TEL: (505) 924-3935

RE: Project #2018-001389/SI-2022-00510, Unser Crossing Major Amendment

I've completed an initial review of the proposed Major Amendment to the controlling Site Development Plan for Subdivision. I would like to discuss the justification letter and project. I am available to answer questions about the process and requirements. Please provide the following:

- ⇒ **Revised Justification Letter (electronic)**
- ⇒ **A revised copy of the controlling site development plan for subdivision & controlling site development plan for building permit (electronic)**

5 pm on Friday, April 1, 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 immediately.
- B. This is what I have for the legal description: all or a portion of Tracts 1-8 and 10-14, Unser Crossings, zoned MX-M, located on Unser Crossings, between Central Ave. and Unser Blvd. approximately 50 acres (K-09-Z). Please use this legal description in the Justification Letter and on the Site Plan. (I calculated 48.24 acres, lets round up to 50 for advertising).
- C. The agent authorization form leaves out tract 7, 9, 11 and 12. The description on the application and in your project letter lists 1-8 and 10-14, but on the zone atlas page provided you include 1-6 and 9-14. Please confirm tracts and update any wrong information.
- D. Why are Tracts 7 & 11 being included in this request? They are already developed. Why is Tract 9 being excluded? Are the tracts under different ownership from the time of approval?
- E. It is my understanding that this request is for a Major Amendment to: 1) amend the controlling Site Development Plan for Subdivision to remove Tracts 1-8 and 10-14, and 2) abandon the controlling Site Development Plan for Building Permit on Tracts 1-8 and 10-14. The subject sites will then be controlled by the IDO rather than the existing design standards, including sign standards.
 - 1. Why are you/the owner wanting to get out of the existing Design and Sign Standards Specifically? Most of the Design Standards are still applicable under the IDO. The Sign

Standards are a part of the Design Standards, so you do not have to ask for those two separate requests. Are you wanting to get out of the Sign Package because signage will have to return to DRB per the original approval?

2. **Please include an adequately justified Section in your letter detailing why you want to get out of these design standards and sign package standards specifically.** I would include this as a subsection under Proposed Amendment because this is the actual reasoning behind why you are requesting the amendment. You need to tie this into your responses to the Review and Decision Criteria.

3. The original plan states that each new building pad will have to go back to EPC.

F. The above terms (E.) will need to be used consistently in the re-write of the project letter. Please edit the project description to reflect this.

G. Is there anything you'd like to tell me about the proposed major amendment?

H. Please make any of the suggested revisions to strengthen your project letter/justification.

2) Process:

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

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

- B. Timelines and EPC calendar: the EPC public hearing for April is the 21st. Final staff reports will be available one week prior, on April 14th.

- C. Agency comments will be distributed as staff receives them. I will email you a copy of the comments.

3) Notification & Neighborhood Issues:

Notification requirements for a major amendment are explained in Section 14-16-6-4(K), Public Notice (IDO, p. 345). The required notification consists of: i) an offer of neighborhood meeting, ii) an emailed letter to neighborhood representatives indicated by the ONC, iii) a mailed letter (first-class) to property owners within 100 feet of the subject site, and iv) yellow sign posting. A. It appears that notification offering the pre-application facilitated meeting is complete.

- A. A pre-application facilitated meeting was not requested.
- B. The notification to property owners also appears complete. Thank you for providing photos of the certified mail receipts and a list of the neighbors within a 100' buffer.
- C. The sign posting agreement specifies the sign posting period as Wednesday, April 6, 2022 to Friday, May 6, 2022.
- D. Please provide a copy of the sign posting agreement. It is not in your submission packet.
- E. You answered neighboring property owner questions. Has there been any other neighborhood contact?

4) Project Letter:

- A. The justification letter is good overall. I have provided a few mark-ups so that you can strengthen the letter further and scanned in a copy for your review. Please add the legal description of the subject site to your letter. Please refer to the original Site Plan as the “Controlling Site Development Plan for Subdivision” and “Controlling Site Development Plan for Building Permit”
- B. Please include an adequately justified Section in your letter detailing why you want to get out of these design standards and sign package standards specifically. I would include this as a subsection under Proposed Amendment because this is the actual reasoning behind why you are requesting the amendment. You need to tie this into your responses to the Review and Decision Criteria.
- C. Please try to eliminate any repetitiveness in the description of the project and zoning.
- D. Thank you for providing the Controlling Plans and the history of the site. If possible please add project history for tracts 7 and 11, as they are a part of your request and have been developed. Please explain why they are being included in the request.
- E. Please make sure all headings are consistent.

5) Site Development Plan Major Amendments – 6-6(J)(3) Review and Decision Criteria

- A. The task in a justification is to choose applicable Goals and policies from the Comprehensive Plan and demonstrate how the request furthers (makes a reality) each applicable Goal and policy. Furthering is shown by providing explanations using “because” statements and tailoring the response to match the wording of the Goal or policy.
- B. Please be as detailed as possible in your responses:
 - a. Responding to the zone change criteria is more of a legal exercise than anything else. It is critical to “hit the nail on the head” both conceptually and in terms of form. This can be done by:
 - i. answering the questions in the customary way (see examples).
 - ii. using conclusory statements such as “because_____”.
 - iii. re-phrasing the requirement itself in the response, and
 - iv. choosing an option when needed to respond to a requirement
- C. Please read through your responses to the criteria and be confident that you have provided sound justification for the proposed amendment and tie it back to your request and reasoning.
- D. **Policies to revise/strengthen:**
 - a. 4.1.2: How will the proposed amendment to remove the subject sites from the SPS further this policy? Your response states both that development would be subject to the IDO and it already is regulated by the IDO for Neighborhood edges and buffer requirements, but it is not since the subject site is controlled by the SPS and it is not adjacent to a protected lot, only near residential lots. Please elaborate to strengthen your response or change it. This policy is only partially furthered as it stands.

- b. 5.1.1.4: This is an Action, not a goal or policy. Please change to Policy 5.1.1 or Goal 5.1. This request is within a Premium transit Station Area (not corridor). You do have the ability to develop this lot, and your request is to remove it from the SPS. How will this further the Goal/policy? Please expand and give examples.
- c. 5.1.6: You state that the amendment and future uses will support healthy life-styles, but you need to expand on how. Remember you are justifying your request and how it furthers these goals and policies.
- d. 5.1.8 & 5.1.10: How will this amendment foster pedestrian-oriented development? How will removing the tracts from the SPS encourage this? Your response is not oriented to our request.
- e. Response to 5.2 & 5.2.1: Please always include the approximate distance instead of “within close proximity” because that can mean any amount of distance. Additionally, a wide-array of development is already possible under the controlling SPS ad zoning, so how would this request continue to allow development and how would it be more beneficial to support a healthy, sustainable, distinct community that is accessible? can you elaborate on live/work/shop in regards to future development under the IDO an not the SPS? Not sure.
- f. 5.6: good response, but how will the amendment to remove the tracts “encourage growth and future development?”
- g. 5.6.2 & 5.6.2.h: How will the request “will direct growth and more intense development to this corridor?” and yes, it is within this area, but how is the development being encouraged?
- h. 8.1, 8.1.2 & .c: Although your responses are valid, remember your request is for an amendment to the controlling SPS. It is okay to talk about what this will allow for future development, but you are not justifying your request. Your request is so that you can get out of the existing design standards and follow IDO. How is that meeting this policy and the other Economic development policies?

6) Site Development Plan Amendments:

- For Subdivision

A. The subject site (Tracts 1-8 and 10-14) are part of controlling site development plan for subdivision (SPS) (Project #1007204). Tract 7 (Defined Fitness) and Tract 11 (Murphy’s gas Station) have been developed, and any action that would affect the existing SPS would affect the entire boundary. Why do you want to remove Tract 7 and 11? Please include this in your letter.

B. Why specifically do you not want to use the existing design standards? Tracts 7 and 11 were developed with the existing design guidelines. subsequent development on the adjacent tracts, not using the design standards in place, could result in disparate development quality between the neighboring sites. You will need sound justification to remove these tracts form the original site plan.

C. Please provide a hard-copy of the controlling SPS. Please revise the note included on this sheet. Something like: “April 2022, the EPC approved a major amendment request to allow Tracts 1-8 and 10-14 to be removed from this controlling site development plan for subdivision. The tracts are no longer a part of this SPS.”

- For Building Permit

- A. The Site Plan for Building Permit was approved in 2008 (PR# 1007204). The request is to abandon the controlling site development plan for building permit. Prior approvals cannot be “removed” or “removed and replaced” because they will continue to be on the record books. Please revise this wording on the Note at the top of the Sheet. “April 2022 EPC approved a major amendment request to allow Tracts 1-8 and 10-14 to be removed from this controlling site development plan for BP. The tracts are no longer apart of this SPBP.

NOTIFICATION

Regina Okoye

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Friday, February 11, 2022 9:01 AM
To: Regina Okoye
Subject: Central Ave SW and Unser Blvd SW Neighborhood Meeting Inquiry
Attachments: IDOZoneAtlasPage_K-10-Z.pdf

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
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Central Avenue NW	Albuquerque	NM	87105	5053855809	5058362976
South West Alliance of Neighborhoods (SWAN Coalition)	Luis	Hernandez Jr.	luis@wccdg.org	5921 Central Avenue NW	Albuquerque	NM	87105		
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
South Valley Coalition of Neighborhood Associations	Roberto	Roibal	rroibal@comcast.net	2233 Don Felipe Road SW	Albuquerque	NM	87105		5054809651
South Valley Coalition of Neighborhood Associations	Patricio	Dominguez	dpatriciod@gmail.com	3094 Rosendo Garcia Road SW	Albuquerque	NM	87105		5052382429

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>



Dalaina 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: Thursday, February 10, 2022 4:13 PM
To: Office of Neighborhood Coordination <rokoye@modulusarchitects.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

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

Neighborhood Meeting Inquiry For:

Environmental Planning Commission

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

Contact Name

Regina Okoye

Telephone Number

5052677686

Email Address

rokoye@modulusarchitects.com

Company Name

Modulus Architects

Company Address

City

State

ZIP

Legal description of the subject site for this project:

Tract 1

TR 1 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 2.2617 AC

Tract 2

TR 2 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 1.4272 AC

Tract 3

TR 3 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 1.2688 AC

Tract 4

TR 4 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 1.2185 AC

Tract 5

TR 5 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT .9458 AC

Tract 6
TR 6 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 1.0007 AC

Tract 7
TR 7 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 4.7196 AC

Tract 8
TR 8 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 1.6247 AC

Tract 9
TR 9 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 1.9466 AC

Tract 10
TR 10 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 1.8627 AC

Tract 11
TR 11 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 1.7307 AC

Tract 12
TR 12 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 13.1000 AC

Tract 13
TR 13 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 1.2220 AC

Tract 14
TR 14 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 16.2112 AC

Physical address of subject site:
Multiple Addresses associated with this site (Please see Zone Atlas Map)

Subject site cross streets:
Central Ave SW and Unser Blvd SW

Other subject site identifiers:
This site is located on the following zone atlas page:
K-09-Z & K-10-Z (Note it will only let me upload 1 out of the 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: Major Amendment to Site Plan

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: SWC of Unser Blvd and Central Ave , Albuquerque, NM 87121

Name of property owner: Armstrong Central Unser Blvd LLC.,

Name of applicant: Modulus Architects & Land Use Planning, Inc./Armstrong Central Unser Blvd LLC.

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

April 21, 2022, VIA Zoom

Address, phone number, or website for additional information:

Regina Okoye with Modulus Architects & Land Use Planning, 505-338-1499

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.

Regina Okoye (Applicant signature) 2/10/2022 (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: **Note: No new uses are being proposed.**

☒ Total gross floor area of proposed project.

☒ Gross floor area for each proposed use.

Regina Okoye

From: Regina Okoye
Sent: Friday, February 11, 2022 10:02 AM
To: 'jgallegoswccd@gmail.com'; 'luis@wccd.org'; 'ekhaley@comcast.net'; 'aboard111@gmail.com'; 'rroibal@comcast.net'; 'dpatriciod@gmail.com'
Cc: Angela Williamson
Subject: Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque
Attachments: IDOZoneAtlasPage_K-10-Z.PDF; IDOZoneAtlasPage_K-09-Z.PDF; 01 - Public Notice - Unser Crossing.pdf; Site Plan for Building Permit.pdf; Site Plan for Subdivision.pdf

Tracking:	Recipient	Delivery
	'jgallegoswccd@gmail.com'	
	'luis@wccd.org'	
	'ekhaley@comcast.net'	
	'aboard111@gmail.com'	
	'rroibal@comcast.net'	
	'dpatriciod@gmail.com'	
	Angela Williamson	Delivered: 2/11/2022 10:02 AM

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

Date of Request: February 11, 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): South West Alliance of Neighborhoods (SWAN Coalition), Westside Coalition of Neighborhood Associations, South Valley Coalition of Neighborhood Associations

Name of NA Representative: Jerry Gallegos, Luis Hernandez Jr., Elizabeth Haley, Rene Horvath, Roberto Roibal, Patricio Dominguez

Email Address or Mailing Address of NA Representative:

jgallegoswccd@gmail.com
luis@wccd.org
ekhaley@comcast.net
aboard111@gmail.com
rroibal@comcast.net
dpatriciod@gmail.com

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

Email address to respond yes or no: Yes – rokoye@modulusarchitects.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above (02/11/2022), unless you agree to an earlier date.

Meeting Date/Time/Location: TBD – All Neighborhood Associations have 15 calendar days from the date of this offer letter (02/11/2022) in which to respond. Once we are notified that you would like a meeting, a meeting must be scheduled for a date within 30 calendar days but no fewer than 15 calendar days after the Neighborhood Association accepts the meeting request, unless an earlier date is agreed upon.

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

- 1. Subject Property Address: Central Ave SW and Unser Blvd SW, Multiple Addresses associated with this site (Please see Zone Atlas Map)
- 2. Location Description: Unser Crossing – Unser Blvd. and Central Ave.
- 3. Property Owner: Armstrong Central Unser Blvd. LLC
- 4. Agent/Applicant [if applicable]: Modulus Architects & Land Use Planning Inc./Armstrong Central Unser Blvd. LLC
- 5. Application(s) Type per IDO Table 6-1-1 [mark all that apply]:

Conditional Use Approval

Permit _____ (Carport or Wall/Fence - Major)

Site Plan

Subdivision Major: Preliminary Plat (Minor or Major)

Vacation _____ (Easement/Private Way or Public Right-of-way)

Variance

Waiver

Zoning Map Amendment

Other: _____

Summary of project/request:

Major Amendment to the prior approved Site Plan for Building Permit and Site Plan for Subdivision. As a result, the Design Standards and the Sign Standards will no longer apply and the subject site will follow the Integrated Development Ordinance (IDO). This request will allow future development to be consistent with the surrounding area and allow for a more clear and concise development process with the City of Albuquerque. There are no specific uses being proposed at this time.

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:

Please contact the Planning Department at (505) 924-3857 or email devhelp@cabq.com

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

- 1. Zone Atlas Page(s): K-09-Z and K-10-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards will be requested for this project: N/A

Deviation(s)

Variance(s)

Waiver(s)

Explanation: N/A

4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1: **X YES** NO

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

- a. **Location of proposed buildings and landscape areas.**
- b. **Access and circulation for vehicles and pedestrians.**
- c. Maximum height of any proposed structures, with building elevations.
- d. For residential development: Maximum number of proposed dwelling units.
- e. **For non-residential development**

Total gross floor area of proposed project

Gross floor area for each proposed use

Additional Information:

- 1. From the IDO Zoning Map:
 - a. Area of Property [typically in acres]: +/- 15 acres
 - b. IDO Zone District Planned development: MX-M
 - c. Overlay Zone(s): N/A
 - d. Center or Corridor Area: Major Transit Corridor – Central Ave.; Premium Transit – Central Ave.; West Route 66 – Activity Center
- 2. Current Land Use(s) [vacant, if none]: A variety of different land uses

Useful Links

Integrated Development Ordinance (IDO)

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

cc: Tuscany NA

 Westside Coalition of NA

1 Pursuant to IDO Subsection 14-16-6-4{K} {1} {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.

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 or 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/>

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

REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER
MODULUS ARCHITECTS & LAND USE PLANNING, INC.

100 Sun Avenue NE, Suite 600
Albuquerque, NM 87109
Office 505.338.1499 (Ext. 1003)
Mobile + Text 505.267.7686





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

RE: MAJOR AMENDMENT TO CONTROLLING SITE DEVELOPMENT PLAN FOR SUBDIVISION TO REMOVE TRACTS 1-8 & 10 - 14 AND TO ABANDON THE CONTROLLING SITE PLAN FOR BUILDING

EPC REQUEST AFFECTS TRACTS 1-8, 10 - 14 (48 ACRES), UNSER CROSSINGS – SOUTHWEST CORNER OF CENTRAL AV AND UNSER BLVD NE ALBUQUERQUE, NM 87120. LOT 9 (NOT APART, 1.9466 ACRES)

Dear Mr. Chairman,

SWAN Coalition, Westside Coalition of NA and South Valley Coalition of NA were notified of this request along with property owners, as required. A representative of the SWAN Coalition called the Agent on 3/8/2022 asking for further information. His questions were answered and they was no further concerns. The Agent did not receive any further correspondence from the NA's or the property owners. There was no request for a neighborhood meeting on behalf of the neighborhood associations.

Sincerely,

REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER

MODULUS ARCHITECTS & LAND USE PLANNING, INC.

100 Sun Avenue NE, Suite 600

Albuquerque, NM 87109

Office 505.338.1499 (Ext. 1003)

Mobile + Text 505.267.7686

Regina Okoye

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Tuesday, March 1, 2022 2:48 PM
To: Regina Okoye
Subject: Central Ave SW and Unser Blvd SW Public Notice Inquiry
Attachments: IDOZoneAtlasPage_K-10-Z.pdf

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
South West Alliance of Neighborhoods (SWAN Coalition)	Luis	Hernandez Jr.	luis@wccdg.org	5921 Central Avenue NW	Albuquerque	NM	87105		
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Central Avenue NW	Albuquerque	NM	87105	5053855809	5058362976
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
South Valley Coalition of Neighborhood Associations	Patricio	Dominguez	dpatriciod@gmail.com	3094 Rosendo Garcia Road SW	Albuquerque	NM	87105		5052382429
South Valley Coalition of Neighborhood Associations	Roberto	Roibal	rroibal@comcast.net	2233 Don Felipe Road SW	Albuquerque	NM	87105		5054809651
Skyview West NA	Tony	Chavez	chavezlkt@aol.com	305 Claire Lane SW	Albuquerque	NM	87121	5054531321	
Skyview West NA	Beatrice	Purcella		201 Claire Lane SW	Albuquerque	NM	87121	5059741809	5058315556

DO NOT NOTIFY

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>



Dalaina 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: Tuesday, March 1, 2022 2:23 PM
To: Office of Neighborhood Coordination <rokoye@modulusarchitects.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

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

Public Notice Inquiry For:

Environmental Planning Commission

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

Contact Name

Regina Okoye

Telephone Number

5053381499

Email Address

rokoye@modulusarchitects.com

Company Name

Modulus Architects Inc

Company Address

100 Sun Ave NE, Suite 600

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

Legal description of the subject site for this project:

Tract 1

TR 1 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 2.2617 AC

Tract 2

TR 2 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 1.4272 AC

Tract 3

TR 3 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 1.2688 AC

Tract 4
TR 4 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 1.2185 AC

Tract 5
TR 5 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT .9458 AC

Tract 6
TR 6 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 1.0007 AC

Tract 7
TR 7 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 4.7196 AC

Tract 8
TR 8 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 1.6247 AC

Tract 9
TR 9 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 1.9466 AC

Tract 10
TR 10 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 1.8627 AC

Tract 11
TR 11 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 1.7307 AC

Tract 12
TR 12 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 13.1000 AC

Tract 13
TR 13 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 1.2220 AC

Tract 14
TR 14 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 16.2112 AC

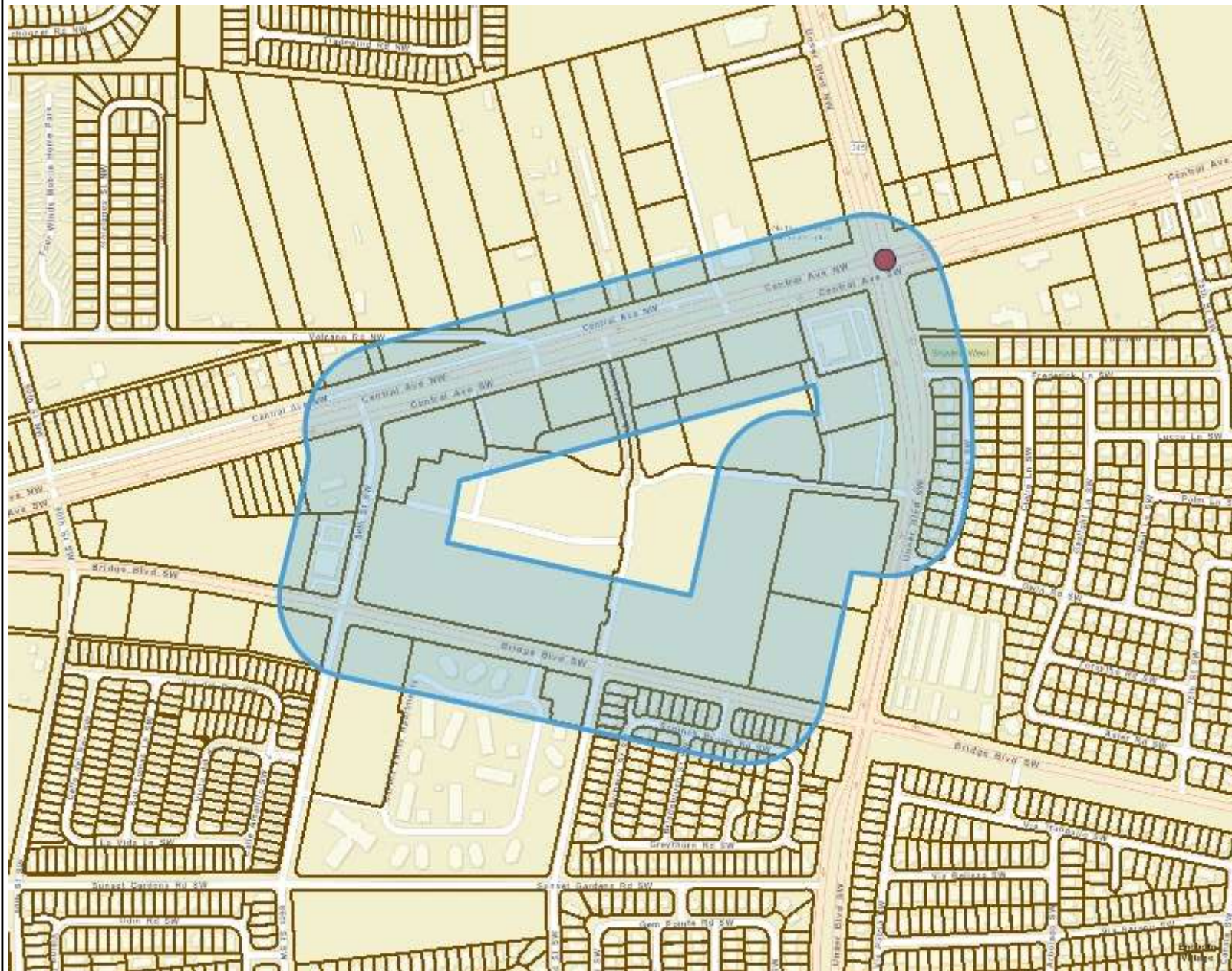
Physical address of subject site:
Multiple Addresses associated with this site (Please see Zone Atlas Map)

Subject site cross streets:
Central Ave SW and Unser Blvd SW

Other subject site identifiers:
This site is located on the following zone atlas page:
K-09-Z & K-10-Z (Note it will only let me upload 1 out of the 2)



Central and Unser



Legend

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

Notes

Buffer: 311ft.
ROW: Central Ave. 211ft.

1,202 0 601 1,202 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
3/1/2022 © City of Albuquerque

1: 7,212

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.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

RAMIREZ RUDOLFO R
4608 LARIAT AVE NW
ALBUQUERQUE NM 87120-2548

WILSON EDWARD D & KENISHA R
7905 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121-2477

VILLALOBOS APOLONIA
8012 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121

WOODS LAWRENCE M
301 GARY LN SW
ALBUQUERQUE NM 87121-2222

BUSTILLOS DANIEL D & NATALIE
8016 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121

GONZALES JUANITA GARCIA ETAL
1219 ISLETA BLVD SW
ALBUQUERQUE NM 87105

LUCERO JOSE S & FELIPA
321 GARY LN SW
ALBUQUERQUE NM 87121-2222

LACOUR ERIC T
8000 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121

RUSSELL ERIC J
7915 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103

8200 BRIDGE BOULEVARD SW LLC
65 N CATALINA AVE
PASADENA CA 91106-2301

SOUTHWEST CONVENIENCE STORES LLC C/O
K E ANDREWS & COMPANY
1900 DALROCK RD
ROWLETT TX 75088-5526

CATALAN MARY H & ALFONSO
8119 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121

GANDARA RAY P JR & GANDARA DANIEL R
3814 ANDERSON AVE SE
ALBUQUERQUE NM 87108

ROMERO DENNIS M
3500 VISTA GRANDE DR NW
ALBUQUERQUE NM 87120

LUCERO STELLA M
1013 PACIFIC AVE SW
ALBUQUERQUE NM 87102-4057

BHOO DEVI LAND HOLDINGS LLC & YADAV KANAK
KAY TRUSTEE SURVIVORS TRUST ETAL
10156 MASTERS DR NE
ALBUQUERQUE NM 87111-5893

MEDINA CRYSTAL R
7901 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121

BELONE STEPHEN T & EMILY
209 GARY LN SW
ALBUQUERQUE NM 87121-2220

SALAZAR EUGENE & JANIS
8101 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121

SAN KINSHIN LLC C/O LEWINGER
2424 LOUISIANA BLVD SPACE 401
ALBUQUERQUE NM 87110-4402

GONZALES JENIFER M
405 BARBERRY ST SW
ALBUQUERQUE NM 87121-2515

ALONZO CATHERINE L
420 BARBERRY ST SW
ALBUQUERQUE NM 87121

QUINONES MICHAEL A
7909 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121

PEEL DOUG & ERIKA
524 CACAHUATE DR SW
ALBUQUERQUE NM 87105-7500

ZUBIA ROMELIA
416 BARBERRY ST SW
ALBUQUERQUE NM 87121-2516

CRIMSON DIAMOND LLC
5901 WYOMING BLVD NE SUITE J253
ALBUQUERQUE NM 87109-3838

START YOUR ENGINES LLC
8301 LOMAS BLVD NE
ALBUQUERQUE NM 87110-7908

FILEMON JURGEN
8009 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121

GARCIA BEATRICE
7624 WINTER NE
ALBUQUERQUE NM 87110

TAFOYA MERLINE
201 GARY LN SW
ALBUQUERQUE NM 87121-2220

YAZZIE JANET A
419 BRISTLEBRUSH ST SW
ALBUQUERQUE NM 87121

ULIBARRI REBECCA
8115 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121

VASQUEZ ANTONIO G & DELIA S
8105 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121-2491

LANDMARK LAND LTD CO
4902 ALAMEDA BLVD NE
ALBUQUERQUE NM 87113-1736

JONES RICHARD STEVEN
213 GARY LN SW
ALBUQUERQUE NM 87121-2220

UNSER ROBERT W TRUSTEE UNSER RVT
7700 CENTRAL AVE SW
ALBUQUERQUE NM 87121-2113

GARCIA CHRIS E & ROSE M
217 GARY LN SW
ALBUQUERQUE NM 87121-2220

CHAVEZ GRACE R
7716 GWIN RD SW
ALBUQUERQUE NM 87105

GLYNN YOLANDA & ARTHUR M
205 GARY LN SW
ALBUQUERQUE NM 87121-2220

AUBERT ROBERT E
8123 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121

TENA SILVIA I & TENA LUZ SARAHI
415 BRISTLEBRUSH ST SW
ALBUQUERQUE NM 87121-2514

DOLGENCORP LLC
100 MISSION RIDGE
GOODLETTSVILLE TN 37072-2171

ALMAGER GILBERT
8217 CENTRAL AVE NW
ALBUQUERQUE NM 87121-2109

KASSAM KARIM
8004 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121-2479

PARRA JORGE PEREYRA
424 TENNESSEE ST NE APT C
ALBUQUERQUE NM 87108-2461

ZAMARRON AZAHLEA DIAZ
8020 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121-2479

BUSTAMANTE ARTHUR R
401 BARBERRY ST SW
ALBUQUERQUE NM 87121

ARAGON THERESA G
8127 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121-2491

SALAZAR LIBORIO & REYNA
8005 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121

BALDONADO RITA BEATRIZ
415 WHITEHORN ST SW
ALBUQUERQUE NM 87121

MADRID JASMIN S MENDOZA
8100 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121-2492

GRIEGO ANNETTE C
8109 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121-2491

VALLES TERRA & GUADALUPE
317 GARY LN SW
ALBUQUERQUE NM 87121-2222

MANG MELANIE A & TJ
8015 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121-2478

SPIRIT MASTER FUNDING X LLC
2727 N HARWOOD ST SUITE 300
DALLAS TX 75201-1515

ARMSTRONG CENTRAL UNSER BLVD LLC
1 ARMSTRONG PL
BUTLER PA 16001

EHRET PROPERTIES LLC
2211 E CAMELBACK RD SE #502
PHOENIX AZ 85016-9051

CORDOVA JOSE P & MARY ESTHER
305 GARY LN SW
ALBUQUERQUE NM 87121-2222

MARTINEZ FELIX A & LILLIE D
409 BARBERRY ST SW
ALBUQUERQUE NM 87121-2515

KWAN CHIN-LIN SHA & TAK-CHUEN
TRUSTEES KWAN RVT
30 W ST APT 5B
NEW YORK NY 10004-1054

LOPEZ ERNESTO TRUSTEE LOPEZ RVT
1918 POPLAR LN SW
ALBUQUERQUE NM 87105-3154

GONZALEZ CHARLES J & JUANITA M
PO BOX 26613
ALBUQUERQUE NM 87125

MFD HOLDINGS LLC & DHD HOLDINGS LLC &
RDV HOLDINGS LLC
7009 PROSPECT AVE NE
ALBUQUERQUE NM 87110-4331

QUEEN OF ANGELS LLC
8101 CENTRAL AVE NW
ALBUQUERQUE NM 87121-2125

QUANZ UNSER CROSSING LLC
9111 EAGLE RANCH RD NW
ALBUQUERQUE NM 87120-5335

OUT WEST SELF STORAGE LLC
8181 CENTRAL AVE NW
ALBUQUERQUE NM 87121-2125

SWAN COALITION
LUIS HERNANDEZ JR.
5921 CENTRAL AVE NW
ALBUQUERQUE NM 87105

SWAN COALITION
JERRY GALLEGOS
5921 CENTRAL AVE NW
ALBUQUERQUE NM 87105

WESTSIDE COALITION OF NA
ELIZABETH HALEY
6005 CHAPARRAL CIRCLE NW
ALBUQUERQUE NM 87114

WESTSIDE COALITION OF NA
RENE HORVATH
5515 PALOMINO DR NW
ALBUQUERQUE NM 87120

SOUTH VALLEY COALITION OF NA
PATRICIO DOMINGUEZ
3094 ROSENDO GARCIA RD SW
ALBUQUERQUE NM 87105

SOUTH VALLEY COALITION OF NA
ROBERTO ROIBAL
2233 DON FELIPE RD SW
ALBUQUERQUE NM 87105

[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*: 3/4/2022

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)*: SWAN Coalition, Westside Coalition of NA, South Valley Coalition of NA

Name of NA Representative*: Luis Hernandez Jr., Jerry Gallegos, Elizabeth Haley, Rene Horvath, Patricio Dominguez, Roberto Roibal

Email Address* or Mailing Address* of NA Representative¹: luis@wccdg.org; jgallegoswccdg@gmail.com; ekhaley@comcast.net; aboard111@gmail.com; dpatriciod@gmail.com; rroibal@comcast.net

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

1. Subject Property Address* Multiple addresses for this site please see zone atlas map.
Location Description Unser Crossing - Unser Blvd. and Central Ave.
2. Property Owner* Armstrong Central Unser Blvd. LLC
3. Agent/Applicant* [if applicable] Modulus Architects & Land Use Planning Inc./Armstrong Central Unser Blvd. LLC
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☒ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²*: _____

Major Amendment to the prior approved Site Plan for Building Permit and Site Plan for Subdivision. As a result, the Design Standards and Sign Standards will no longer apply and the subject site will follow the Integrated Development Ordinance (IDO). This request will allow future development to be consistent with the surrounding area and allow for a more clear and concise development process with the City of Albuquerque. There are no specific uses being proposed at this time.

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*: 4/21/22 at 8:40 AM

Location*³: VIA Zoom (Please see Zoom information on Page 2 of the Official Public Notification Form for Mailed or Electric Mail Notice - City of Albuquerque Planning Department.

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 the Planning Department at (505) 924-3857 or email devhelp@cabq.com

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

1. Zone Atlas Page(s)*⁵ K-09-Z and K-10-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

Explanation*:

N/A

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

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

No meeting was requested on behalf of the 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.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] +/- 50 acres
 2. IDO Zone District MX-M
 3. Overlay Zone(s) [if applicable] N/A
 4. Center or Corridor Area [if applicable] Major Transit Corridor - Central Ave.; Premium Transit - Central Ave.;
West Route 66 - Activity Center
- Current Land Use(s) [vacant, if none] A variety of different land uses

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: SWAN Coalition [Other Neighborhood Associations, if any]
Westside Coalition of NA
South Valley Coalition of NA

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

*Example of Letter Sent to all Property Owners.

[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

3/4/2022

Date of Notice*: _____

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* Multiple addresses for this site please see zone atlas map.
Location Description Unser Crossing - Unser Blvd. and Central Ave
2. Property Owner* Armstrong Central Unser Blvd. LLC
3. Agent/Applicant* *[if applicable]* Armstrong Central Unser Blvd. LLC/Modulus Architects & Land Use 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
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request¹*:

Major Amendment to the prior approved Site Plan for Building Permit and Site Plan for Subdivision. As a result, the Design Standards and Sign Standards will no longer apply and the subject site will follow the Integrated Development Ordinance (IDO). This request will allow future development to be consistent with the surrounding area and allow for a more clear and concise development process with the City of Albuquerque. There are no specific uses being proposed at this time.

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*: 4/21/22 at 8:40 AM

Location*²: VIA Zoom (Please see Zoom information on Page 2 of the Official Public Notification Form for Mailed or Electric Mail Notice - City of Albuquerque Planning Department

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 the Planning Department at (505) 924-3857 or email devhelp@cabq.com

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

1. Zone Atlas Page(s)*⁴ K-09-Z and K-10-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

Explanation*:

N/A

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

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

No requests were received on behalf of the 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.]

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

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] +/- 50 acres
 2. IDO Zone District MX-M
 3. Overlay Zone(s) [if applicable] N/A
 4. Center or Corridor Area [if applicable] Major Transit Corridor - Central Ave.; Premium Transit - Central Ave.; West Route 66 - Activity Center
- Current Land Use(s) [vacant, if none] A variety of different land uses

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://tinurl.com/idozoningmap>

**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 TO SITE PLAN – EPC

Decision-making Body: 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: Multiple addresses for this site please see zone atlas map.

Name of property owner: Armstrong Central Unser Blvd. LLC

Name of applicant: Armstrong Central Unser Blvd. LLC c/o Modulus Architects & Land Use Planning, Inc

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

4/21/2022, 8:40AM, VIA ZOOM (See Zoom information on the next page)

Address, phone number, or website for additional information:

Regina Okoye - Modulus Architects & Land Use Planning, Inc - (505) 267-7686

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. N/A

☒ 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.

Regina Okoye (Applicant signature) 3/7/2022 (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.



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.

Join Zoom Meeting

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

Meeting ID: 226 959 2859

One tap mobile

+12532158782,,2269592859# US (Tacoma)

+13462487799,,2269592859# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

Meeting ID: 226 959 2859

Find your local number: <https://cabq.zoom.us/j/kuAz7g8Zb>

Regina Okoye

From: Regina Okoye
Sent: Monday, March 7, 2022 2:53 PM
To: 'luis@wccdg.org'; 'jgallegoswccdg@gmail.com'; 'ekhaley@comcast.net'; 'Rene' Horvath'; 'dpatriciod@gmail.com'; 'rroibal@comcast.net'
Cc: Angela Williamson
Subject: Public Notice of a Proposed Project in the City of Albuquerque
Attachments: 04 - CABQ-Official_public_notice_form-2019.pdf; 06 - SBP.PDF; 07 - IDOZoneAtlasPage_K-10-Z.PDF; 7 - IDOZoneAtlasPage_K-09-Z.PDF

Tracking:	Recipient	Delivery
	'luis@wccdg.org'	
	'jgallegoswccdg@gmail.com'	
	'ekhaley@comcast.net'	
	'Rene' Horvath'	
	'dpatriciod@gmail.com'	
	'rroibal@comcast.net'	
	Angela Williamson	Delivered: 3/7/2022 2:54 PM

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

Date of Notice:

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): SWAN Coalition, Westside Coalition of NA, South Valley Coalition of NA

Name of NA Representative: Luis Hernandez Jr., Jerry Gallegos, Elizabeth Haley, Rene Horvath, Patricio Dominguez, Roberto Roibal

Email Address or Mailing Address of NA Representative: luis@wccdg.org; jgallegoswccdg@gmail.com; ekhaley@comcast.net; aboard111@gmail.com; dpatriciod@gmail.com; rroibal@comcast.net

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

1.

Subject Property Address:

10700 Unser Blvd. NW, Albuquerque, NM 87121

Location Description:

Unser Crossing – Unser Blvd. and Central Ave.
2.

Property Owner:

Armstrong Central Unser Blvd. LLC
3.

Agent/Applicant [if applicable]:

Armstrong Central Unser Blvd. LLC/Modulus Architects & Land Use 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

Subdivision (Minor or Major) - Major

Vacation (Easement/Private Way or Public Right-of-way)

Variance

Waiver

Other:

Summary of project/request: Major Amendment to the prior approved Site Plan for Building Permit and Site Plan for Subdivision. As a result, the Design Standards and Sign Standards will no longer apply and the subject site will follow the Integrated Development Ordinance (IDO). This request will allow future development to be consistent with the surrounding area and allow for a more clear and concise development process with the City of Albuquerque. There are no specific uses being proposed at this time.

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

Zoning Hearing Examiner (ZHE)

Landmarks Commission (LC)

Development Review Board (DRB)

Environmental Planning Commission (EPC)

Date/Time: April 21, 2022 at 8:40 am

Location: VIA Zoom, meeting held at link provided at the website below:

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:

To contact staff, email devhelp@cabq.gov or call the Planning Department at (505) 924-3860.

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

1. Zone Atlas Page(s): K-09-Z and K-10-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards will be requested for this project:

Deviation(s)

Variance(s)

Waiver(s)

Explanation: N/A

4. Pre-submittal Neighborhood Meeting: Yes.

Summary of Pre-Submittal Neighborhood Meeting, if one occurred: No meeting was requested on behalf of the 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.
- d. For residential development: Maximum number of proposed dwelling units.
- e. For non-residential development

Total gross floor area of proposed project

Gross floor area for each proposed use

Additional Information:

- 1. From the IDO Zoning Map:
 - a. Area of Property [typically in acres]: +/- 50 acres
 - b. IDO Zone District: MX-M
 - c. Overlay Zone(s): N/A
- d. Center or Corridor Area: Major Transit Corridor – Central Ave.; Premium Transit – Central Ave.; West Route 66 – Activity Center
- 2. Current Land Use(s) [vacant, if none]: A variety of different land uses

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associates within 660 feet may request a post-submittal facilitated meeting within 15 days of the date of this notice. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955

Useful Links

Integrated Development Ordinance (IDO)

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

cc: SWAN Coalition

Westside Coalition of NA

South Valley Coalition of NA

- 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.

- 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/>

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

REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER
MODULUS ARCHITECTS & LAND USE PLANNING, INC.

100 Sun Avenue NE, Suite 600
Albuquerque, NM 87109
Office 505.338.1499 (Ext. 1003)
Mobile + Text 505.267.7686



MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



LOPEZ ERNESTO TRUSTEE LOPEZ RVT
1918 POPLAR LN SW
ALBUQUERQUE NM 87105-3154

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



GANDARA RAY P JR & GANDARA DANIEL R
3814 ANDERSON AVE SE
ALBUQUERQUE NM 87108

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



ROMERO DENNIS M
3500 VISTA GRANDE DR NW
ALBUQUERQUE NM 87120

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



CORDOVA JOSE P & MARY ESTHER
305 GARY LN SW
ALBUQUERQUE NM 87121-2222

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



START YOUR ENGINES LLC
8301 LOMAS BLVD NE
ALBUQUERQUE NM 87110-7908

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



ARMSTRONG CENTRAL UNSER BLVD LLC
1 ARMSTRONG PL
BUTLER PA 16001

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



MANG MELANIE A & TJ
8015 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121-2478

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



SPIRIT MASTER FUNDING X LLC
2727 N HARWOOD ST SUITE 300
DALLAS TX 75201-1515

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



VALLES TERRA & GUADALUPE
317 GARY LN SW
ALBUQUERQUE NM 87121-2222

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109

MADRID JASMIN S MENDOZA
8100 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121-2492



MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



GRIEGO ANNETTE C
8109 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121-2491

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



SOUTH VALLEY COALITION OF NA
PATRICIO DOMINGUEZ
3094 ROSENDO GARCIA RD SW
ALBUQUERQUE NM 87105

BALDONADO RITA BEATRIZ
415 WHITEHORN ST SW
ALBUQUERQUE NM 87121

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



OUT WEST SELF STORAGE LLC
8181 CENTRAL AVE NW
ALBUQUERQUE NM 87121-2125

SALAZAR LIBORIO & REYNA
8005 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



QUEEN OF ANGELS LLC
8101 CENTRAL AVE NW
ALBUQUERQUE NM 87121-2125

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



ARAGON THERESA G
8127 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121-2491

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



MFD HOLDINGS LLC & DHD HOLDINGS LLC &
RDV HOLDINGS LLC
7009 PROSPECT AVE NE
ALBUQUERQUE NM 87110-4331

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



QUANZ UNSER CROSSING LLC
9111 EAGLE RANCH RD NW
ALBUQUERQUE NM 87120-5335

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109

ALMAGER GILBERT
8217 CENTRAL AVE NW
ALBUQUERQUE NM 87121-2109



MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109

GARCIA CHRIS E & ROSE M
217 GARY LN SW
ALBUQUERQUE NM 87121-2220



MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109

PARRA JORGE PEREYRA
424 TENNESSEE ST NE APT C
ALBUQUERQUE NM 87108-2461



MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109

MARTINEZ FELIX A & LILLIE D
409 BARBERRY ST SW
ALBUQUERQUE NM 87121-2515



MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109

EHRET PROPERTIES LLC
2211 E CAMELBACK RD SE #502
PHOENIX AZ 85016-9051



MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109

ZAMARRON AZAHLEA DIAZ
8020 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121-2479



MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109

KWAN CHIN-LIN SHA & TAK-CHUEN
TRUSTEES KWAN RVT
30 W ST APT 5B
NEW YORK NY 10004-1054



MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109

VASQUEZ ANTONIO G & DELIA S
8105 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121-2491



MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109

GONZALEZ CHARLES J & JUANITA M
PO BOX 26613
ALBUQUERQUE NM 87125



MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109

LANDMARK LAND LTD CO
4902 ALAMEDA BLVD NE
ALBUQUERQUE NM 87113-1736



MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



TAFOYA MERLINE
201 GARY LN SW
ALBUQUERQUE NM 87121-2220

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



FILEMON JURGEN
8009 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



JONES RICHARD STEVEN
213 GARY LN SW
ALBUQUERQUE NM 87121-2220

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



CHAVEZ GRACE R
7716 GWIN RD SW
ALBUQUERQUE NM 87105

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



GARCIA BEATRICE
7624 WINTER NE
ALBUQUERQUE NM 87110

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



QUINONES MICHAEL A
7909 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



ZUBIA ROMELIA
416 BARBERRY ST SW
ALBUQUERQUE NM 87121-2516

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



CRIMSON DIAMOND LLC
5901 WYOMING BLVD NE SUITE J253
ALBUQUERQUE NM 87109-3838

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



BELONE STEPHEN T & EMILY
209 GARY LN SW
ALBUQUERQUE NM 87121-2220

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



GONZALES JENIFER M
405 BARBERRY ST SW
ALBUQUERQUE NM 87121-2515

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



LUCERO STELLA M
1013 PACIFIC AVE SW
ALBUQUERQUE NM 87102-4057

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



CATALAN MARY H & ALFONSO
8119 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



8200 BRIDGE BOULEVARD SW LLC
65 N CATALINA AVE
PASADENA CA 91106-2301

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



BUSTILLOS DANIEL D & NATALIE
8016 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



SALAZAR EUGENE & JANIS
8101 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



BHOO DEVI LAND HOLDINGS LLC & YADAV KANAK
KAY TRUSTEE SURVIVORS TRUST ETAL
10156 MASTERS DR NE
ALBUQUERQUE NM 87111-5893

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



SOUTHWEST CONVENIENCE STORES LLC C/O
K E ANDREWS & COMPANY
1900 DALROCK RD
ROWLETT TX 75088-5526

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



LUCERO JOSE S & FELIPA
321 GARY LN SW
ALBUQUERQUE NM 87121-2222

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



GONZALES JUANITA GARCIA ETAL
1219 ISLETA BLVD SW
ALBUQUERQUE NM 87105

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



RUSSELL ERIC J
7915 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



LACOUR ERIC T
8000 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



WILSON EDWARD D & KENISHA R
7905 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121-2477

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



ALONZO CATHERINE L
420 BARBERRY ST SW
ALBUQUERQUE NM 87121

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



SAN KINSHIN LLC C/O LEWINGER
2424 LOUISIANA BLVD SPACE 401
ALBUQUERQUE NM 87110-4402

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



MEDINA CRYSTAL R
7901 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



VILLALOBOS APOLONIA
8012 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



WESTSIDE COALITION OF NA
RENE HORVATH
5515 PALOMINO DR NW
ALBUQUERQUE NM 87120

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



WOODS LAWRENCE M
301 GARY LN SW
ALBUQUERQUE NM 87121-2222

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



GLYNN YOLANDA & ARTHUR M
205 GARY LN SW
ALBUQUERQUE NM 87121-2220

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



DOLGENCORP LLC
100 MISSION RIDGE
GOODLETTSVILLE TN 37072-2171

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



WESTSIDE COALITION OF NA
ELIZABETH HALEY
6005 CHAPARRAL CIRCLE NW
ALBUQUERQUE NM 87114

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



SWAN COALITION
JERRY GALLEGOS
5921 CENTRAL AVE NW
ALBUQUERQUE NM 87105

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



AUBERT ROBERT E
8123 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



KASSAM KARIM
8004 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121-2479

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



PEEL DOUG & ERIKA
524 CACAHUATE DR SW
ALBUQUERQUE NM 87105-7500

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



BUSTAMANTE ARTHUR R
401 BARBERRY ST SW
ALBUQUERQUE NM 87121

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



TENA SILVIA I & TENA LUZ SARAHI
415 BRISTLEBRUSH ST SW
ALBUQUERQUE NM 87121-2514

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



ULIBARRI REBECCA
8115 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



YAZZIE JANET A
419 BRISTLEBRUSH ST SW
ALBUQUERQUE NM 87121

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



UNSER ROBERT W TRUSTEE UNSER RVT
7700 CENTRAL AVE SW
ALBUQUERQUE NM 87121-2113

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



RAMIREZ RUDOLFO R
4608 LARIAT AVE NW
ALBUQUERQUE NM 87120-2548

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



SOUTH VALLEY COALITION OF NA
ROBERTO ROIBAL
2233 DON FELIPE RD SW
ALBUQUERQUE NM 87105

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



SWAN COALITION
LUIS HERNANDEZ JR.
5921 CENTRAL AVE NW
ALBUQUERQUE NM 87105



ACADEMY
6255 SAN ANTONIO DR NE
ALBUQUERQUE, NM 87109-9998
(800)275-8777

03/04/2022

09:22 AM

Product	Qty	Unit Price	Price
U.S. Flags Coil	3	\$58.00	\$174.00

Grand Total: \$174.00

Credit Card Remitted \$174.00

Card Name: VISA

Account #: XXXXXXXXXX1521

Approval #: 06178G

Transaction #: 117

AID: A0000000031010

Chip

AL: VISA CREDIT

PIN: Not Required CAPITAL ONE VISA

USPS is experiencing unprecedented volume increases and limited employee availability due to the impacts of COVID-19. We appreciate your patience.

In a hurry? Self-service kiosks offer quick and easy check-out. Any Retail Associate can show you how.

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or call 1-800-410-7420.

UFN: 340128-0109

Receipt #: 840-58700065-4-5893314-2

Clerk: 08

SIGN POSTING

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from _____ 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.

Regina Skaya
(Applicant or Agent)

3/10/2022
(Date)

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

PROJECT NUMBER: _____

Facing Bridge



REQUEST

Major Amendment to 1) Amend the Controlling Site Plan for Subdivision to remove Tracts 1-6, 8, 10, 12, 13-14 and 2) Abandon the Controlling Site Plan for Building Permit on Tracts 1-6, 8, 10, 12-14. The subject sites will then be controlled by the LDD. Located on Unser Crossing, between Central Ave and Unser Blvd. Approximately 500 acres.

The City of Albuquerque Environmental Planning Commission will hold a public hearing in the Plaza Del Sol Building Hearing Room, Basement, 600 2nd St. NW, on April 21, 2022 at 8:30 AM. All persons have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 924-3860 or contact the applicant.

Required to be posted from April 6, 2022 to May 6, 2022

by Amberstrong Central Unser Blvd LLC and Quince Unser Crossing / Harkulis Architects PLLC and the Planning Department applicant/agent phone 505-924-3860

REFER TO FILE# 22-2018-001889 / SE-2022-00510

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

Facing Central



REQUEST

Major Amendment to 1) Amend the Controlling Site Plan for Subdivision to remove Tracts H-8, H-9, H-10, H-11, H-12, H-13, H-14 and 2) Abandon the Controlling Site Plan for building permit on Tracts H-8, H-9, H-10, H-11, H-12, H-13, H-14. The subject sites will then be controlled by the LDO located on Unser Crossing between Central Ave and Unser Blvd. Approximately 50 acres.

The City of Albuquerque Environmental Planning Commission will hold a public hearing ~~on the proposed building permit application~~ ^{on the proposed building permit application}, ~~commencing~~ ^{commencing} on April 21, 2022, at 8:30 AM. All persons have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 924-3860 or contact the applicant.

Required to be posted from April 16, 2022 to May 16, 2022.

by ~~Amending Central Unser Blvd LDO & Opening Unser Crossing~~ ^(modified Architects & Land Use Planning) applicant/agent phone

REFER TO FILE# PR-2018-001389/SI-2022-00510

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

Facing Unser



REQUEST

Map Amendment to Amend the Controlling Site Plan by Subdivision to rezone
Tracts by 8-10-13-14 and Subdivide the Controlling Site Plan by Building permit on
Tracts by 8-10-13-14. The subject area will then be controlled by the rules located
on Unser Parking between Unser Ave and Unser Road
Approximately 100 acres

The City of Albuquerque Environmental Planning Commission will hold a
public hearing in the Plaza Del Sol Building Hearing Room, Room 202, at 8:30 AM. All persons
600-2nd St NW, on April 21, 2023, at 8:30 AM. For information on this case or
other instructions on filing written comments, call the Planning
Department at (505) 924-3860 or contact the applicant.
Required to be posted from April 16, 2023, to April 16, 2023.
by applicant agent (505) 924-3860 or (505) 924-3860
REFER TO FILES (505) 924-3860 or (505) 924-3860
It is illegal for an unauthorized person to remove or tamper with this sign

Facing 86th

REQUEST

Major Amendment to 1)Amend the Controlling Site Plan for Subdivision to remove Tracts 14e,8,10,12,13-14 and 2)abandon the Controlling Site Plan for building permit on Tracts 14e,8,10,12-14. The subject sites will then be controlled by the UDO Located on Unser Crossing between Central Ave. and Unser Blvd. Approximately 50 acres.

The City of Albuquerque Environmental Planning Commission will hold a public hearing ^{*VIA ZOOM*} in the Plaza Del Sol Building Hearing Room, Basement, 600 2nd St. NW, on April 21, 2022 at 8:30 AM. All persons have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 924-3860 or contact the applicant.

Required to be posted from April 16, 2022 to May 16, 2022

by Armstrong Central Unser Blvd LLC and Quanz Unser Crossing (Modulus Architects)
applicant/agent phone 505-338-XXXX

REFER TO FILE# PR-2018-001389/SE-2020-00510

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

CONTROLLING SITE DEVELOPMENT PLAN

Parking Calculations														Plaza Requirements	
Building #	Use	Building SF	Required Parking	Transit Discount	Required Parking	Provided Parking ^{1,5}	Disabled Required	Disabled Provided ¹	Motorcycle Required	Motorcycle Provided ¹	Bike Pkg Required	Bike Pkg Provided	Plaza SF Required	Plaza SF Shown	
1	Retail	6,500	33	5	28	56	72	2	4	3	4	2	5	130	2,249
2	Retail	6,500	33	5	28	56	72	2	4	3	4	2	5	130	2,249
3	Retail	6,500	33	5	28	56	72	2	4	3	4	2	5	130	2,249
4	Retail	5,200	26	4	22	50	70	2	4	2	2	1	5	234	2,001
5	Retail	6,500	33	5	28	56	72	2	4	3	4	2	5	130	2,249
6	Health Club ²	40,000	267	41	226	226	347	8	5	6	14	15	800	3,773	
7A	Retail	30,000	135	21	114	214	214	1	13	5	6	7	15	3,511	7,904
7B	Retail	20,000	95	15	80	214	214	1	13	5	6	7	15		
7C1	Retail	4,800	24	4	20	214	214	1	13	5	6	7	15		
7C2	Retail	4,800	24	4	20	214	214	1	13	5	6	7	15		
7D	Retail	18,000	87	14	73	417	455	1	18	6	6	5	25		
7E	Retail	97,942	382	58	324	417	455	1	18	6	6	5	25	2,513	Share with Bldg 6
8	Home Improvement	125,601	474	72	402	402	438	12	12	6	6	24	25		
Total		372,343	1,646	253	1,393	1,393	1,648	59	61	29	32	86	95	7,448	22,838

Parking Calculation Notes:

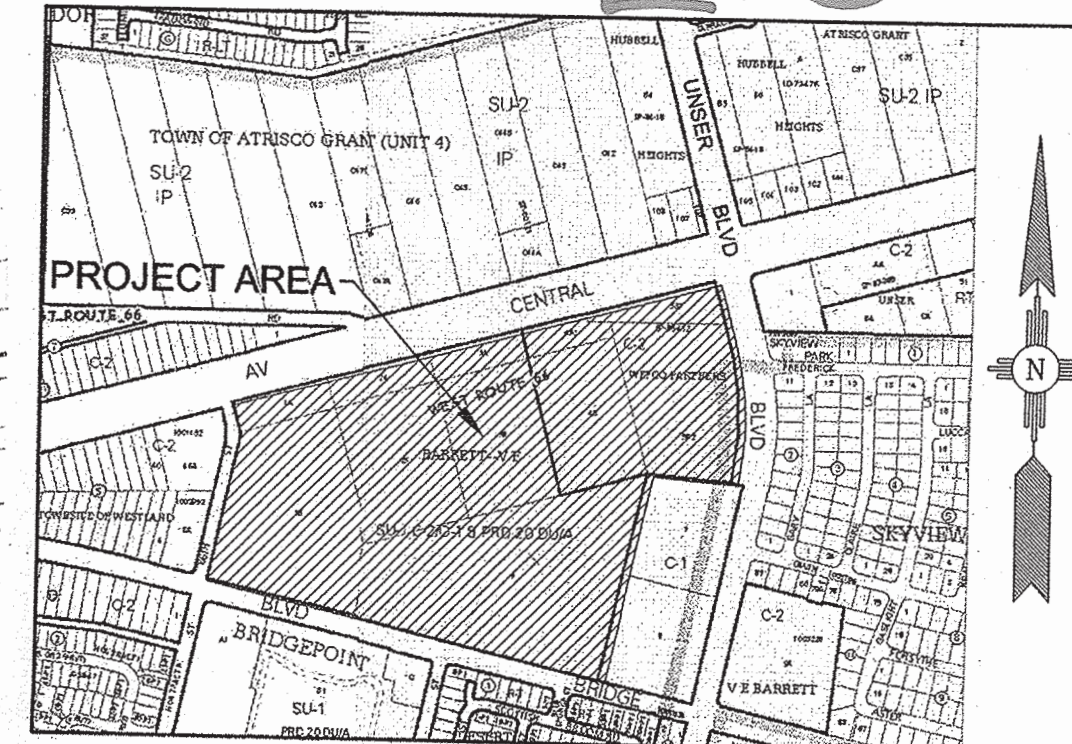
- Parking provided includes disabled parking spaces.
- Required parking for Building 6 (Health Club/Gym) calculated using 1space per 150 SF. All other buildings follow section 14-16-3-1-A-27 of the City of Albuquerque zoning code.
- Transit discount of 15% taken due to the fact that the site is adjacent to a regular Albuquerque Transit system route and two transit rider shelters will be built with this project.
- First column of required parking is without transit discount.
- Provided parking is divided into logical grouping of buildings to allow users to park once and visit multiple retailers.

MONUMENT SIGNS	
TYPE	
A	
B	
C	
D	
E	
F	
G	

*ALL ON-SITE SIGNAGE HAS BEEN SUBMITTED TO EPC (08EPC-40063) AND WILL RETURN SEPARATELY TO DRB.

TRANSIT DEPARTMENT NOTE:

- THE SW MESA PARK & RIDE IS LOCATED NEAR THE NW CORNER OF CENTRAL & UNSER.
- AS OF 3/15/08, BUS ROUTES 766, 162, 66, AND 54 HAVE A STOP NEAR OR ADJACENT TO THE SITE.
- PARTICIPATION IN TRANSIT DEMAND MANAGEMENT PROGRAM IS ENCOURAGED FOR USERS OF THE SITE.



VICINITY MAP
ZONE ATLAS PAGES K-09-Z & K-10-Z

SHEET INDEX

C-001	SITE PLAN FOR BUILDING PERMIT	A-107B	ELEVATIONS BUILDING 7
C-002	SITE PLAN DETAILS	A-107C	ELEVATIONS BUILDING 7
LS-101	LANDSCAPE PLAN	A-107D	ELEVATIONS BUILDING 7
LS-102	LANDSCAPE DETAILS	A-107E-1	ELEVATIONS BUILDING 7
C-101	CONCEPTUAL GRADING & DRAINAGE PLAN	A-107E-2	ELEVATIONS BUILDING 7
C-201	CONCEPTUAL UTILITY PLAN	A-108A	ELEVATIONS BUILDING 8
A-101	ELEVATIONS BUILDING 1	A-108B	ELEVATIONS BUILDING 8
A-102	ELEVATIONS BUILDING 2	A-108C	ELEVATIONS BUILDING 8
A-103	ELEVATIONS BUILDING 3		
A-104	ELEVATIONS BUILDING 4	C-003	SITE PLAN FOR SUBDIVISION
A-105	ELEVATIONS BUILDING 5	G-101	DESIGN STANDARDS
A-106A	ELEVATIONS BUILDING 6	G-102	DESIGN STANDARDS
A-106B	ELEVATIONS BUILDING 6	G-103	DESIGN STANDARDS
A-107A	ELEVATIONS BUILDING 7		

KEYED NOTES

- 6" CONCRETE CURB.
- COA STANDARD CURB & GUTTER PER COA STD DWG 2415A. TO BE COMPLETED AS A PUBLIC WORK ORDER.
- 6" TEMPORARY ASPHALT CURB.
- 14" WIDE CONCRETE SIDEWALK.
- 6" WIDE CONCRETE SIDEWALK PER COA STD DWG 2430. TO BE COMPLETED AS A PUBLIC WORK ORDER.
- 8" WIDE CONCRETE SIDEWALK.
- 10" WIDE CONCRETE SIDEWALK. SLOPE TO LANDSCAPE AREA IF POSSIBLE.
- 6"x8" LANDSCAPE PLANTER.
- BIKE RACK PER 5/C-002.
- LIGHT POLE PER 5/C-002.
- REFUSE ENCLOSURE PER 2/C-002 & 9/C-002.
- 6" HIGH SCREEN WALL PER 9/C-002.
- HANDICAP PARKING SPACE PER 4/C-002.
- TRANSIT STOP WITH SHELTER RAMP PER COA STD DWG 2535. PEDESTRIAN AMENITIES SHALL BE PER SECTION M OF THE SITE PLAN FOR SUBDIVISION.
- COLORLED, TEXTURED, CONCRETE CROSSWALK.
- LOADING DOCK.
- END ISLAND PLANTER PER 1/C-002.
- 10" WIDE CONTRACTOR PARKING SPACES. TOTAL OF 24.
- TRASH COMPACTOR.
- NEW DRIVEWAY, FULL ACCESS. NEW SIGNAL RECOMMENDED BY TA. DRIVEWAY PER COA STD DWG 2426. TO BE COMPLETED AS A PUBLIC WORK ORDER.
- NEW RIGHT IN/RIGHT OUT DRIVEWAY. DRIVEWAY PER COA STD DWG 2426. TO BE COMPLETED AS A PUBLIC WORK ORDER.
- NEW FULL ACCESS DRIVEWAY. DRIVEWAY PER COA STD DWG 2426. TO BE COMPLETED AS A PUBLIC WORK ORDER.
- NEW RIGHT IN, RIGHT OUT, LEFT IN DRIVEWAY. DRIVEWAY PER COA STD DWG 2426. TO BE COMPLETED AS A PUBLIC WORK ORDER.
- CART CORRAL. WELDED METAL PIPE, PAINTED TO MATCH BUILDING.
- MOTORCYCLE PARKING WITH SIGN PER 8/C-002.
- WALL MOUNTED LIGHT.
- PROPOSED DECEL LANE/TURN LANE TO BE COMPLETED WITH PUBLIC INFRASTRUCTURE PLANS.
- APPLIANCE AND PALLET RECYCLING STORAGE UNIT.
- CROSS ACCESS EASEMENT TO BE CREATED BY PLATTING ACTION WITH THIS PROJECT.
- COLUMN, SEE ARCHITECTURAL ELEVATION.
- 8" HIGH SCREEN WALL BEHIND LOADING DOCKS PER 9/C-002.
- PROPOSED FIRE HYDRANT LOCATION.
- EXISTING BUS STOP LOCATION.
- FUTURE PEDESTRIAN CONNECTION TO ADJACENT PAD SITES.
- ADA ACCESSIBLE RAMP AND STEPS FOR PEDESTRIAN CONNECTION.
- NEW HANDICAP RAMP PER COA STD DWG 2441 TO BE COMPLETED AS A PUBLIC WORK ORDER.
- NEW WHEELCHAIR RAMP PER COA STD DWG 2426. MAX SLOPE IS 12:1.

PROJECT NUMBER: 1007204
Application Number: 08.DRB-70276

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated May 15, 2008, and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? (X) Yes () No. If yes, then a set of approved DRB 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:

Traffic Engineering, Transportation Division
Robert A. Green
Water Utility Department
Christie Sandoval
Parks and Recreation Department
Bradley L. Brylan
City Engineer
Michael Huston
Solid Waste Management
Joel Chas
DRB Chairperson, Planning Department

7/9/08
Date
7/9/08
Date
7/6/08
Date
9/18/08
Date
7/15/08
Date
7/18/08
Date

Rev. 1 June 24, 2008
Rev. 2 July 8, 2008

Job Number
Drawn By BO
Checked RM/BJS
Issue Date June 17, 2008

SITE PLAN FOR BUILDING PERMIT

Scale

C-001

00

Unser Crossing
DRB Submittal
Site Plan for Building Permit
Central Avenue and Unser Boulevard
Albuquerque, New Mexico 87121

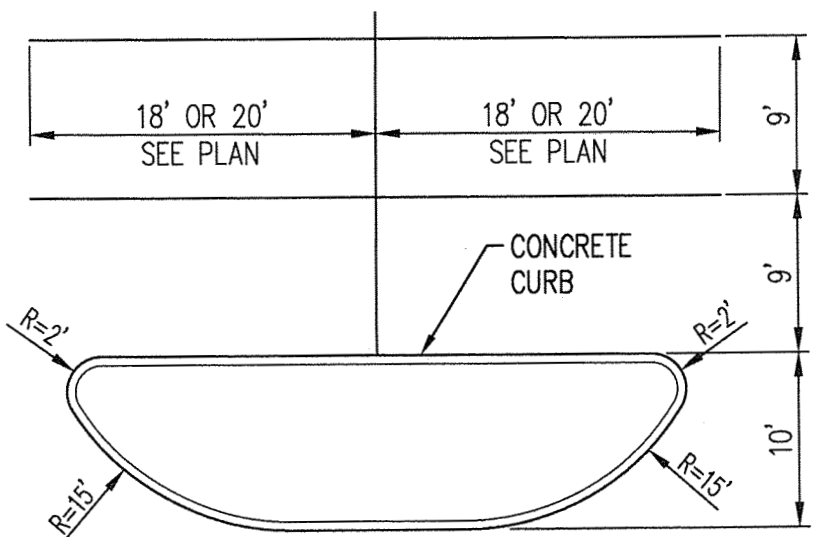
NOT A PART

LEGEND

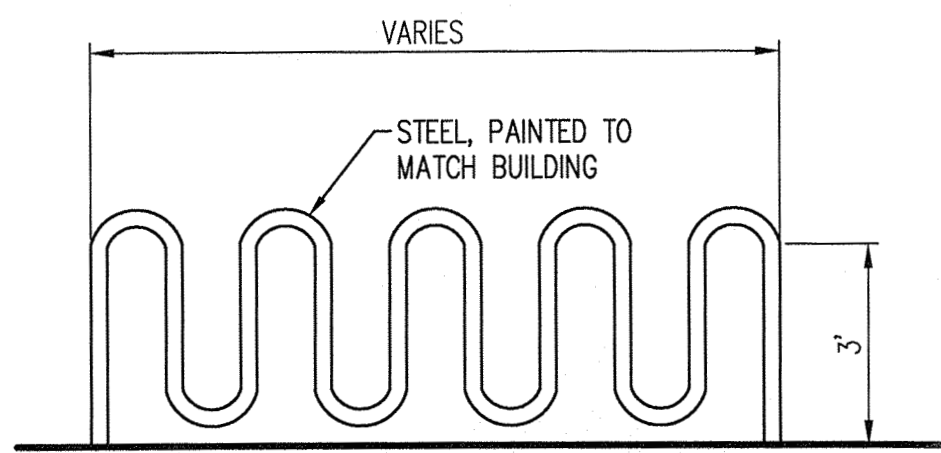
- PROPERTY LINE
- EXISTING EDGE OF ROAD
- CONCRETE CURB
- SCREEN WALL
- PLAZA AREA
- SIDEWALK
- FUTURE PHASES, SEE NOTE #4
- WALL MOUNTED LIGHT
- DECORATIVE POLE MOUNTED LIGHT PER 6/C-002
- TYPICAL POLE MOUNTED LIGHT PER 5/C002

NOTES

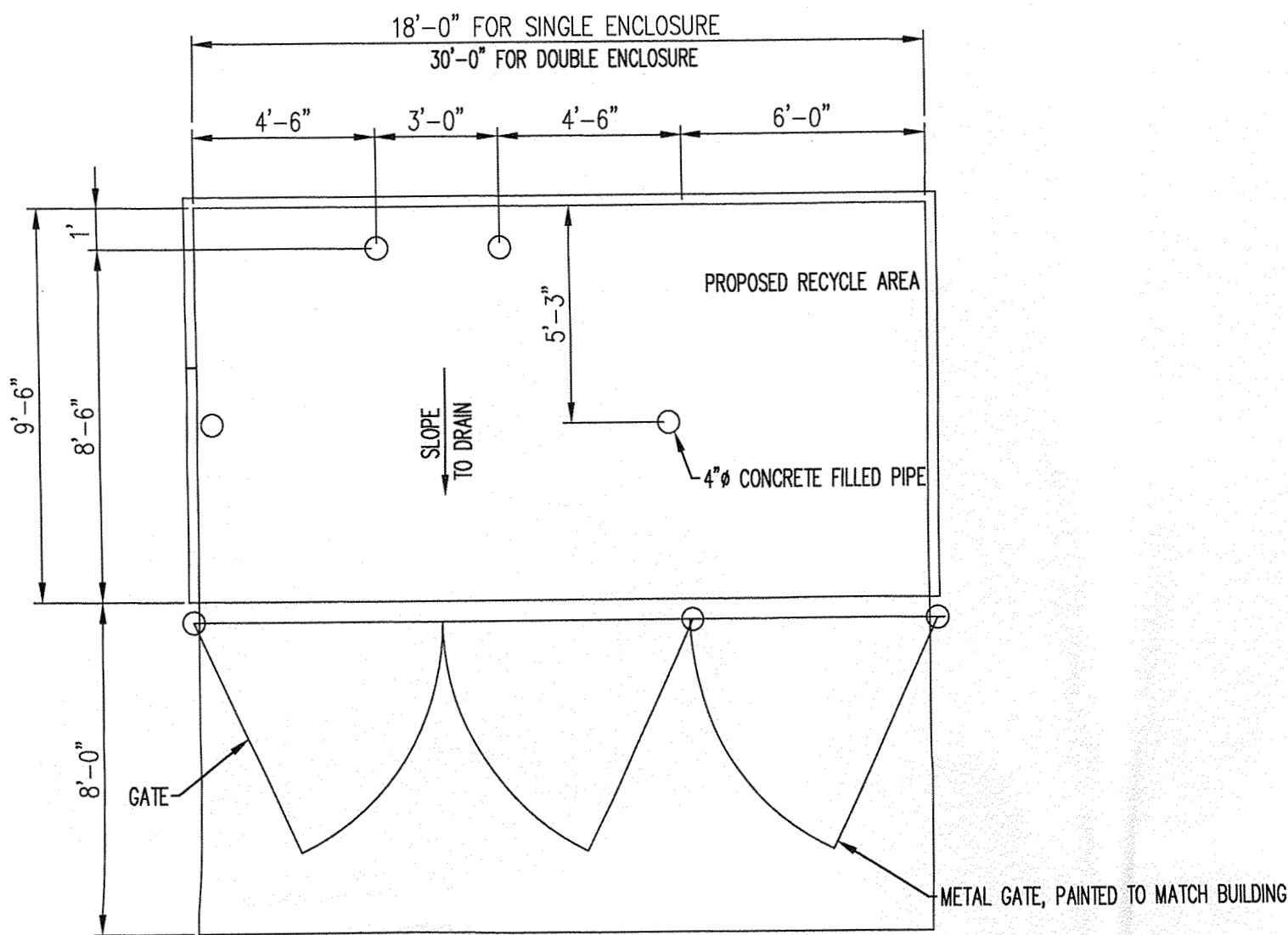
- TRUCKS MAY NOT BE MOVED OR LEFT IDLING BETWEEN THE HOURS OF 10:00 PM & 6:30 AM.
- PLEASE SEE SITE PLAN FOR SUBDIVISION FOR FUTURE PHASE FAR, CIRCULATION, PARKING, LANDSCAPING, AND OTHER DESIGN GUIDELINES.
- SEE SITE PLAN FOR SUBDIVISION AND UTILITY PLAN FOR ALL EASEMENTS.
- FUTURE PHASES SHALL FOLLOW DESIGN GUIDELINES INCLUDED IN THE SITE PLAN FOR SUBDIVISION TO ENSURE A CONSISTENT LEVEL OF DEVELOPMENT THROUGHOUT UNSER CROSSING. SITE PLANS FOR BUILDING PERMIT WHICH ARE IN COMPLIANCE WITH THE DESIGN GUIDELINES MAY BE DELEGATED TO THE DEVELOPMENT REVIEW BOARD AFTER EPC APPROVES THE FIRST PAD SITE.
- SEE LANDSCAPE PLAN FOR PEDESTRIAN PLAZA AREA DETAILS.
- MAINTENANCE AGREEMENT BETWEEN THE CITY OF ALBUQUERQUE & OWNER SHALL BE SIGNED PER LARGE RETAIL FACILITY ORDINANCE.
- A BLANKET CROSS ACCESS AND CROSS DRAINAGE EASEMENT WILL BE GRANTED BY PLATTING ACTION WITH THIS PROJECT.
- INTERNAL HANDICAP RAMPS SHALL BE PROVIDED AT ALL PEDESTRIAN CROSSWALKS. SLOPE SHALL NOT EXCEED 12:1 ON ANY RAMPS.



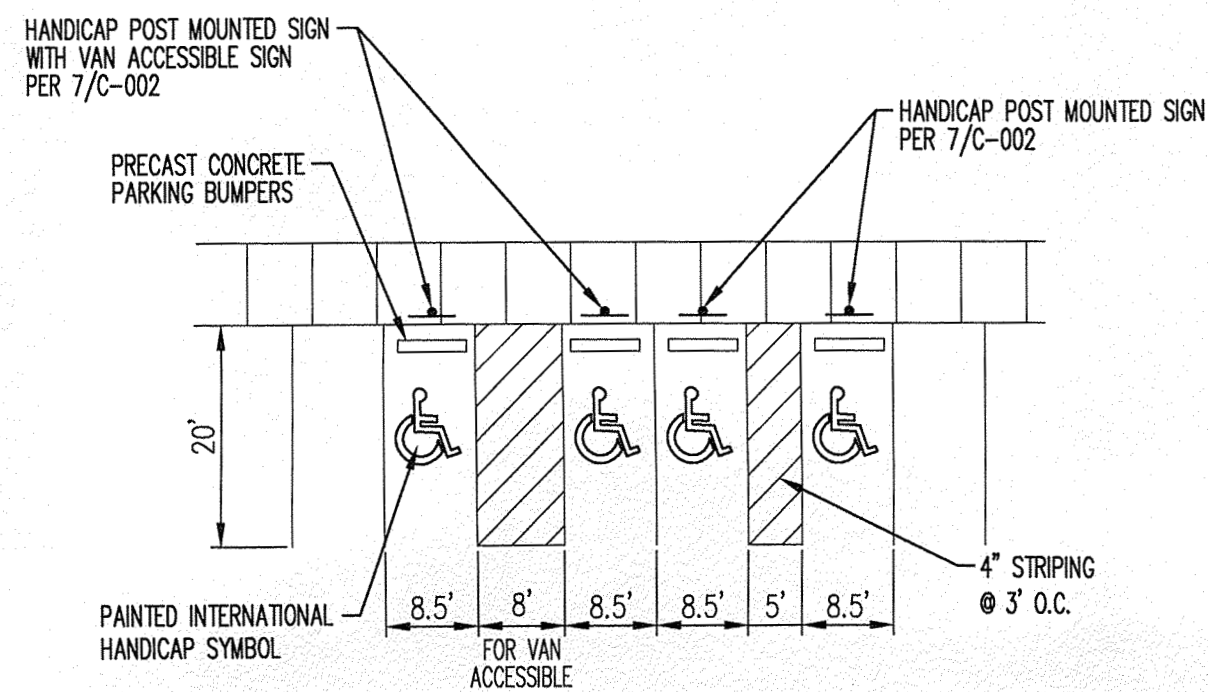
1 TYPICAL END PLANTER ISLAND & PARKING LOT STRIPING
NTS



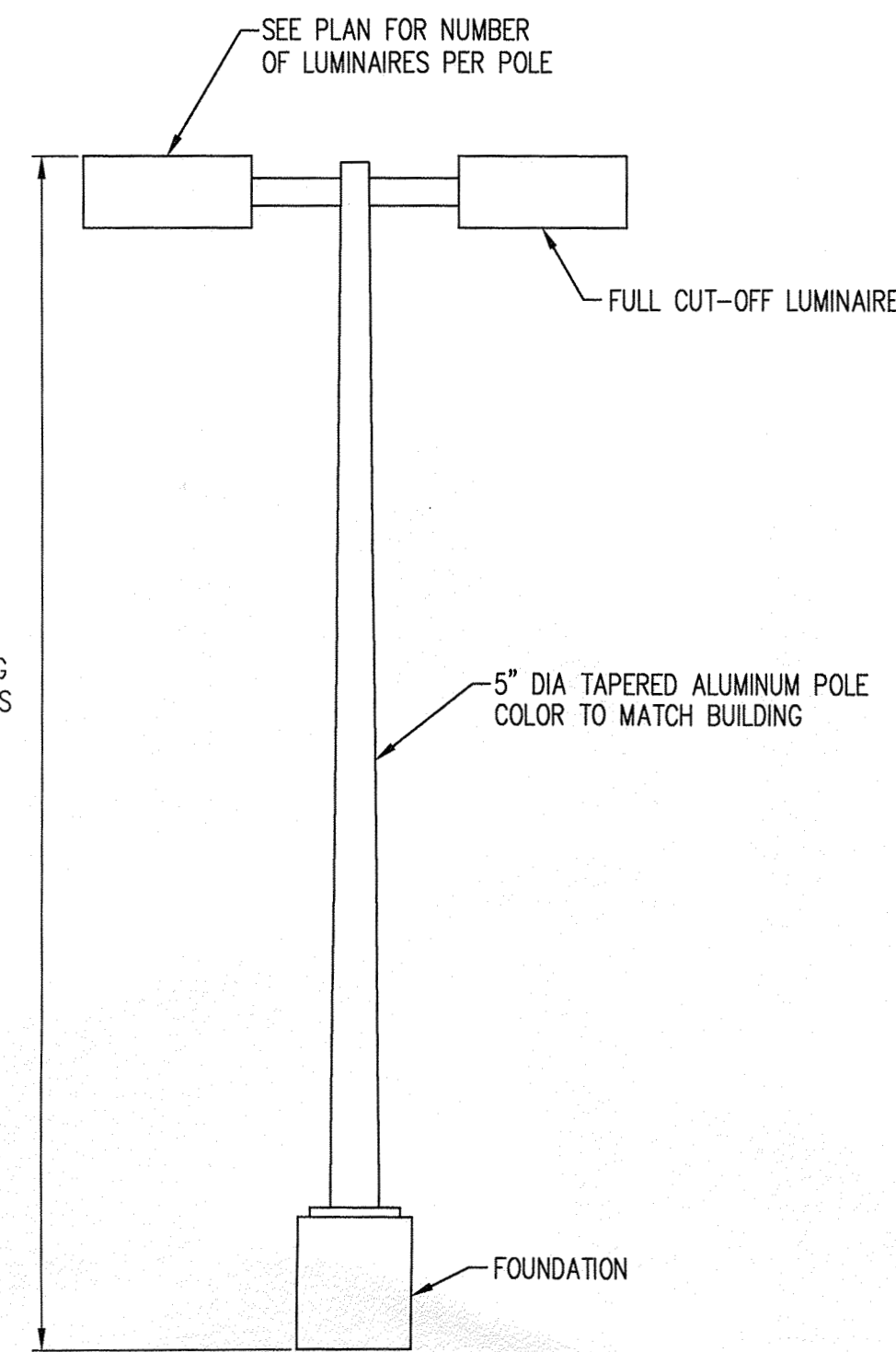
3 BIKE RACK
NTS



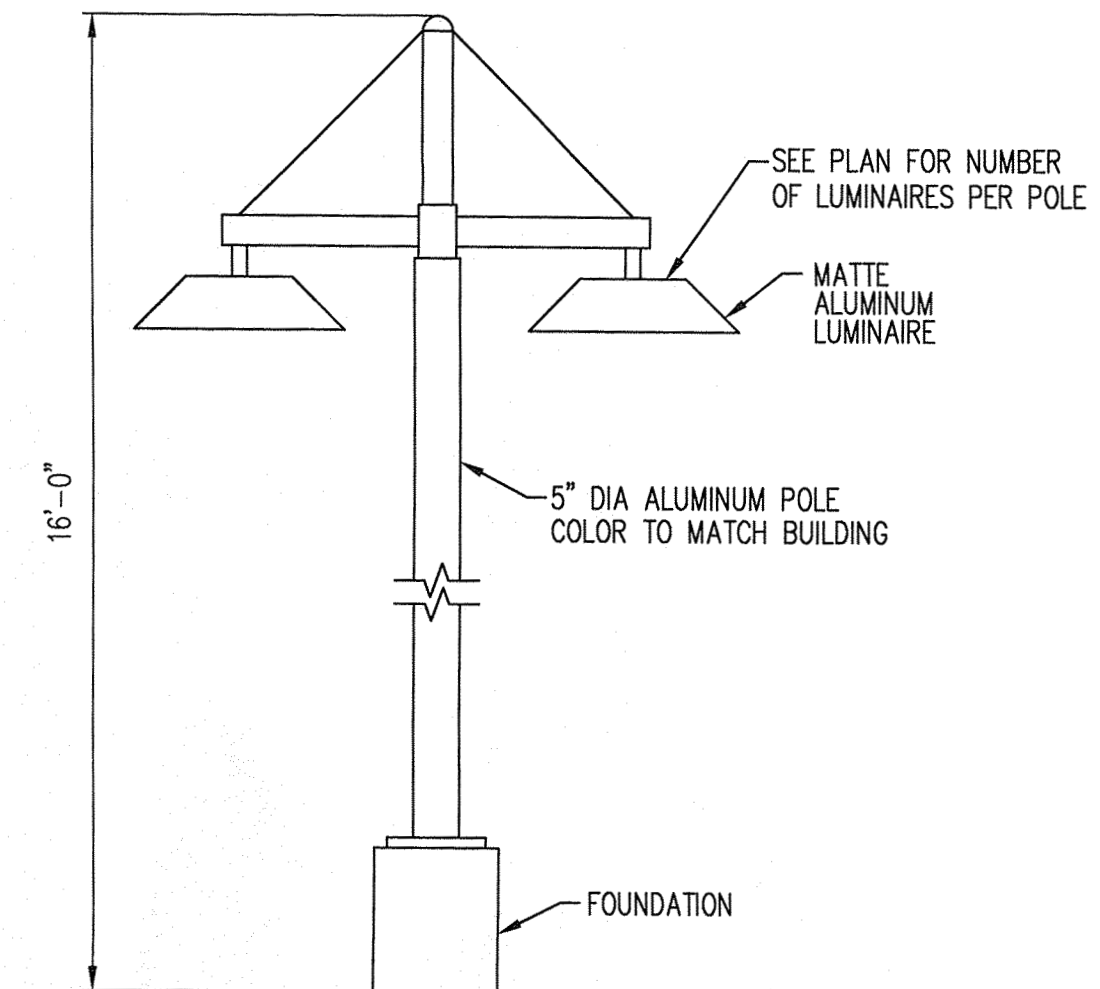
2 SINGLE & DOUBLE REFUSE ENCLOSURE
NTS



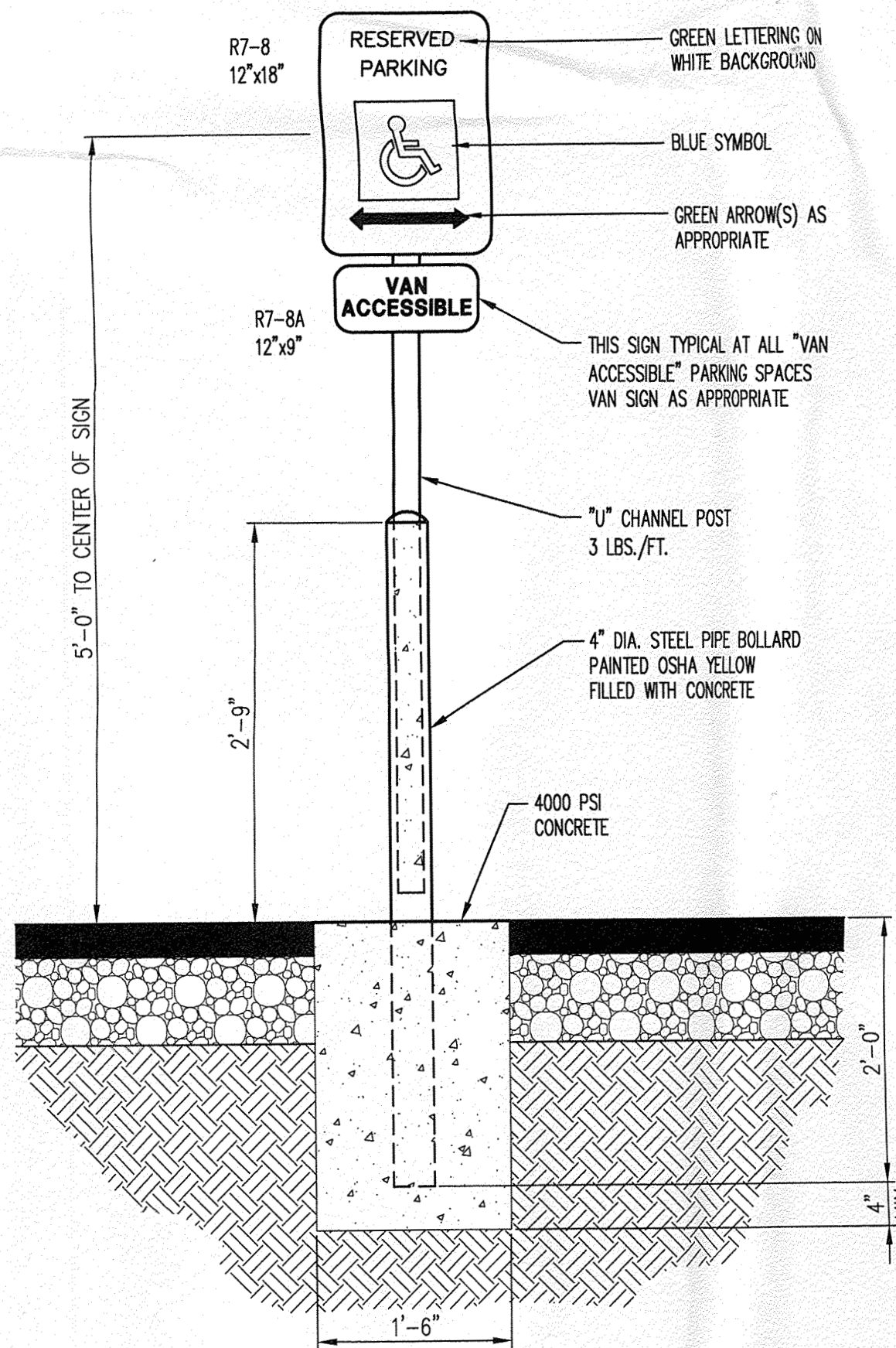
4 TYPICAL HANDICAP PARKING DETAIL
NTS



5 TYPICAL POLE MOUNTED LIGHT
NTS

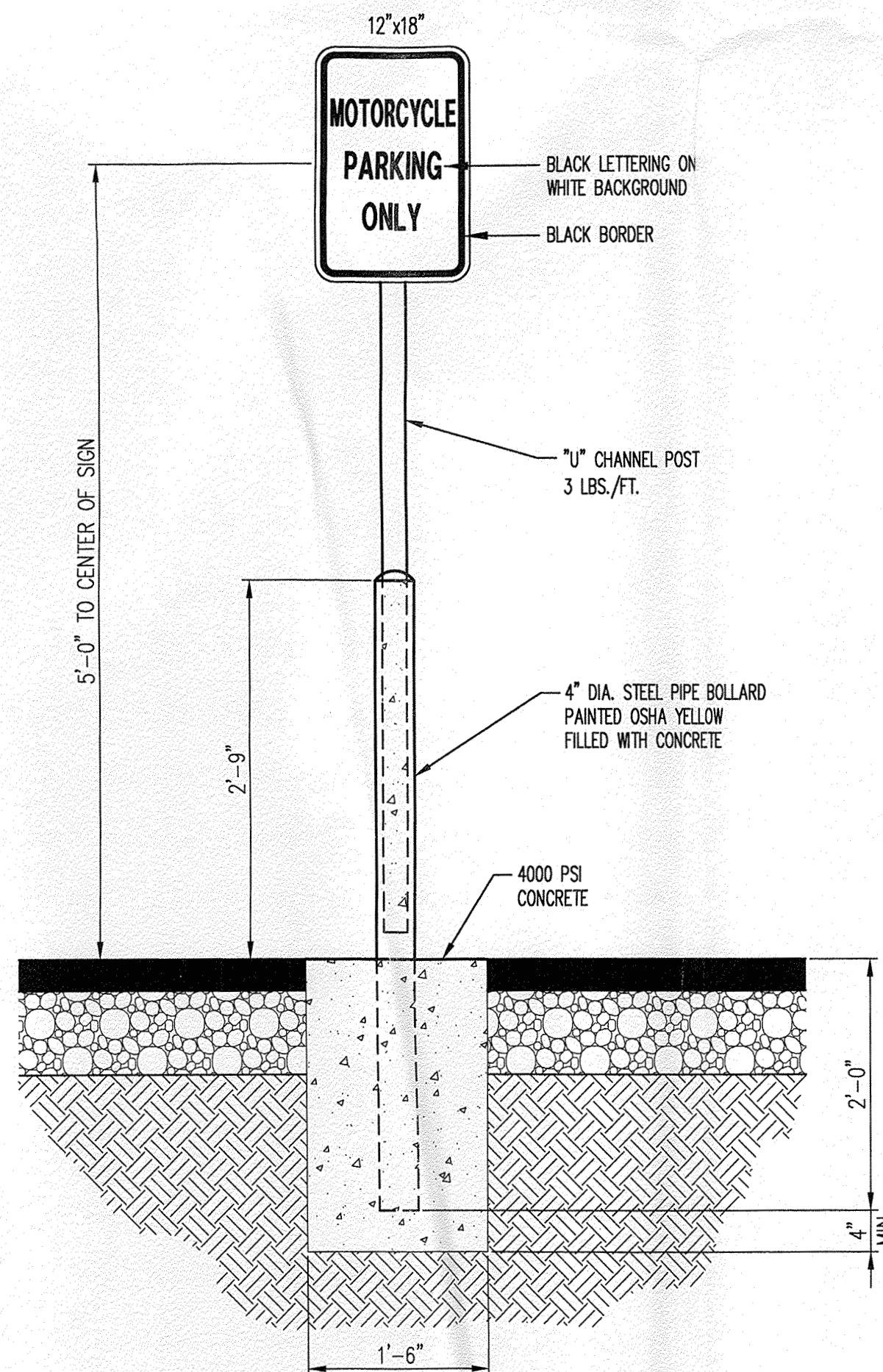


6 DECORATIVE POLE MOUNTED LIGHT
NTS

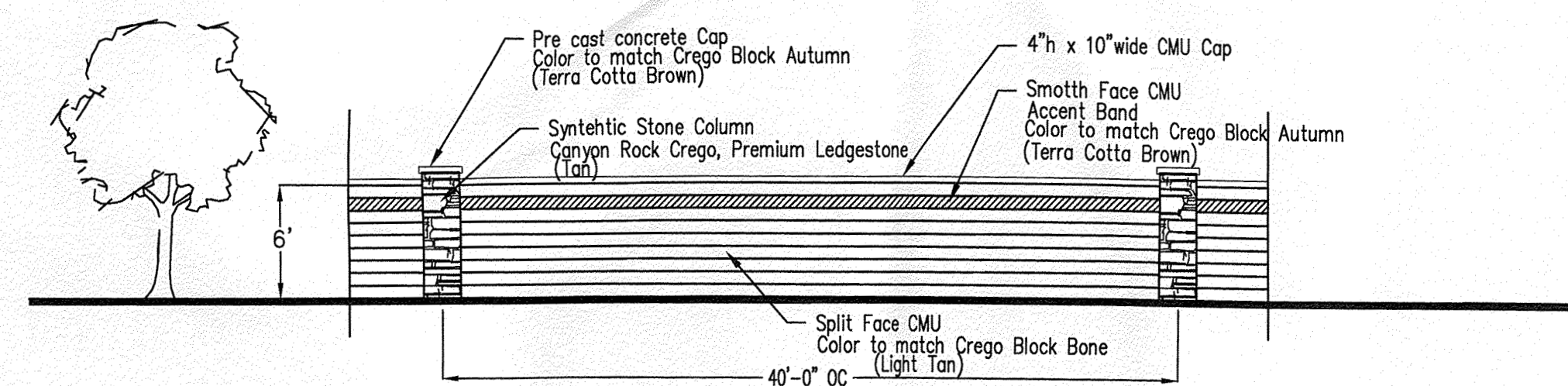


7 HANDICAP PARKING SIGN MOUNTING DETAIL
NTS

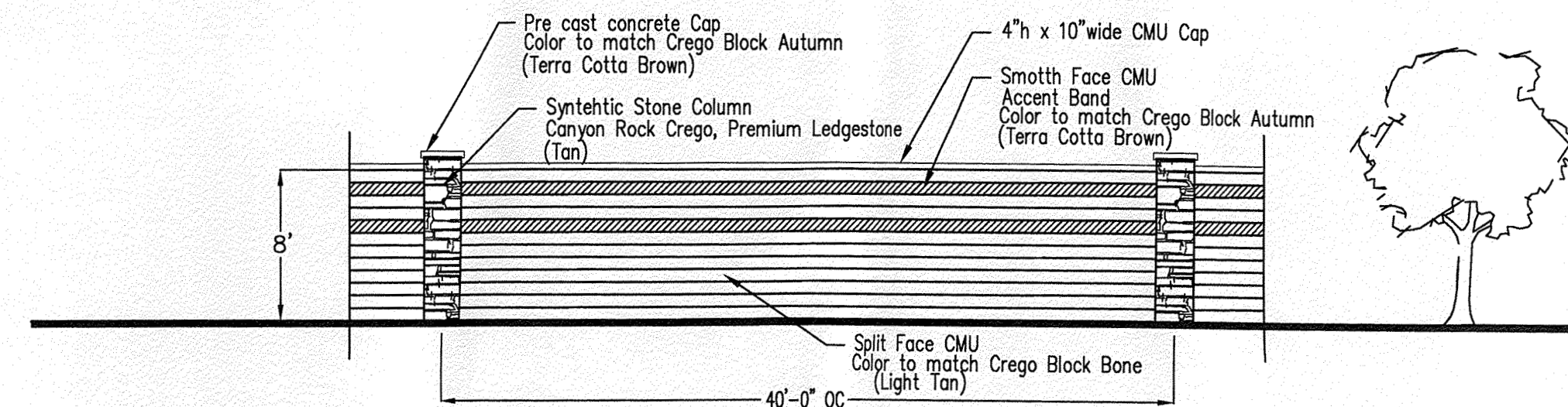
ONE AT EACH HANDICAP SPACE. WHERE HANDICAP SPACES FACE EACH OTHER WITHOUT WALKWAY, THERE SHALL BE ONE POST WITH SIGNS MOUNTED BOTH SIDES



8 MOTORCYCLE PARKING SIGN
NTS



Typical Screen Wall Elevation-6'-0" Height



Screen Wall Elevation at Loading Areas-8'-0" Height

9 SCREEN WALL ELEVATIONS
NTS

NOTE: REFUSE ENCLOSURE SCREEN WALL DOES NOT INCLUDE PILASTERS.

Unser Crossing
DRB Submittal
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Job Number
Drawn By BO
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Issue Date June 17, 2008

SITE PLAN
DETAIL SHEET

Scale

C-002

00 OF 00

April 2022, EPC approved a Major Amendment request to allow Tracts 1-6, 8, 10, 12-14 to be removed from this controlling Site Plan for Building Permit.

DSA

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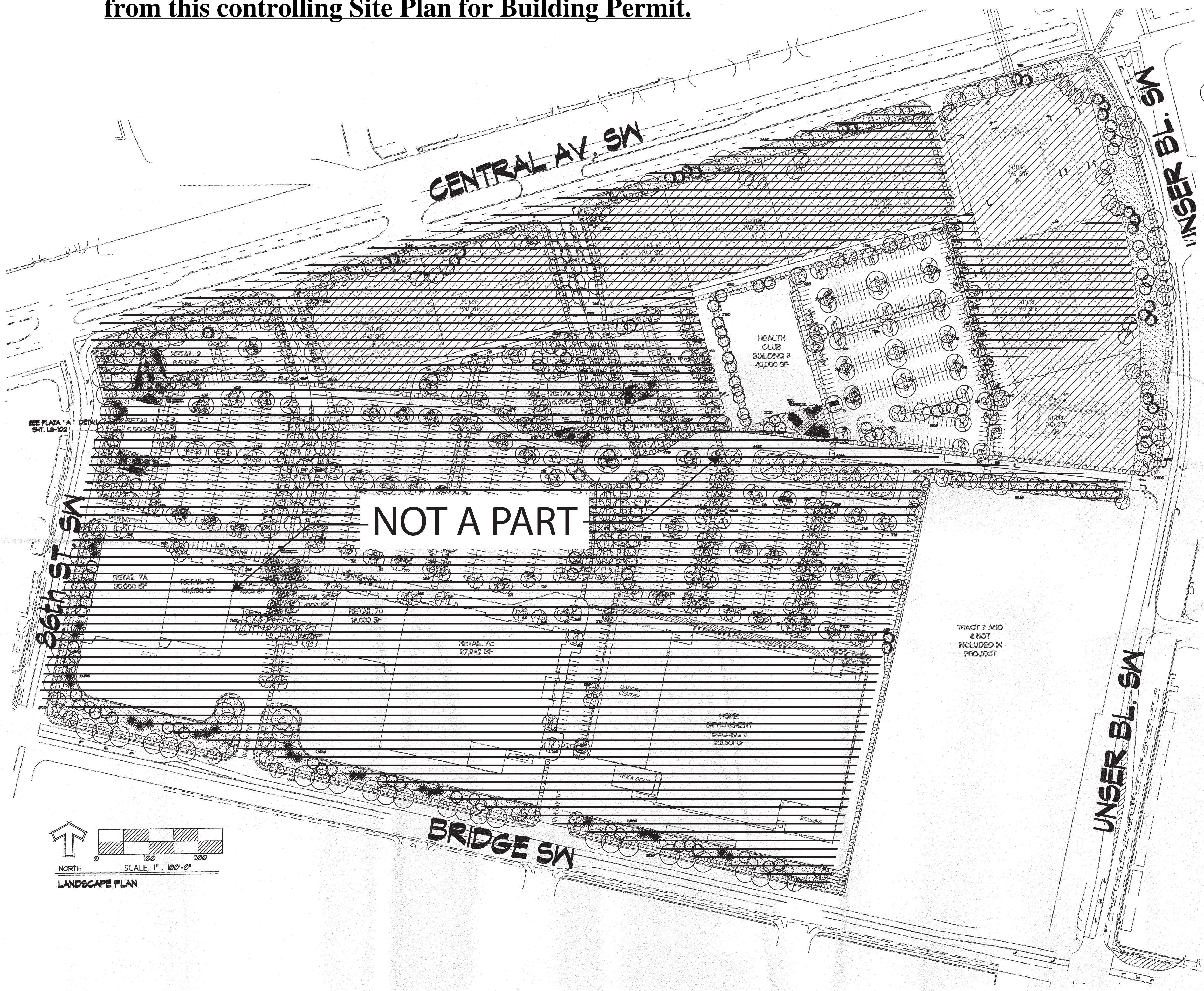
Bohannon & Huston

Mitchell Associates, C

Landscape Architects
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Albuquerque, NM 87110
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danny@mitchellassociatesllc.com

ARMSTRONG
DEVELOPMENT
PROPERTIES, INC.

Unser Crossing
Site Plan for Building Permit
Central Avenue and Unser Boulevard
Albuquerque, New Mexico 87121



LANDSCAPE LEGEND			
QTY	SIZE	COMMON / BOTANICAL	AV. SPREAD • H2O USE
131	2" cal	Ash <i>Fraxinus pennsylvanica</i>	35-40' M+
127	2" cal	Honey Locust <i>Gleditsia triacanthos</i>	40-45' M
6	2" cal	Cottonwood <i>Populus wislizeni</i>	50-60' M
54	2" cal	Chinese Pistache <i>Pistacia chinensis</i>	40-45' M
26	15 Gal.	Japanese Pagoda <i>Sophora japonica</i>	35' M
213	15 Gal.	Chitalpa <i>Chitalpa x tashkenensis</i>	30' M
9	15 Gal.	Washington Hawthorne <i>Crataegus phoenopyrum</i>	25' L
115	15 Gal.	Desert Willow <i>Chiopsis linearis</i>	25' L
27	6 - 8'	Austrian Pine <i>Pinus nigra</i>	25' M
30	6 - 8'	Argan Pine <i>Pinus edulis</i>	25' H
na	15 Gal.	Spartan Juniper (female opecles)	10' L
na	5 Gal.	Wintergreen Garbarr <i>Barberis julianae</i>	5' M
na	5 Gal.	Indian Hawthorne <i>Raphiolepis indica</i>	4' M
na	8 Gal.	Honeyuckle <i>Lonicera japonica</i>	12' M
na	5 Gal.	Dwarf Butterfly Bush <i>Buddleia davidii</i>	5' M
na	8 Gal.	Dwarf Feathertop <i>Pennisetum villosum</i>	2' M
na	5 Gal.	Cherry Sage <i>Salvia greggii</i>	3' M
na	5 Gal.	Rosemary <i>Rosemary officinalis</i>	6' L
na	5 Gal.	English Lavender <i>Lavandula angustifolia</i>	8' M
na	5 Gal.	Apache Plume <i>Fa. rugia paradoxa</i>	5' L
Landscaping to be determined by Owner			
Parking lot light poles,			

Note: Shrubs are not shown due to scale of drawing. 20% Live Cover at Maturity.
High water use turf 10' or more on project.
Easement location per Site Plan for Subdivision.

LANDSCAPE NOTES

Owner is responsible for maintenance of Irrigation system, Landscaping and Landscaping Mulch.

Landscape shall be watered by a complete underground irrigation system operated by automatic timer. Trees and shrubs shall have a minimum of 2 emitters per shrub. Trees and shrubs shall be zoned separately. Point of Connection for Irrigation system shall be coordinated between the Landscaping Contractor and the General Contractor of the project prior to construction.

All landscape areas shall be covered in 2-3" of landscape gravel, fine bark mulch or other landscape mulch and commercial grade weed barrier fabric approved by the Owner's representative.

It is the intent of this plan to comply with the City of Albuquerque Landscaping Regulations Applicable to Apartments and Nonresidential Development, Revised 6/24.

Landscape shall be installed according to the approved plan.

Landscape areas in excess of 36 square feet shall be planted so as to achieve 80% Live Ground Cover at maturity.

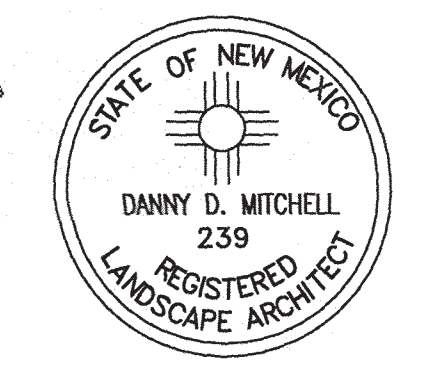
Approval of this plan does not constitute or imply exemption from water conservation and water conservation landscaping ordinance. Water management is the sole responsibility of the property owner.

This plan shall comply with the Street Tree requirement as defined in the Street Tree Ordinance 6-2-2-1.

LANDSCAPE CALCULATIONS	
PHASE ONE DEVELOPMENT	1694,066
TOTAL BUILDING AREA (sf)	311,043
NET LOT AREA (sf)	1323,023
LANDSCAPE REQUIREMENT (%)	X .15
TOTAL LANDSCAPE REQUIRED (sf)	198,455
TOTAL LANDSCAPE PROVIDED (sf) 75.82%	341,383

06/17/2008 REVISION
05/01/2008 REVISION
Job Number
Drawn By DM
Checked D5
Issue Date April 3, 2008

preliminary
not for construction
06/17/2008



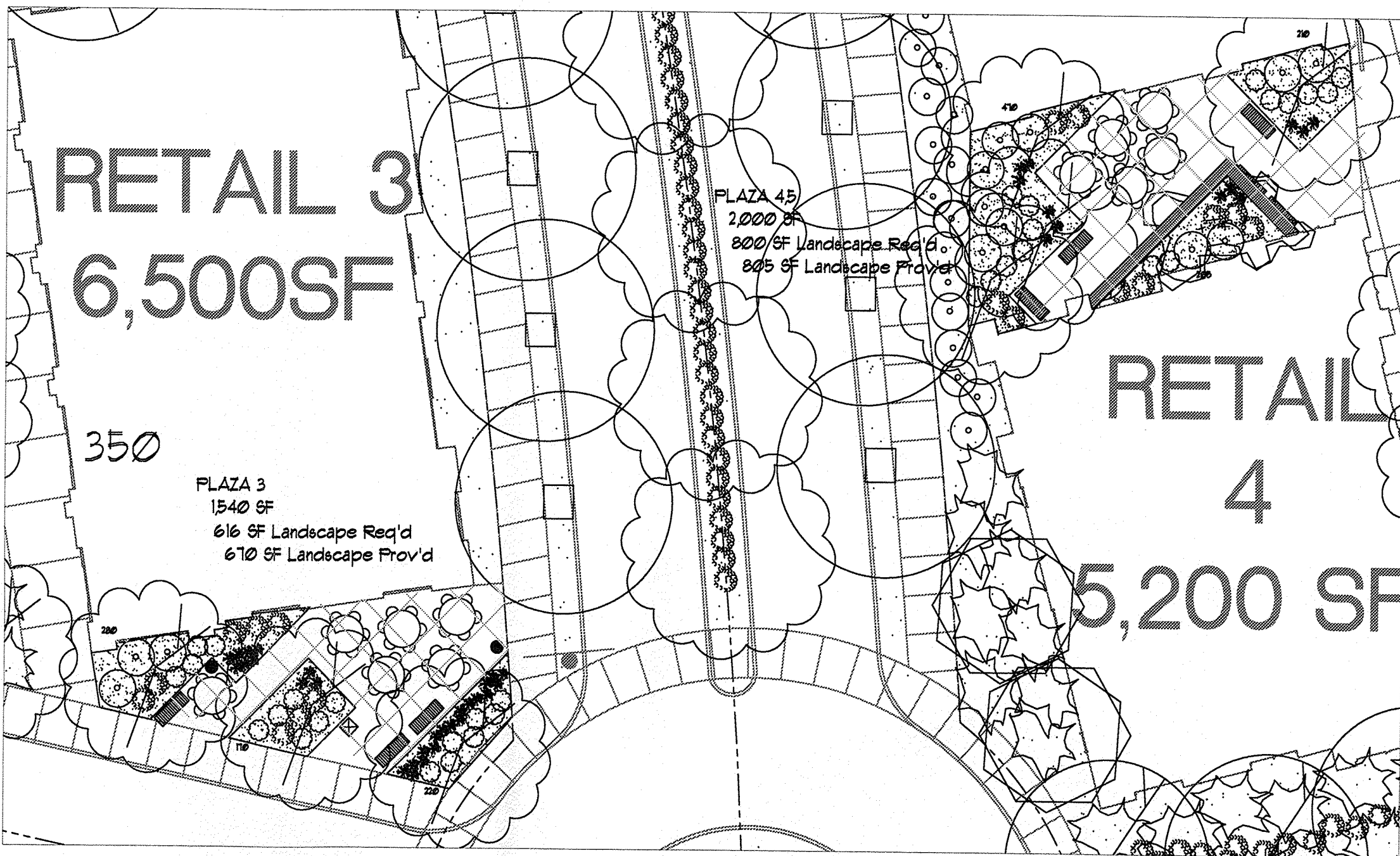
LANDSCAPE PLAN

Scale 1" = 100'-0"

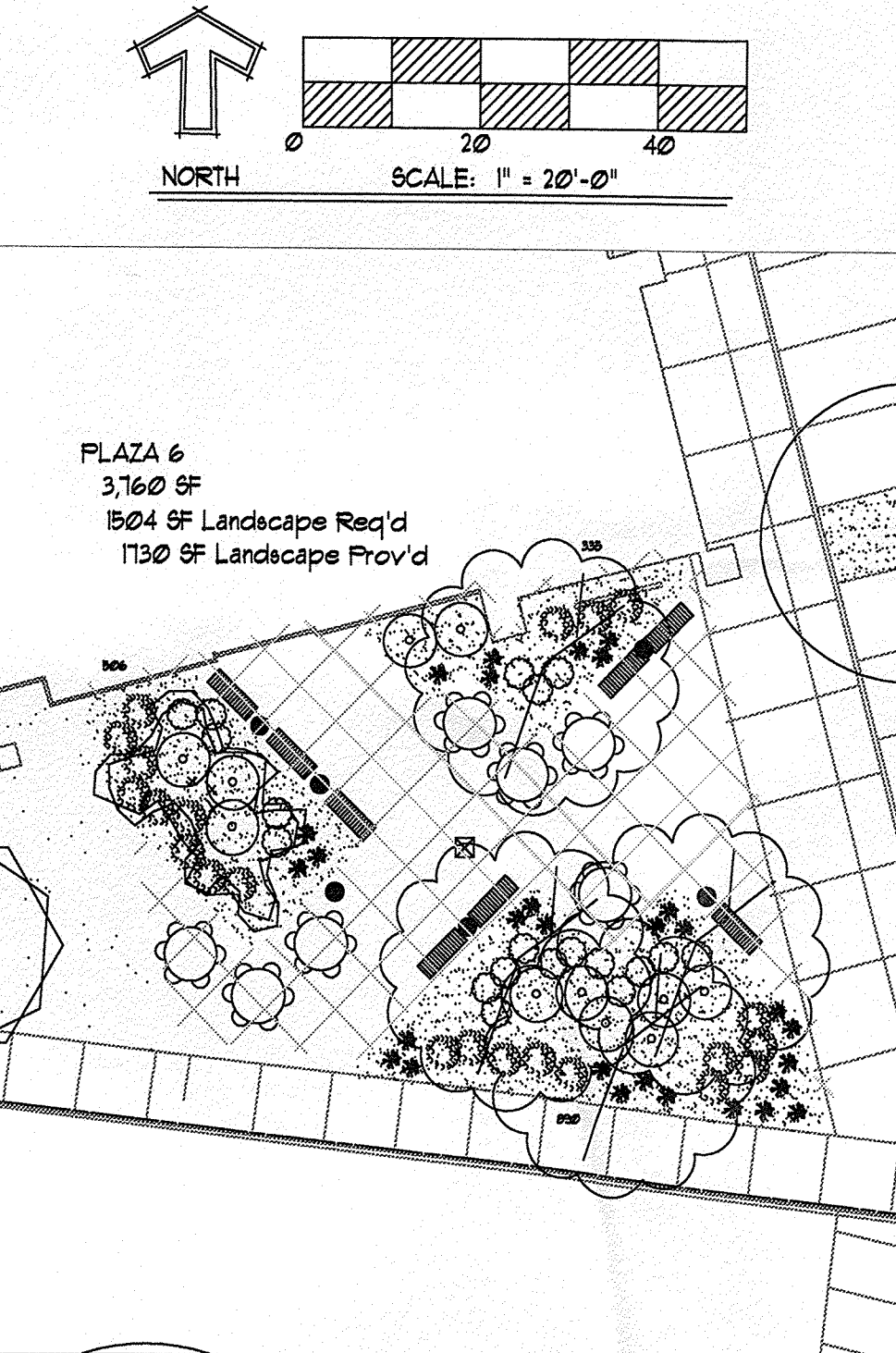
LS-101



PLAZA 1 AND 2, DETAIL
LANDSCAPE BEDS TO BE 80% LIVE GROUND COVER AT MATURITY.



PLAZA 3, 4, AND 5, DETAIL
LANDSCAPE BEDS TO BE 80% LIVE GROUND COVER AT MATURITY.



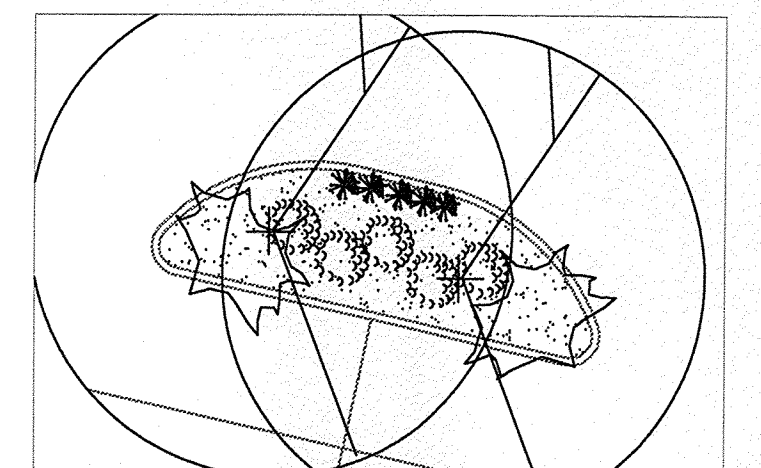
PLAZA 6 DETAIL
LANDSCAPE BEDS TO BE 80% LIVE GROUND COVER AT MATURITY.



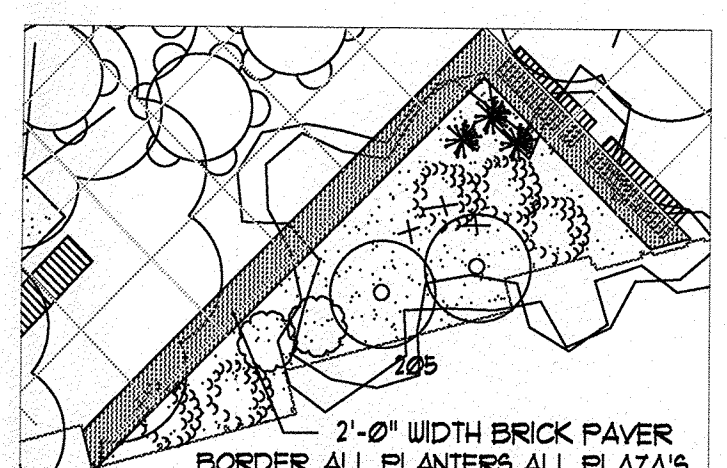
PLAZA 7, DETAIL
LANDSCAPE BEDS TO BE 80% LIVE GROUND COVER AT MATURITY.



IRREGULAR ISLAND DETAIL, TYP.
LANDSCAPE BEDS TO BE 80% LIVE GROUND COVER AT MATURITY.



PARKING ISLAND DETAIL, NTS
LANDSCAPE BEDS TO BE 80% LIVE GROUND COVER AT MATURITY.



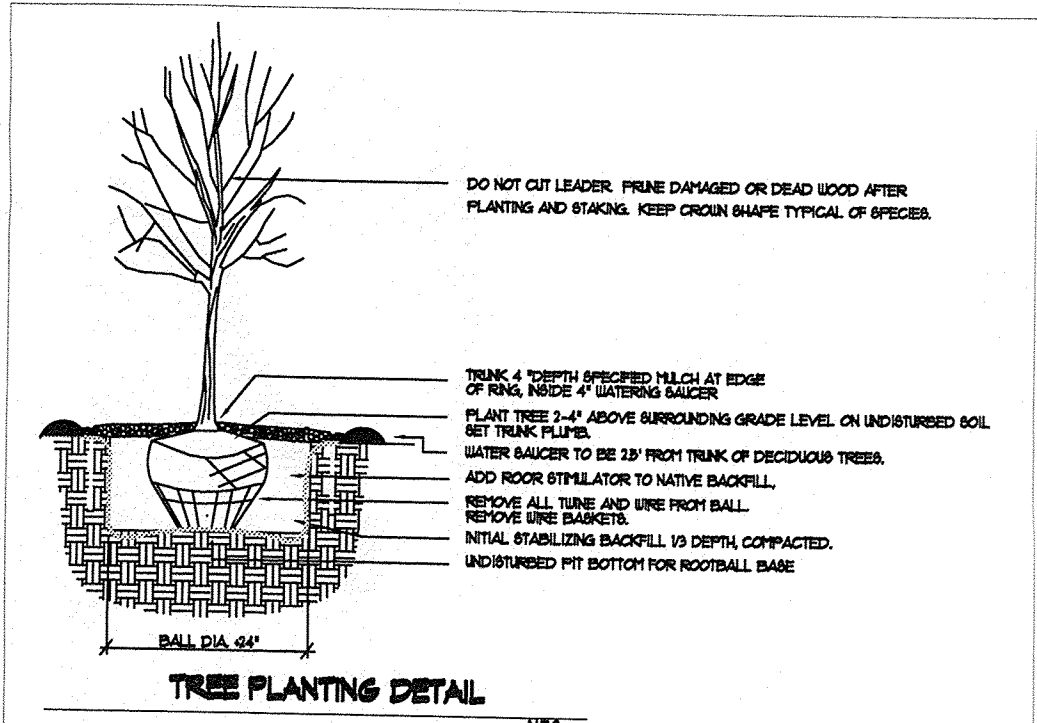
PERMEABLE PAVING DETAIL, NTS
LANDSCAPE BEDS TO BE 80% LIVE GROUND COVER AT MATURITY.

LANDSCAPE LEGEND			
QTY	SIZE	COMMON / BOTANICAL	AV. SPREAD • HQ USE
131	2" cal	Ash <i>Fraxinus pennsylvanica</i>	35'-40' M*
127	2" cal	Honey Locust <i>Gleditsia triacanthos</i>	40'-45' M
6	2" cal	Cottonwood, Rio Grande <i>Populus wislizeni</i>	50'-60' M
54	2" cal	Chinese Pistache <i>Pistacia chinensis</i>	40'-45' M
26	15 Gal.	Japanese Pagoda <i>Sophora japonica</i>	35' M
219	15 Gal.	Crataegus <i>Crataegus</i>	30' M
3	15 Gal.	Washington Hawthorne <i>Crataegus phaenopyrum</i>	25' M
15	15 Gal.	Desert Willow <i>Chilopsis linearis</i>	25' L
27	6" - 8"	Austrin Pine <i>Pinus nigra</i>	25' M
30	6" - 8"	Pinus <i>Pinus</i>	25' H
ns	15 Gal.	Pinus <i>Pinus</i>	10' L
ns	5 Gal.	Spartan Juniper (female species) <i>Juniperus chinensis 'Spartan'</i>	5' M
ns	5 Gal.	Barberry <i>Ribes</i>	4' M
ns	5 Gal.	India Hawthorne <i>Raphiolepis indica</i>	12' M
ns	5 Gal.	Lonicera <i>Lonicera japonica</i>	5' M
ns	5 Gal.	Dwarf Butterfly Bush <i>Buddleia davidii</i>	2' M
ns	5 Gal.	Pennisetum <i>Pennisetum villosum</i>	3' M
ns	5 Gal.	Cherry Begs <i>Salvia greggii</i>	6' L*
ns	5 Gal.	Rosemary <i>Rosemary officinalis</i>	8' M
ns	5 Gal.	English Lavender <i>Lavandula angustifolia</i>	5' L
ns	5 Gal.	Apache Pine <i>Fallugia paradoxa</i>	
Landscape Gravel, to be determined by Owner			
Parking lot light poles,			

Note: Shrubs are not shown due to scale of drawing. 80% Live Cover • Maturity
High water use turf is not used on this project.
Exemptions locations, Ref. Site Plan for Subdivision.
—GSA Plant List data—

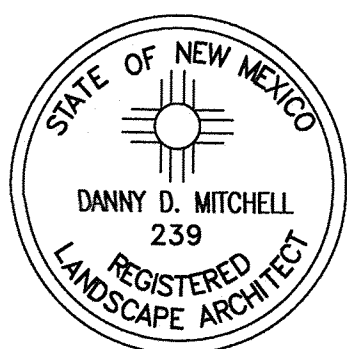
SITE FURNITURE

- BENCH, TYPICAL
- TABLE, TYPICAL
- TRASH CAN, TYPICAL
- KIOSK, TYPICAL



TYP. TREE PLANTING DETAIL

preliminary
not for construction
05/01/2008



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ARMSTRONG DEVELOPMENT
PROPERTIES, INC.

Unser Crossing Building Permit
Site Plan for Building Permit
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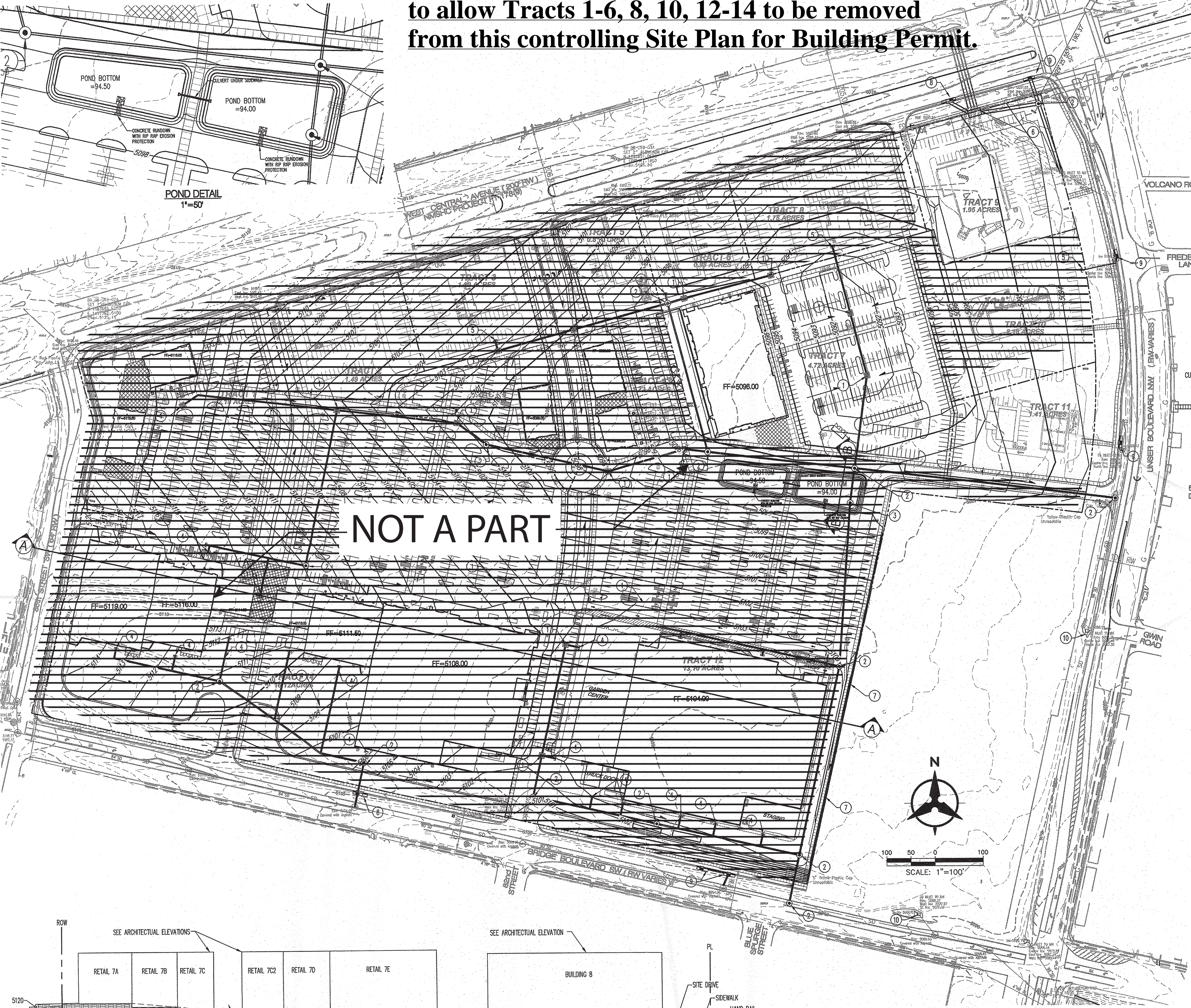
06/11/2008	REVISION
05/01/2008	REVISION
Job Number	
Drawn By	DM
Checked	DS
Issue Date	April 3, 2008

LANDSCAPE PLAN
Scale 1" = 100'-0"

LS-102

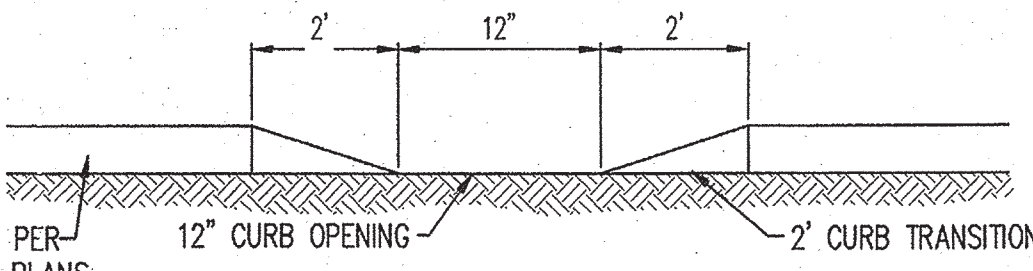
OF

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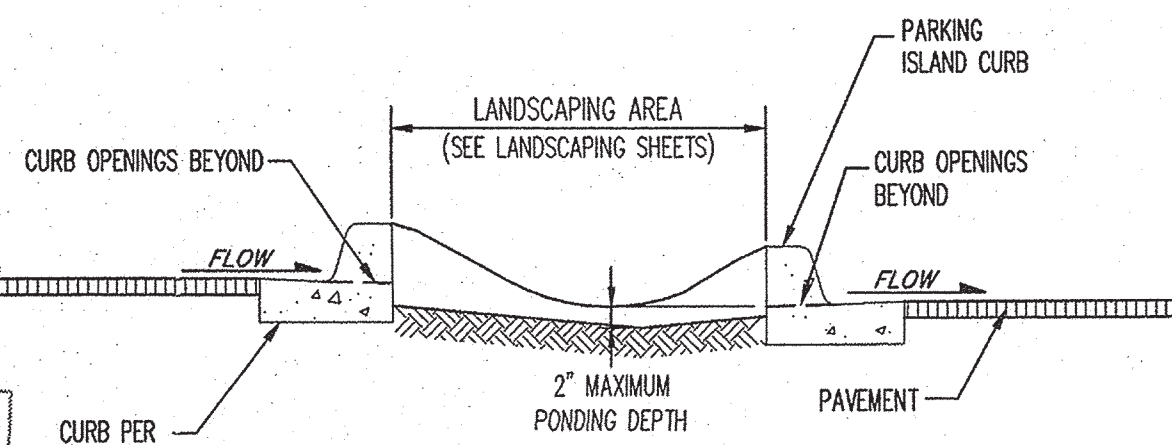


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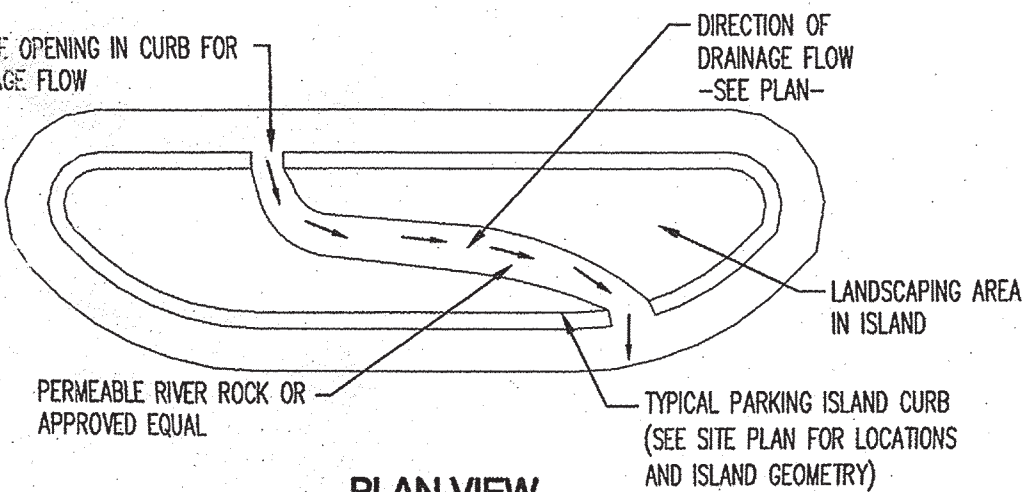
- KEYED NOTES
- 1. STORM DRAIN INLET.
 - 2. STORM DRAIN MANHOLE.
 - 3. STORM DRAIN MANHOLE WITH SLOTTED COVER.
 - 4. STUB ROOF DRAIN TO WITHIN 5' OF BUILDING.
 - 5. STUB STORM DRAIN TO 10' BEYOND PROPERTY LINE.
 - 6. CONNECT EXISTING STORM DRAIN CULVERTS TO NEW JUNCTION BOX. CONNECT JUNCTION BOX TO EXISTING STORM DRAIN IN UNSER BLVD. THIS WORK SHALL BE COMPLETED WITH PUBLIC INFRASTRUCTURE PLANS.
 - 7. RETAINING WALL.
 - 8. TYPE DOUBLE A INLET
 - 9. TYPE C INLET
 - 10. EXISTING DROP INLET TO REMAIN



1 TYPICAL CURB CUT DETAIL
N.T.S.



CROSS SECTION
N.T.S.



PLAN VIEW
N.T.S.

2 TYPICAL WATER HARVESTING DETAIL
N.T.S.

- LEGEND
- PROPERTY LINE
 - - - 5.301 - - - EXISTING CONTOURS
 - X 5.301.15 EXISTING GROUND SPOT ELEVATION
 - EXISTING ELECTRICAL POLE
 - 65.23 PROPOSED SPOT ELEVATION
 - TO=TOP OF CURB, FL=FLOW LINE
 - TW=TOP OF WALL, BW=BOTTOM OF WALL
 - EX=EXISTING, TG=TOP OF GRADE
 - S=2.0% --- PROPOSED DIRECTION OF FLOW
 - WATER BLOCK ---
 - PROPOSED RETAINING WALL ---
 - 5.305 --- PROPOSED INDEX CONTOURS
 - PROPOSED INTER CONTOURS ---
 - PROPOSED CURB & GUTTER ---
 - EASEMENT ---
 - EXISTING TREE
 - SD PROPOSED STORM DRAIN LINE
 - PROPOSED STORM DRAIN MANHOLE
 - PROPOSED STORM DRAIN INLET
 - ⊙ EXISTING STORM DRAIN MANHOLE

Unser Crossing
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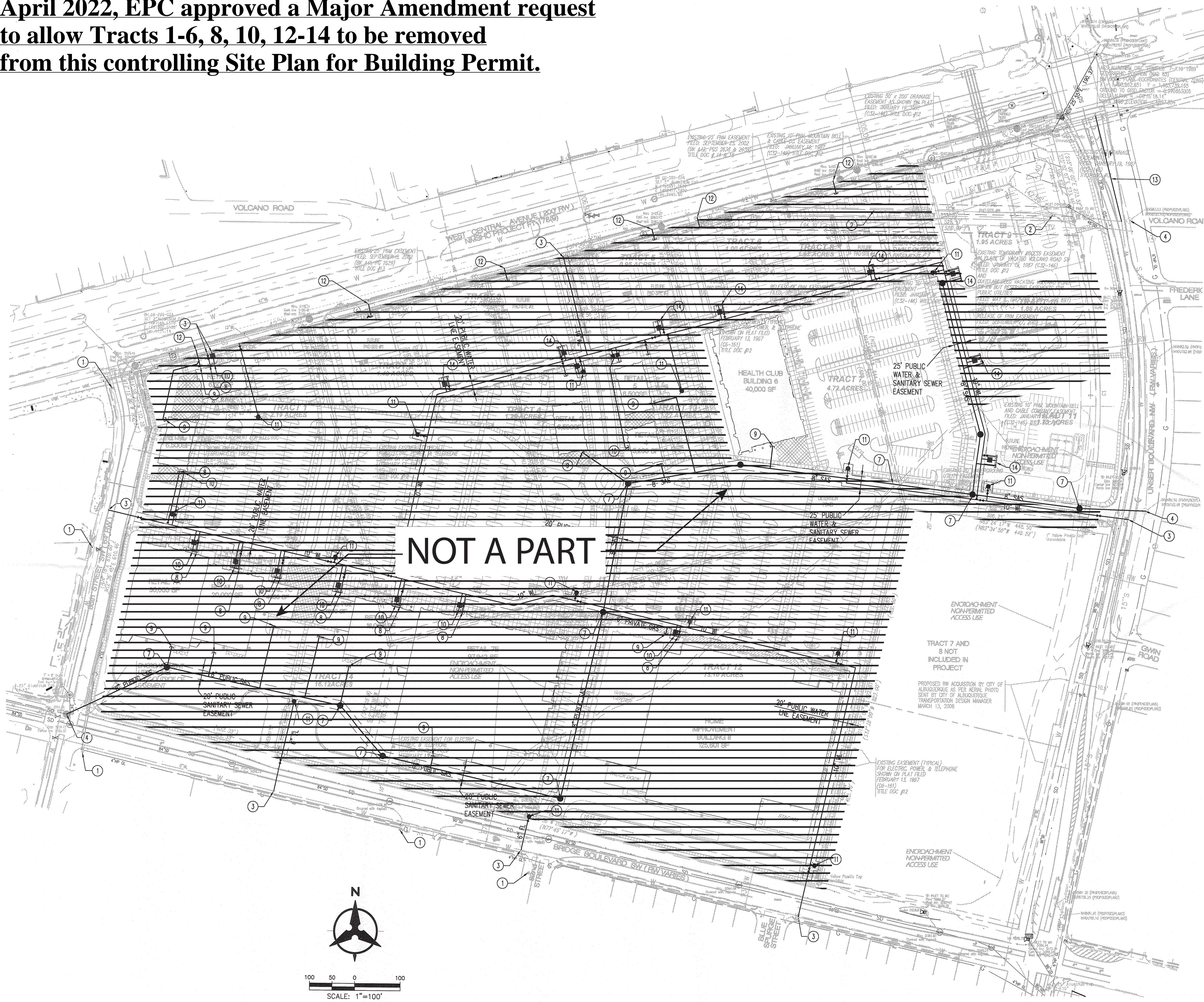
CONCEPTUAL
GRADING
PLAN

Scale

C-101

00 OF 00

April 2022, EPC approved a Major Amendment request to allow Tracts 1-6, 8, 10, 12-14 to be removed from this controlling Site Plan for Building Permit.



- KEYED NOTES
- 1. EXISTING FIRE HYDRANT
 - 2. DEMO EXISTING WATERLINE
 - 3. CONNECT WATER/FIRE SERVICE TO EXISTING WATERLINE.
 - 4. CONNECT SEWER LINE TO EXISTING MANHOLE AT INVERT ELEVATION SHOWN.
 - 5. CONNECT SEWER SERVICE TO NEW MANHOLE AT INVERT ELEVATION SHOWN.
 - 6. NEW PUBLIC SEWER LINE.
 - 7. NEW SAS MANHOLE.
 - 8. CONNECT FIRE LINE TO WITHIN 5' OF BUILDING.
 - 9. CONNECT SAS LINE TO WITHIN 5' OF BUILDING.
 - 10. CONNECT WATER LINE TO WITHIN 5' OF BUILDING.
 - 11. NEW FIRE HYDRANT.
 - 12. CONNECT SEWER LINE TO EXISTING LINE.
 - 13. CONNECT EXISTING WATERLINE IN CENTRAL TO EXISTING WATERLINE IN UNSER.
 - 14. STUB OUT DOMESTIC WATER SERVICE AND FIRE SERVICE LINES TO FUTURE PAD SITES.

LEGEND

	PROPERTY LINE
	EXISTING EASEMENT
	EXISTING SANITARY SEWER
	EXISTING WATER LINE
	EXISTING WATER METER
	EXISTING CAP
	EXISTING VALVE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM DRAIN MANHOLE
	EXISTING INLET
	PROPOSED EASEMENT
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED CLEANOUT
	PROPOSED WATER LINE
	PROPOSED VALVE
	PROPOSED FIRE LINE
	PROPOSED HYDRANT
	PROPOSED CAP
	PROPOSED WATER METER

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Rev. 1 June 24, 2008
Rev. 2 July 8, 2008

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CONCEPTUAL
UTILITY PLAN

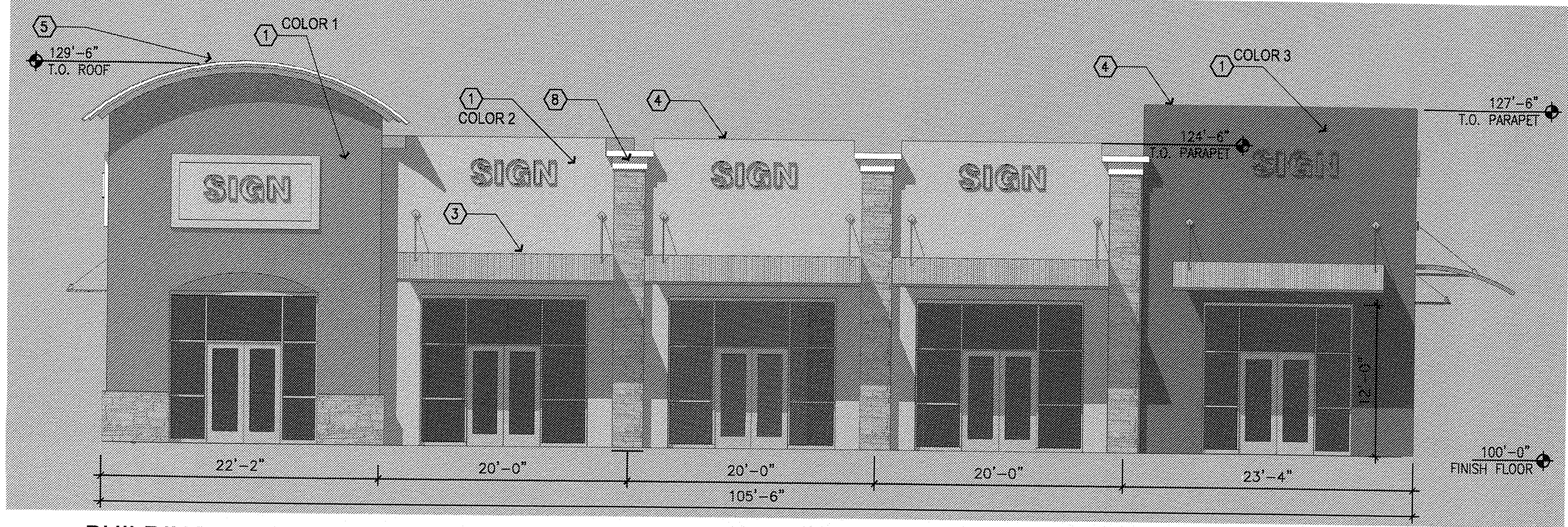
Scale

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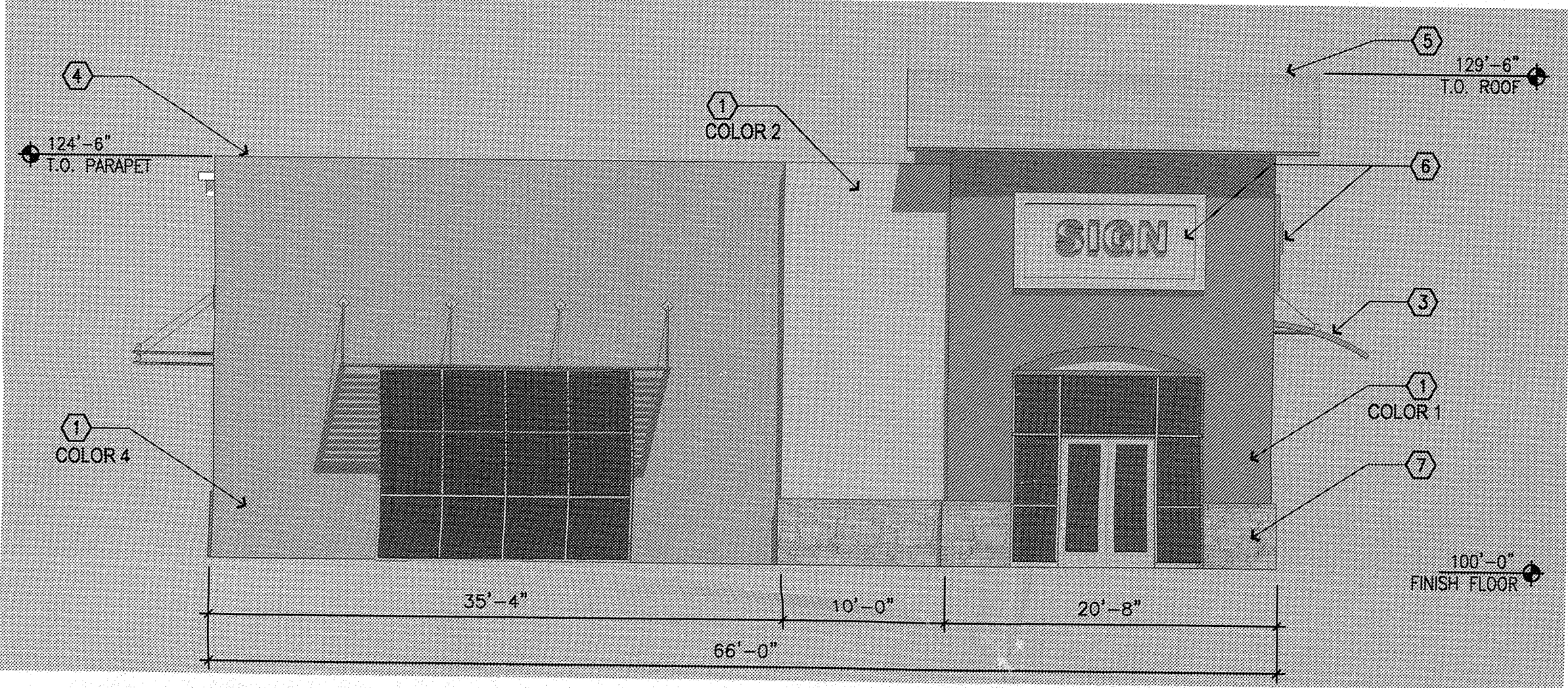
Bohannon & Huston
Civil/Architect 7500 Jefferson St. NE Albuquerque, NM 87109-4336
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

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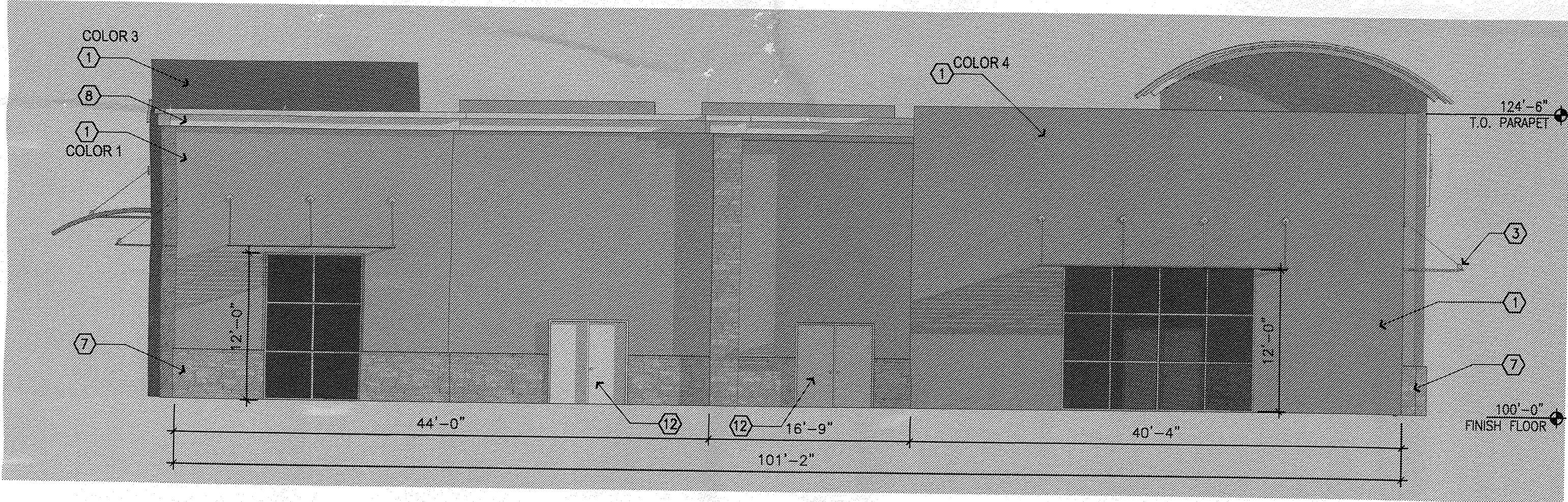
**ARMSTRONG
DEVELOPMENT
PROPERTIES, INC.**



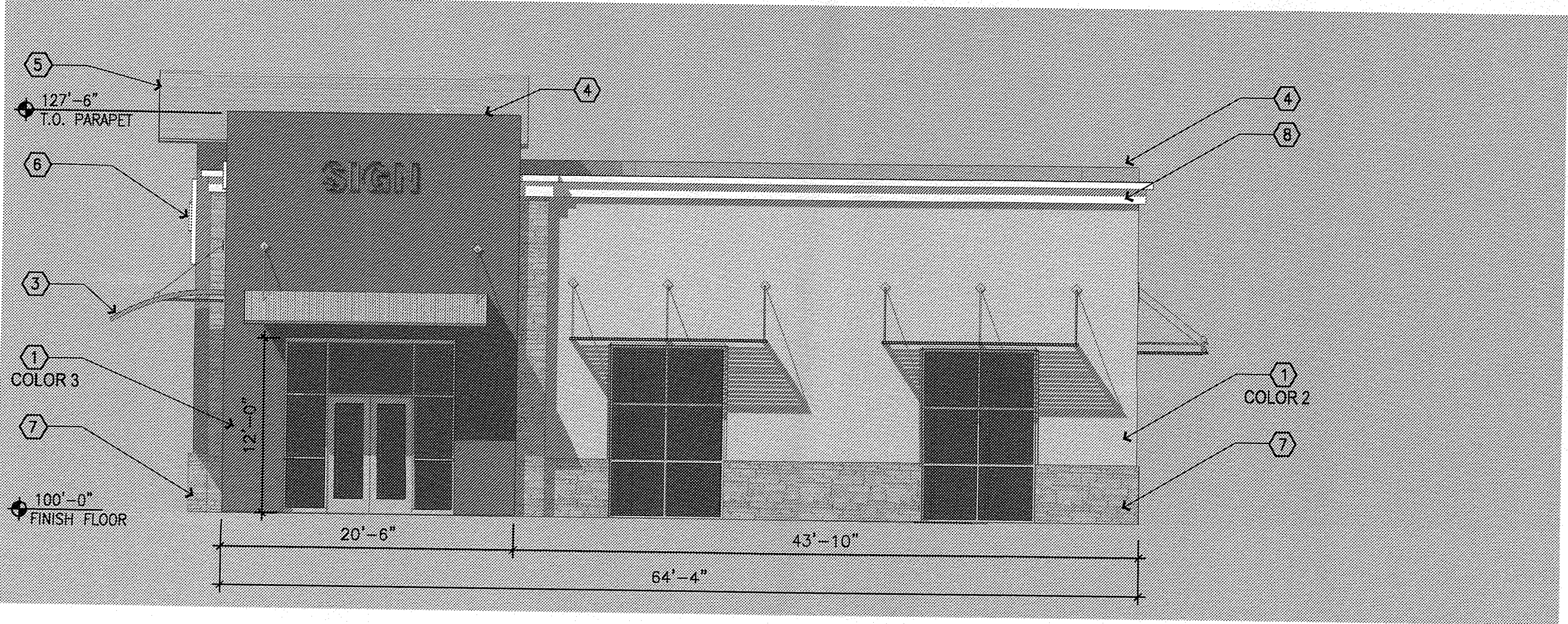
1 BUILDING ELEVATION - EAST
1/8" = 1'-0"



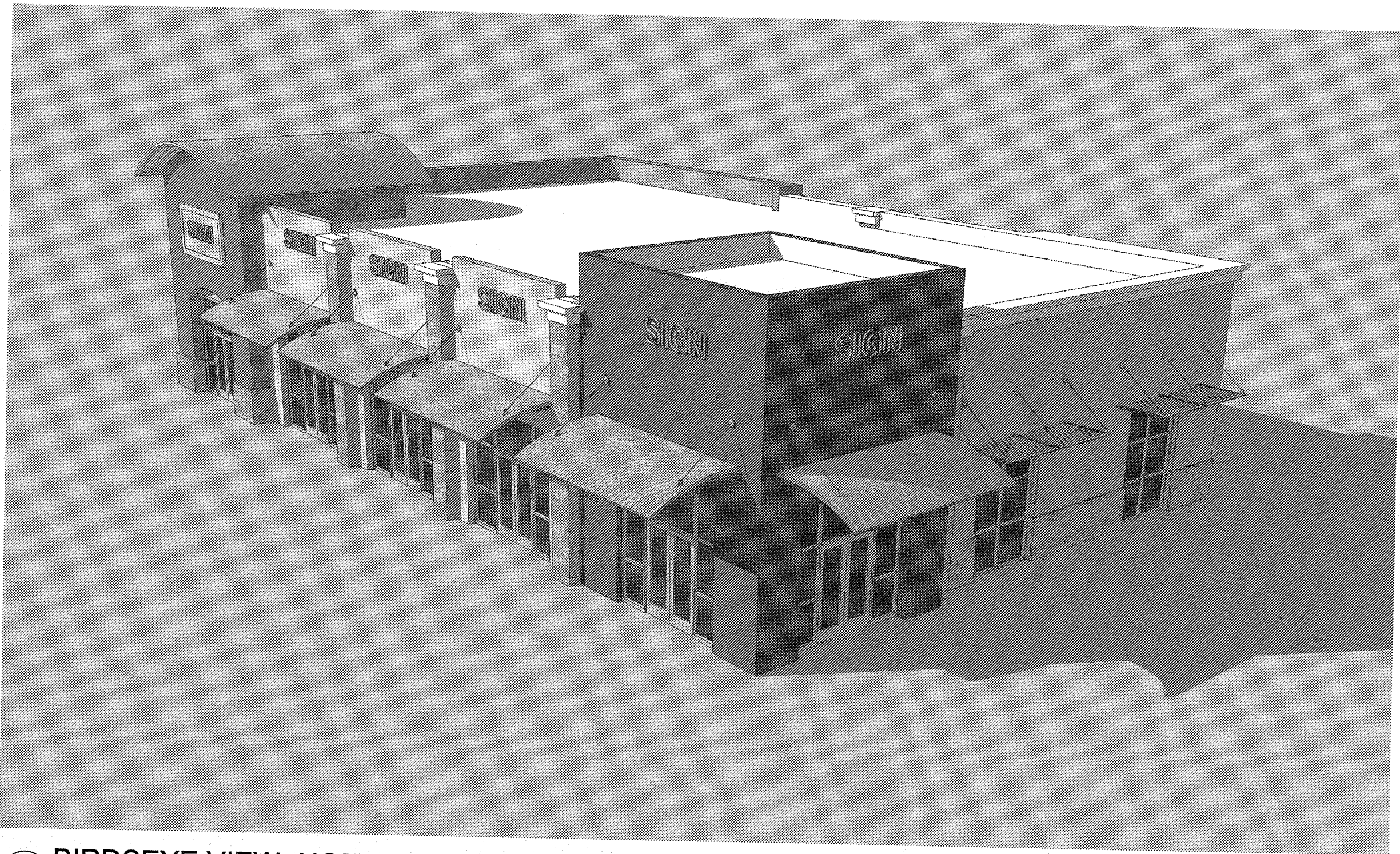
2 BUILDING ELEVATION - SOUTH
1/8" = 1'-0"



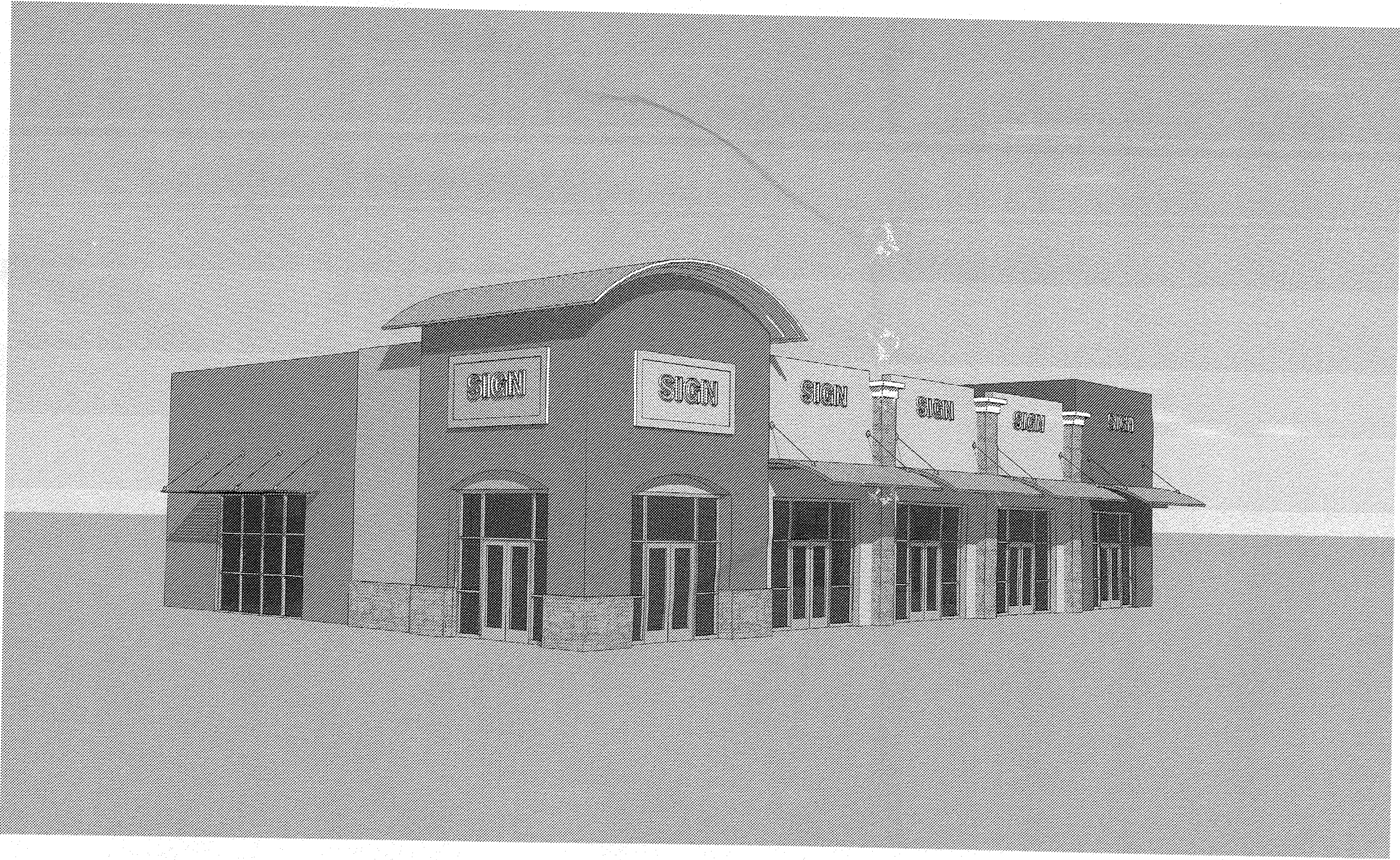
3 BUILDING ELEVATION - WEST
1/8" = 1'-0"



4 BUILDING ELEVATION - NORTH
1/8" = 1'-0"



5 BIRDSEYE VIEW- NORTH EAST



6 EYE LEVEL VIEW- SOUTH EAST

STUCCO COLORS

ALL COLORS ARE AS MANUFACTURED BY EL REY ACRYLIC
COLOR 1 - 1565 RIVER ROCK (light brown)
COLOR 2 - 827 CASA (light tan)
COLOR 3 - CUSTOM COLOR TO MATCH
SHERWIN WILLIAMS 6212 PLUM BROWN
COLOR 4 - B14 CACTUS FLOWER (light terra cotta)
COLOR 5 - 1614 MIST (off-white)

ELEVATION NOTES

- 1 STUCCO FINISH
- 2 CLEAR ANODIZED ALUMINUM STOREFRONT, TYPICAL
- 3 METAL AWNING, PAINT S/L Key Stone Grey
- 4 METAL COPING, PAINT, S/L 100B Alabaster
- 5 METAL ROOF, Satin Aluminum Finish.
- 6 BUILDING SIGN - SIGNAGE AREA NOT TO EXCEED 7.5% OF FACADE AREA PER O-1 ZONING STANDARDS, SIGN DIMENSION WILL BE SIMILAR TO THAT SHOWN.
- 7 STONE VENEER - Canyon Rock LedgeStone manufactured stone veneer
- 8 STUCCO CORNICE, COLOR 5
- 9 CONCRETE TILE ROOF - EAGLE ROOFING, CAPISTRANO 364B
- 10 CANVAS AWNING, TO MATCH S/L 664B KUMQUAT
- 11 PAINTED STEEL TRELLIS, S/L 1111 ROOT BEER FLOAT
- 12 PAINTED METAL DOOR AND FRAME, S/L KEY STONE GREY

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Bohannon & Huston

ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

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ARMSTRONG
DEVELOPMENT
PROPERTIES, INC.

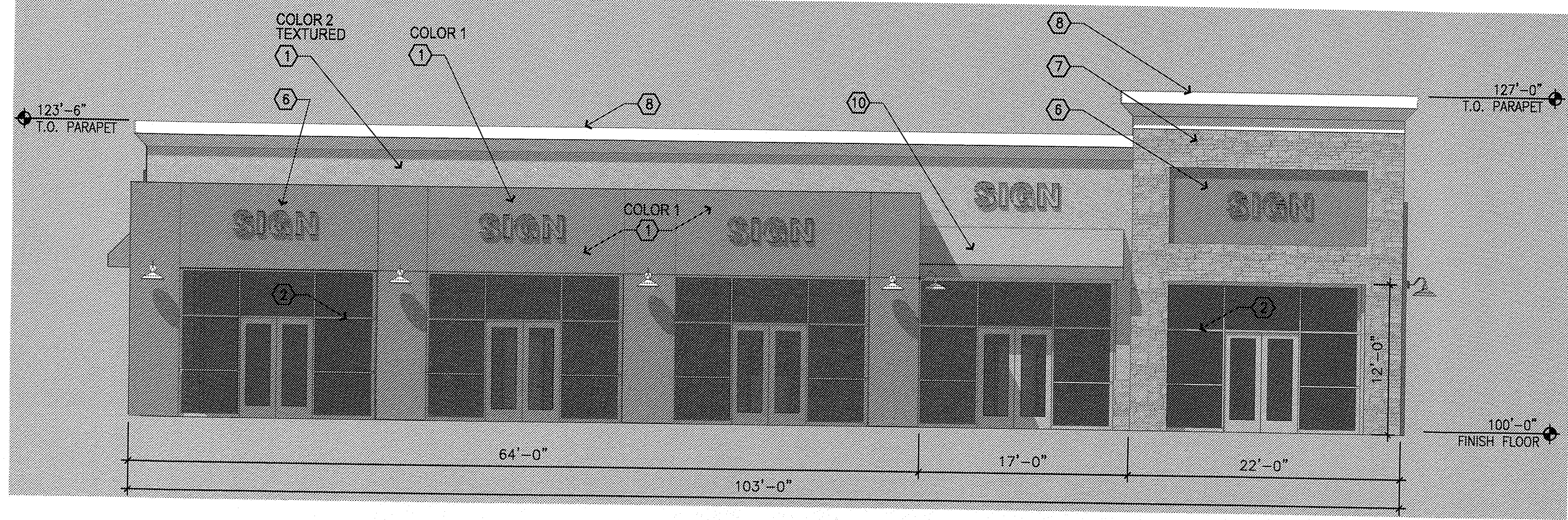
Unser Crossing
Site Plan for Building Permit
Central Avenue and Unser Boulevard
Albuquerque, New Mexico 87121

Revised: June 17, 2008

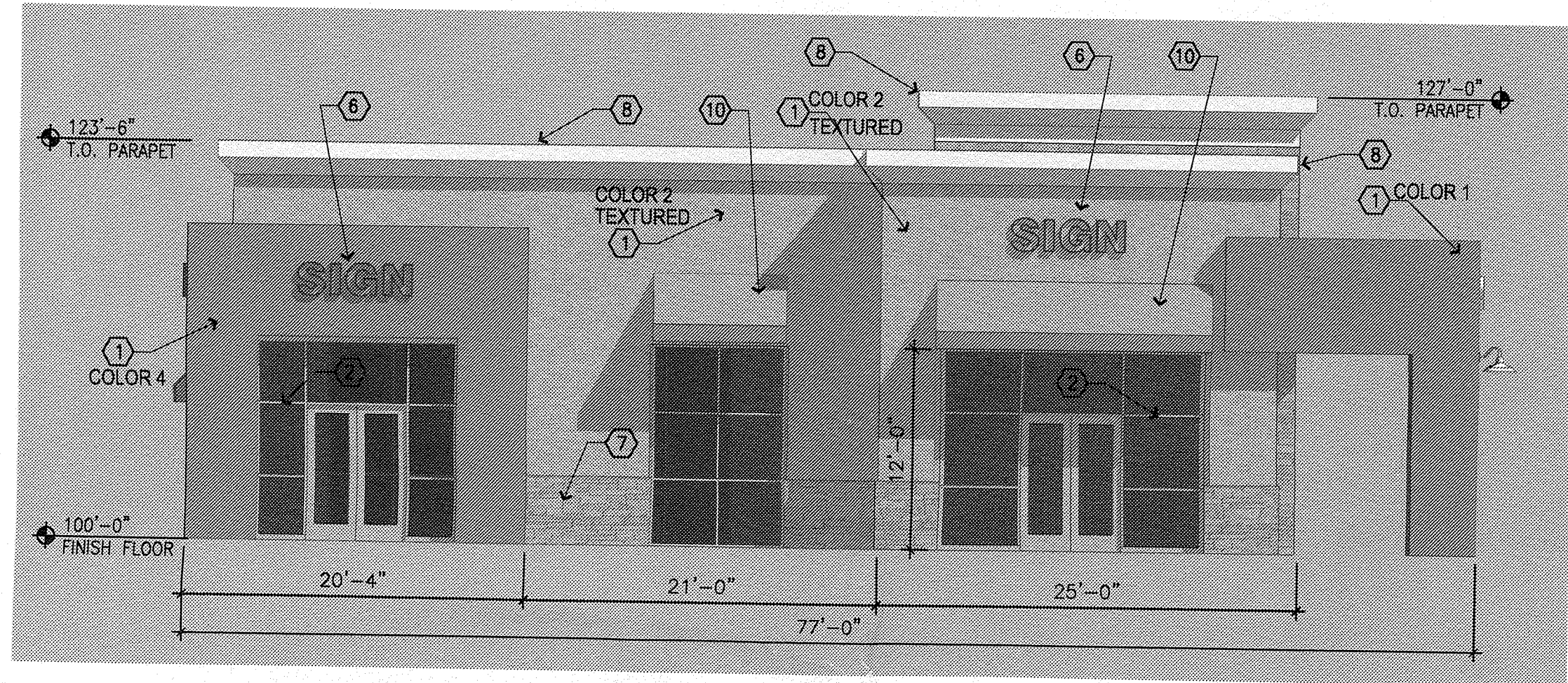
Job Number
Drawn By
Checked
Issue Date April 3, 2008

RETAIL BUILDING 1
ELEVATIONS

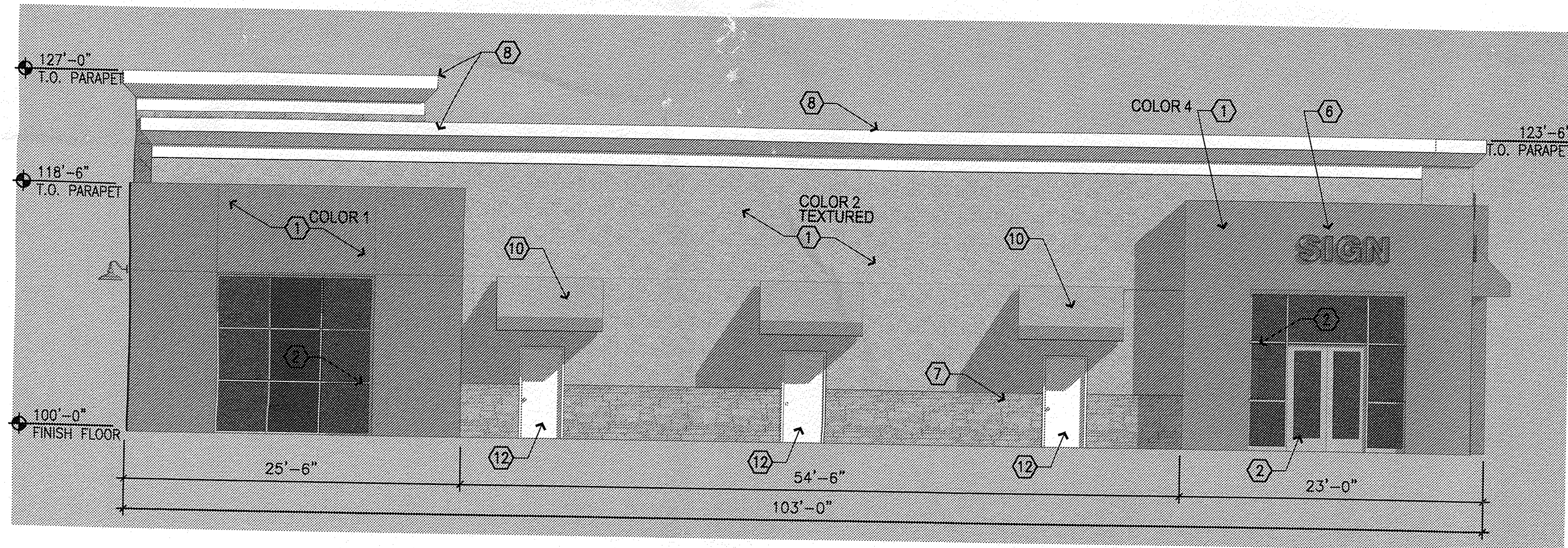
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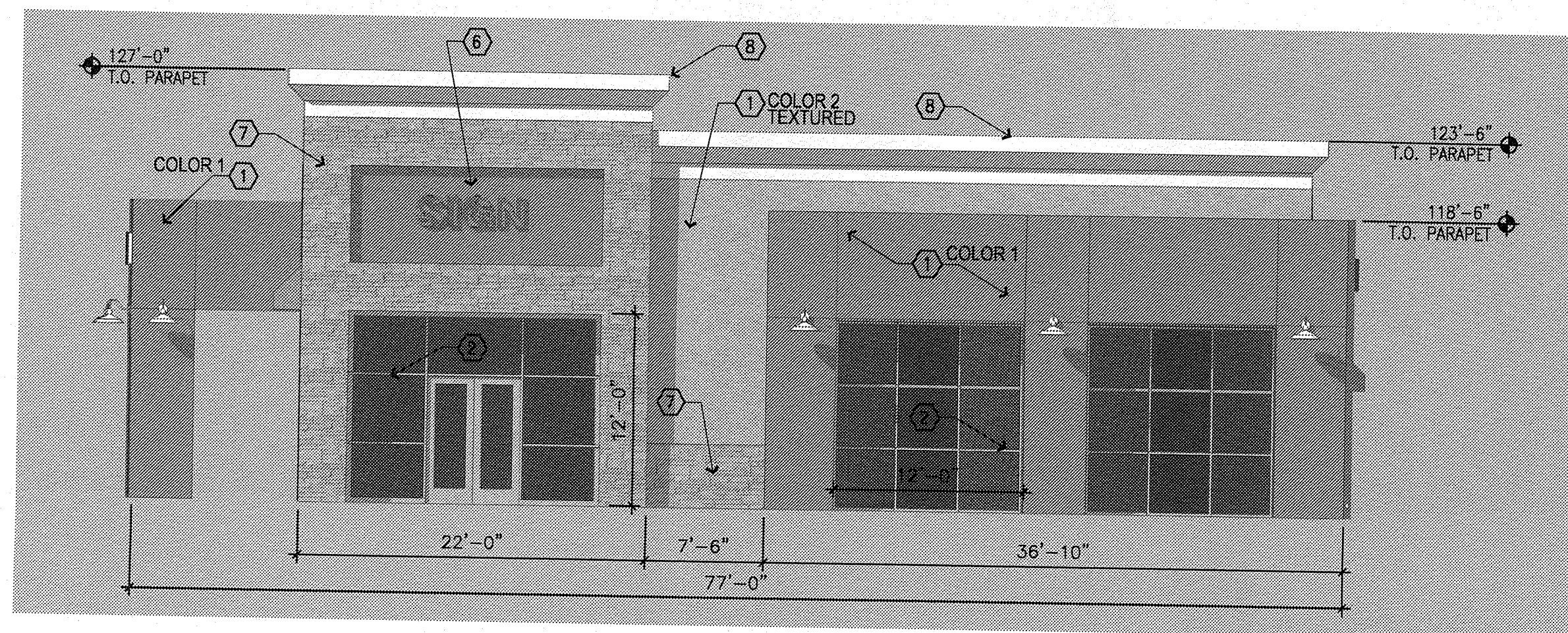
1 BUILDING ELEVATION - SOUTH
1/8" = 1'-0"



2 BUILDING ELEVATION - WEST
1/8" = 1'-0"



3 BUILDING ELEVATION - NORTH
1/8" = 1'-0"



4 BUILDING ELEVATION - EAST
1/8" = 1'-0"



5 BIRDSEYE VIEW- SOUTH WEST

STUCCO COLORS

ALL COLORS ARE AS MANUFACTURED BY EL REY ACRYLIC
 COLOR 1 - 1565 RIVER ROCK (light brown)
 COLOR 2 - 821 CASA (light tan)
 COLOR 3 - CUSTOM COLOR TO MATCH SHERWIN WILLIAMS 6212 FLUM BROWN
 COLOR 4 - 814 CACTUS FLOWER (light terra cotta)
 COLOR 5 - 1614 MIST (off-white)

ELEVATION NOTES

- 1 STUCCO FINISH
- 2 CLEAR ANODIZED ALUMINUM STOREFRONT, TYPICAL
- 3 METAL AWNING, PAINT S/A KEY STONE GREY
- 4 METAL COPING, PAINT, S/A 100B ALABASTER
- 5 METAL ROOF, Satin Aluminum Finish.
- 6 BUILDING SIGN - SIGNAGE AREA NOT TO EXCEED 7.5% OF FACADE AREA PER O-1 ZONING STANDARDS, SIGN DIMENSION WILL BE SIMILAR TO THAT SHOWN.
- 7 STONE VENEER - Canyon Rock LedgeStone manufactured stone veneer
- 8 STUCCO CORNICE, COLOR 5
- 9 CONCRETE TILE ROOF - EAGLE ROOFING, CAPISTRANO 364B
- 10 CANVAS AWNING, TO MATCH S/A 664B KUMQUAT
- 11 PAINTED STEEL TRELLIS, S/A 7111 ROOT BEER FLOAT
- 12 PAINTED METAL DOOR AND FRAME, S/A KEY STONE GREY



6 EYE LEVEL VIEW- SOUTH EAST

DSA
 Darren Sowell
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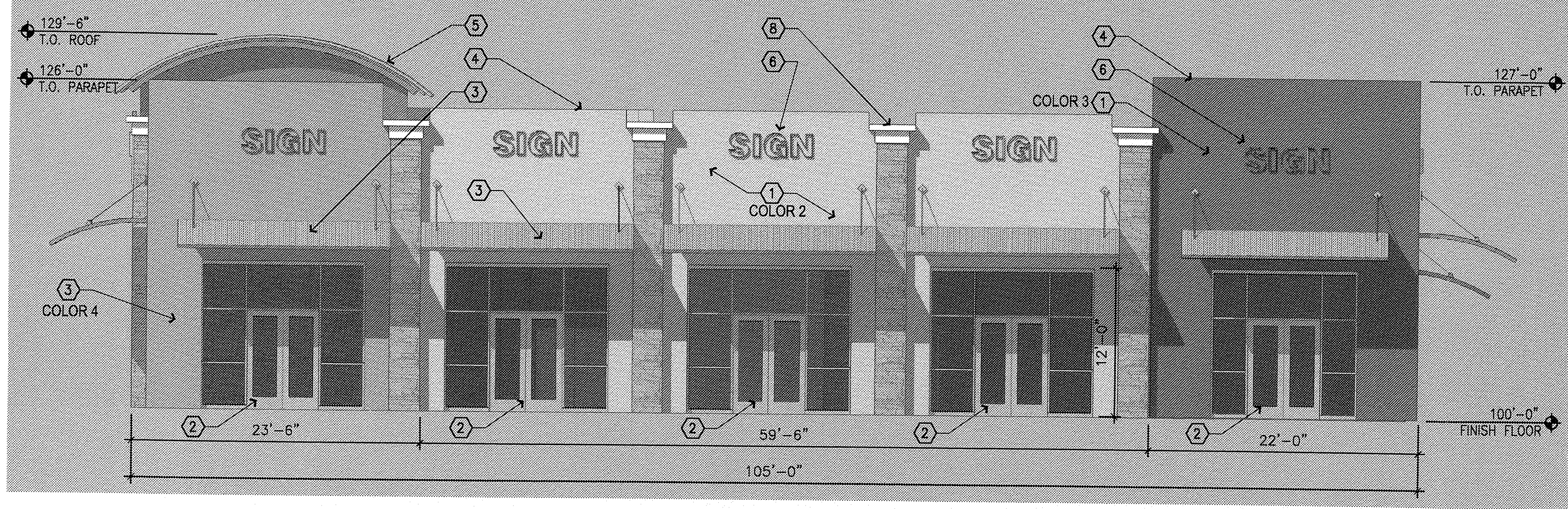
Unser Crossing
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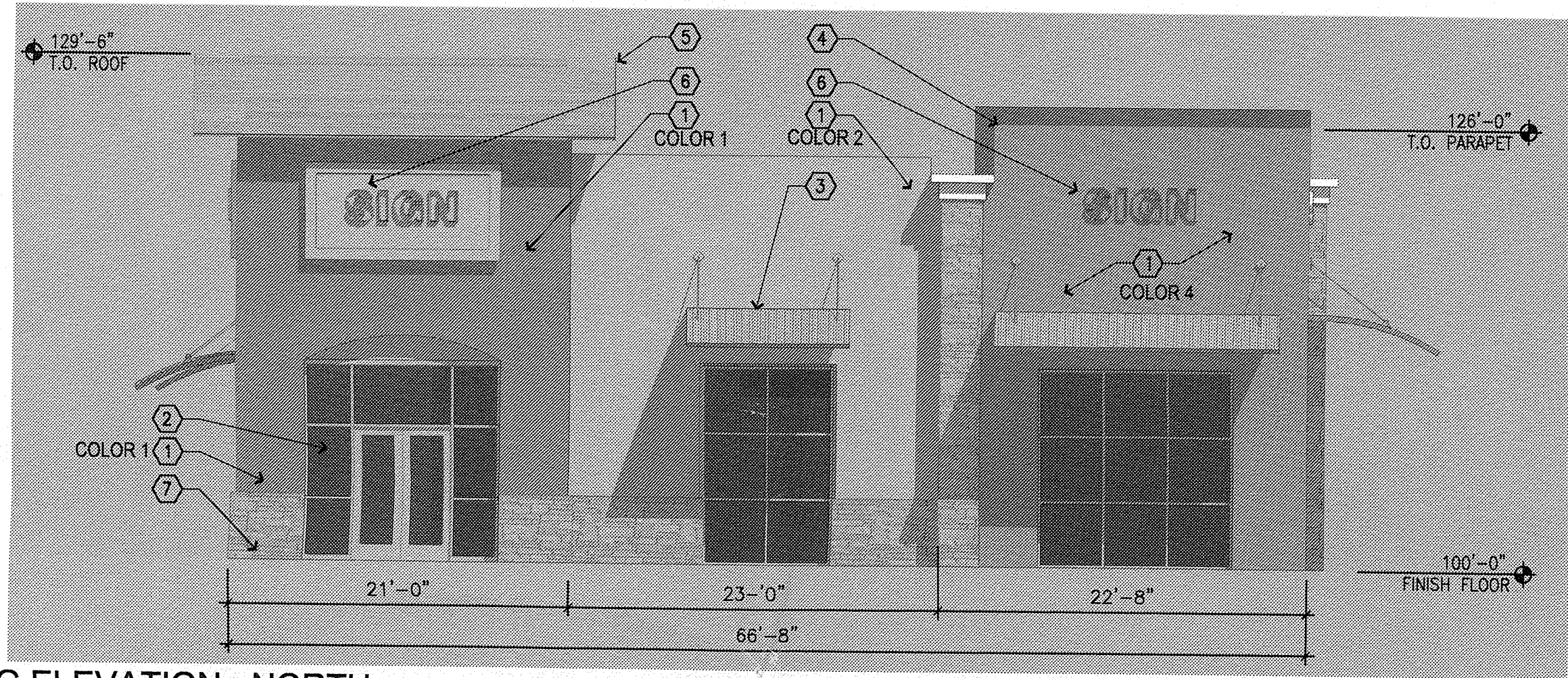
Job Number
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RETAIL BUILDING 2
 ELEVATIONS

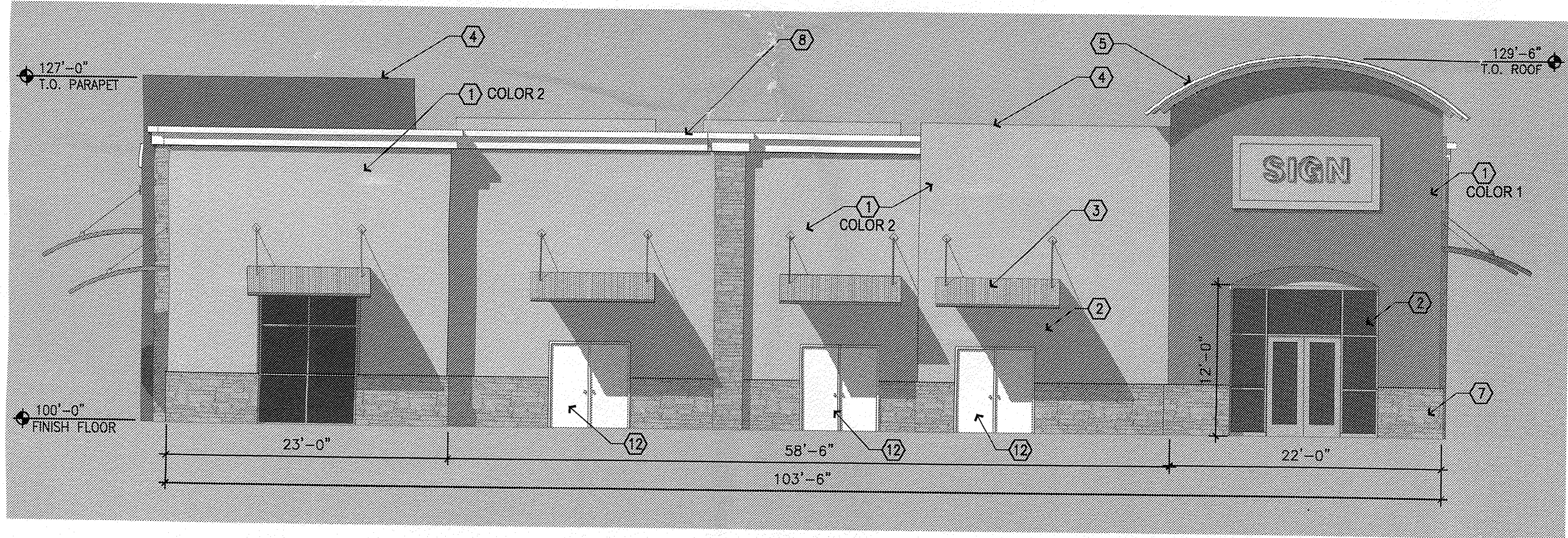
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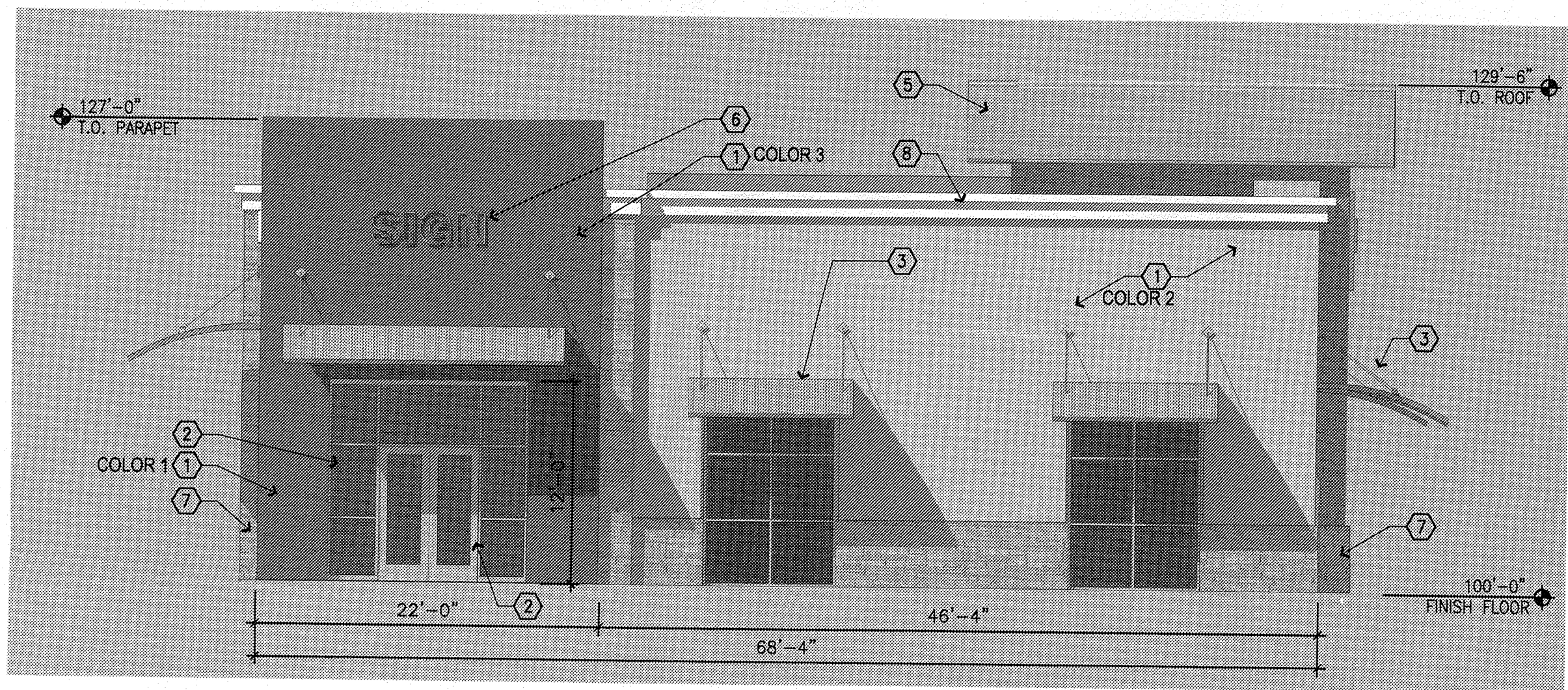
1 BUILDING ELEVATION - WEST
1/8" = 1'-0"



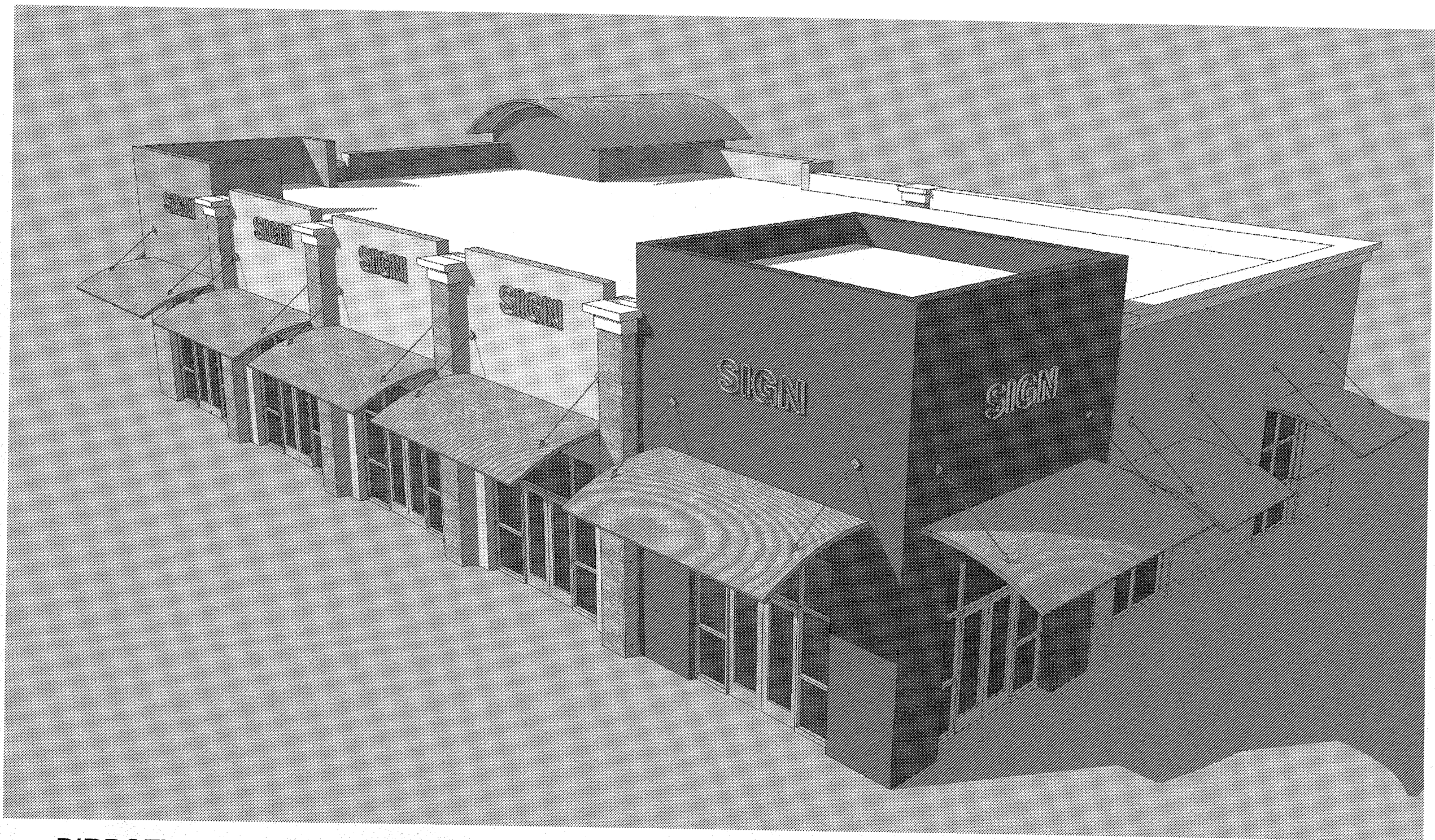
2 BUILDING ELEVATION - NORTH
1/8" = 1'-0"



3 BUILDING ELEVATION - EAST
1/8" = 1'-0"



4 BUILDING ELEVATION - SOUTH
1/8" = 1'-0"



5 BIRDSEYE VIEW - SOUTHWEST

STUCCO COLORS

ALL COLORS ARE AS MANUFACTURED BY EL REY ACRYLIC
COLOR 1 - 1565 RIVER ROCK (light brown)
COLOR 2 - 821 CASA (light tan)
COLOR 3 - CUSTOM COLOR TO MATCH
SHERWIN WILLIAMS 6212 PLUM BROWN
COLOR 4 - 814 CACTUS FLOWER (light terra cotta)
COLOR 5 - 1614 MIST (off-white)

ELEVATION NOTES

- 1 STUCCO FINISH
- 2 CLEAR ANODIZED ALUMINUM STOREFRONT, TYPICAL
- 3 METAL AWNING, PAINT S/M KEY STONE GREY
- 4 METAL COPING, PAINT, S/M 100B ALABASTER
- 5 METAL ROOF, Satin Aluminum Finish.
- 6 BUILDING SIGN - SIGNAGE AREA NOT TO EXCEED 7.5% OF FACADE AREA PER O-1 ZONING STANDARDS, SIGN DIMENSION WILL BE SIMILAR TO THAT SHOWN.
- 7 STONE VENEER - Canyon Rock LedgeStone manufactured stone veneer
- 8 STUCCO CORNICE, COLOR 5
- 9 CONCRETE TILE ROOF - EASLE ROOFING, CAPISTRANO 364B
- 10 CANVAS AWNING, TO MATCH S/M 664B KUMQUAT
- 11 PAINTED STEEL TRELLIS, S/M 1171 ROOT BEER FLOAT
- 12 PAINTED METAL DOOR AND FRAME, S/M KEY STONE GREY



6 EYE LEVEL VIEW - NORTHWEST



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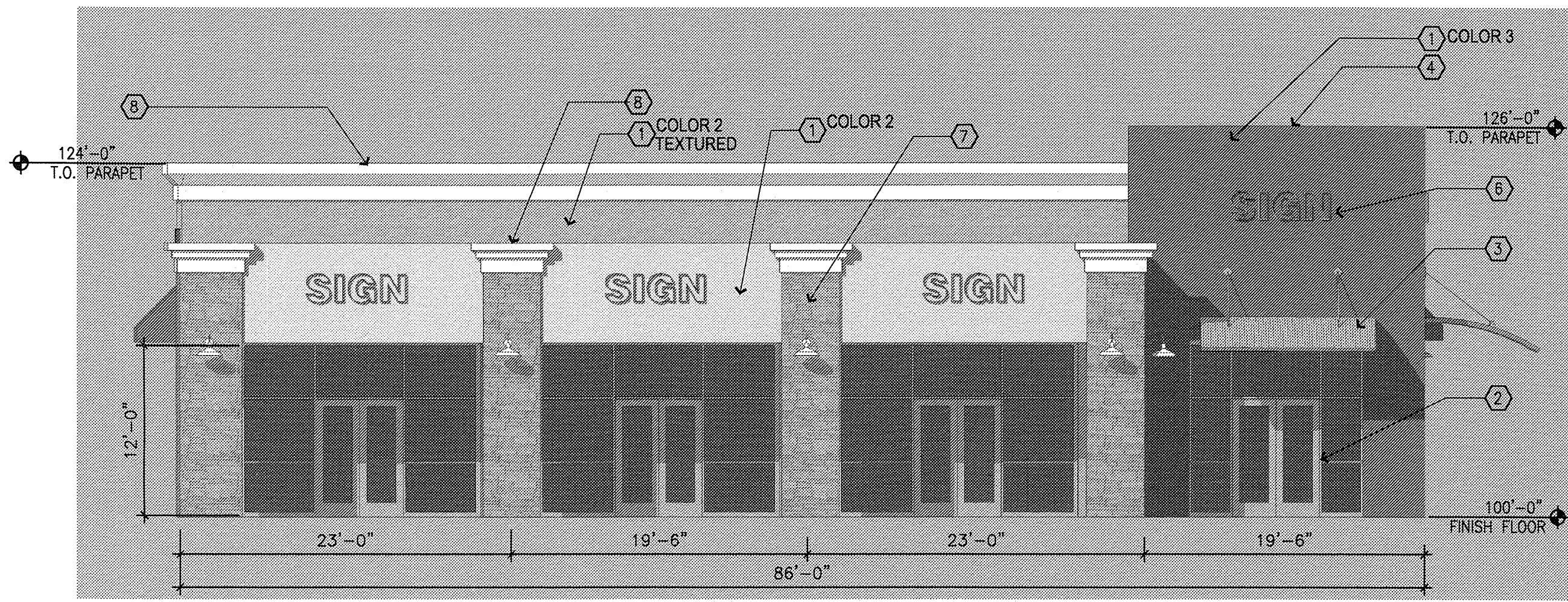
Issue Date April 3, 2008

RETAIL BUILDING 3
ELEVATIONS

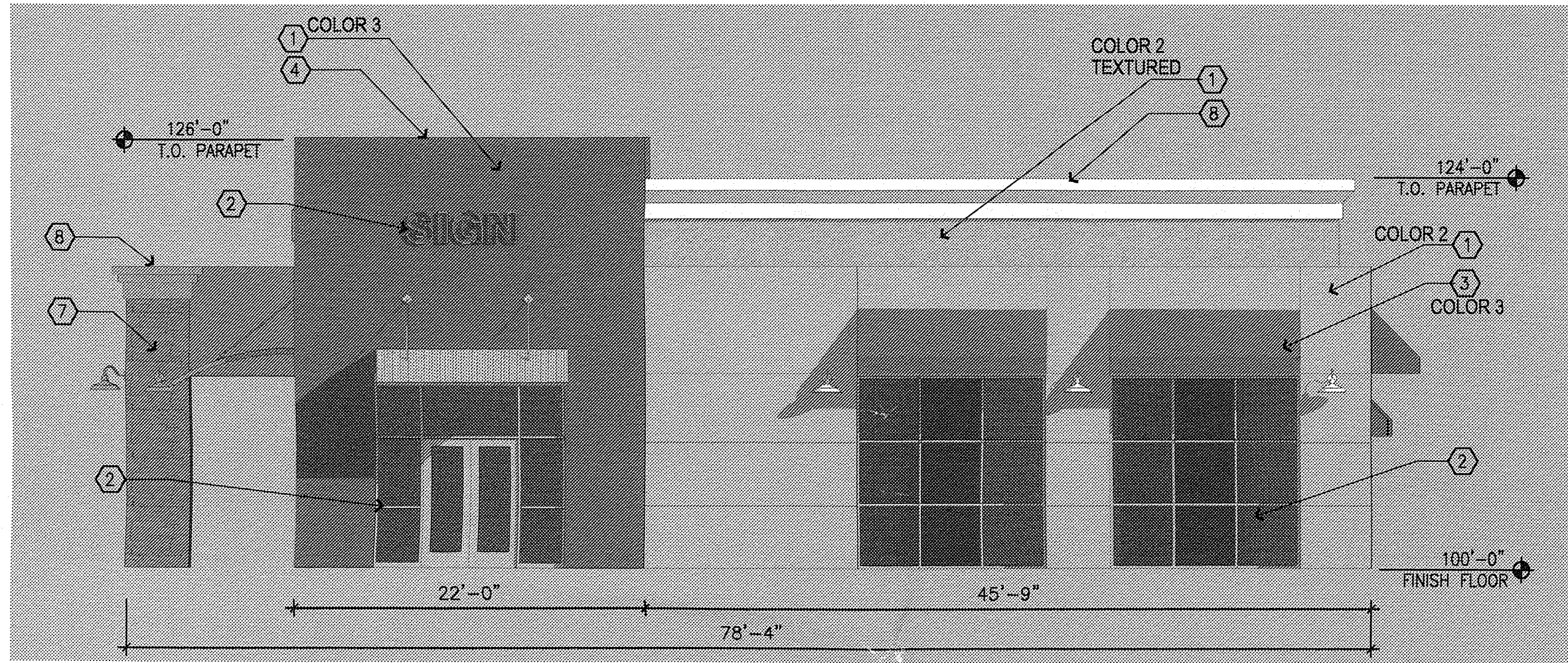
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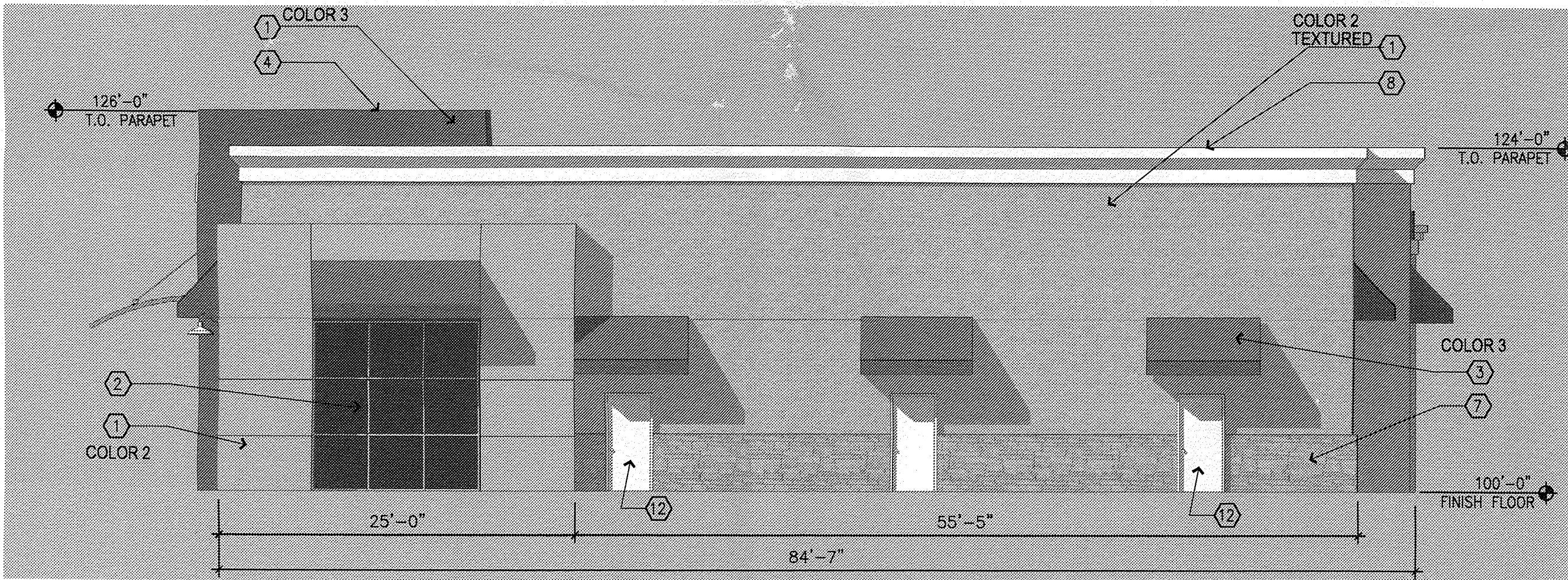
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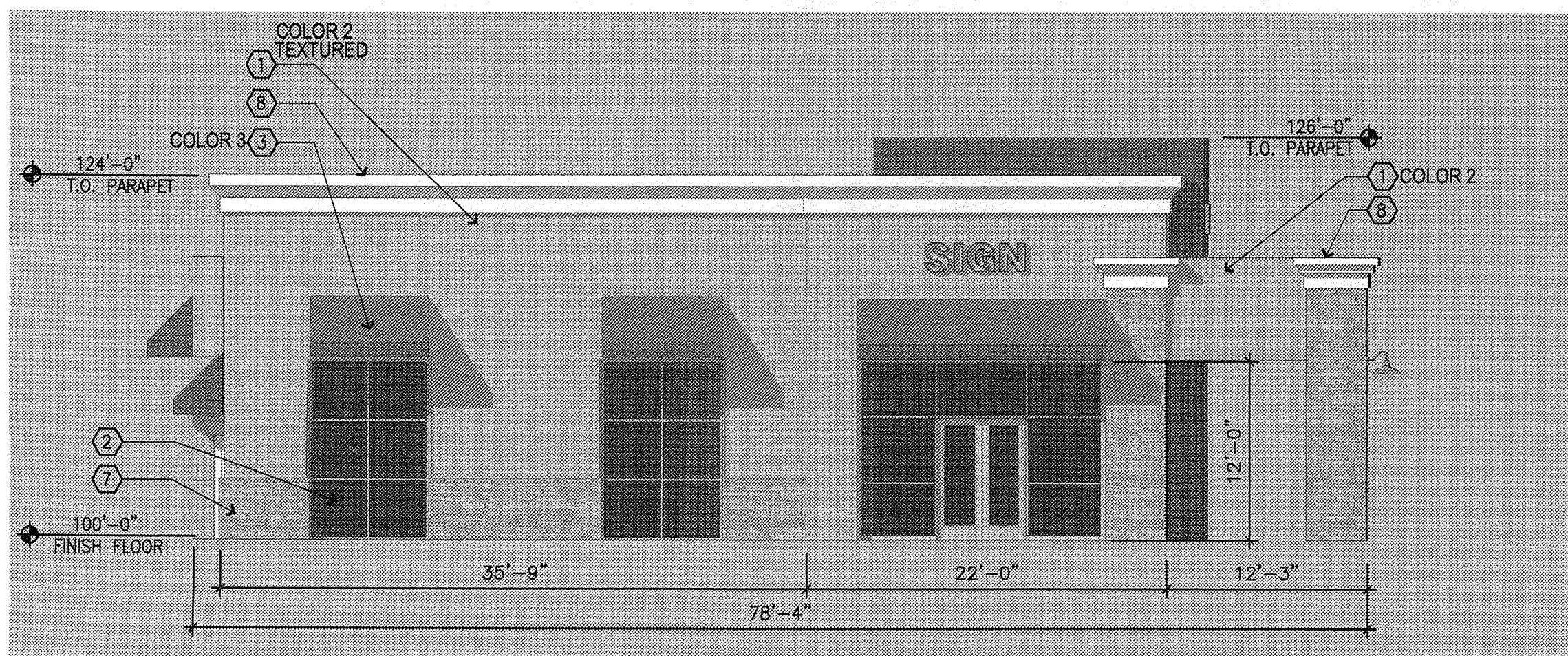
1 BUILDING ELEVATION - EAST
1/8" = 1'-0"



2 BUILDING ELEVATION - SOUTH
1/8" = 1'-0"



3 BUILDING ELEVATION - WEST
1/8" = 1'-0"



4 BUILDING ELEVATION - NORTH
1/8" = 1'-0"

STUCCO COLORS

ALL COLORS ARE AS MANUFACTURED BY EL REY ACRYLIC
 COLOR 1 - 1565 RIVER ROCK (light brown)
 COLOR 2 - 821 CASA (light tan)
 COLOR 3 - CUSTOM COLOR TO MATCH SHERWIN WILLIAMS 6212 PLUM BROWN
 COLOR 4 - 814 CACTUS FLOWER (light terra cotta)
 COLOR 5 - 1614 MIST (off-white)

ELEVATION NOTES

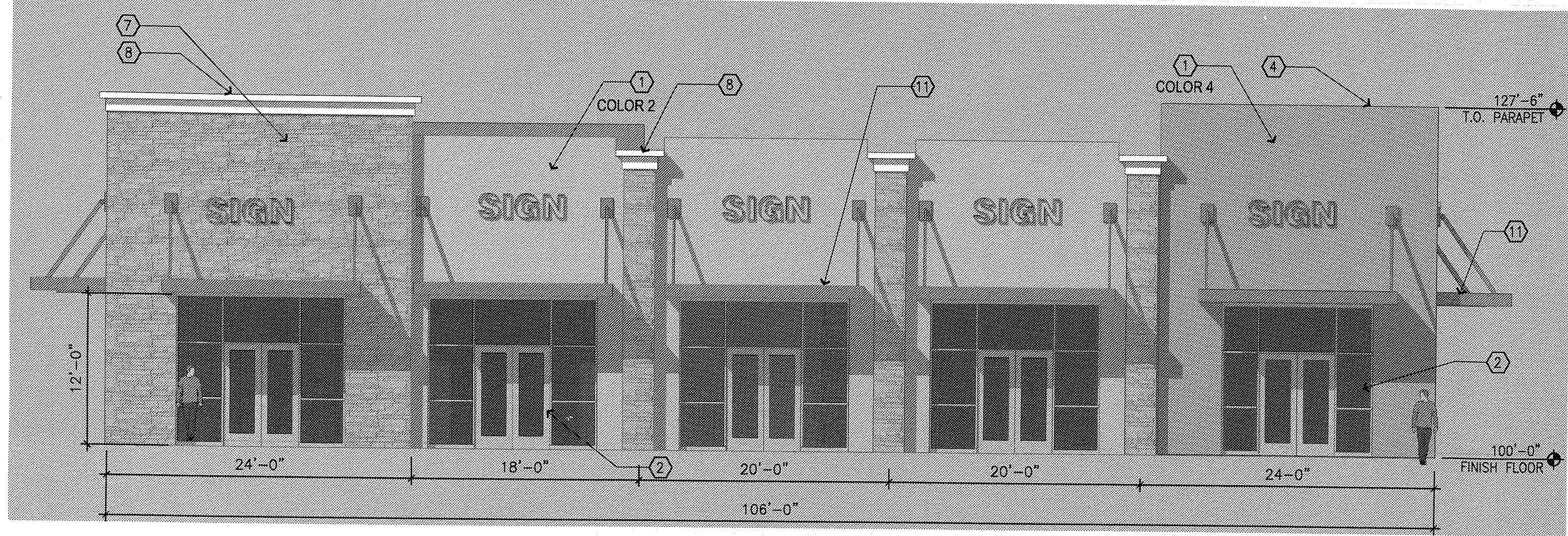
- 1 STUCCO FINISH
- 2 CLEAR ANODIZED ALUMINUM STOREFRONT, TYPICAL
- 3 METAL AWNING, PAINT S/V. Key Stone Grey
- 4 METAL COPING, PAINT, S/V. 1008 Alabaster
- 5 METAL ROOF, Satin Aluminum Finish.
- 6 BUILDING SIGN - SIGNAGE AREA NOT TO EXCEED 1.5% OF FACADE AREA PER O-1 ZONING STANDARDS. SIGN DIMENSION WILL BE SIMILAR TO THAT SHOWN.
- 7 STONE VENEER - Canyon Rock LedgeStone manufactured stone veneer
- 8 STUCCO CORNICE, COLOR 5
- 9 CONCRETE TILE ROOF - EAGLE ROOFING, CAPISTRANO 3648
- 10 CANVAS AWNING, TO MATCH S/V. 6648 KUMQUAT
- 11 PAINTED STEEL TRELLIS, S/V. 1111 ROOT BEER FLOAT
- 12 PAINTED METAL DOOR AND FRAME, S/V. KEY STONE GREY



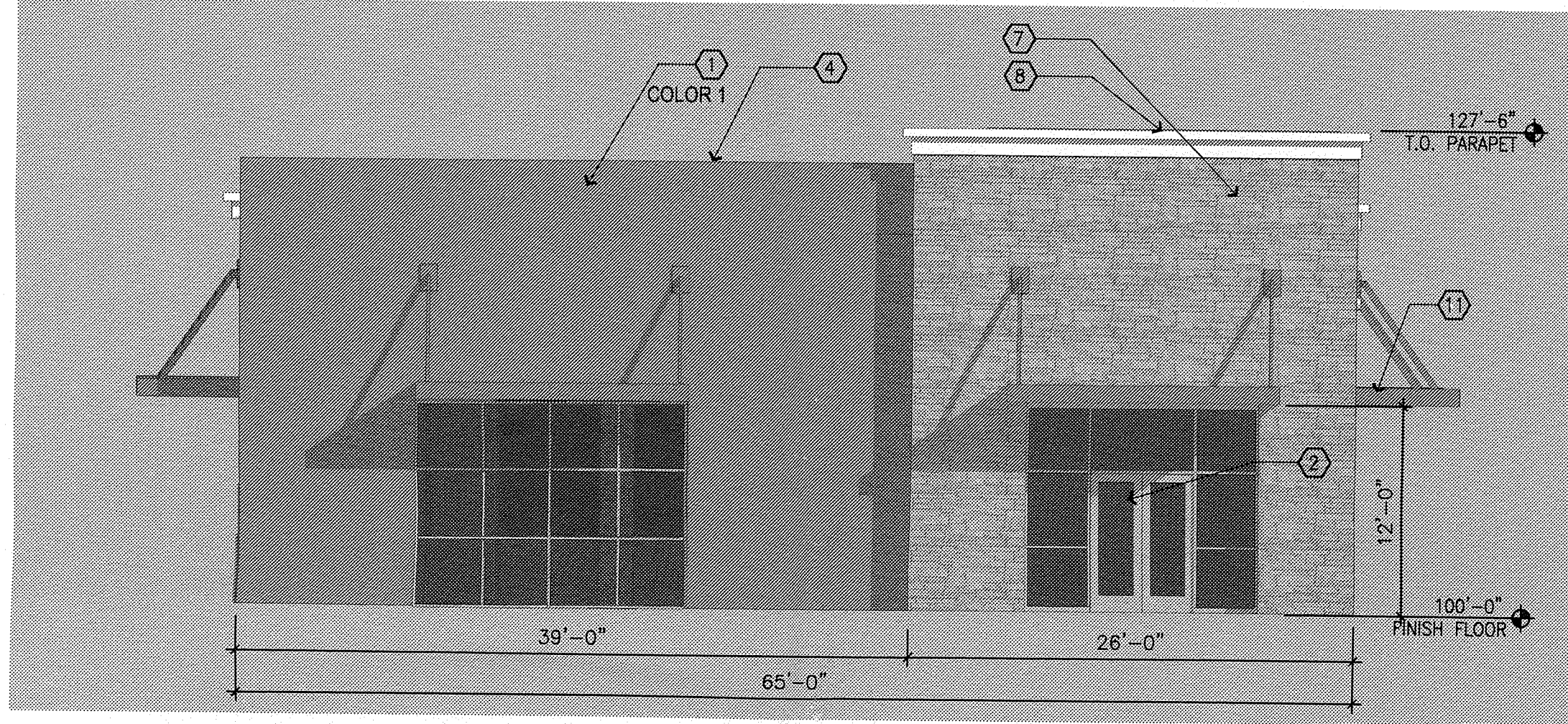
5 BIRDSEYE VIEW - SOUTHEAST



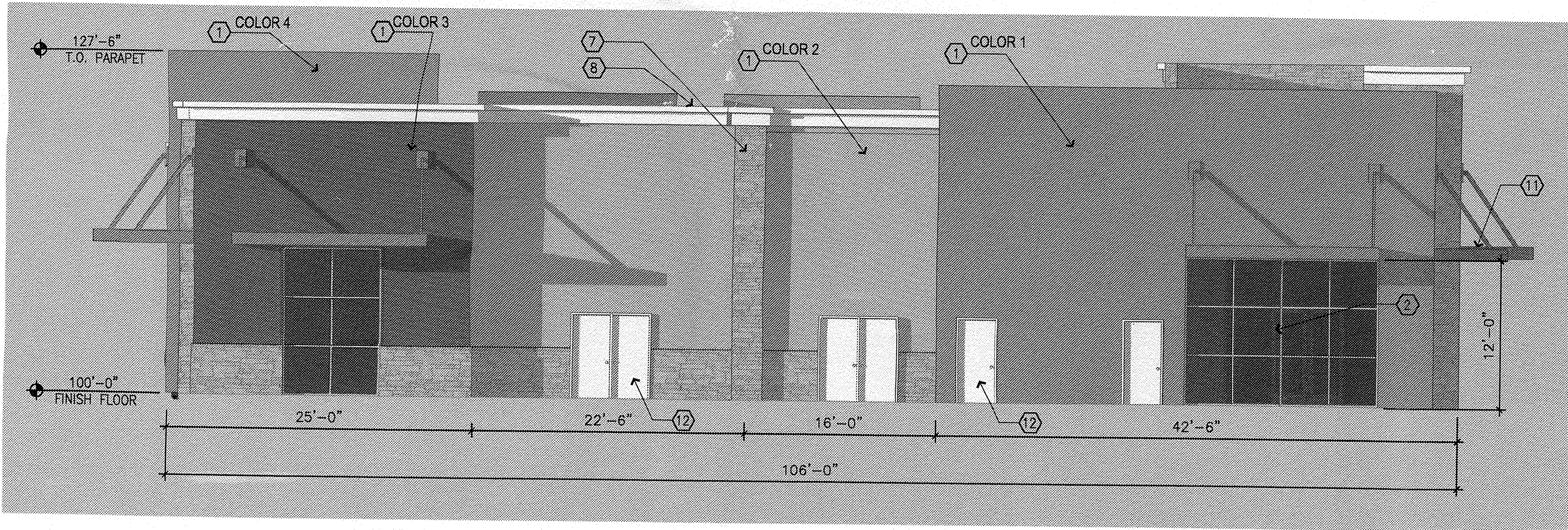
6 EYE LEVEL VIEW - NORTHEAST



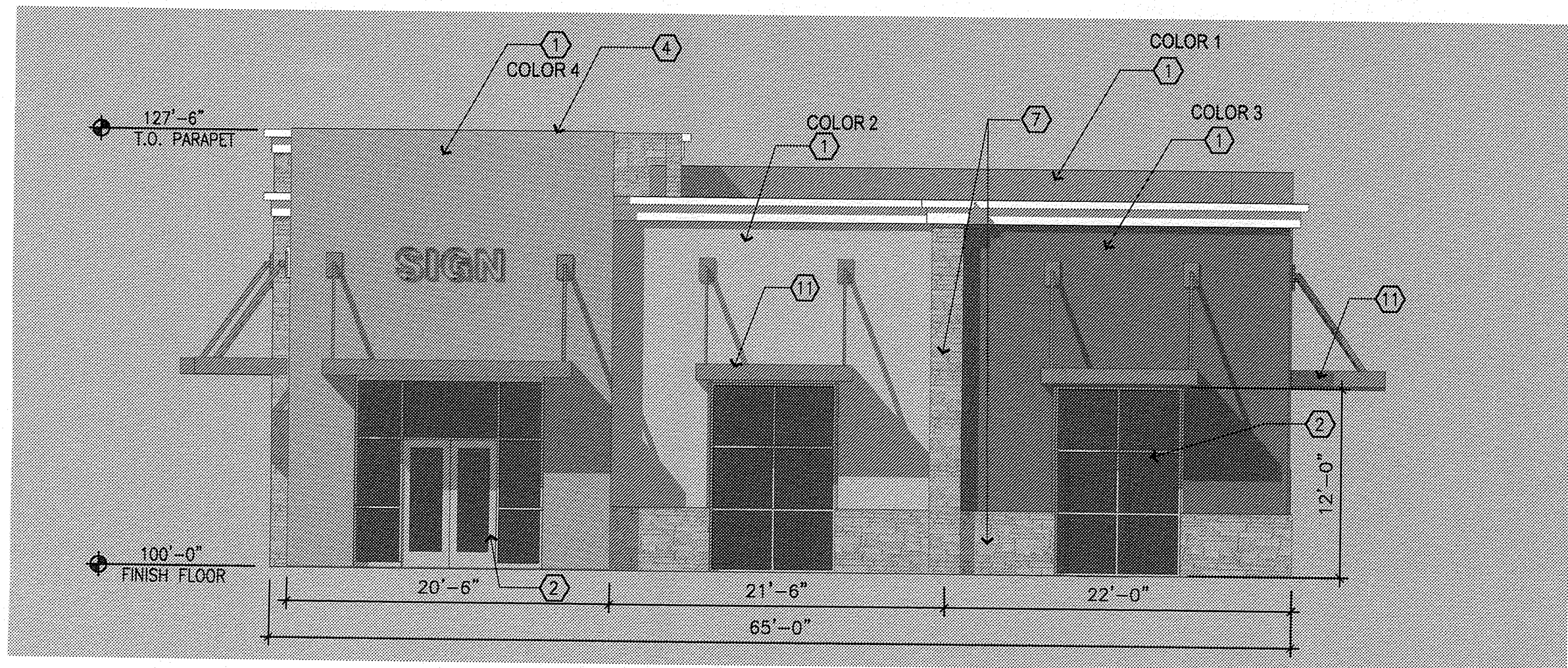
1 BUILDING ELEVATION - EAST
1/8" = 1'-0"



2 BUILDING ELEVATION - SOUTH
1/8" = 1'-0"



3 BUILDING ELEVATION - WEST
1/8" = 1'-0"



4 BUILDING ELEVATION - NORTH
1/8" = 1'-0"



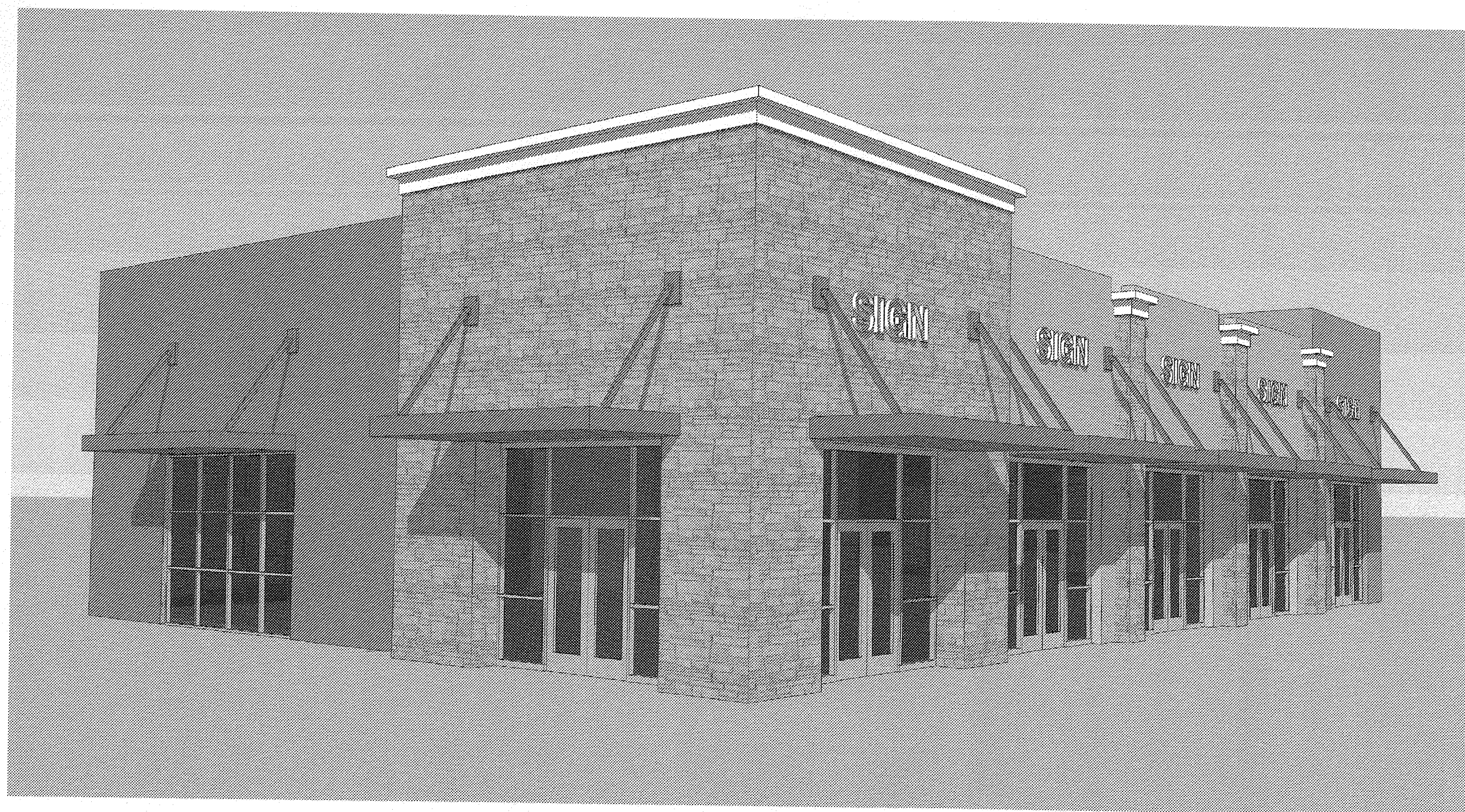
5 BIRDSEYE VIEW - NORTHWEST

STUCCO COLORS

ALL COLORS ARE AS MANUFACTURED BY EL REY ACRYLIC
 COLOR 1 - 1565 RIVER ROCK (light brown)
 COLOR 2 - 827 CASA (light tan)
 COLOR 3 - CUSTOM COLOR TO MATCH
 SHERVIN WILLIAMS 6212 PLUM BROWN
 COLOR 4 - 814 CACTUS FLOWER (light terra cotta)
 COLOR 5 - 1614 MIST (off-white)

ELEVATION NOTES

- 1 STUCCO FINISH
- 2 CLEAR ANODIZED ALUMINUM STOREFRONT, TYPICAL
- 3 METAL AWNING, PAINT S.N. Key Stone Grey
- 4 METAL COPING, PAINT, S.N. 1008 Alabaster
- 5 METAL ROOF, Satin Aluminum Finish.
- 6 BUILDING SIGN - SIGNAGE AREA NOT TO EXCEED 15% OF FACADE AREA PER O-1 ZONING STANDARDS, SIGN DIMENSION WILL BE SIMILAR TO THAT SHOWN.
- 7 STONE VENEER - Canyon Rock LedgeStone manufactured stone veneer
- 8 STUCCO CORNICE, COLOR 5
- 9 CONCRETE TILE ROOF - EAGLE ROOFING, CAPISTRANO 3698
- 10 CANVAS AWNING, TO MATCH S.N. 6648 KUMQUAT
- 11 PAINTED STEEL TRELLIS, S.N. 1111 ROOT BEER FLOAT
- 12 PAINTED METAL DOOR AND FRAME, S.N. KEY STONE GREY



6 EYE LEVEL VIEW - SOUTHWEST

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ARMSTRONG
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Unser Crossing
 Site Plan for Building Permit
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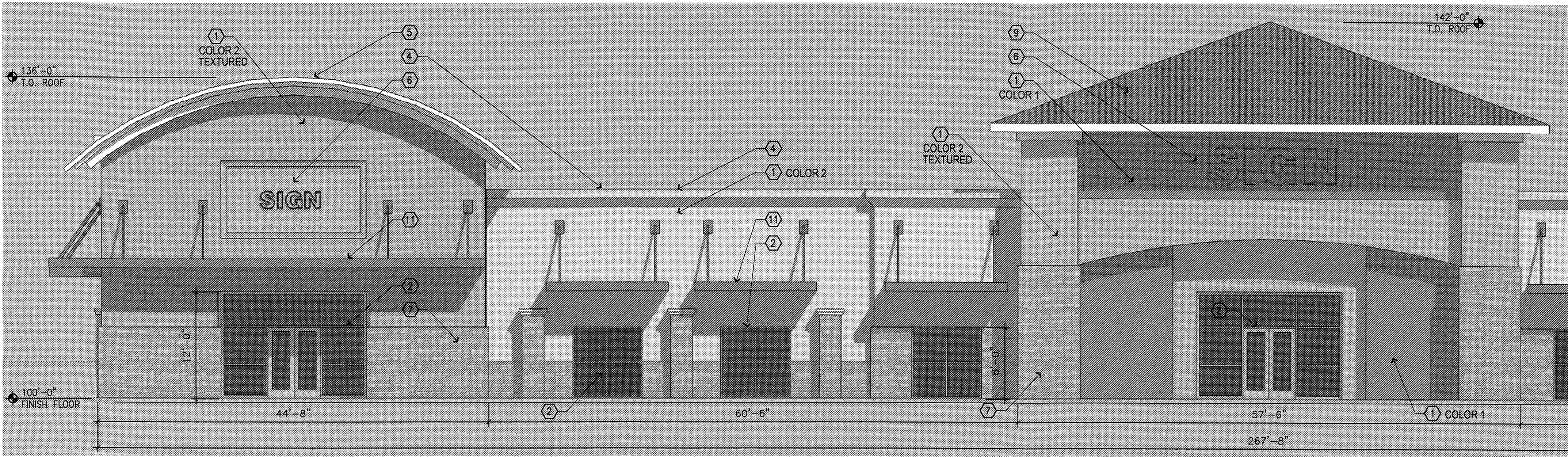
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RETAIL BUILDING 5
 ELEVATIONS

Scale

A-105
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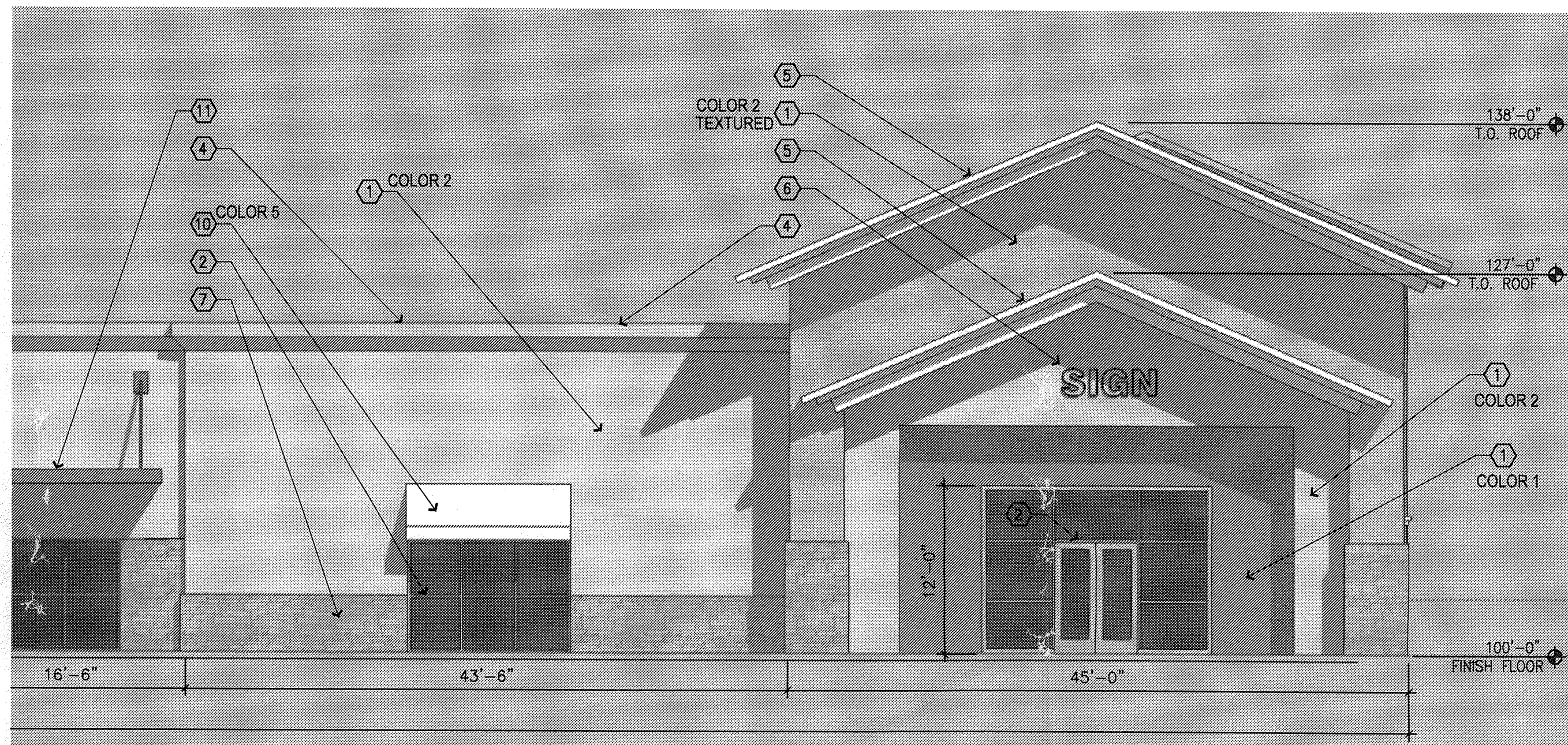
1 BUILDING ELEVATION - PARTIAL EAST
1/8" = 1'-0"

STUCCO COLORS

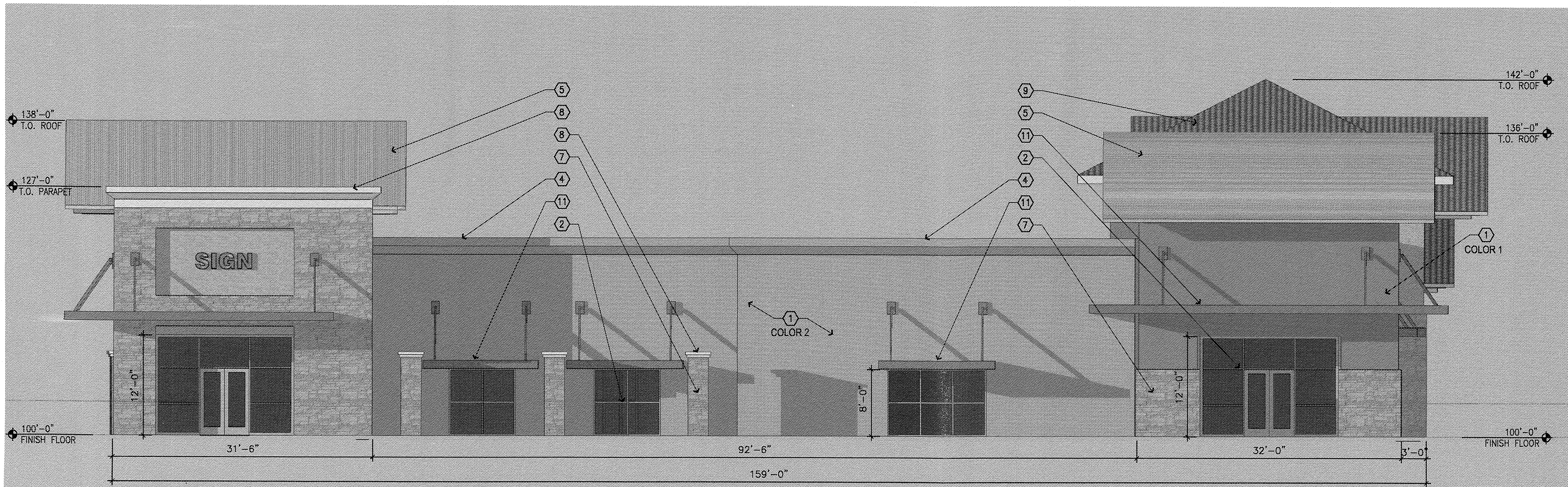
ALL COLORS ARE AS MANUFACTURED BY EL REY ACRYLIC
COLOR 1 - 1565 RIVER ROCK (light brown)
COLOR 2 - 821 CASA (light tan)
COLOR 3 - CUSTOM COLOR TO MATCH
SHERWIN WILLIAMS 6272 FLUM BROWN
COLOR 4 - 814 CACTUS FLOWER (light terra cotta)
COLOR 5 - 1614 MIST (off-white)

ELEVATION NOTES

- 1 STUCCO FINISH
- 2 CLEAR ANODIZED ALUMINUM STOREFRONT, TYPICAL
- 3 METAL AWNING, PAINT S/M Key Stone Grey
- 4 METAL COPING, PAINT, S/M 1009 Alabaster
- 5 METAL ROOF, Satin Aluminum Finish
- 6 BUILDING SIGN - SIGNAGE AREA NOT TO EXCEED 7.5% OF FACADE AREA PER O-1 ZONING STANDARDS, SIGN DIMENSION WILL BE SIMILAR TO THAT SHOWN
- 7 STONE VENEER - Canyon Rock LedgeStone manufactured stone veneer
- 8 STUCCO CORNICE, COLOR 5
- 9 CONCRETE TILE ROOF - EAGLE ROOFING, CAPISTRANO 3648
- 10 CANVAS AWNING, TO MATCH S/M 6648 KUMQUAT
- 11 PAINTED STEEL TRELLIS, S/M 1111 ROOT BEER FLOAT
- 12 PAINTED METAL DOOR AND FRAME, S/M KEY STONE GREY



2 BUILDING ELEVATION - PARTIAL EAST
1/8" = 1'-0"



3 BUILDING ELEVATION - SOUTH
1/8" = 1'-0"



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Unser Crossing
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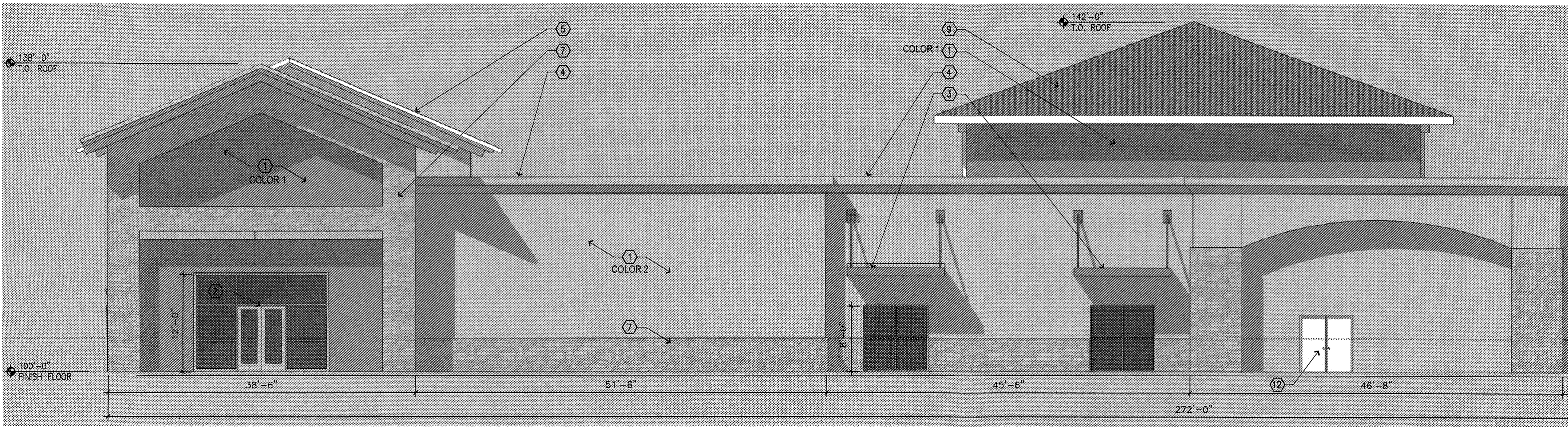
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RETAIL BUILDING 6
ELEVATIONS

Scale

A-106A

00 OF 00



1 BUILDING ELEVATION - PARTIAL WEST
1/8" = 1'-0"

STUCCO COLORS

ALL COLORS ARE AS MANUFACTURED BY EL REY ACRYLIC

COLOR 1 - 1565 RIVER ROCK (light brown)

COLOR 2 - 827 CASA (light tan)

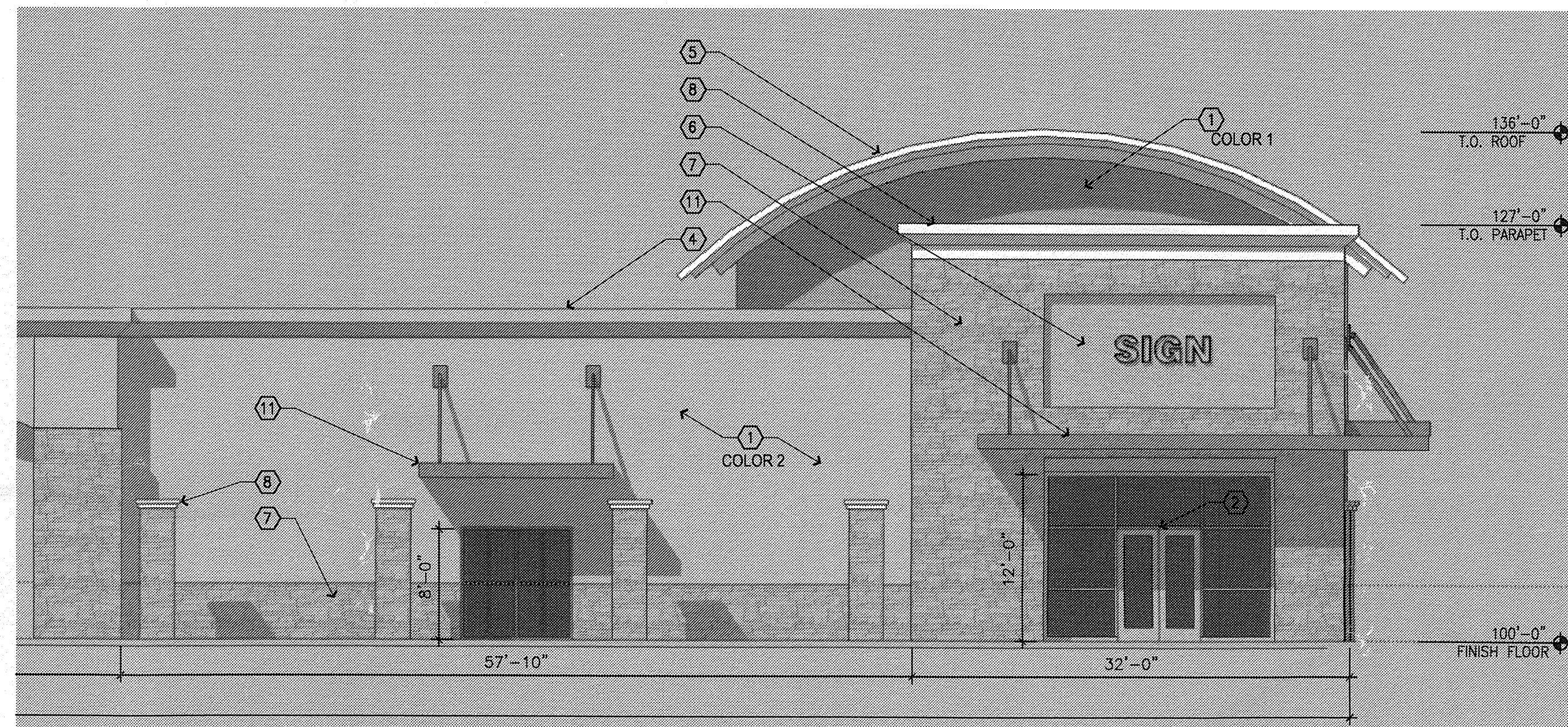
COLOR 3 - CUSTOM COLOR TO MATCH
SHERWIN WILLIAMS 6272 PLUM BROWN

COLOR 4 - 014 CACTUS FLOWER (light terra cotta)

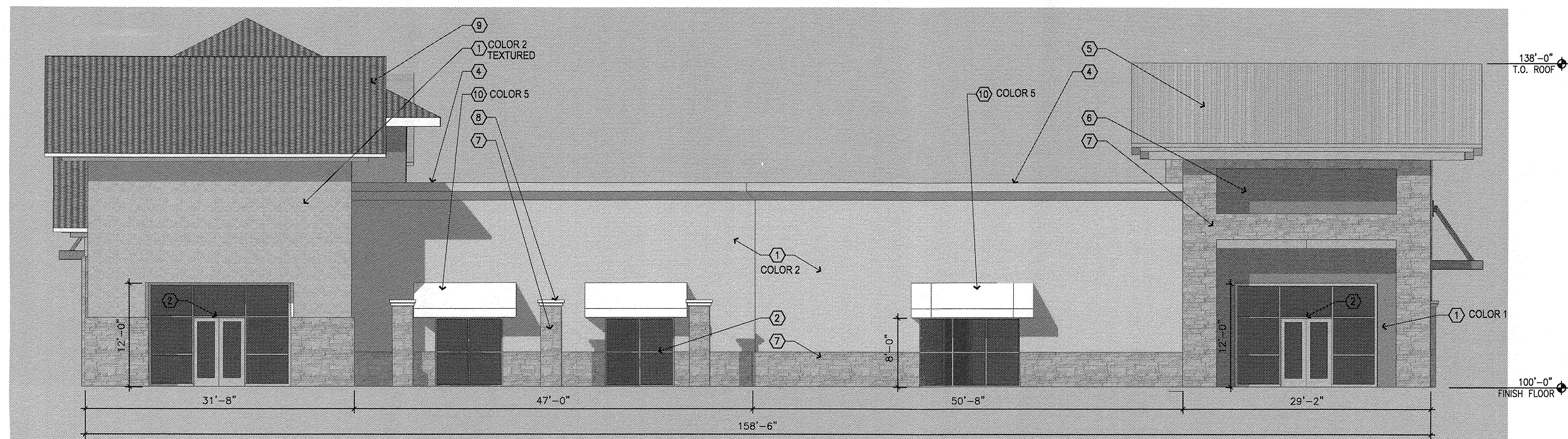
COLOR 5 - 1614 MIST (off-white)

ELEVATION NOTES

- 1 STUCCO FINISH
- 2 CLEAR ANODIZED ALUMINUM STOREFRONT, TYPICAL
- 3 METAL AWNING, PAINT S.M. Key Stone Grey
- 4 METAL COPING, PAINT, S.M. 100B Alabaster
- 5 METAL ROOF, Satin Aluminum Finish.
- 6 BUILDING SIGN - SIGNAGE AREA NOT TO EXCEED 1.5% OF FACADE AREA PER O-1 ZONING STANDARDS, SIGN DIMENSION WILL BE SIMILAR TO THAT SHOWN.
- 7 STONE VENEER - Canyon Rock LedgeStone manufactured stone veneer
- 8 STUCCO CORNICE, COLOR 5
- 9 CONCRETE TILE ROOF - EAGLE ROOFING, CAPISTRANO 369B
- 10 CANVAS AWNING, TO MATCH S.M. 664B KUMQUAT
- 11 PAINTED STEEL TRELLIS, S.M. 1111 ROOT BEER FLOAT
- 12 PAINTED METAL DOOR AND FRAME, S.M. KEY STONE GREY



2 BUILDING ELEVATION - PARTIAL WEST
1/8" = 1'-0"



3 BUILDING ELEVATION - NORTH
1/8" = 1'-0"

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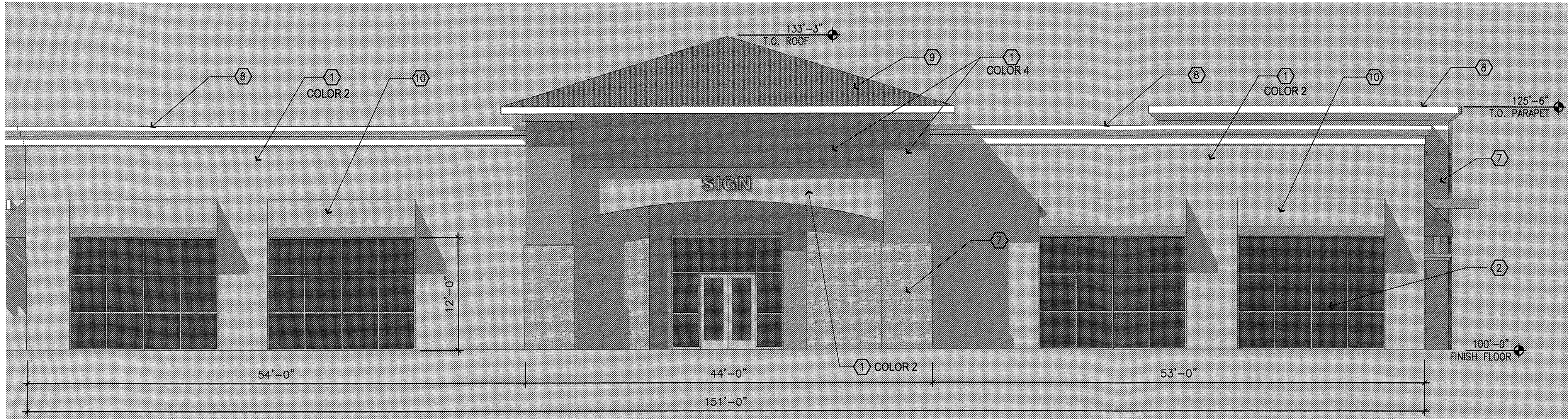
Job Number
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Checked
Issue Date April 3, 2008

RETAIL BUILDING 6
ELEVATIONS

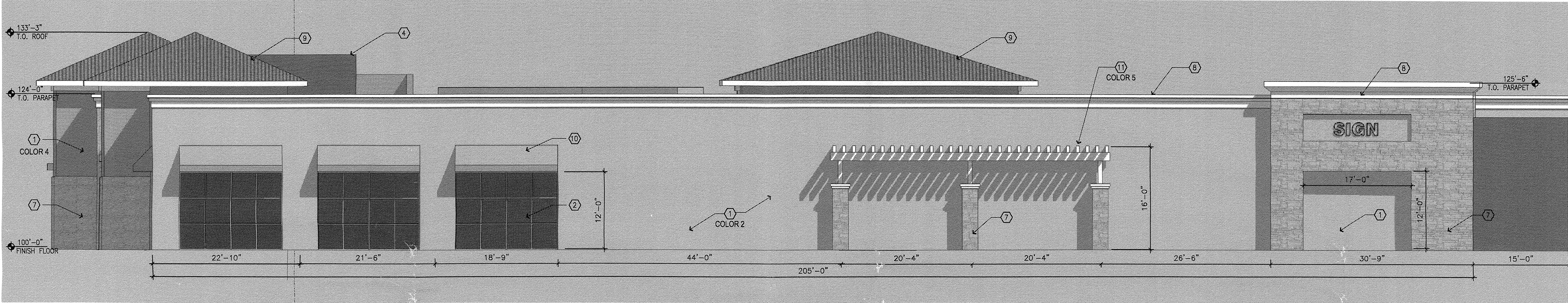
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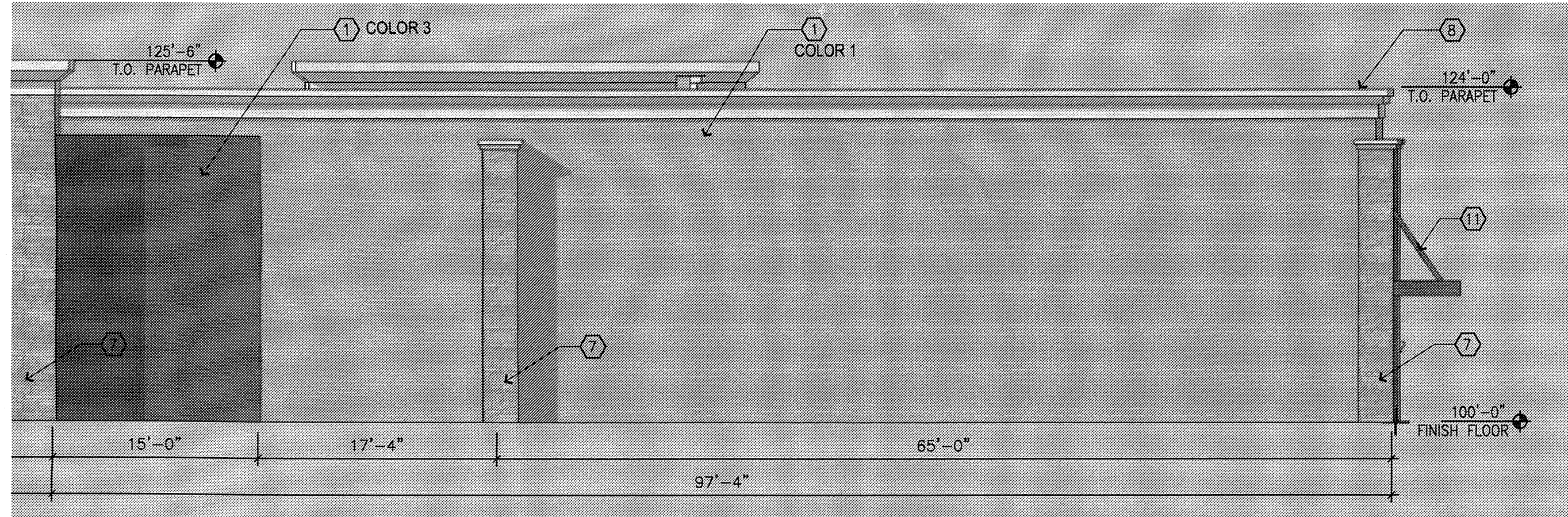
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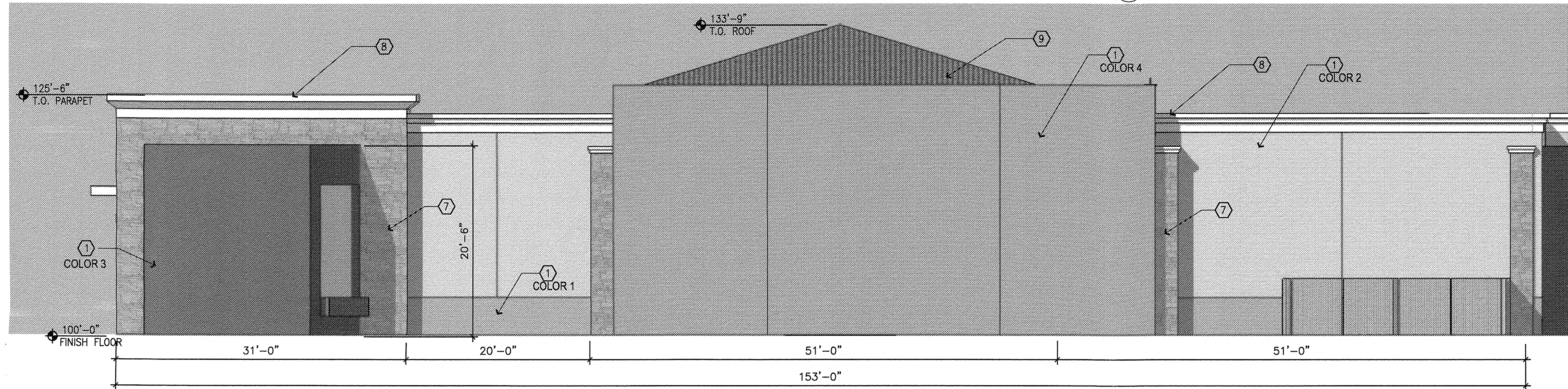
1 BUILDING ELEVATION - NORTH
1/8" = 1'-0"



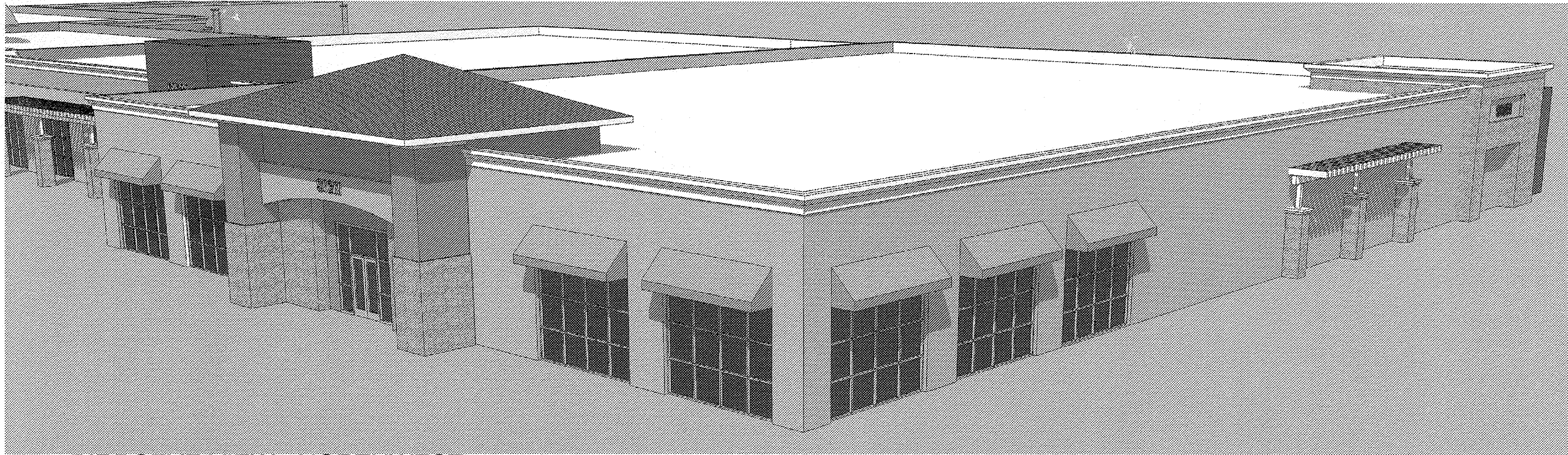
2 BUILDING ELEVATION - PARTIAL WEST
1/8" = 1'-0"



3 BUILDING ELEVATION - PARTIAL WEST
1/8" = 1'-0"



4 BUILDING ELEVATION - SOUTH
1/8" = 1'-0"



5 BIRDSEYE VIEW - NORTHWEST

STUCCO COLORS

ALL COLORS ARE AS MANUFACTURED BY EL REY ACRYLIC

COLOR 1 - 1565 RIVER ROCK (light brown)

COLOR 2 - 827 CASA (light tan)

COLOR 3 - CUSTOM COLOR TO MATCH SHERWIN WILLIAMS 6272 PLUM BROWN

COLOR 4 - 814 CACTUS FLOWER (light terra cotta)

COLOR 5 - 1614 MIST (off-white)

ELEVATION NOTES

- 1 STUCCO FINISH
- 2 CLEAR ANODIZED ALUMINUM STOREFRONT, TYPICAL
- 3 METAL AWNING, PAINT S/N. Key Stone Grey
- 4 METAL COPING, PAINT, S/N. 1008 Alabaster
- 5 METAL ROOF, Satin Aluminum Finish.
- 6 BUILDING SIGN - SIGNAGE AREA NOT TO EXCEED 1.5% OF FACADE AREA PER O-1 ZONING STANDARDS, SIGN DIMENSION WILL BE SIMILAR TO THAT SHOWN.
- 7 STONE VENEER - Canyon Rock LedgeStone manufactured stone veneer
- 8 STUCCO CORNICE, COLOR 5
- 9 CONCRETE TILE ROOF - EAGLE ROOFING, CAPISTRANO 3648
- 10 CANVAS AWNING, TO MATCH S/N. 6648 KUMQUAT
- 11 PAINTED STEEL TRELLIS, S/N. 1171 ROOT BEER FLOAT
- 12 PAINTED METAL DOOR AND FRAME, S/N. KEY STONE GREY



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darryl@mitchellassociatesllc.com



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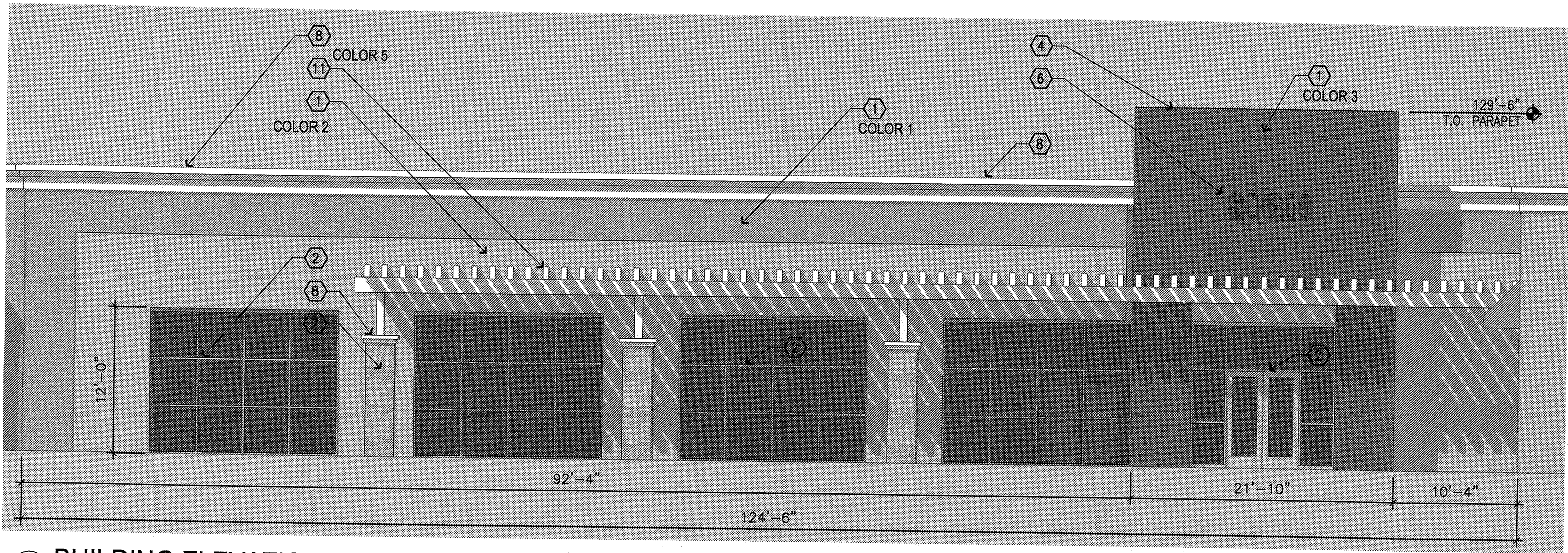
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Checked
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RETAIL BUILDING 7
ELEVATIONS

Scale

A-107A
00 OF 00



1 BUILDING ELEVATION - NORTH
1/8" = 1'-0"

STUCCO COLORS

ALL COLORS ARE AS MANUFACTURED BY EL REY ACRYLIC

COLOR 1 - 1565 RIVER ROCK (light brown)

COLOR 2 - 82T CASA (light tan)

COLOR 3 - CUSTOM COLOR TO MATCH
SHERWIN WILLIAMS 6212 PLUM BROWN

COLOR 4 - 814 CACTUS FLOWER (light terra cotta)

COLOR 5 - 1614 MIST (off-white)

ELEVATION NOTES

- 1 STUCCO FINISH
- 2 CLEAR ANODIZED ALUMINUM STOREFRONT, TYPICAL
- 3 METAL AWNING, PAINT S/M Key Stone Grey
- 4 METAL COPING, PAINT, S/M 1008 Alabaster
- 5 METAL ROOF, Satin Aluminum Finish
- 6 BUILDING SIGN - SIGNAGE AREA NOT TO EXCEED 7.5% OF FACADE AREA PER O-1 ZONING STANDARDS, SIGN DIMENSION WILL BE SIMILAR TO THAT SHOWN
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- 8 STUCCO CORNICE, COLOR 5
- 9 CONCRETE TILE ROOF - EAGLE ROOFING, CAPISTRANO 3648
- 10 CANVAS AWNING, TO MATCH S/M 6648 KUMQUAT
- 11 PAINTED STEEL TRELLIS, S/M 1111 ROOT BEER FLOAT
- 12 PAINTED METAL DOOR AND FRAME, S/M KEY STONE GREY



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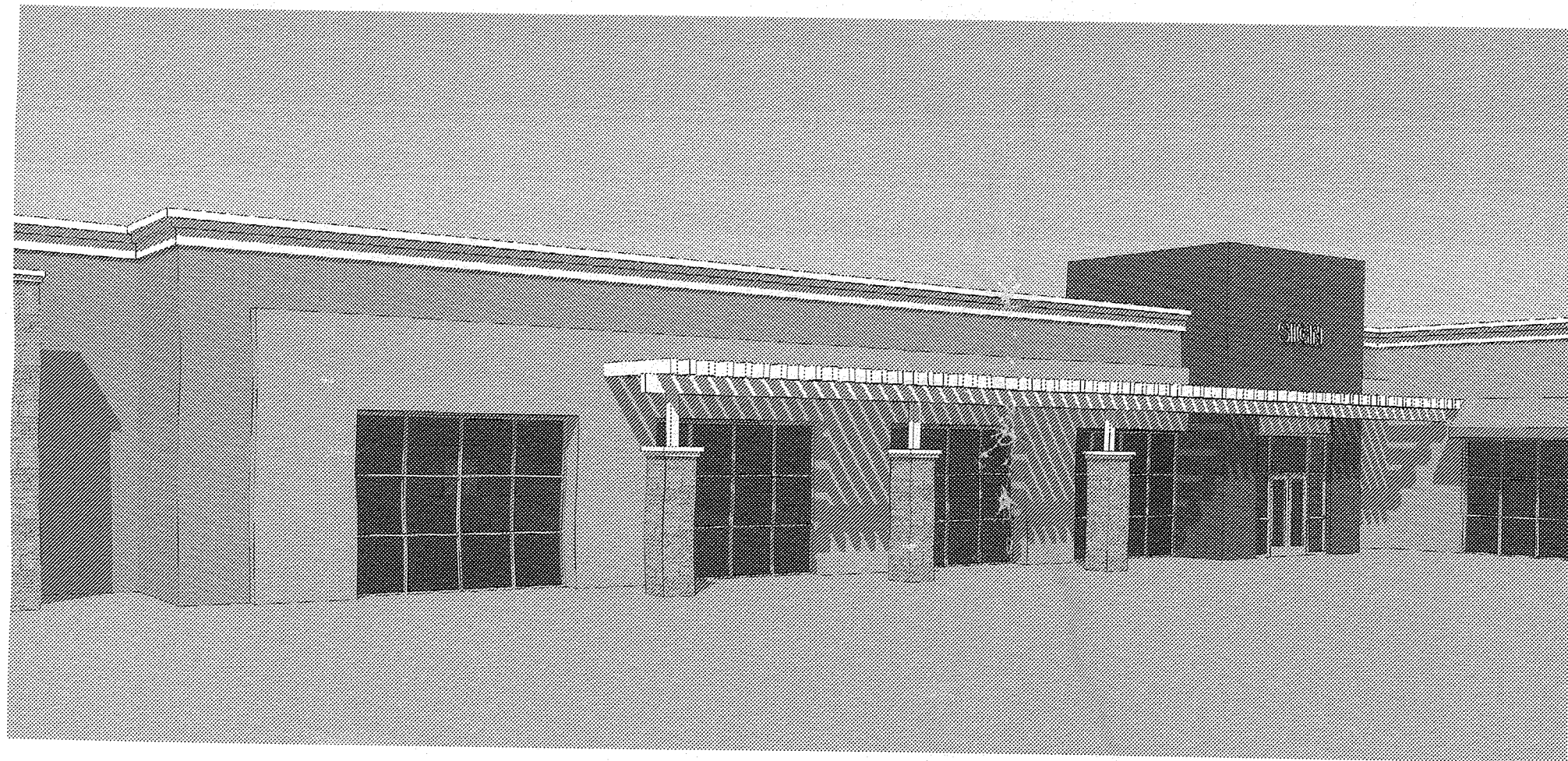
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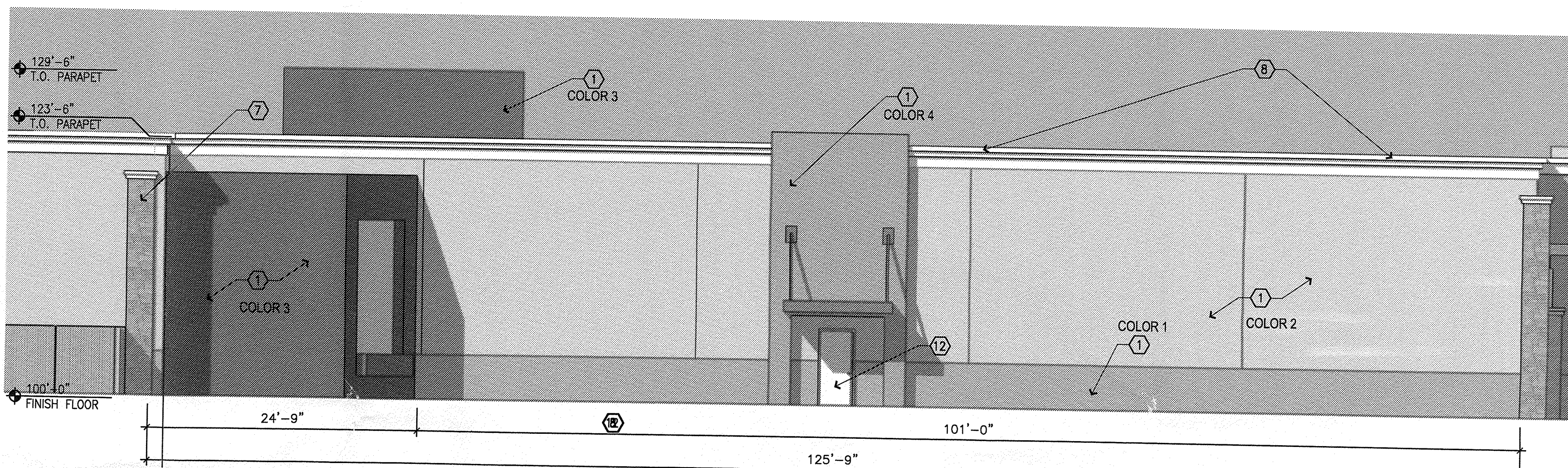
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danny@mtchellassociatesllc.com



Unser Crossing
Site Plan for Building Permit
Central Avenue and Unser Boulevard
Albuquerque, New Mexico 87121



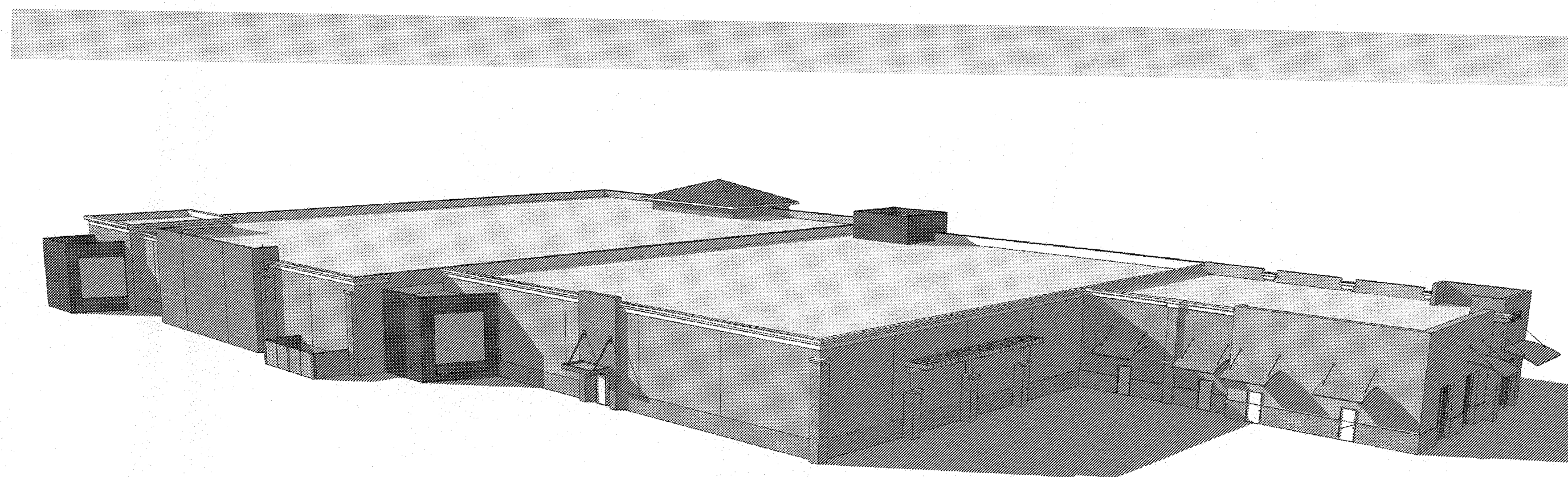
3 EYE LEVEL VIEW - NORTH



2 BUILDING ELEVATION - SOUTH
1/8" = 1'-0"



4 BIRDSEYE VIEW - NORTH (INCLUDING BUILDING C1)



5 BIRDSEYE VIEW - SOUTH (INCLUDING BUILDING C)

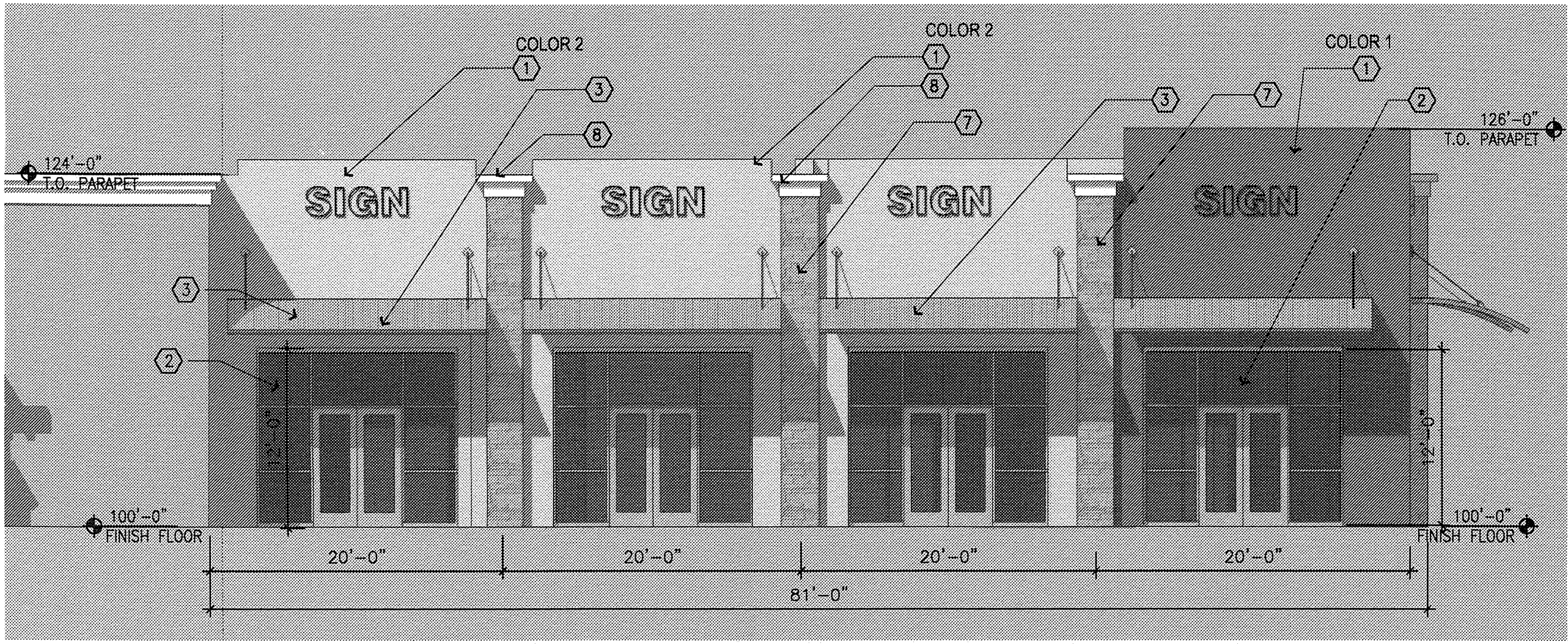
Revised: June 17, 2008

Job Number
Drawn By
Checked
Issue Date April 3, 2008

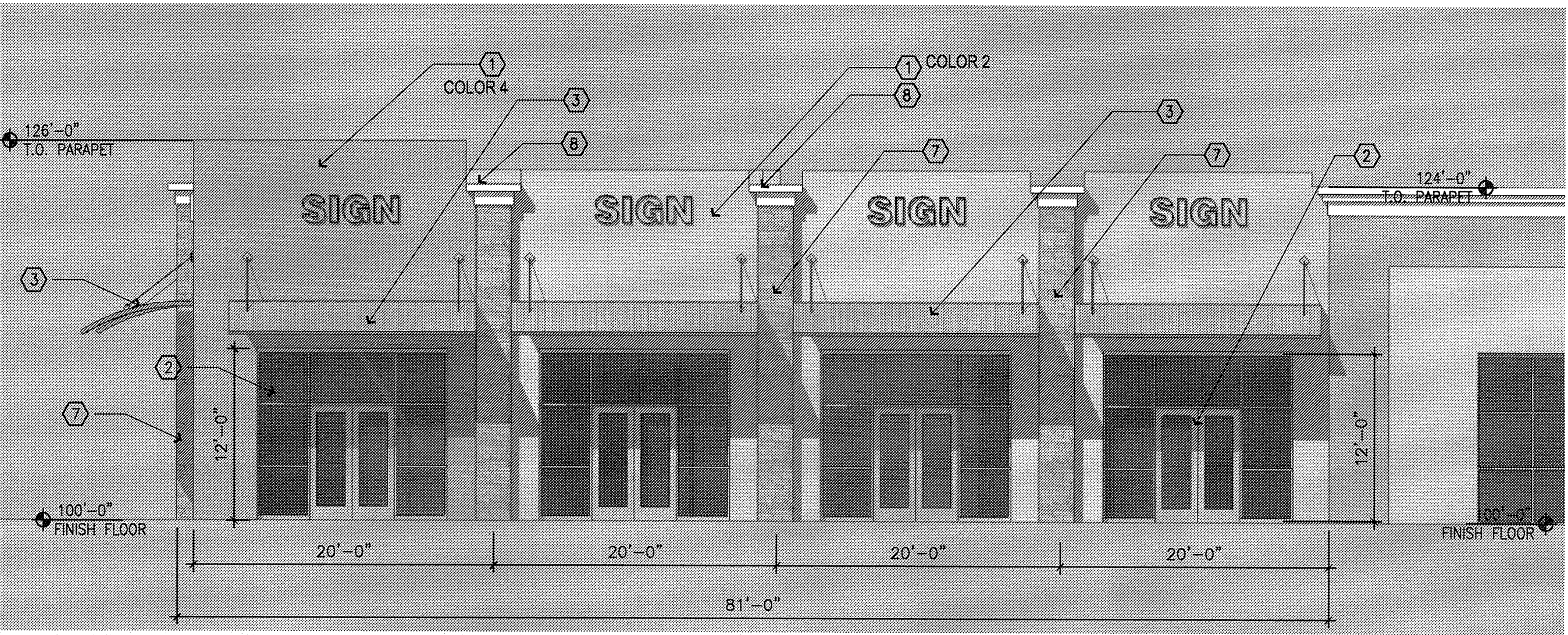
RETAIL BUILDING 7
ELEVATIONS

Scale

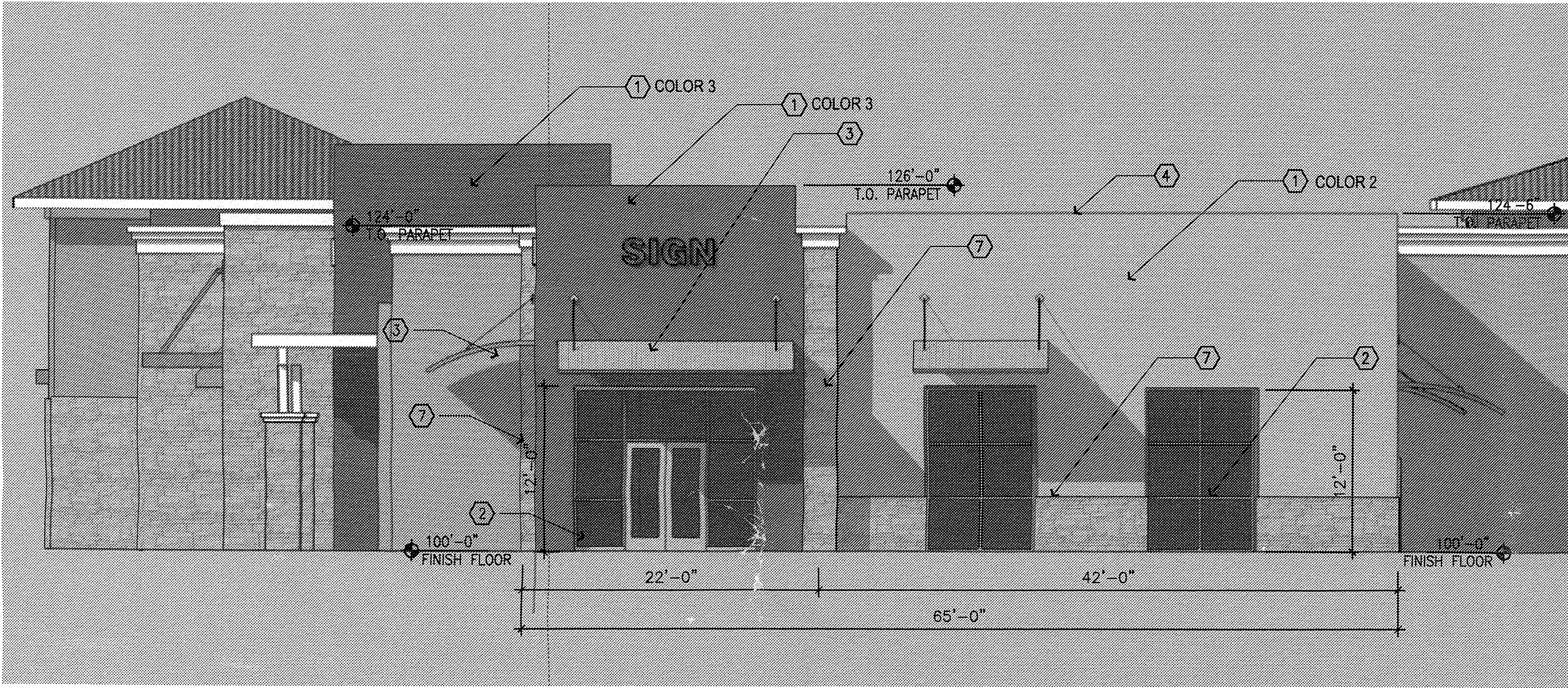
A-107B



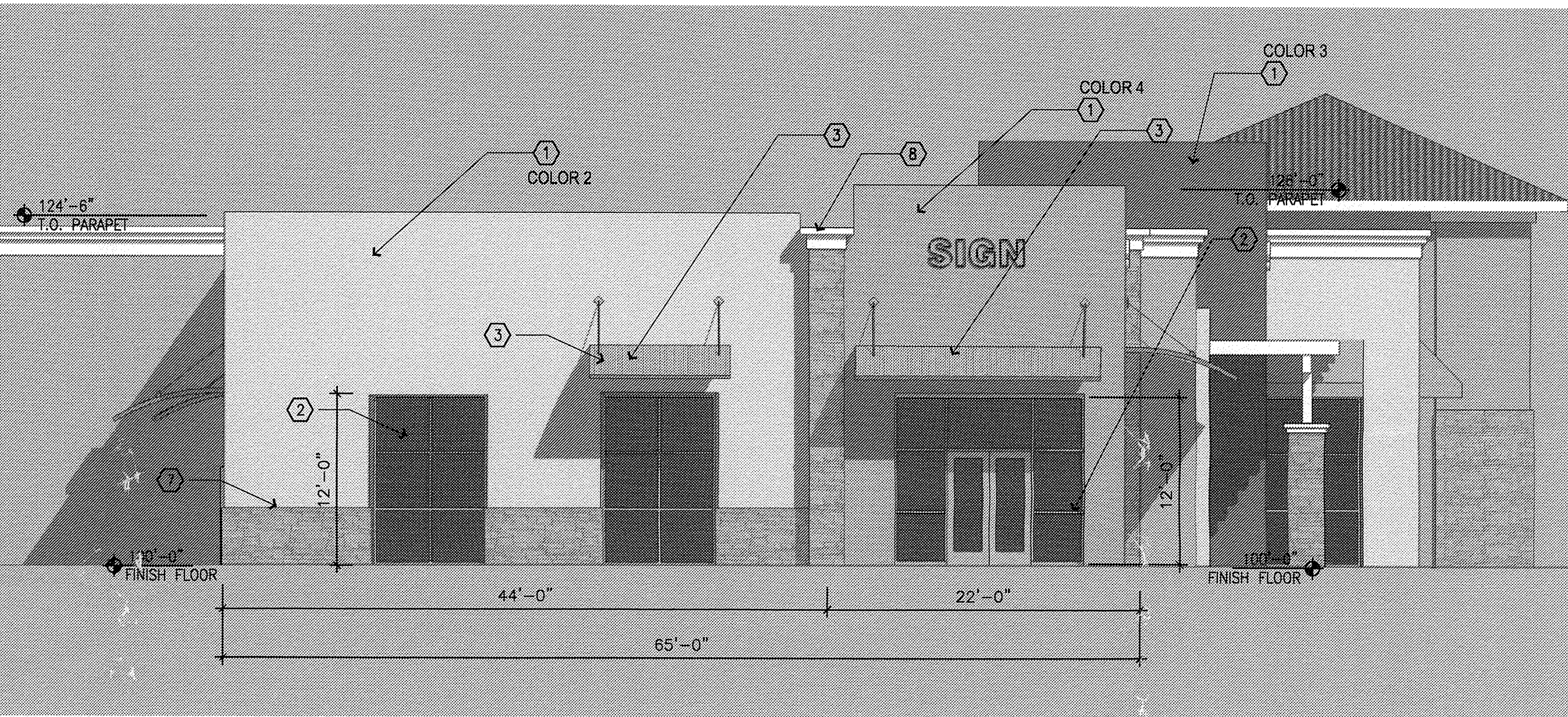
1 BUILDING ELEVATION - NORTH (BUILDING 7C-2)
1/8" = 1'-0"



2 BUILDING ELEVATION - NORTH (BUILDING 7C)
1/8" = 1'-0"



3 BUILDING ELEVATION - WEST (BUILDING 7C-2)
1/8" = 1'-0"



4 BUILDING ELEVATION - EAST (BUILDING 7C)
1/8" = 1'-0"



5 EYE LEVEL VIEW - NORTH (BUILDING 7C)

STUCCO COLORS

ALL COLORS ARE AS MANUFACTURED BY EL REY ACRYLIC

COLOR 1 - 1565 RIVER ROCK (light brown)

COLOR 2 - 827 CASA (light tan)

COLOR 3 - CUSTOM COLOR TO MATCH SHERWIN WILLIAMS 6272 FLUM BROWN

COLOR 4 - 814 CACTUS FLOWER (light terra cotta)

COLOR 5 - 1614 MIST (off-white)

ELEVATION NOTES

- 1 STUCCO FINISH
- 2 CLEAR ANODIZED ALUMINUM STOREFRONT, TYPICAL
- 3 METAL AWNING, PAINT S/M Key Stone Grey
- 4 METAL COPING, PAINT, S/M 100B Alabaster
- 5 METAL ROOF, Satin Aluminum finish.
- 6 BUILDING SIGN - SIGNAGE AREA NOT TO EXCEED 75% OF FACADE AREA PER O-1 ZONING STANDARDS, SIGN DIMENSION WILL BE SIMILAR TO THAT SHOWN.
- 7 STONE VENEER - Canyon Rock LedgeStone manufactured stone veneer
- 8 STUCCO CORNICE, COLOR 5
- 9 CONCRETE TILE ROOF - EAGLE ROOFING, CAPISTRANO 364B
- 10 CANVAS AWNING, TO MATCH S/M 664B KUMQUAT
- 11 PAINTED STEEL TRELLIS, S/M 1111 ROOT BEER FLOAT
- 12 PAINTED METAL DOOR AND FRAME, S/M KEY STONE GREY

DSIA
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DEVELOPMENT
PROPERTIES, INC.

Unser Crossing
Site Plan for Building Permit
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Albuquerque, New Mexico 87121

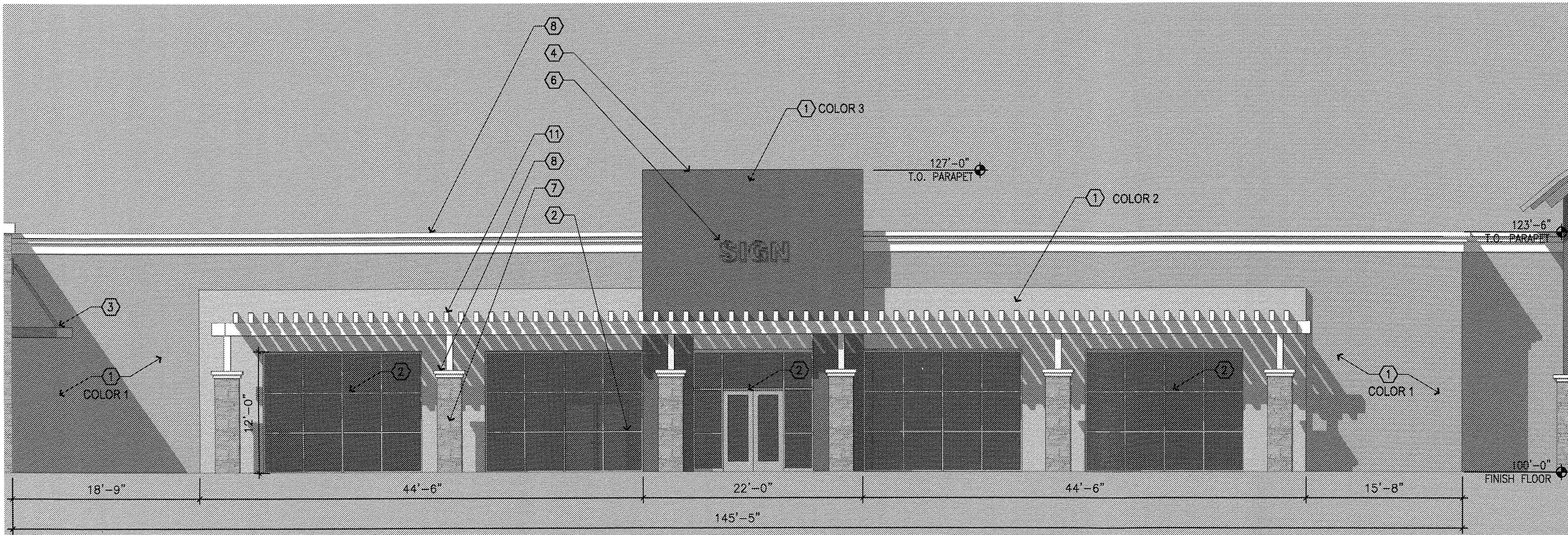
Revised: June 17, 2008

Job Number
Drawn By
Checked
Issue Date April 3, 2008

RETAIL BUILDING 7
ELEVATIONS

Scale

A-107C
00 OF 00



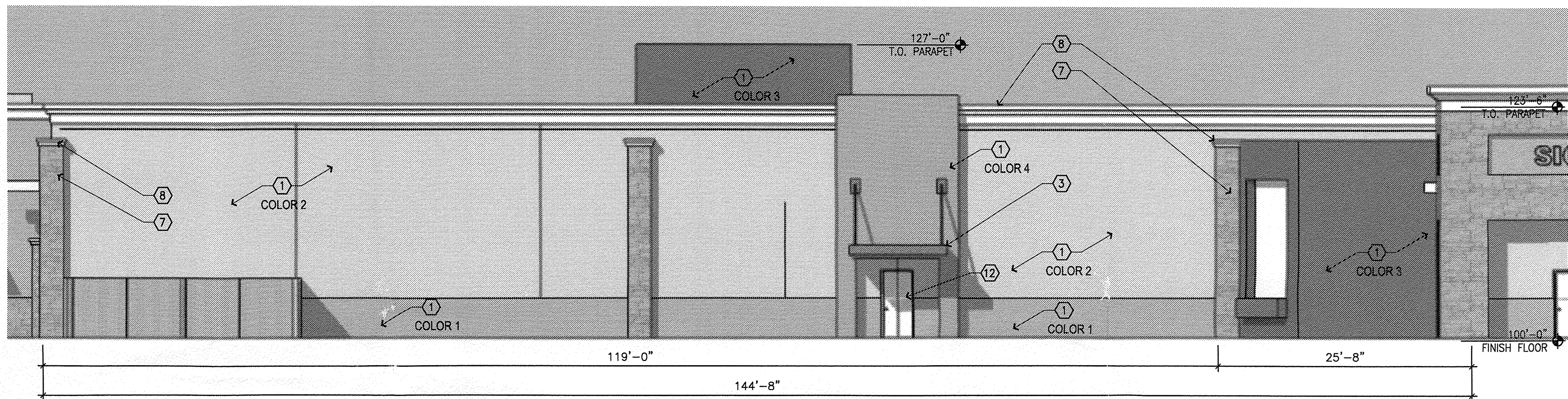
1 BUILDING ELEVATION - NORTH
1/8" = 1'-0"



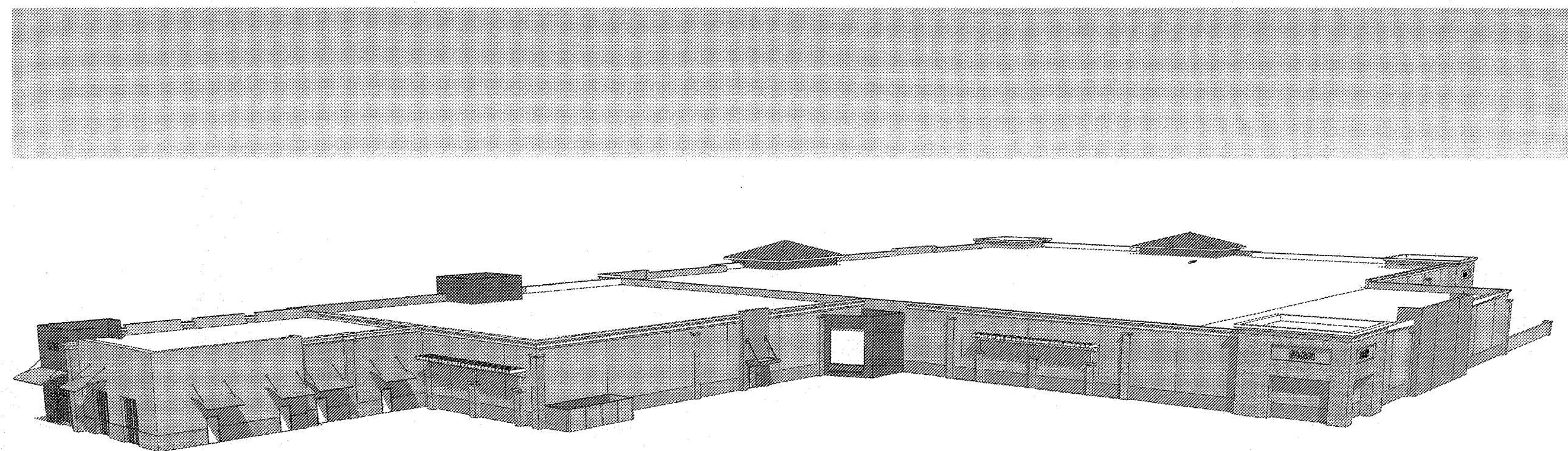
2 BIRDSEYE VIEW - NORTH (INCLUDING BUILDINGS 7C-2 AND D)



3 EYE LEVEL VIEW - NORTH (INCLUDING BUILDINGS 7C-2 AND D)



4 BUILDING ELEVATION - SOUTH
1/8" = 1'-0"



5 BIRDSEYE VIEW - SOUTH (INCLUDING BUILDINGS 7C-2 AND D)

STUCCO COLORS

ALL COLORS ARE AS MANUFACTURED BY EL REY ACRYLIC
COLOR 1 - 1565 RIVER ROCK (light brown)
COLOR 2 - 827 CASA (light tan)
COLOR 3 - CUSTOM COLOR TO MATCH
SHERWIN WILLIAMS 6212 PLUM BROWN
COLOR 4 - 814 CACTUS FLOWER (light terra cotta)
COLOR 5 - 1614 MIST (off-white)

ELEVATION NOTES

- 1 STUCCO FINISH
- 2 CLEAR ANODIZED ALUMINUM STOREFRONT, TYPICAL
- 3 METAL AWNING, PAINT S.V. Key Stone Grey
- 4 METAL COPING, PAINT, S.V. 7008 Alabaster
- 5 METAL ROOF, Satin Aluminum Finish.
- 6 BUILDING SIGN - SIGNAGE AREA NOT TO EXCEED 7.5% OF FACADE AREA PER O-1 ZONING STANDARDS, SIGN DIMENSION WILL BE SIMILAR TO THAT SHOWN.
- 7 STONE VENEER - Canyon Rock LedgeStone manufactured stone veneer
- 8 STUCCO CORNICE, COLOR 5
- 9 CONCRETE TILE ROOF - EAGLE ROOFING, CAPISTRANO 3648
- 10 CANVAS AWNING, TO MATCH S.V. 6648 KUMQUAT
- 11 PAINTED STEEL TRELLIS, S.V. 1171 ROOT BEER FLOAT
- 12 PAINTED METAL DOOR AND FRAME, S.V. KEY STONE GREY



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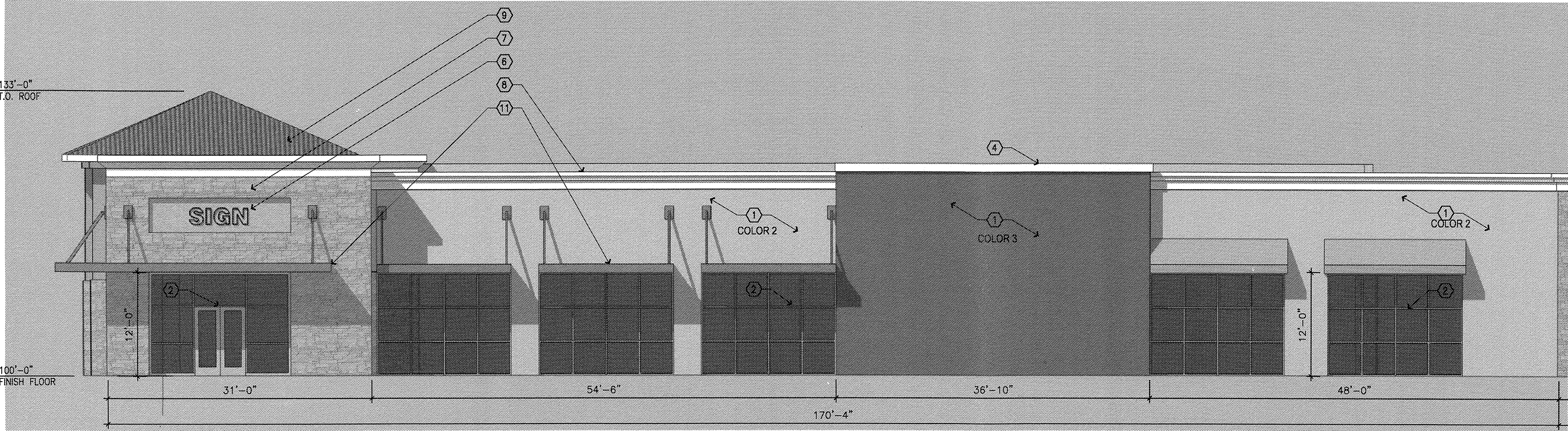
Job Number
Drawn By
Checked
Issue Date April 3, 2008

RETAIL BUILDING 7
ELEVATIONS

Scale

A-107D

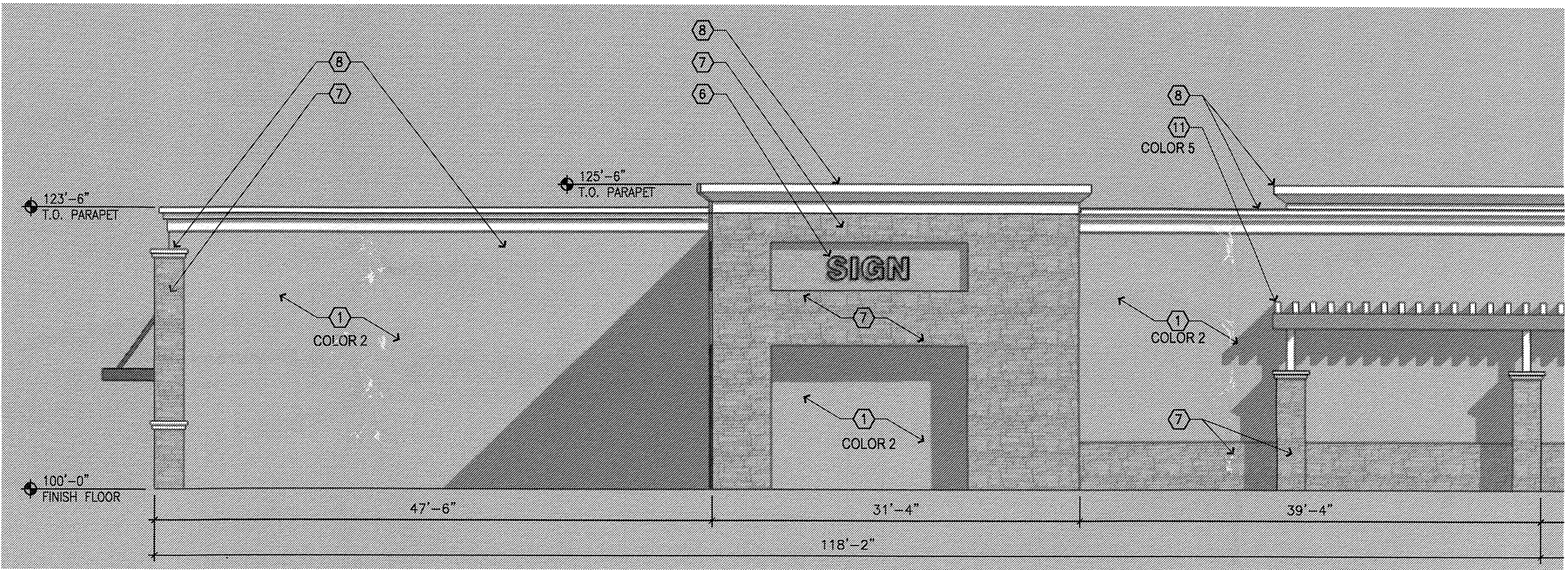
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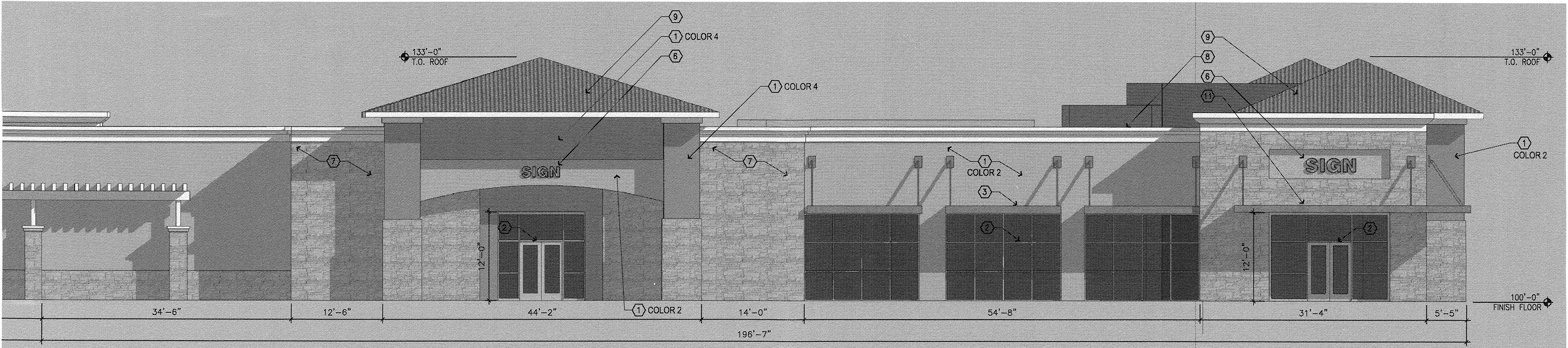
1 BUILDING ELEVATION - PARTIAL NORTH
1/8" = 1'-0"



2 BUILDING ELEVATION - PARTIAL NORTH
1/8" = 1'-0"



4 BUILDING ELEVATION - PARTIAL EAST
1/8" = 1'-0"



3 BUILDING ELEVATION - PARTIAL EAST
1/8" = 1'-0"

ELEVATION NOTES

SEE SHEET A-106A FOR KEYED NOTES



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Job Number

Drawn By

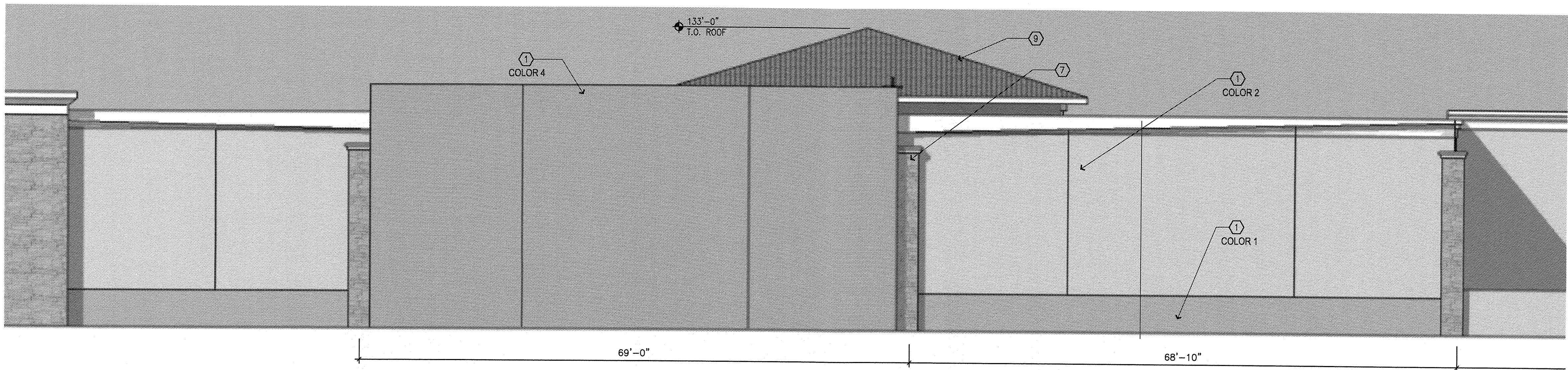
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Issue Date April 3, 2008

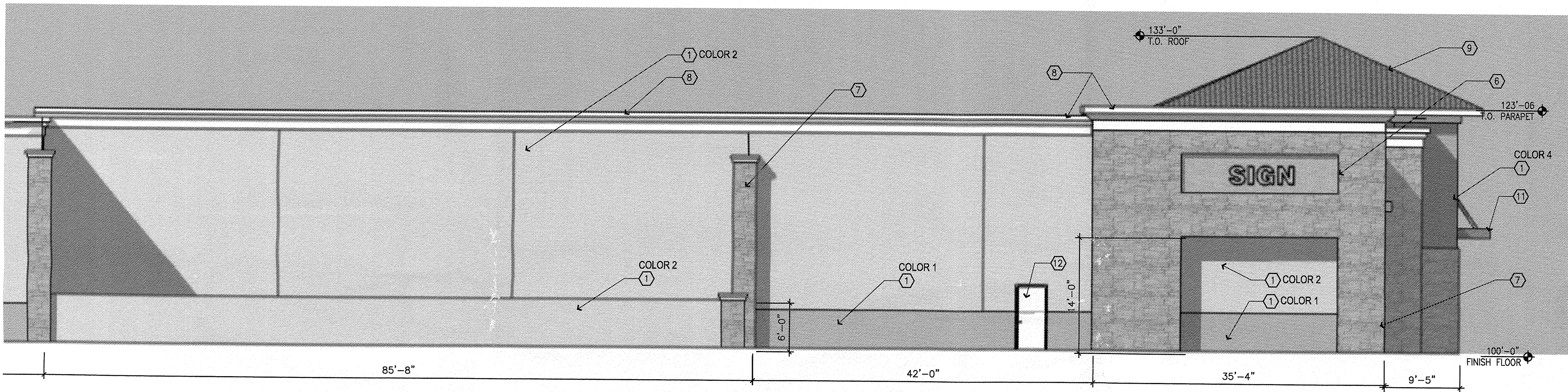
RETAIL BUILDING 7
ELEVATIONS

Scale

A-107E-1
00 OF 00



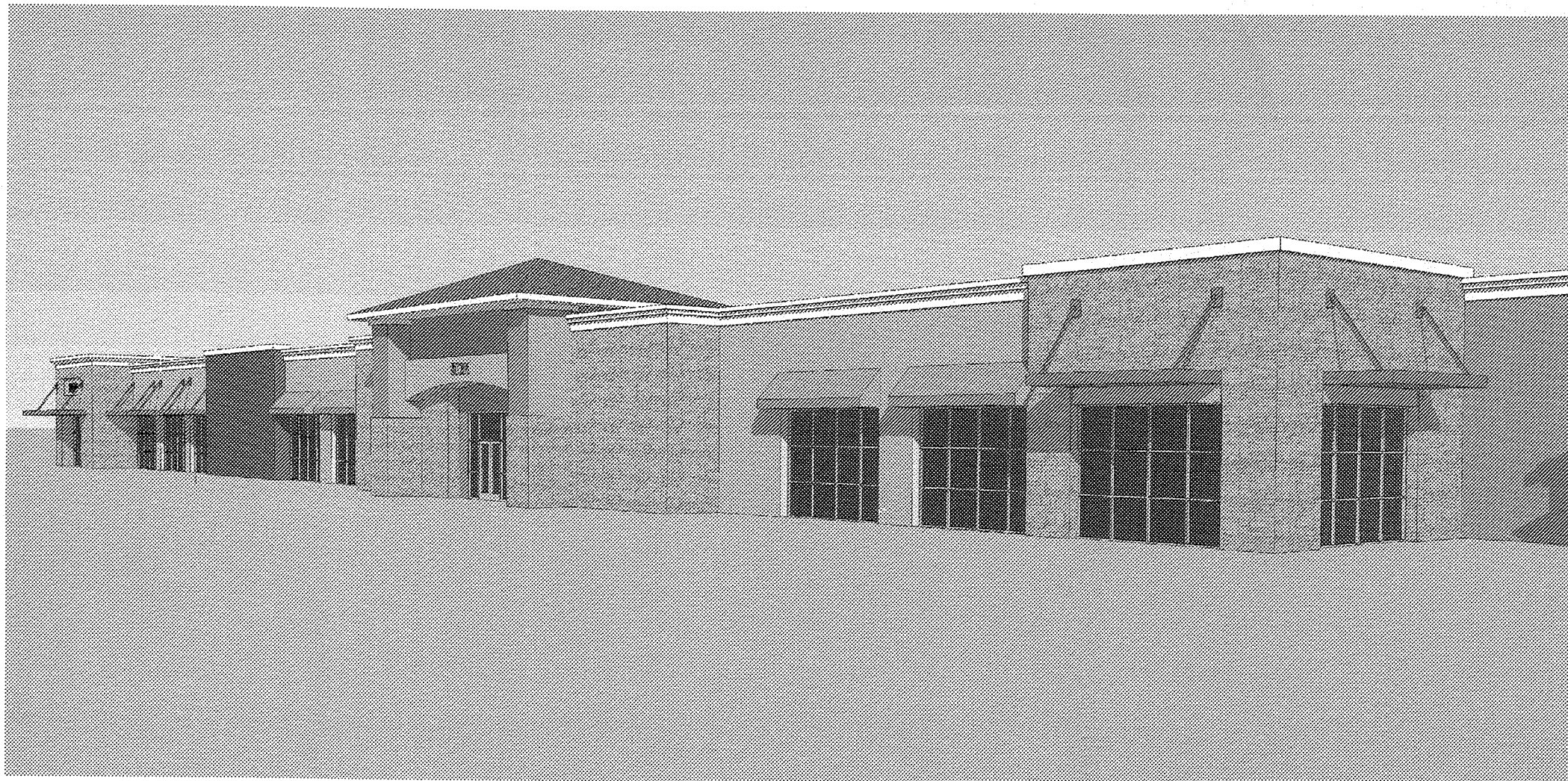
1 BUILDING ELEVATION - PARTIAL SOUTH
1/8" = 1'-0"



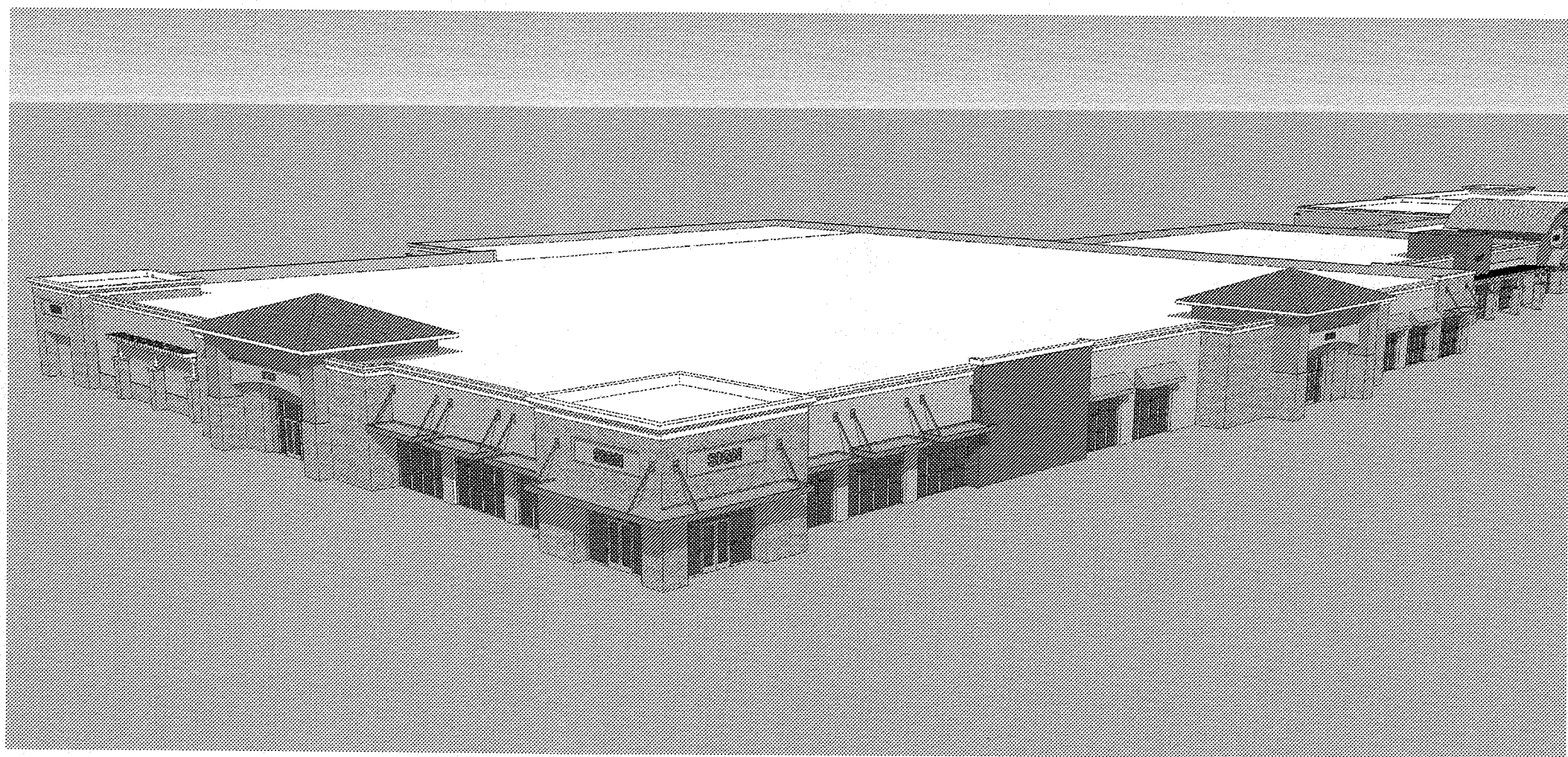
2 BUILDING ELEVATION - PARTIAL SOUTH
1/8" = 1'-0"

ELEVATION NOTES

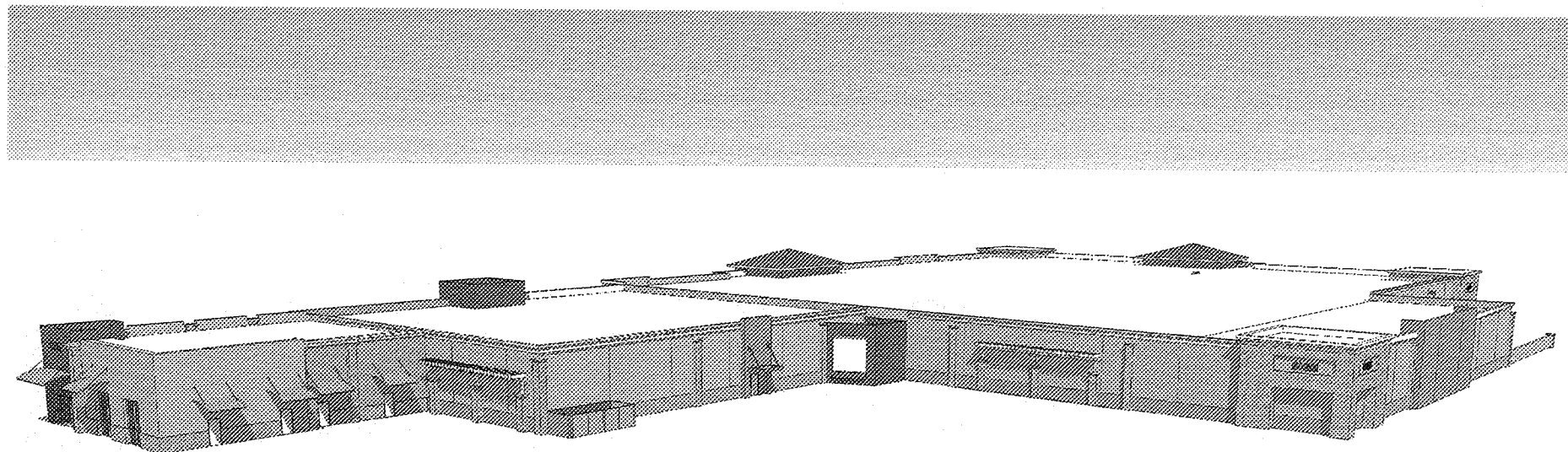
SEE SHEET A-106A FOR KEYED NOTES



3 EYE LEVEL VIEW - NORTH



4 BIRDSEYE VIEW - NORTH



5 BIRDSEYE VIEW - SOUTH

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Site Plan for Building Permit
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Albuquerque, New Mexico 87121

Revised: June 17, 2008

Job Number

Drawn By

Checked

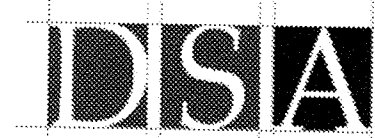
Issue Date April 3, 2008

RETAIL BUILDING 7
ELEVATIONS

Scale

A-107E-2

00 OF 00



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Unser Crossing
Site Plan for Building Permit
Central Avenue and Unser Boulevard
Albuquerque, New Mexico 87121



5 Eye Level View



6 Birdseye View

B | R | R
architecture

REPRESENTATION ONLY
NOT FOR CONSTRUCTION

BUILDING IMAGES SHOWN ARE A REPRESENTATION OF THE DESIGN
INTENT AND MAY NOT REFLECT ANY SUBTLE VARIATIONS IN COLOR,
MATERIAL THAT MAY OCCUR DUE TO LOCAL MATERIAL DIFFERENCES.

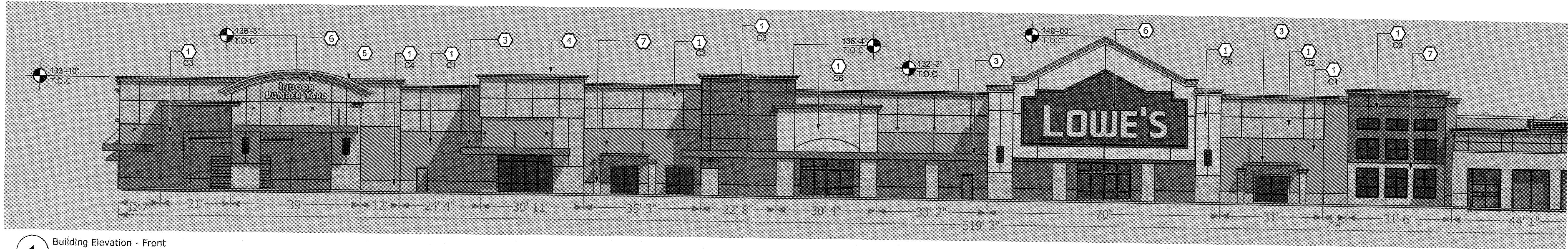


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Drawn By _____
Checked _____
Issue Date June 20, 2008

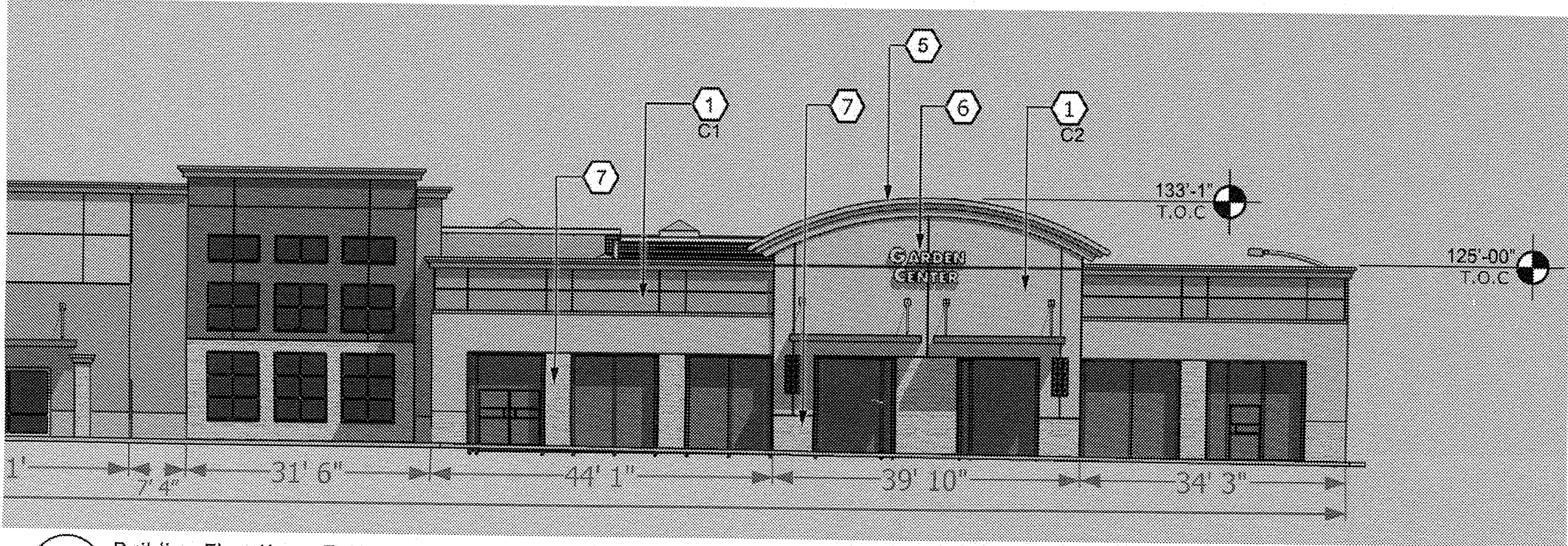
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A-108C

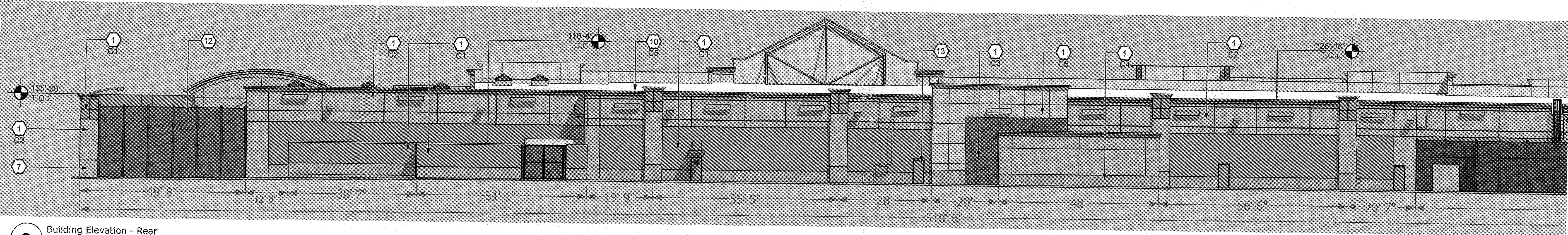
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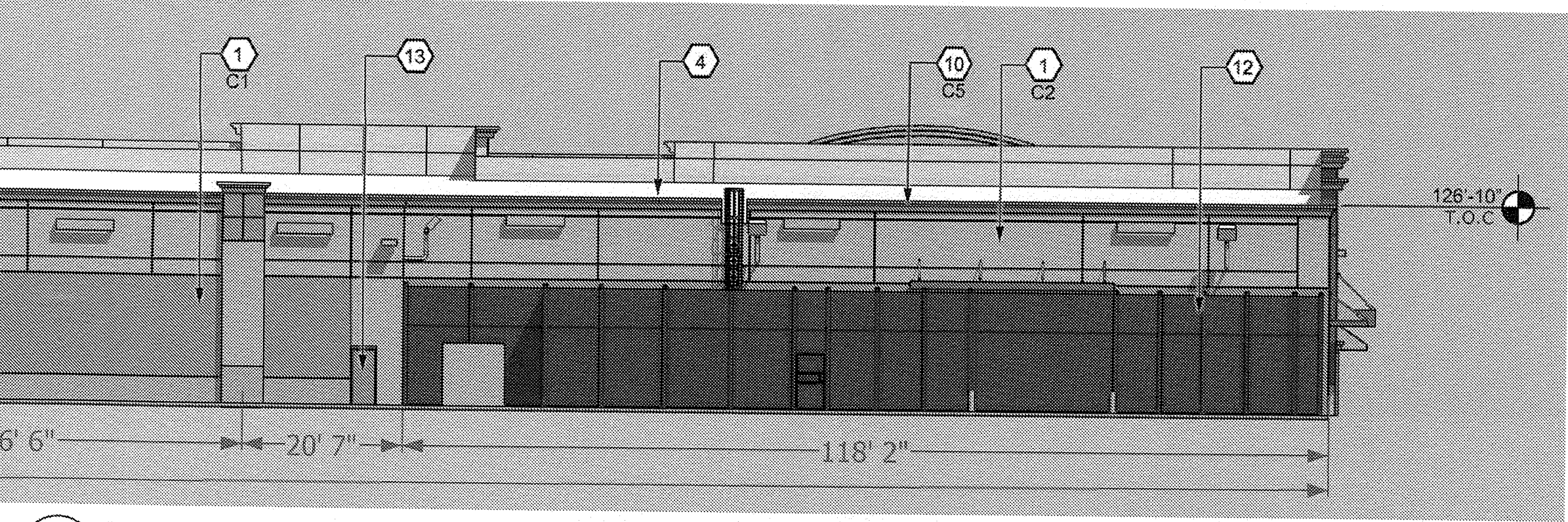
1 Building Elevation - Front
1/16" = 1'-0"



1 Building Elevation - Front
1/16" = 1'-0"

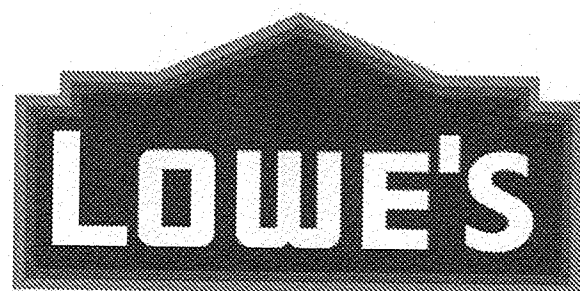


2 Building Elevation - Rear
1/16" = 1'-0"



2 Building Elevation - Rear
1/16" = 1'-0"

B | R | R



STUCCO COLORS

- ALL COLORS ARE AS MANUFACTURED BY EL REY ACRYLIC
- C1 - 1565 RIVER ROCK (LIGHT BROWN)
 - C2 - 827 CASA (LIGHT TAN)
 - C3 - CUSTOM COLOR TO MATCH SW 6272 PLUM BROWN
 - C4 - 814 CACTUS FLOWER (LIGHT TERRA COTTA)
 - C5 - 1614 MIST (OFF WHITE)
 - C6 - 425 ACORN (LIGHT GREY)

ELEVATION NOTES

- 1 STUCCO FINISH
- 2 CLEAR ANODIZED ALUMINUM STOREFRONT, TYPICAL
- 3 METAL AWNING - PAINT SW 7504 KEYSTONE GREY
- 4 METAL COPING - PREFINISHED TO MATCH, SW 7008 ALABASTER (WHITE)
- 5 METAL ROOF - SATIN ALUMINUM FINISH
- 6 SIGNAGE PER C-2 ZONING GUIDELINES
- 7 STONE VENEER - CANYON ROCK, PREMIUM LEDGESTONE (TAN)
- 10 CORNICE - 1614 MIST (OFF WHITE)
- 11 STEEL TRELLIS PAINTED SW 7177 ROOT BEER FLOAT (BROWN)
- 12 TUBE STEEL FENCE - POWDER COAT TO MATCH SW 6272 PLUM BROWN
- 13 PAINTED METAL DOOR & FRAME SW 7504 KEYSTONE GREY

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ARMSTRONG
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PROPERTIES, INC.

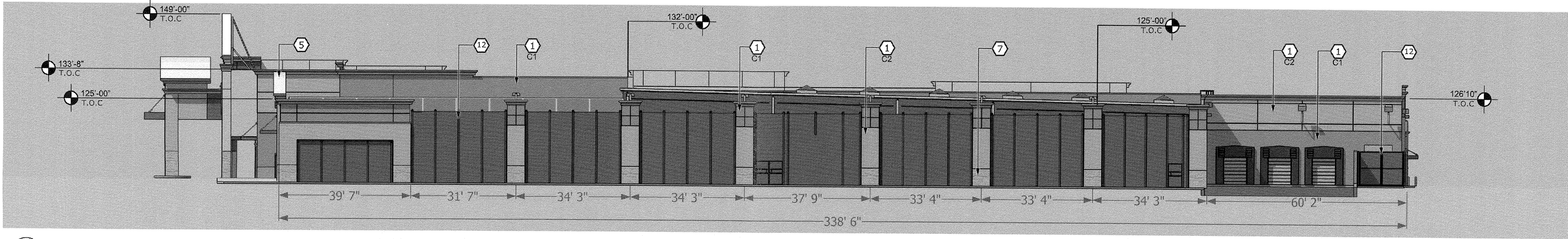
Unser Crossing
Site Plan for Building Permit
Central Avenue and Unser Boulevard
Albuquerque, New Mexico 87121

Job Number
Drawn By
Checked
Issue Date July 1, 2009

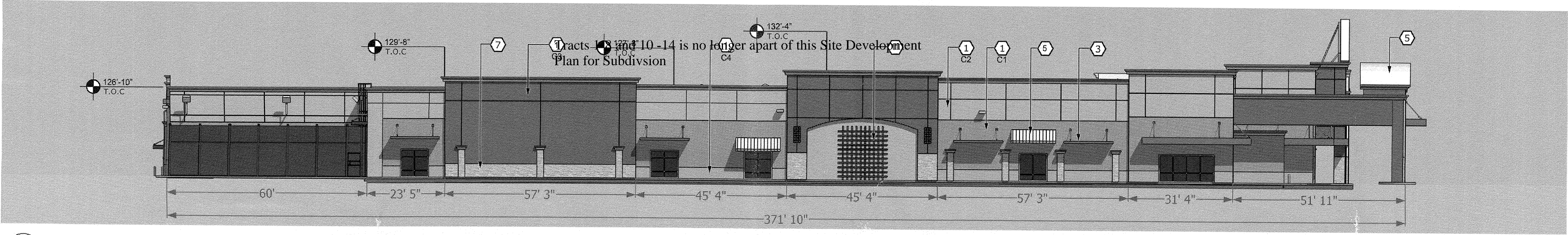
Scale

A-108A

OF



3 Building Elevation - Right
1/16" = 1'-0"



4 Building Elevation - Left
1/16" = 1'-0"

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Unser Crossing
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B | R | R



STUCCO COLORS

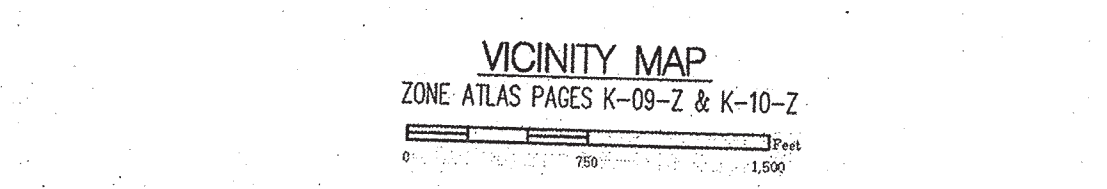
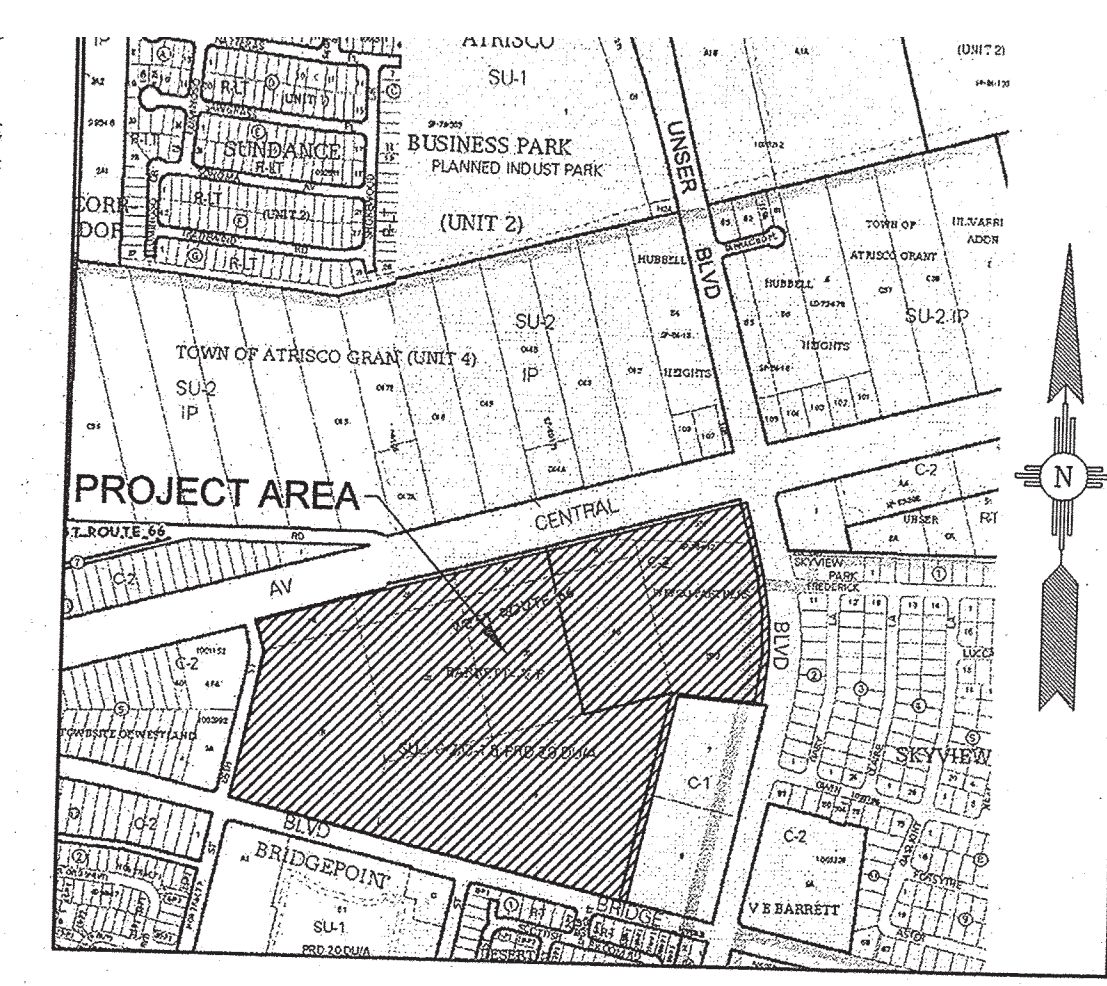
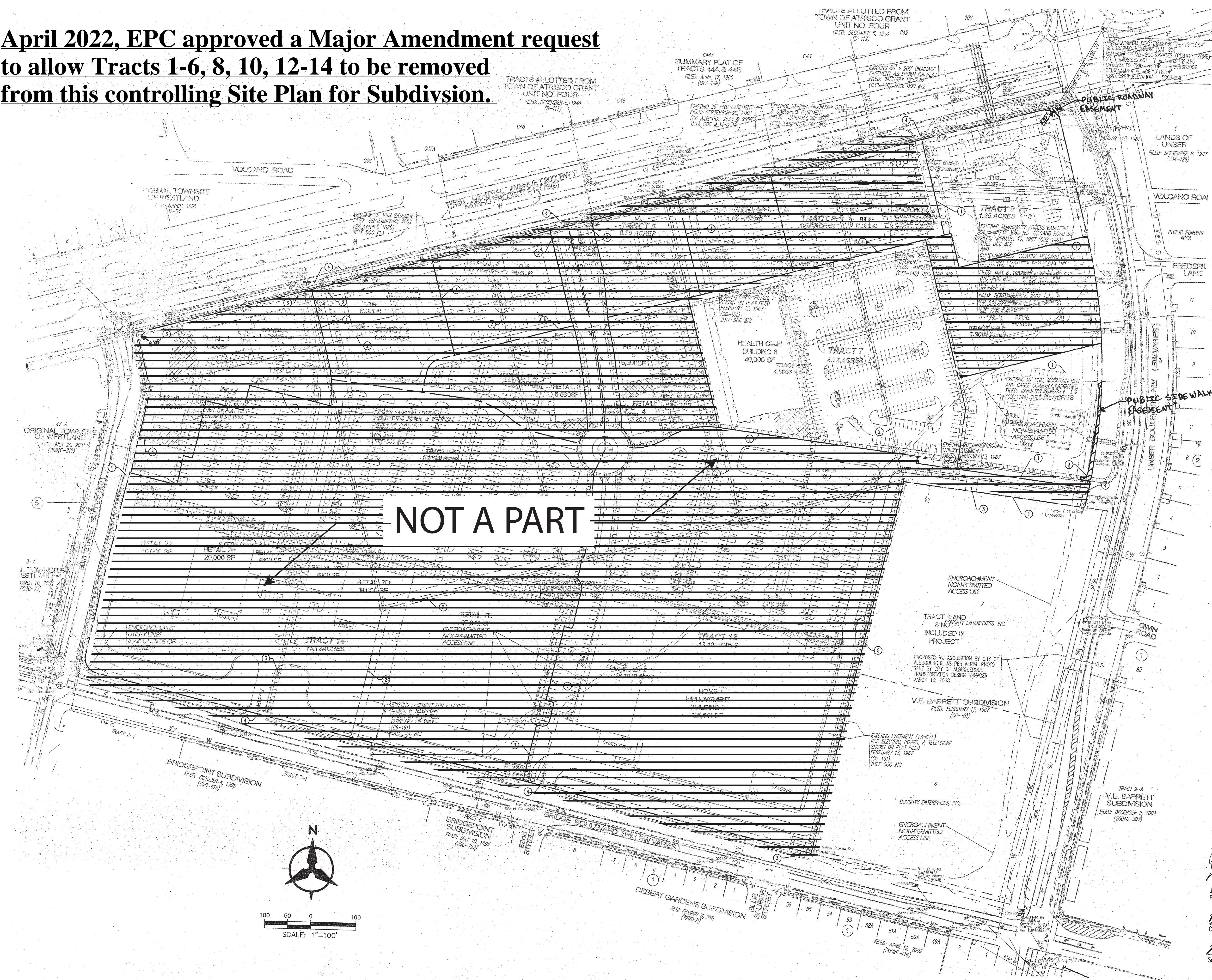
- ALL COLORS ARE AS MANUFACTURED BY EL REY ACRYLIC
- C1 - 1565 RIVER ROCK (LIGHT BROWN)
 - C2 - 827 CASA (LIGHT TAN)
 - C3 - CUSTOM COLOR TO MATCH SW 6272 PLUM BROWN
 - C4 - 814 CACTUS FLOWER (LIGHT TERRA COTTA)
 - C5 - 1614 MIST (OFF WHITE)
 - C6 - 425 ACORN (LIGHT GREY)

ELEVATION NOTES

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- 2 CLEAR ANODIZED ALUMINUM STOREFRONT, TYPICAL
- 3 METAL AWNING - PAINT SW 7504 KEYSTONE GREY
- 4 METAL COPING - PREFINISHED TO MATCH, SW 7008 ALABASTER (WHITE)
- 5 METAL ROOF - SATIN ALUMINUM FINISH
- 6 SIGNAGE PER C-2 ZONING GUIDELINES
- 7 STONE VENEER - CANYON ROCK, PREMIUM LEDGESTONE (TAN)
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- 11 STEEL TRELLIS PAINTED SW 7177 ROOT BEER FLOAT (BROWN)
- 12 TUBE STEEL FENCE - POWDER COAT TO MATCH SW 6272 PLUM BROWN
- 13 PAINTED METAL DOOR & FRAME SW 7504 KEYSTONE GREY

Job Number	
Drawn By	
Checked	
Issue Date	July 1, 2009
Scale	
A-108B	
QF	

April 2022, EPC approved a Major Amendment request to allow Tracts 1-6, 8, 10, 12-14 to be removed from this controlling Site Plan for Subdivision.



VICINITY MAP
ZONE ATLAS PAGES K-09-Z & K-10-Z
1"=100'

SHEET INDEX	
C-003	SITE PLAN FOR SUBDIVISION
C-101	DESIGN STANDARDS
C-102	DESIGN STANDARDS
C-103	DESIGN STANDARDS

* SEE SITE PLAN FOR BUILDING PERMIT PACKAGE FOR UTILITY PLAN

KEYED NOTES

1. NEW PROPERTY LINE.
2. EXISTING PROPERTY LINE TO BE ELIMINATED BY PLATTING ACTION WITH THIS PROJECT.
3. LOCATION OF PEDESTRIAN INGRESS OR EGRESS.
4. LOCATION OF VEHICULAR INGRESS OR EGRESS.
5. CROSS ACCESS EASEMENT TO BE CREATED BY PLATTING ACTION WITH THIS PROJECT.

NOTE

1. SEE DESIGN STANDARDS FOR BUILDING HEIGHT, SETBACK, AND FAR REQUIREMENTS.
2. FUTURE PHASES SHALL FOLLOW DESIGN GUIDELINES INCLUDED IN THE SITE PLAN FOR SUBDIVISION TO ENSURE A CONSISTENT LEVEL OF DEVELOPMENT THROUGHOUT UNSER CROSSING. SITE PLANS FOR BUILDING PERMIT WHICH ARE IN COMPLIANCE WITH THE DESIGN GUIDELINES MAY BE DELEGATED TO THE DEVELOPMENT REVIEW BOARD AFTER EPC APPROVES THE FIRST PAD SITE.
3. MAINTENANCE AGREEMENT BETWEEN THE CITY OF ALBUQUERQUE & OWNER SHALL BE SIGNED PER LARGE RETAIL FACILITY ORDINANCE.
4. A BLANKET CROSS ACCESS AND CROSS DRAINAGE EASEMENT WILL BE GRANTED BY PLATTING ACTION WITH THIS PROJECT.

PROJECT NUMBER: 1007204
Application Number: 080RB-70277

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated May 15, 2008, and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC 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:

	9/12/08
	6-25-08
	6/25/08
	6/25/08
	7/15/08
	9/15/08

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Unser Crossing
DRB Submittal
Site Plan for Building Permit
Central Avenue and Unser Boulevard
Albuquerque, New Mexico 87121

Rev. 1 June 24, 2008

Job Number	
Drawn By	BO
Checked	RM/BJS
Issue Date	June 17, 2008

SITE PLAN
FOR SUBDIVISION

Scale

C-003

Plan Arrangement Opportunities

Open courtyard designs shall be employed in order to form transitions between parking areas and building facades. Building access and entries shall be visible from the street through open passages (such as garden courts).

J. LIGHTING

A consistent theme for the lighting fixtures within the streetscape and common areas of Unser Crossing will contribute significantly to Unser Crossing's overall aesthetic character. Safety and security shall be the primary design consideration, as well as the daytime appearance of the light fixtures.

- Lighting shall be fully shielded horizontal lamps so that no fugitive light may escape beyond the property line and no light source shall be visible from the site perimeter.
- Height standards for light fixtures are as follows:
 - Small parking area light fixtures shall not exceed 20 feet
 - Main parking area light fixtures shall not exceed 20 feet unless the Zoning Hearing Examiner approves variance.
 - Lighting fixtures for walkways, entry plazas, and within 100 feet of a residential zone shall not exceed 16 feet.
- Controlled, directional lighting shall be used to highlight public spaces and walkways. The use of walkway level lighting, such as wall pockets or bollard lights, is encouraged to accent pedestrian areas.
- Fixture style and design shall be compatible and consistent with the lighting design of other projects within Unser Crossing.
- The pattern of light pooling from each fixture shall avoid glare or reflection on adjacent properties, buildings, or roadways.
- Exterior lighting fixtures shall relate stylistically to the architecture of the adjacent buildings.
- Uplighting fixtures to highlight trees, walls and architectural features shall be limited to 100 maximum wattage per fixture, and shall be designed to comply with the New Mexico Night Sky Protection Act.
- The use of energy efficient lighting is required.

K. SCREENING/BUFFERING

Each development site design shall incorporate certain criteria in order to provide proper site screening from public roadways.

- Mechanical equipment whether on roof areas or at street level, shall be fully screened from pedestrians or motorists. Screening shall be compatible with materials and design of the building.
- Loading areas shall be screened from public view by walls, trellises, or landscaping. Passenger loading areas do not require screening.
- The use of barbed wire, wood fencing, or plastic vinyl fencing is not permitted.
- Refuse enclosures shall be adjacent to the building and screened with walls of the same material as the building itself.
- Walls or landscaped berms 2 1/2 to 3 feet in height shall be provided to screen parking areas adjacent to public streets. Walls, if used, shall be designed to integrate with building materials and colors.

L. SIGNAGE

Refer to the Sign Package on sheets S-101, S-102, and S103.

M. TRANSIT FACILITIES

Bus Route 66 Central currently serves the Unser Crossing site. Credit for the bus route will be used in parking calculations. Existing bus stops will be incorporated into the site design by providing seating, trash cans, and shade structures using the same materials and design as those provided in the Unser Crossing buildings. Future development (phase 2) shall meet the guidelines of the Comprehensive Plan for buildings adjacent to Enhanced Transit Corridors including siting buildings close to the street with parking on the side or rear providing entrances facing the street.

Currently, the following bus routes service this location as of March 15, 2008: Route 54, Route 162, Route 766, and Route 66.

N. DRIVE-UP SERVICE WINDOWS

Drive-up windows will be located on or adjacent to the side or rear walls of service or retail structures and the window shall not face a public right-of-way or pedestrian areas, residentially zoned areas, and public streets where possible. In cases where drive-up windows face these areas, screening shall be provided. Screening may be in the form of walls, earth berms, or evergreen landscaping, or a combination thereof and shall be a minimum of three feet in height. Drive-up service windows shall be limited to 4, with the number of adjacent drive-up service window uses limited to two. Drive-up window uses may include bank, pharmacy, and a maximum of two "quick-serve-restaurants."

O. WIRELESS TELECOMMUNICATIONS FACILITIES

Any allowance for wireless telecommunications facilities shall require architectural integration.



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Unser Crossing
Site Plan for Building Permit
Central Avenue and Unser Boulevard
Albuquerque, New Mexico 87121

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DESIGN STANDARDS

Scale