Summary of Analysis

The request is for a major amendment to the controlling site development plan to allow redevelopment of a parcel of the larger site into a drive-through restaurant.

The subject site is in an Area of Change and is located in the Hoffmantown activity center and along the Wyoming Blvd multi-modal corridor.

The request requires EPC approval because the Site Development Plan for Subdivision was originally approved by the EPC, and the proposed amendment to a drive-through use changes the access and circulation of the site.

The affected neighborhood organizations are the District 7 Coalition of Neighborhood Associations, North Eastern Association of Residents, and Inez Neighborhood Associations which were notified as required. Property owners within 100 feet of the subject site were also notified as required. As of this writing, Staff has not been contacted and there is no known opposition.

Staff recommends approval.
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I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

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Request

The request is for a Major Amendment for a lot legally described as Parcel 5-A of the amended summary plat of the Wyoming Mall parcels 1 thru 6; Parcel 3 and Parcel 6 summary plat Wyoming Mall; Parcel 1-A, 1-B, 1-C, 4-A and 5-A Plat of Parcel 1-A, 1-B, 1-C, 4-A & 5-A Wyoming Mall, located on Wyoming Blvd. NE, between Wyoming Blvd. NE and Lester Dr. NE, and north of Northeastern Blvd. NE. The larger site within is being amended is parcel 5-A which is approximately 2.1 acre.

The request requires Site Plan- EPC approval because the Site Development Plan was originally approved by the EPC, and the new use of a restaurant with a drive-through accessory use changes the access and circulation of the site.

The subject site is currently zoned MX-M (Mixed Use- Medium Intensity Zone District). The applicant requests a major amendment to amend the controlling site development plan to redevelop a parcel of the subject site into a drive-through restaurant.

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).

The EPC is the final decision-making body unless the EPC decision is appealed. If so, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to City Council. The City Council would then make the final decision.
If the request is approved, the new Site Plan for Parcel 5-A that is associated with the Major Amendment, will move forward to the DRB for review and final sign-off.

**Context**

The approximately 32-acre subject site is located on Wyoming Blvd. NE. The site is bounded by Menaul Blvd. NE to the north, Lester Dr. NE to the east, Northeastern Blvd. NE to the south and Wyoming Blvd. NE to west and is surrounded by various land uses including: commercial retail to the north and east, commercial services to the south, and offices to the west.

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

**History**

The Wyoming Mall Summary Plat (SP-78-400) was filed in 1978, it contained 6 parcels and located on a 32-acre site.

During the early 1980’s the Wyoming Mall was designated as a shopping center per Administrative Action.

On August 12, 1997, the Development Review Board (DRB) approved an amended site development plan to redevelop a small portion of the Wyoming Mall (DRB97-319) for parcels 1, 2 and 4 with final sing-off delegated to Transportation Development and Planning. The shopping center binds all of the Wyoming Mall parcels to the 1997 site development plan.

On April 21, 2005 the EPC voted to approve PR#1003747 05EPC00024 a Site Plan for Subdivision for parcels 1, 4, and 5 of the Wyoming Mall Summary Plat. The request involved 25 acres of the 32-acre plat, and excluded parcels 2, 3, and 6. The applicant proposed to demolish the existing buildings on parcels 1, 4, and 5 to construct a 200,000-sf super-store, a 20,000-sf commercial retail store, a 14,500-sf retail store, a 12,000 sf multi-tenant retail building and the relocation of a restaurant. The new site contained 14% less square footage than the existing shopping center. EPC delegated full sign-off authority to the DRB to ensure that all EPC conditions were met.

On September 19, 2005 a motion by the City Council to grant the appeal in AC-05-9 (Appeal to the EPC’s Approval of a Site Development Plan for Subdivision and Building permit, Zoned C-2 (SC)-Located on Wyoming Blvd. NE between Menaul Blvd. and Northeastern St. NE) failed by a vote of 4 FOR and 4 AGAINST

**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 Wyoming Blvd. NE as a Regional Principal Arterial road.

**Comprehensive Plan Designations**

The subject site is along the Wyoming Blvd Multi-Modal Corridor and is within the Hoffmانتown Activity Center.
Multi-modal corridors are intended to encourage the redevelopment of aging, auto-oriented commercial strip development to a more mixed-use, pedestrian-oriented environment that focuses heavily on providing safe, multi-modal transportation options. The development of these corridors will enhance the environment for pedestrians and transit users, while nearby parallel streets will serve bicycle travel.

Activity Centers provide convenient, day-to-day services at a neighborhood scale to serve the surrounding area within a 20-minute walk or a short bike ride. They are intended to provide a mix of neighborhood commercial and residential uses at a slightly higher density than the surrounding single-family homes.

**Comprehensive Plan Community Planning Area Designation**
The subject site is located within the area designated as the Mid Heights CPA by the Comprehensive Plan. The Mid Heights CPA is made up of many 1950s suburbs, this area includes major arroyos that form linear parks with multi-use trails.

**Trails/Bikeways**
The Long-Range Bikeway System (LRBS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO) identifies existing and proposed routes and trails. Currently, neither Wyoming Blvd. NE or Northeastern Blvd. NE have bicycle lanes.

**Transit**
The subject site is well-served by transit. Wyoming Blvd. NE is served by routes 31 and 98. The ABQ Ride 98- Wyoming Commuter Route operates Monday through Friday with a peak frequency of 30 minutes and no service on weekends. The ABQ Ride 31- Wyoming Route operates Monday through Sunday with a peak and off-peak frequency of 45 minutes and every 60 minutes on Sundays.

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

**II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES**

**Integrated Development Ordinance (IDO)**

**Definitions**

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

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

**Drive-through or Drive-up Facility:** Facilities associated with a primary use, including but not limited to banks, financial institutions, restaurants, dry cleaners, and drug stores, but not including car washes or light vehicle fueling, to offer goods and services directly to customers waiting in motor vehicles.
Restaurant: An establishment that serves food and beverages that are consumed on its premises by customers seated at tables and/or counters either inside or outside the building thereon and/or that may provide customers with take-out service of food and/or beverages for off-site consumption. Sale of alcoholic beverages is controlled by other provisions in this IDO and the New Mexico State statutes regarding alcoholic drink sales.

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 non-residential 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 would be determined based on the level of detail provided in the prior approval.

Site Plan: An accurate plan that includes all information required for that type of application, structure, or development.

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

Pursuant to IDO Table 4-2-1: Allowable Uses, Restaurant use with a Drive-through accessory use is permitted.

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. Growth should be directed to Areas of Change and is generally desired in them. Areas of change focus on new urban-scale developments that benefit job creation and expanded housing options. By focusing growth in Areas of Change, additional residents, services, and jobs can be accommodated in locations ready for new development (Comprehensive Plan, 5-23).

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

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.

The major amendment request would protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of future development and would facilitate a new drive-through use and reducing the existing building footprint from 11,647 Sq. ft. to 3,443 sq. ft while still keeping the uses generally consistent with the commercial uses in the area. The request furthers Policy 4.1.2 Identity and Design.
Chapter 5: Land Use

Policy 5.1.2 Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The major amendment request would direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within the Hoffmanton Shopping Center. The request furthers Policy 5.1.2 – Development Areas.

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 major amendment request would foster mixed-use centers of activity with a range of services and amenities that support and meet the needs of nearby residents and businesses within the Hoffmanton Shopping Center because future development would offer a range of MX-M uses. The request furthers Policy 5.1.6 – Activity Centers.

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

The major amendment request would allow for development that would be generally consistent with the surrounding community and would foster opportunities to work, learn, shop, and play together. Abutting the site for the proposed major amendment lies Inez Park to the west, Snow Heights Park to the south, along with residential developments adjacent to both parks that are within walking distance of the subject site. The request furthers Goal 5.2 – Land Uses.

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

The major amendment request would create a mix of uses that are conveniently accessible from surrounding neighborhoods. However, the request would also not create healthy, sustainable uses due to the drive-through promoting vehicle usage and does not encourage pedestrian activity. The request generally furthers Policy 5.2.1- Land Uses.

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

The surrounding area is developed and served by existing infrastructure. Future development would utilize existing infrastructure. The request 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. The major amendment request would direct and encourage growth to the surrounding area by facilitating redevelopment of a commercial use, which would allow growth of the same consistency to occur. The request generally furthers 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 major amendment request would allow development to occur along the Wyoming Blvd. Multi-modal Corridor and within the Hoffmantown Activity Center which is located in an area of change where new growth and development is generally desired. The request furthers Policy 5.6.2 Areas of Change._

Sub-Policy (h): Encourage development in areas with a highly connected street grid and frequent transit service.

_The major amendment request would encourage development in the Hoffmantown Activity Center which is highly connected to the surrounding area by the grid pattern of streets in the NE Heights. The Wyoming Corridor which has frequent transit service by ABQ Ride Route-31 Wyoming route and the ABQ Ride Route- 98 Wyoming Commuter Route. The request furthers sub-policy (h) Areas of Change._

Chapter 7: Urban Design
Policy 7.3.4 Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

_The major amendment request would promote infill that enhances the built environment in style and building materials by facilitating future development according to the IDO standards which will contrast with the current Wyoming Mall. In addition, Use-Specific standards will also be implemented to help mitigate any potential detrimental impacts this development could have on the surrounding area, while also keeping the use consistency similar to other uses within the Hoffmantown Shopping Center. The request generally furthers Policy 7.3.4 Infill._

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 major amendment request would facilitate development that would offer residents a specific type of cuisine that differentiates itself from the other restaurants in the surrounding area, contrasting to economic diversity and choice for the existing residents. The request furthers Policy 8.1.2 Resilient Economy._

Sub-policy (c): Prioritize local job creation, employer recruitment, and support for development projects that hire local residents.

_The major amendment request would facilitate development that would create jobs and could employ residents from the surrounding neighborhoods. The request generally furthers sub-policy (c) 8.1.2 Resilient Economies._

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

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

6-6(J)(3)(a) The site plan is consistent with the ABC Comp Plan, as amended.
As demonstrated by the policy analysis (see above), the request is 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.

Subject site is zoned MX-M, so the above criterion does not apply.

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

With the application of conditions of approval, the site plan would comply with all applicable provisions of the IDO. The subsequent request will be reviewed via the Site Plan - DRB Process to ensure compliance with applicable provisions of the Development Process Manual (DPM) and other City regulations.

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

The request will be reviewed via Site Plan DRB process, which is charged with addressing infrastructure and ensuring that infrastructure such as streets, trails, sidewalks, and drainage systems has sufficient capacity to serve a proposed development.

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

The future, proposed development will be required to comply with the decisions made through the EPC and the Site Plan – DRB Process. The EPC's conditions of approval will improve compliance with the IDO, which contains regulations to mitigate site plan impacts to surrounding areas. The Site Plan DRB review will ensure infrastructure is adequately addressed so that a proposed development will not burden the surrounding area.

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

The subject site is not located within an approved Master Development Plan.

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.
III. SITE PLAN MAJOR AMENDMENT

Request
The request is for a Major Amendment to a controlling site development plan for subdivision, which was approved prior to the effective date of the IDO (May 17, 2018). Pursuant to IDO Section 1-10(A), prior approvals remain valid. The request exceeds one of the thresholds for a minor amendment in Table 6-4-4, so it cannot be classified as a Minor Amendment and cannot be approved by staff.

Although the EPC will not be approving a new Site Plan, proposed Site Plan drawings were included with the Major Amendment request and have been analyzed by staff. Since the proposed use greatly changes the access and circulation of the site, a Site Plan EPC Major Amendment is required by the EPC. With the approval of the request, the new Site Plan will be delegated to the DRB for final sign off. Final review and approval will be granted by the DRB to ensure compliance with applicable provisions of the Development Process Manual (DPM).

- All existing improvements will be demolished onsite and replaced with the new building, drive aisles and parking stalls, curbing, and utility services in accordance with the IDO.
- The request changes the circulation of the site by adding a drive-through with two lanes, mobile curbside pick-up stalls, and 16 less parking spaces.
- A new landscaping plan is being provided.

The request consists of the following major changes/additions to the existing, governing site development plan: to amend the approved site plan to redevelop a parcel of the site into a drive-through restaurant.

Site Plan Layout/Configuration

The proposed major site amendment would redevelop parcel 5-A of the Wyoming Mall shopping center with a drive-through restaurant. The existing restaurant is planned to be demolished; the new restaurant will have a smaller footprint, compared to the existing vacant restaurant. The new building would be located on the northern end of parcel 5-A.

Section 5-1 Dimensional Standards:

Setbacks

The MX-M zone district does not have minimum lot sizes, however the lots shown vary in size.

Vehicular Access, Circulation, and Parking
The subject site is located on Wyoming Blvd. Access will be on the eastside using existing infrastructure already in place at the Wyoming Mall shopping center.

5-3 Access and Connectivity: Access and Connectivity regulations are largely controlled by the Development Process Manual (DPM) and administered by the Development Review Board (DRB). All driveways and access points shall be constructed to meet DPM standards. Staff recommends a condition that the Site Plan be reviewed and approved by the Development Review Board subsequent to EPC approval.

5-5 Parking and Loading: Pursuant to IDO table 5-5-1, Parking requirements for restaurant 8 spaces/1,000 sq. ft. GFA UC-MS-PT: 5 spaces/1,000 sq. ft. GFA. Taproom: 8 spaces/1,000 sq. ft. GFA UC-MS-PT: 5 spaces/1,000 sq. ft. GFA.

Pedestrian, Bicycle, and Transit Access

The subject site is located along a Multi-modal Corridor. Transit is available to serve members of the community who wish to access surrounding commercial services, jobs, or recreation. There are two transit stops that are within walking distance of the proposed development. There are no existing bike paths near the proposed site plan.

There are pedestrian crosswalks provided, pursuant to 5-3-(D)(3)(C), at the main entrance of the proposed site plan.

Landscaping

The site plan meets the landscaping requirements pursuant IDO Section 5-6. The minimum surface area of landscaping is 15% of net area (0.15*11,173 = 1,675 SF) the site plan provides a total of 5,646 SF of landscaped area; which exceeds minimum requirements.

The site plan proposes a mix of existing trees, shrubs and ground covers, desert accents, ornamental grasses, boulders, gravel and mulch. Vegetation will be watered through an automated irrigation system, including a drip system in zones where required. All street trees must be planted in accordance to IDO Section 14-16-5-6-(D)(1)

Walls and Fences

Currently no walls have been proposed for the site.

Lighting

Four (4) light poles are proposed for the site and are to follow IDO standards (5-8 Outdoor and Site Lighting).

Signage

There will be three (4) signs measuring 4 feet in length by 8 feet in width. Signs comply with IDO Section 14-16-5-12(F).
Elevations/Architecture

The proposed building follows façade design regulations pursuant to IDO Section 14-16-5-11-(E). The street facing façade consists of 30% windows.

Grading and Drainage Plan

The proposed site plan amendment generally flows from east to west with the surrounding grading and drainage with water runoff beginning at the highest point of the site (north) and running to the lowest point located on the south side of the site.

Utility Plan

Water and sewer lines will tie into the existing infrastructure on Wyoming Blvd. The water and sewer lines will branch off from each building and then run under the proposed parking lot within the site. The water and sewer lines will then tie into the main lines east of the site. The utility plans also show appropriate location and amount of fire hydrants (1).

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

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

Transportation Development Review Services has submitted the attached comments. The applicant has addressed comments, but any comments unaddressed will be conditioned.

PNM offered standard comments, which will become more important as future site plans are reviewed. Agency comments begin on p.27.

Solid Waste Management Department stated that the double trash enclosures proposed for this site must be approved through the building permit process by the Solid Waste Department. They have been approved for access only.

Water Utility Authority offered standard comments, which will become more important as future site plans are reviewed. Agency comments begin on p.26.

Notification/Public

Notification requirements are found in 14-16-6, in the Procedures Table 6-1-1 and are further explained in 14-16-6-4(K), Public Notice. The affected, registered neighborhood organization is the District 7 Coalition of Neighborhood Associations, North Eastern Association of Residents, and Inez Neighborhood Associations, which were notified as required. Property owners within 100 feet of the subject site were also notified as required (see attachments).

On Tuesday April 12, 2022, staff was contacted via email by Barry Schwartz a resident of the North Eastern Association of Residents Neighborhood Association. Mr. Schwartz had concerns regarding the drive-through window placement. It was suggested that we make sure it be located on the west side facing Wyoming Blvd. The placement for the drive-through per plans provided show drive-through placement facing north. Mr. Schwartz also expressed his failed attempt at locating the zoom
link for the meeting. Staff contacted Mr. Schwartz on Wednesday April 13, 2022 via email and explained where the window placement is located and also provided the zoom link.

V. CONCLUSION

The applicant proposes a Major Amendment to the controlling site development plan for Parcel 5-A of the existing Wyoming Mall Site Development Plan to demo the existing 11,647 SF restaurant building (Furs) and re-develop the subject site as a 3,443 SF Raising Canes Restaurant with a drive-through accessory use. The proposed restaurant will reduce the previously approved building square footage by 8,204 SF and include; a new drive-through with 2 access lanes and parking per IDO. The proposed Site Plan amendment will change the access and circulation of the subject site. Additionally, a new landscape plan has been included proposing additional landscaping to the existing approved landscaping.

The subject site is within the boundaries of the controlling Wyoming Mall Shopping Center Site Development Plan, which has no design guidelines. Since the controlling site plan is a pre-IDO approval, the subject site must follow IDO Design Standards.

The subject site is zoned MX-M (Mixed-use – Medium Intensity). The subject site is located within the Hoffmantown Activity Center, and along the Wyoming Multi-modal Transit Corridor. The site is located within the boundaries of the Mid Heights Community Planning Area (CPA) and in an Area of Change as designated by the Comprehensive Plan.

The affected neighborhood organization is the District 7 Coalition of Neighborhood Associations, North Eastern Association of Residents, and Inez Neighborhood Associations, which were notified as required. Property owners within 100 feet of the subject site were also notified as required. As of this writing, Staff has not been contacted and there is no known opposition.

The request generally furthers applicable Comprehensive Plan policies. Generally, not finding any conflicts with the IDO or other regulations, Staff recommends approval subject to conditions needed to improve compliance for DRB – final sign off.
FINDINGS – SI-2022-00509 April 21st, 2022 – Major Amendment

1. The request is for a major amendment for a property legally described as Parcel 5-A of the amended summary plat of the Wyoming Mall parcels 1 thru 6; Parcel 3 and Parcel 6 summary plat Wyoming Mall; Parcel 1-A, 1-B, 1-C, 4-A and 5-A Plat of Parcel 1-A, 1-B, 1-C, 4-A & 5-A Wyoming Mall, zoned MX-M located on Wyoming Blvd. NE, located between Wyoming Blvd. NE and Lester Dr. NE, and north of Northeastern Blvd. NE approximately 32 acres.

2. The applicant requests to amend the controlling site development plan to redevelop of Parcel 5-A of the site into a drive-through restaurant.

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

4. The subject site is zoned MX-M (Mixed Use- Medium Intensity). The applicant is requesting a major amendment to amend the controlling site development plan to redevelop a parcel of the site, to facilitate future development as allowed by the MX-M zone.

5. The subject site is in an Area of Change and is along the Wyoming Multi-modal Corridor and in the Hoffmantown Activity Center.

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 furthers the following policy from Comprehensive Plan Chapter 4: Community Identity.
   A. Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.
      The major amendment request would protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location by facilitating a new drive-through and drastically reducing the existing building footprint from 11,647 Sq. ft. to 3,443 sq. ft while still keeping the uses consistent with the Wyoming Mall subdivision.

8. The request furthers the following goals, policies, and sub-policies from Comprehensive Plan Chapter 5: Land Use.
   A. Policy 5.1.2 Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.
The major amendment request would direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within the Hoffmowntown Shopping Center. The request furthers Policy 5.1.2 – Development Areas.

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 major amendment request would allow for development that would be generally consistent with the surrounding community and would foster opportunities to work, learn, shop, and play together. Abutting the site for the proposed major amendment lies Inez Park to the west, Snow Heights Park to the south, along with residential developments adjacent to both parks that are within walking distance of the subject site. The request furthers Goal 5.2 - Land Uses.

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

The major amendment request would allow for development that would be consistent with the surrounding community and would foster opportunities to work, learn, shop, and play together. Abutting the site for the proposed major amendment lies Inez Park to the west, Snow Heights Park to the south, along with residential developments adjacent to both parks that are within walking distance of the subject site.

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

The major amendment request would create a mix of uses that are conveniently accessible from surrounding neighborhoods. However, the request would also not create healthy, sustainable uses due to the drive-through promoting vehicle usage and does not encourage pedestrian activity. The request generally furthers Policy 5.2.1 - Land Uses.

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

The surrounding area is developed and served by existing infrastructure. Future development would utilize existing infrastructure. The request furthers Policy 5.3.1 – Infill Development.

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. The major amendment request would direct and encourage growth to the surrounding area by facilitating redevelopment of a commercial use, which would allow growth of the same consistency to occur. The request generally furthers Goal 5.6-City Development Areas.
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 major amendment request would allow development to occur along the Wyoming Blvd. Multi-modal Corridor and within the Hoffmantown Activity Center which is located in an area of change where new growth and development is generally desired. The request furthers Policy 5.6.2 Areas of Change.

H. **Sub-policy (h):** Encourage development in areas with a highly connected street grid and frequent transit service.

The major amendment request would encourage development in the Hoffmantown Activity Center which is highly connected to the surrounding area by the grid pattern of streets in the NE Heights. The Wyoming Corridor which has frequent transit service by ABQ Ride Route-31 Wyoming route and the ABQ Ride Route- 98 Wyoming Commuter Route. The request furthers sub-policy(h) Areas of Change.

9. The request furthers the following policy from Comprehensive Plan Chapter 7: Urban Design.

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

The major amendment request would promote infill that enhances the built environment in style and building materials by facilitating future development according to the IDO standards which will contrast with the current Wyoming Mall. In addition, Use-Specific standards will also be implemented to help mitigate any potential detrimental impacts this development could have on the surrounding area, while also keeping the use consistency similar to other uses within the Hoffmantown Shopping Center. The request generally furthers Policy 7.3.4 Infill.

10. The request furthers the following policy and sub-policy from Comprehensive Plan 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 major amendment request would facilitate development that would offer residents a specific type of cuisine that differentiates itself from the other restaurants in the surrounding area, contrasting to economic diversity and choice for the existing residents. The request furthers Policy 8.1.2 Resilient Economy.

B. **Sub-policy (c):** Prioritize local job creation, employer recruitment, and support for development projects that hire local residents.
The major amendment request would facilitate development that would create jobs and could employ residents from the surrounding neighborhoods. The request generally furthers sub-policy (c) 8.1.2 Resilient Economies.

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

A. 14-16-6-6(J)(3)(a) The site plan is consistent with the ABC Comp Plan, as amended.  
As demonstrated by the policy analysis (see above), the request is consistent with applicable Comprehensive Plan Goals and policies.

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

Subject site is zoned MX-M, so the above criterion does not apply.

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

With the application of conditions of approval, the site plan would comply with all applicable provisions of the IDO. The subsequent request will be reviewed via the Site Plan - DRB Process to ensure compliance with applicable provisions of the Development Process Manual (DPM) and other City regulations.

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

The request will be reviewed via Site Plan DRB process, which is charged with addressing infrastructure and ensuring that infrastructure such as streets, trails, sidewalks, and drainage systems has sufficient capacity to serve a proposed development.

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

The future, proposed development will be required to comply with the decisions made through the EPC and the Site Plan DRB Process. The EPCs’ conditions of approval will improve compliance with the IDO, which contains regulations to mitigate site plan impacts to surrounding areas. The Site Plan DRB review will ensure infrastructure is adequately addressed so that a proposed development will not burden the surrounding area.

F. 14-16-6-6(J)(3)(f) If the subject site is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

The subject site is not located within an approved Master Development Plan.

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

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

12. The affected, registered neighborhood organizations are the District 7 Coalition of Neighborhood Associations, North Eastern Association of Residents, and Inez Neighborhood Associations, which were notified as required. Property owners within 100 feet of the subject site were also notified as required.

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


**APPROVAL of Project#2022-005461, Case#SI-2022-00509, a site plan-major amendment, for Parcel 5-A of the amended summary plat of the Wyoming Mall parcels 1 thru 6; Parcel 3 and Parcel 6 summary plat Wyoming Mall; Parcel 1-A, 1-B, 1-C, 4-A and 5-A Plat of Parcel 1-A, 1-B, 1-C, 4-A & 5-A Wyoming Mall, approximately 32-acres, located between Wyoming Blvd. NE and Lester Dr. NE, and north of Northeastern Blvd. NE, based on the preceding findings and subject to the following Conditions of Approval.**

**CONDITIONS OF APPROVAL – SI-2021-00509**

1. The EPC delegates final sign-off authority of this site development plan to the Site Plan-DRB Process as per IDO Section 6-5(G)(1). The reviewer will be responsible for ensuring that the EPC Conditions have been satisfied and that other applicable City requirements have been met.

2. **CONDITIONS FROM TRANSPORTATION DEVELOPMENT SERVICES:**

   A. The Traffic Study shall need to be reviewed and approved prior to site plan approval through DRB action. All recommendations within the Traffic Study shall be implemented by the site plan; any public infrastructure shall be placed onto an infrastructure list and built per a work order.

   B. Show property lines and easements on site plan. Shared access easement will need to be established for the new business.

   C. Show widths of all existing vehicular ways and sidewalk surrounding the site. Additional infrastructure may be required at DRB to abide by DPM requirements within the right-of-way.

   D. Provide all required parking calculations for the site, the ADA parking, bicycle and motorcycle parking.

   E. Dimension all driving aisles, pedestrian ways and parking spaces, following DPM requirements.
F. Use keyed notes to call out curb on the site plan. Curb shall be between 6-8” high to separate parking spaces from landscaping and sidewalk. Follow requirements of the DPM for all curb radii along the driving aisle and for the landscape islands.

G. Include all civil details for sidewalk, curb ramps, paving, curb, bike racks, and signage.

H. Show bike racks and motorcycle parking on the plan. Provide overall dimensioning for the bike rack area based upon parking requirements.

I. For perpendicular curb ramps, show a minimum 4-foot by 4-foot landing area at the top of the ramp for wheelchairs to turn.

J. The ADA pathway to the right-of-way cannot be shown within the driving aisle unless it is a perpendicular crossing. The route will need to be redefined.

K. Include van accessible aisle requirements. Show “No Parking” at the back of all of the accessible aisles.

L. Include “Do Not Enter”, one-way signs, and directional arrows on pavement for the drive-thru.

M. Some of the keyed notes were slightly illegible for this submittal, and it was difficult to determine what they pertained to.

3. CONDITIONS FROM THE SOLID WASTE MANAGEMENT DEPARTMENT

   A. The double trash enclosures proposed for this site must be approved through the building permit process by the Solid Waste Department. They have been approved for access only.

4. CONDITIONS FROM PUBLIC SERVICE COMPANY OF NEW MEXICO:

   A. 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.

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Notice of Decision CC list:
Raising Cane’s Restaurants LLC, Cassie.Kussow@kimley-horn.com
Modulus Architects & Land Use Planning Inc., rokoye@modulusarchitects.com
Inez NA, Maya Sutton vemaya@swcp.com
Inez NA, Donna Yetter donna.yetter3@gmail.com 2111 Hoffman Drive NE Albuquerque NM
North Eastern Association of Residents, Nancy Pressley-Naimark ndpressley@msn.com
North Eastern Association of Residents, Matt Bohnhoff matt.bohnhoff@gmail.com
District 7 Coalition of Neighborhood Associations, Tyler Richter tyler.richter@gmail.com
District 7 Coalition of Neighborhood Associations, Darcy Bushnell dmc793@gmail.com
Legal, kmorrow@cabq.gov
EPC file
City of Albuquerque Agency Comments

PLANNING DEPARTMENT

Zoning / Code Enforcement
No adverse comments

Long Range Planning

Metropolitan Redevelopment
No adverse comments

Transportation Development Review Services

- The Traffic Study shall need to be reviewed and approved prior to site plan approval through DRB action. All recommendations within the Traffic Study shall be implemented by the site plan; any public infrastructure shall be placed onto an infrastructure list and built per a work order.
- Show property lines on the site plan. Shared access easement will need to be established for the new business.
- Show widths of all existing vehicular ways and sidewalk surrounding the site, and include any easement information. Additional infrastructure may be required at DRB to abide by DPM requirements within the right-of-way.
- Provide all required parking calculations for the site, the ADA parking, bicycle and motorcycle parking.
- Dimension all driving aisles, pedestrian ways and parking spaces, following DPM requirements. For any compact parking spaces, mark “Compact” at the back of the parking space.
- Use keyed notes to call out curb on the site plan. Curb shall be between 6 – 8” high to separate parking spaces from landscaping and sidewalk. Follow requirements of the DPM for all curb radii along the driving aisle and for the landscape islands.
- Include all civil details for sidewalk, curb ramps, paving, curb, bike racks, and signage.
- Show bike racks and motorcycle parking on the plan. Provide overall dimensioning for the bike rack area based upon parking requirements.
- For perpendicular curb ramps, show a minimum 4-foot by 4-foot landing area at the top of the ramp for wheelchairs to turn.
- The ADA pathway to the right-of-way cannot be shown within the driving aisle unless it is a perpendicular crossing. The route will need to be redefined.
- Include van accessible aisle requirements. Show “No Parking” at the back of all of the accessible aisles.
- Include “Do Not Enter” and one-way signs for the drive-thru.
- Some of the keyed notes were slightly illegible for this submittal, and it was difficult to determine what they pertained to.

CITY ENGINEER

Hydrology

Transportation Development Services
No adverse comment
MUNICIPAL DEVELOPMENT DEPARTMENT (DMD) TRANSPORTATION
No adverse comments.

POLICE DEPARTMENT/PLANNING
No adverse comments

SOLID WASTE MANAGEMENT DEPARTMENT
The double trash enclosures proposed for this site must be approved through the building permit process by the Solid Waste Department. They have been approved for access only.

TRANSIT DEPARTMENT
No comment.

PARKS AND RECREATION

ABC WATER UTILITY AUTHORITY (ABCWUA)
PR-2021-005461 / SI-2022-00509
1. No objections.
2. Upon development, request an availability/serviceability statement online at the following link: http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements.

ALBUQUERQUE PUBLIC SCHOOLS
1. Project #2021-005461
   a. EPC Description: SI-2022-00509—Site Plan—Major Amendment.
   b. Site Information: Wyoming Mall, Parcel 5-A.
   c. Site Location: 2004 Wyoming Blvd. NE.
   d. Request Description: Amend approved site plan for subdivision to add in a new Raising Canes restaurant.
   e. No comment.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)
No adverse comments.

COUNTY OF BERNALILLO
No adverse comments.

MID-REGION COUNCIL OF GOVERNMENTS (MRCOG)
PR-2021-005461
MRMPO has no adverse comment. For informational purposes:
• Montgomery Blvd is functionally classified as a Principal Arterial.
• Montgomery Blvd is identified as a Tertiary Transit Route in the LRTN with headways of 35-45 minutes.
• Montgomery Blvd is an Intelligent Transportation System (ITS) Corridor. Please consult the reviewing agency’s Traffic Engineering and/or ITS Department with any questions regarding ITS infrastructure.
If you have any questions or require further information, please do not hesitate to contact me by e-mail at panderson-tauzer@mrcog-nm.gov.

MID-REGION METROPOLITAN PLANNING ORGANIZATION (MRMPO)
MRMPO has no adverse comments.

PUBLIC SERVICE COMPANY OF NEW MEXICO

There are PNM facilities abutting the site and/or in easements along the entire perimeter of the site, Wyoming Blvd, Northeastern Blvd, and within the site along parking and drive aisles with connections to and from the existing building.

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 this Site Plan.

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 56(C)(10). Shrubs and ground cover and smaller trees are generally acceptable within PNM easements.

The applicant should contact PNM’s New Service Delivery Department as soon as possible to coordinate electric service regarding any proposed project. Submit a service application at https://pnmnsd.powerclerk.com/MvcAccount/Login for PNM to review.

If existing electric lines or facilities need to be moved, then that is at the applicant’s expense. Please contact PNM as soon as possible at https://pnmnsd.powerclerk.com/MvcAccount/Login for PNM to review.

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

MIDDLE RIO GRANDE CONSERVANCY DISTRICT
Figure 1: Sign posting facing Northeastern Blvd. NE from the subject site.
Figure 2: Sign posting facing Wyoming Blvd. NE from the subject site.
Figure 3: Looking north at subject site.

Figure 4: Looking south at subject site.
Figure 5: Looking east at subject site.

Figure 6: Looking west at subject site.
Figure 7: Destroyed sign posting.
HISTORY
OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
P.O. BOX 1293, ALBUQUERQUE NEW MEXICO 87103

5. DRB-97-319 Ernest Ulibarri & Associates, agents for Weingarten Realty Investors, request Site Development Plan approval for Parcel 1, 2 and 4 of the Wyoming Mall, zoned C-2 (City) and located on Wyoming Blvd NE and Northeastern Blvd NE containing approximately 30 acres. (H-20) [DEFERRED FROM 8/5/97]

At the August 12, 1997, Development Review Board Meeting, the Site Development Plan was conditionally approved. Final Sign Off was delegated to Transportation Development and Planning.

If you wish to appeal this decision, you must do so by August 27, 1997, in the manner described below. A nonrefundable fee of $135 is required at the time the appeal is filed.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal; 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. Such appeal shall be heard within 45 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Claire Koopman
Board Secretary

cc: Weingarten Realty Investors, P.O. Box 924133, Houston, TX 77292-4133
Ernest Ulibarri & Associates, P.O. Box 1159, 87103
Loren Hines, Property Management, Legal Dept./7th Flr, City/County-Room 7042
Terri Martin, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
File
On April 21, 2005 the Environmental Planning Commission voted to approve Project 1003747/05EPC 00024 a Site Plan for Subdivision, for Parcels 1, 4 and 5, Wyoming Mall Summary Plat, zoned C-2 (SC), based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site plan for subdivision for Parcels 1, 4 and 5 of the Wyoming Mall Summary Plat, located on Wyoming Boulevard NE between Menaul and Northeastern. The Wyoming Mall Summary Plat was filed in 1978 (SP-78-400) and contains a total of 6 parcels and is 32 acres in size. The request involves approximately 25 acres of the 32-acre plat. The request does not involve the Black Angus Restaurant (Parcel 2), the Bank of Albuquerque (Parcel 3) or the Hoffmántown Body Shop (Parcel 6).

2. The subject site is zoned C-2 (SC). The C-2 zone is defined as a “community commercial” zone. The proposed uses are permissive under the current zoning. The SC (shopping center) designation requires that all of the parcels within the shopping center be considered when new development is proposed to ensure that the entire site functions as a whole. The C-2 zone and the SC designation do not establish maximum building sizes.
The property immediately north of the subject site, Block A, Snow Heights Subdivision, is designated SC (shopping center). This shopping center is separate from the subject shopping center since it is under different ownership and was developed separately. It is not required to be included in the subject request since it is a separate shopping center.

The subject site is developed as a shopping center and contains several retail buildings that are mostly vacant and no longer in use. The applicant proposes to demolish all of the buildings on the subject three parcels and to construct a new Super Wal-Mart Store (200,000+ sf), a Petsmart Store (20,000 sf), a Dollar Tree Store (14,500 sf) and a 12,000 sf multi-tenant retail building, and to relocate the existing Furr’s Cafeteria along with other retail uses. The proposed center will contain approximately 14% less square footage than the existing center.

The subject request generally complies with the Comprehensive Plan, Established Urban goals and policies by proposing employment and service uses in a shopping center that is currently mostly vacant (Policy 5i). The vacant status of the shopping center presents a blighted situation that will be improved with the proposed development (policy 5o). The applicant has met with area residents on many occasions to address resident concerns regarding the project and has revised the site plans to try to accommodate these concerns. While there are many area residents who are opposed to the idea of a Wal-Mart in their neighborhood, the applicant has done his part in trying to respect neighborhood values and existing conditions (Policies 5d & 5k).

The subject site is within a designated Community Activity Center per the Comprehensive Plan. The subject request generally complies with the stated objectives for Community Activity Centers by providing a concentration of commercial goods and services that will serve the entire community, proposing development that is very accessible by both automobile and by transit, by accommodating the pedestrian both to the site and within the site, and by providing public outdoor spaces to promote social activities. The subject request does not meet one objective for Activity Centers and that is “the floor area of any single building should be limited”. The intent of this objective is to limit the size of buildings to facilitate walking and social/economic activities. The term “limited” is not defined. Although the request does not technically meet the strict language of this objective, the request meets the intent of the language.

The submittal contains all of the required elements of a Site Plan for Subdivision including the proposed uses, pedestrian ingress and egress, vehicular ingress and egress, internal circulation, maximum building height, minimum building setbacks, and maximum floor to area ratio.

A Traffic Impact Study (TIS) was submitted to the City Engineer that studied traffic impacts generated by proposed and existing development. The TIS finds that the intersections of Indian School/Wyoming and Menaul/Wyoming are both currently experiencing capacity shortfalls, which will be further affected by increased traffic from the proposed development. The applicant has agreed to contribute to the City, the proportional cost of the construction of roadway improvements at Wyoming/Indian School and Wyoming/Menaul, equal to the percentage of trips generated by the proposed development.
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9. A Preliminary Air Quality Impact Analysis (AQIA) was not required of the applicant at the time of application. On April 11, 2005 the City Council expressed a need to continue monitoring the impact of certain development proposals and related traffic on air quality. On 4/18/05 the applicant submitted a Preliminary AQIA to the Environmental Health Department for review and comment. The DRB should not proceed with final sign-off of the site plan for subdivision until they have received written confirmation from the Environmental Health Department that the proposed project does not require a more detailed air quality impact study.

10. Many meetings have been held in the community regarding the request. However, even with all the meetings, no general consensus has been reached in the community regarding this project.

CONDITIONS OF APPROVAL:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. The site data table contains shall be corrected as follows:
   Parking Req. column, Parcel 5-A: change 111 to 86 (1 space/3 seats = 86)
   Parking Req. column, Total: change 1174 to 1206 spaces required
   15% Bus Credit column, Total: change 176 to 180
   Total Req. column, Total: change 998 to 1026 total spaces required
   Bike Spaces Req. column: Bicycle parking is required at one space per 20 required vehicle spaces. The entire column needs to be amended based on this calculation. The total amount of bicycle parking required is 52 spaces, not 76 spaces.

3. CONDITIONS FROM THE CITY ENGINEER:
   a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheelchair ramps (std. dwg. 2441).
   b. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site (i.e. street improvements recommended in the Traffic Impact Study (TIS)).
c. Provide truck circulation route.
d. Provide a more distinct connection between this site plan/proposal and existing retail to the north (i.e. adjacent to existing bank, that is to remain, and around lease lot 3/Super Wal-Mart connecting back to existing north/south drive aisle).
e. Re-align existing entrance, adjacent to existing Black Angus Restaurant, to provide for a more direct/perpendicular connection to existing north/south main drive aisle adjacent to proposed Super Wal-Mart. This may require median modifications in Wyoming Blvd.
f. Site plan shall comply and be designed per DPM Standards.
g. Platting must be a concurrent DRB action.
h. A revised utility plan must be submitted to and approved by Utility Development prior to DRB sign-off. That plan must include the Fire Marshal’s approval and provide the instantaneous flow requirements.

4. The applicant shall address Planning staff’s memo of March 24, 2005 and demonstrate how the stated objectives will be accomplished.

On April 21, 2005 the Environmental Planning Commission voted to approve Project 1003747/05EPC 00025 a Site Plan for Building Permit, for Parcels 1, 4 and 5, Wyoming Mall Summary Plat, zoned C-2 (SC), based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site plan for building permit for Parcels 1, 4 and 5 of the Wyoming Mall Summary Plat, located on Wyoming Boulevard NE between Menaul and Northeastern. The Wyoming Mall Summary Plat was filed in 1978 (SP-78-400) and contains a total of 6 parcels and is 32 acres in size. The request involves approximately 25 acres of the 32-acre plat. The request does not involve the Black Angus Restaurant (Parcel 2), the Bank of Albuquerque (Parcel 3) or the Hoffman town Body Shop (Parcel 6).

2. The subject site is zoned C-2 (SC). The C-2 zone is defined as a “community commercial” zone. The proposed uses are permissive under the current zoning. The SC (shopping center) designation requires that all of the parcels within the shopping center be considered when new development is proposed to ensure that the entire site functions as a whole. The C-2 zone and the SC designation do not establish maximum building sizes.
3. The property immediately north of the subject site, Block A, Snow Heights Subdivision, is designated SC (shopping center). This shopping center is separate from the subject shopping center since it is under different ownership and was developed separately. It is not required to be included in the subject request since it is a separate shopping center.

4. The subject site is developed as a shopping center and contains several retail buildings that are mostly vacant and no longer in use. The applicant proposes to demolish all of the buildings on the subject three parcels and to construct a new Super Wal-Mart Store (200,000+ sf), a PetSmart Store (20,000 sf), a Dollar Tree Store (14,500 sf) and a 12,000 sf multi-tenant retail building, and to relocate the existing Furr’s Cafeteria along with other retail uses. The proposed center will contain approximately 14% less square footage than the existing center.

5. The subject request generally complies with the Comprehensive Plan, Established Urban goals and policies by proposing employment and service uses in a shopping center that is currently mostly vacant (Policy S1). The vacant status of the shopping center presents a blighted situation that will be improved with the proposed development (policy S5o). The applicant has met with interested area residents on many occasions to address resident concerns regarding the project and has revised the site plans to try to accommodate these concerns. While there are many area residents who are opposed to the idea of a Wal-Mart in their neighborhood, the applicant has done his part in trying to respect neighborhood values and existing conditions (Policies S5d and S5k). In addition, the site plan for building permit generally complies with the design regulations as articulated in the Zoning Code to achieve quality design that is appropriate for the area (Policies S5l and S5m).

6. The subject site is within a designated Community Activity Center per the Comprehensive Plan. The subject request generally complies with the stated objectives for Community Activity Centers by providing a concentration of commercial goods and services that will serve the entire community, proposing development that is very accessible by both automobile and by transit, by accommodating the pedestrian both to the site and within the site, and by providing public outdoor spaces to promote social activities. The subject request does not meet one objective for Activity Centers and that is “the floor area of any single building should be limited”. The intent of this objective is to limit the size of buildings to facilitate walking and social/economic activities. The term “limited” is not defined. Although the request does not technically meet the strict language of this objective, it does meet the intent of the language.

7. The City of Albuquerque does not have a “big box” ordinance that prescribes design requirements specific to big boxes. Since the adoption of the general design standards for non-residential development, Section 14-16-3-18 of the Zoning Code, big boxes have gotten bigger. It may be necessary for the City to adopt separate big box design requirements that go beyond what is currently required under Section 14-16-3-18.
8. The City of Albuquerque does not have general design standards for Activity Centers. The Comprehensive Plan specifies policy objectives for each type of Activity Center that are intended to serve as a guide for future development of the Centers (Table 10, Policy A). These policies are not prescriptive and are subject to interpretation. The proposed Wal-Mart store may be in conflict with the goals for Community Activity Centers because of the type of development it is. The design of the store does not offer much opportunity for "people" interaction. In order to promote community activity, the store should consider a different design.

9. A Traffic Impact Study (TIS) was submitted to the City Engineer that studied traffic impacts generated by proposed and existing development. The TIS finds that the intersections of Indian School/Wyoming and Menaul/Wyoming are both currently experiencing capacity shortfalls, which will be further affected by increased traffic from the proposed development. The applicant has agreed to contribute to the City, the proportional cost of the construction of roadway improvements at Wyoming/Indian School and Wyoming/Menaul, equal to the percentage of trips generated by the proposed development.

10. A Preliminary Air Quality Impact Analysis (AQIA) was not required of the applicant at the time of application. On April 11, 2005 the City Council expressed a need to continue monitoring the impact of certain development proposals and related traffic on air quality. On 4/18/05 the applicant submitted a Preliminary AQIA to the Environmental Health Department for review and comment. The DRB should not proceed with final sign-off of the site plan for subdivision until they have received written confirmation from the Environmental Health Department that the proposed project does not require a more detailed air quality impact study.

11. A concealed telecommunication tower exists at the eastern portion of the site. This tower will have to be relocated if the property owner plans to keep it on the site. The EPC has the authority to approve the new location and design of the telecommunication tower as part of the current submittal.

12. The submittal meets the minimum design regulations of the Zoning Code. Given the size and scale of the proposed Wal-Mart store, it may be necessary to impose additional design requirements to further the goals and policies for Community Activity Centers.

13. The submittal does not meet the City's Development Process Manual (DPM) recommendations regarding layout of large parking areas. The DPM is not a regulatory instrument; however the EPC has discretion in applying the recommended standards contained in this manual.

14. Many meetings have been held in the community regarding the request. However, even with all the meetings, no general consensus has been reached in the community regarding this project.
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CONDITIONS OF APPROVAL:

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. All traffic improvements as described in the letter from Tierra West, LLC dated March 3, 2005, shall be in place prior to issuance of a Certificate of Occupancy.

3. Prepare a follow-up cut-through traffic study within one year after obtaining Certificate of Occupancy to determine if further traffic mitigation measures are needed.

4. Notes 6 and 7 on Sheet 2 are duplicates. One of these notes should be deleted.

5. Walls:
   a. Label the screen walls with the Number 11 to match the Site Legend.
   b. Provide a 4'-5" high solid wall around the perimeter of the employee patio to protect the employees from blowing debris and truck traffic.
   c. Add a general note on the site plan indicating that all walls will be built in accordance with the Wall Design Regulations, Section 14-16-3-19 of the Zoning Code.

6. The site plan indicates that a refuse container is located on the Petsmart site but the arrow points to the building itself. This note needs to be corrected. The dumpster locations and design must comply with all Solid Waste Management Department ordinances and requirements.

7. Parking:
   a. The site data table provided on Sheet 2 must be consistent with the site data table provided on Sheet 1.
   b. Delete the “Parking Data” information from Sheet 2 except for the information regarding cart corrals.
   c. Provide a note on the Site Plan that indicates a “smart” shopping cart system will be installed.
   d. Add a note shall on the site plan indicating that “No RV of Semi Parking” will be allowed.
   e. The parking along Northeastern Blvd. shall be screened in accordance with Section 14-16-3-1.E.4 of the Zoning Code.
   f. Provide a minimum of three bicycle parking spaces adjacent to each of the four new smaller buildings and revise the site data table to reflect the correct number of bicycle spaces provided.
   g. Revise Note 10.A on Sheet 2 to reflect the correct number of bicycle spaces provided (40).
OFFICIAL NOTICE OF DECISION
APRIL 21, 2005
PROJECT #1003747
PAGE 12 OF 13

Marcia Swezy, 2121 Utah NE, Albuq. NM 87110
Kim Lansford, 1 Executive Center, 8500 Menaul Blvd. NE, Suite A-125, Albuq. NM 87112
Al Ovies, 2200 Lester Dr. NE, Albuq. NM 87112
Clarisse Anderson, 1833 Lester Dr. NE, Albuq. NM 87112
Cynthia Segura, 7910 Morrow NE, Albuq. NM 87110
Tony Rivera, 8591 Northeastern NE, Albuq. NM 87112
Rita Ortman, 1601
Myrtice Scabarozzi, 2114 Utah NE, Albuq. NM 87110
Robert Chavez, 1836 Lester Dr. NE, Albuq. NM 87112
Phyliss Martinez, 1836 Lester Dr. NE, Albuq. NM 87112
Venus Weir, 1401 Marron Circle NE, Albuq. NM 87112
Ernest Holland, 2204 Lester Dr. NE, Apt 286, Albuq. NM 87112
George Painter, 1844 Lester NE, Albuq. NM 87112
Joann Perry, 1844 Lester NE, Albuq. NM 87112
Jay Johnson, 1818 Somerrell NE, Albuq. NM 87112
Katherine Smith, 1930 Vermont NE, Albuq. NM 87110
Grodon & Glenna Jemeyson, 1837 Lester Dr. NE, Albuq. NM 87112
Denise Hamilton, 1900 Moon St. NE, Albuq. NM 87112
Karin Pitman, 9030 Woodland Ave. NE, Albuq. NM 87112
Nancy O’Neal, 1836 Luthy Dr. NE, Albuq. NM 87112
Ron Faich, 9400 Snow Heights, Albuq. NM 87112
Joann Haukereld, 8805 Snowheights NE, Albuq. NM 87112
Eveline Hirenbaugh, 1829 Lester NE, Albuq. NM 87112
Claire Anderson, 1833 Lester Dr. NE, Albuq. NM 87112
Barbara Free, 1818 Somervell Ne, Albuq. NM 87112
Barry Schwartz, 1818 Somervell NE, Albuq. NM 87112
Edward Glenn, 2048 Moon St. NE, Albuq. NM 87112
Mary Lombardo, 1820 Lester Dr. NE, Albuq. NM 87112
Laverne Rison, 6616 San Bernadino NE, Albuq. NM 87122
Charlotte Notlgass, 2227 Utah NE, Albuq. NM 87110
Don Hamilton, 1900 Moon St. NE, Albuq. NM 87112
Donna Yetter, 2111 Hoffman Dr. NE, Albuq. NM 87110
Cibert Cordova, 130 Alavarado DR, Albuq. NM 87108
Ruth Koury, 411 Maple NE, Albuq. NM 87106
Carol Skiba, 2019 Somervell NE, Albuq. NM 87112
Shelli Murrietta, 8904 Snowheights Blvd NE, Albuq. NM 87112
Michelle Campion, 1605 Inez Dr. NE, Albuq. NM 87110
Nancy Palladino, 7710 Cutler Ave. NE, Albuq. NM 87110
Johanna James, 1908 Muriel NE, Albuq. NM 87112
Cecilia Ann Baca-Trujillo, 7711 Euclid Ave. NE, Albuq. NM 87110
Marjorie Henry, 1832 Luthy Dr. NE, Albuq. NM 87112
JoAnn & Russell Hill, 2204 Lester Dr. NE, Albuq. NM 87112
Sherry Brake, 2204 Lester Dr. NE, Albuq. NM 87112
Mr. & Mrs. Basil Matteucci, 2204 Lester Dr. NE, Apt 204, Albuq. NM 87112
Laura Brady, 2204 Lester Dr. NE, Apt 488, Albuq. NM 87112
Barbara Free, 1818 Somervell St. NE, Albuq. NM 87112
Paul Gammil, 2204 Lester Dr. NE, #207, Albuq. NM 87112
Bill Crain, 8905 Snowheights Blvd. NE, Albuq. NM 87112
Debra Caldwell, 1804 Saint NE, Albuq. NM 87112
Laura Gutman, 1804 Lester NE, Albuq. NM 87112
George Svetcoff, 1832 Childres NE, Albuq. NM 87112
Rachel Guasp, 1832 Lester NE, Albuq. NM 87112
Mary Ford, 1840 Lester NE, Albuq. NM 87112
Nikki McCarthy, 1843 Field NE, Albuq. NM 87112
Laura & Sam Sanchez, 1816 Lester Dr. NE, Albuq. NM 87112
Karen Webb, 2801 Vermont NE, Albuq.NM 87110
Glenna & Gordon Jemeyson, 1837 Lester Dr. NE, Albuq. NM 87112
Julius Harrington, 2044 Moon St. NE, Albuq. NM 87112
Lorraine Sweeney, 2212 Lester NE, #152, Albuq. NM 87112
AC-05-7 George Painter & Edward Glenn Appeal the EPC's Approval of a Site Development Plan for Subdivision and Building Permit, Zoned C-2 (SC) - Located on Wyoming Blvd NE Between Menaul Blvd and Northeastern St NE

AC-05-9 Marcia L. Swezy Appeals the EPC's Approval of a Site Development Plan for Subdivision and Building Permit, Zoned C-2 (SC) - Located on Wyoming Blvd NE Between Menaul Blvd and Northeastern St NE

Decision

On September 19, 2005, a motion by the City Council to grant the appeal in AC-05-7 failed by a vote of 4 FOR and 4 AGAINST.

Yes: Gomez, Griego, Heinrich, O'Malley
No: Cadigan, Cummins, Loy, Winter
Abstain: Mayer

On September 19, 2005, a motion by the City Council to grant the appeal in AC-05-9 failed by a vote of 4 FOR and 4 AGAINST.

Yes: Gomez, Griego, Heinrich, O'Malley
No: Cadigan, Cummins, Loy, Winter
Abstain: Mayer

THE ENVIRONMENTAL PLANNING COMMISSION'S DECISION APPROVING THE SITE DEVELOPMENT PLAN FOR SUBDIVISION AND THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT REMAINS IN EFFECT PURSUANT TO SECTION 14-16-4-4(E)(5)(b) ROA 1994.

Attachments

1. Land Use Hearing Officer's Decision
2. Action Summary from the September 19, 2005 City Council meeting

Appeal of Final Decision

A person aggrieved by this decision may appeal the decision to the Second Judicial District Court by filing in the Court a notice of appeal within thirty (30) days from the date this decision is filed with the City Clerk.

Brad Winter, President
City Council

Date: Sept 29, 2005
Received by: Marc Chey  Date: 9/29/05
City Clerk's Office

X:\SHARE\Reports\LUPZ\DAC-05-7,9.mnh.doc
CURRENT ZONING

Please refer to IDO Section 14-16-2-4(C) for the MX-M Zone District
APPLICANT INFORMATION
# DEVELOPMENT REVIEW APPLICATION

Effective 4/17/19
Albuquerque
City of

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

<table>
<thead>
<tr>
<th>Administrative Decisions</th>
<th>Decisions Requiring a Public Meeting or Hearing</th>
<th>Policy Decisions</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Archaeological Certificate (Form P3)</td>
<td>☑ Site Plan – EPC including any Variances – EPC (Form P1)</td>
<td>☐ Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)</td>
</tr>
<tr>
<td>☐ Historic Certificate of Appropriateness – Minor (Form L)</td>
<td>☐ Master Development Plan (Form P1)</td>
<td>☐ Adoption or Amendment of Historic Designation (Form L)</td>
</tr>
<tr>
<td>☐ Alternative Signage Plan (Form P3)</td>
<td>☐ Historic Certificate of Appropriateness – Major (Form L)</td>
<td>☐ Amendment of IDO Text (Form Z)</td>
</tr>
<tr>
<td>☐ Minor Amendment to Site Plan (Form P3)</td>
<td>☐ Demolition Outside of HPO (Form L)</td>
<td>☐ Annexation of Land (Form Z)</td>
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<tr>
<td>☐ WTF Approval (Form W1)</td>
<td>☐ Historic Design Standards and Guidelines (Form L)</td>
<td>☐ Amendment to Zoning Map – EPC (Form Z)</td>
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<td></td>
<td>☑ Wireless Telecommunications Facility Waiver (Form W2)</td>
<td>☐ Amendment to Zoning Map – Council (Form Z)</td>
</tr>
</tbody>
</table>

**Appeals**

☐ Decision by EPC, LC, ZHE, or City Staff (Form A)

**APPLICATION INFORMATION**

Applicant: Raising Cane’s Restaurants, LLC  
Phone: (972) 769-3364  
Address: 6800 Bishop Road

City: Plano  
State: TX  
Zip: 75024

Professional/Agent (if any): Modulus Architects & Land Use Planning, Inc.  
Phone: (505) 338-1499

Address: 100 Sun Ave. NE Suite 600

City: Albuquerque  
State: NM  
Zip: 87109

Proprietary Interest in Site: Agent  
List all owners: WFC WYOMING NM LLC C/O WESTWOOD FINANCIAL CORP PROP MGMT

**BRIEF DESCRIPTION OF REQUEST**

Amend approved Site Plan for Subdivision to add in a new Raising Canes restaurant.

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

<table>
<thead>
<tr>
<th>Lot or Tract No.:</th>
<th>Parcel 5-A</th>
<th>Block:</th>
<th>Unit:</th>
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</thead>
<tbody>
<tr>
<td>Subdivision/Addition:</td>
<td>WYOMING MALL</td>
<td>MRGCD Map No.:</td>
<td>UPC Code: 102005901708131301</td>
</tr>
<tr>
<td>Zone Atlas Page(s):</td>
<td>H-20-Z</td>
<td>Existing Zoning:</td>
<td>MX-M</td>
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<tr>
<td># of Existing Lots:</td>
<td>1</td>
<td># of Proposed Lots:</td>
<td>1</td>
</tr>
<tr>
<td>Total Area of Site (acres):</td>
<td>+/- 2.0241</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: 2004 Wyoming Blvd  
Between: Wyoming  
and: NORTHEASTERN BLVD NE

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

1003747

Signature: [Signature]  
Printed Name: Regina Okoye  
Date: 3/10/2022  
☐ Applicant or ☑ Agent

**FOR OFFICIAL USE ONLY**

<table>
<thead>
<tr>
<th>Case Numbers</th>
<th>Action</th>
<th>Fees</th>
<th>Case Numbers</th>
<th>Action</th>
<th>Fees</th>
</tr>
</thead>
</table>

Meeting/Hearing Date:  
Staff Signature:  
Date:  
Project #
Please refer to the EPC hearing schedule for public hearing dates and deadlines. Your attendance is required.

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
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 email notice to affected Neighborhood Association representatives
Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, completed notification forms(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing
Completed Site Plan Checklist
Scaled Site Plan or Master Development Plan and related drawings
Master Development Plans should include general building and parking locations, as well as design requirements for buildings, landscaping, lighting, and signage.
Copy of the original approved Site Plan or Master Development Plan (for amendments only)
Site Plan or Master Development Plan
Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C)
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.
Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone

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
Printed Name: Regina Okoye
Date: 3/10/2022
☐ Applicant or X Agent

FOR OFFICIAL USE ONLY

Case Numbers: Project Number:

Staff Signature:
Date:

Revised 8/12/21
PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-025 Date: 3/23/21 Time: N/A (sent via email to efields@pmdginc.com)

Address: 2004 Wyoming Blvd

AGENCY REPRESENTATIVES

Planning: Linda Rumpf (lrumpf@cabq.gov)
Zoning/Code Enforcement: Carl Garcia (cagarcia@cabq.gov)
Fire Marshal: Antonio Chinchilla (achinchilla@cabq.gov) or call 505-924-3611 (if needed)
Transportation: Jeanne Wolfenbarger (jwolfenbarger@cabq.gov)
Hydrology: Ernest Armijo, P.E. (earmijo@cabq.gov)
Solid Waste: Herman Gallegos (hgallegos@cabq.gov)
Water Authority: David Gutierrez - dggutierrez@abcwua.org or call 505.289.3307; 505.241.9630

PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!
THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL.
Additional research may be necessary to determine the exact type of application and/or process needed.
Factors unknown at this time and/or thought of as minor could become significant as the case progresses.

REQUEST: Restaurant with drive thru

SITE INFORMATION:

Zone: MX-M
Use: Commercial Retail
Comp Plan Area of: Change
Comp Plan Center: Hoffmamtown/Activity
Parking: 5-5
Landscaping: 5-6
Size: 1.02 ac
Overlay zone: x
Comp Plan Corridor: x
MPOS or Sensitive Lands: x
MR Area: x
Street Trees: 5-6(D)(1)

Use Specific Standards: Allowable Uses, Table 4-2-1
Dimensional Standards: Table 5-1-2: Mixed-use Zone District Dimensional Standards
*Neighborhood Organization/s: District 7 Coalition of NAs, North Eastern Association of Residents
*This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at www.cabq.gov/neighborhoods.resources.

PROCESS:

Type of Action: *See Zoning Comments
Review and Approval Body: * Is this a PRT requirement? See Table 6-1-1
NOTES:

See the Integrated Development Ordinance


Download Forms & Applications

https://www.cabq.gov/planning/online-forms

New Public Notice Forms

We have created forms for all email/mailed public notice and for Pre-submittal Neighborhood Meetings. Please complete these forms for public notice:


Records requests

To request a site plan and/or Notice of Decision, please use ABQ Records web page:

https://www.cabq.gov/clerk/public-records

Please include the site’s address and the Case Tracking #s (see Zoning Comments) in your request.

Requests to Inspect Public Records

Any person may submit their request to inspect public records to the Office of the City Clerk by clicking on the following link to request records using our ABQ Records portal. https://cabq.nextrequest.com/

This enables us to respond to requests in the order in which they are received. Plus, it's a better way to share large files.

- Linda Rumpf, lrumpf@cabq.gov
File Submittal
For Administrative Amendments, DRB, EPC, hydrology and traffic submittals, e-mail electronic files to
PLNDRS@cabq.gov. For questions about an application submittal or the submittal process itself, please
contact Jay Rodenbeck at jrodenbeck@cabq.gov and/or to Maggie Gould at mgould@cabq.gov.

For other questions, please contact the Planning representative at the top of the PRT Notes.

For Building Safety Plan Review, contact Building Safety at 924-3963. Website:
https://www.cabq.gov/planning/building-safety-permits

Zoning Comments
PROPERTY INFORMATION

- Address: 2004 WYOMING BLVD NE
- Lot: 5A Block: 0000
- Subdivision: WYOMING MALL
- Case Number: 1003747
- AA Case: Y
- DRB Case: Y
- EPC Case: Y
- Type: Activity
- Type: Change
- Calculated GIS Acres: 2.0235
- Old Zoning Designation: C-2
- Old Zoning Description: (SC)
- IDO Zoning: MX-M
- Amendments of Prior Approvals if > 10% process would be EPC

YOUR QUESTIONS

- EPC Amendment of Prior Approvals
- Per Decision Making Body (EPC)
- Solid Waste – Herman Gallegos
- Transportation
- Transportation
- Contact Fire Department
- Refer to Site Development Plan
- Per EPC and Approved Site Plan

**PROCESS**

Abide as per Approved Site Development Plan – Project # 1003747

*As always, if you have specific questions pertaining to zoning and/or development standards you are encouraged to reach out to the zoning counter at (505) 924-3857 option 1.*

**Transportation Development Comments**

**List of Project-Specific Comments**

1. A Traffic Impact Study may be required. Fill out Traffic Scoping Form to determine potential requirements.
2. Motorcycle spaces shall be designated by signage and paint on pavement.
3. Conceptually, the parking layout provided looks acceptable with respect to the drive-thru lanes shown.

**List of General Guidelines for Transportation Development**

For additional information contact Jeanne Wolfenbarger (924-3991)

**Curb Cuts**

- Follow DPM guidelines for residential and commercial curb cuts.

- Residential curb cut requirements – (12 feet to 22 feet wide for residential, 30 feet only if there is a 3-car garage or parking for RV)

- Location of drive with respect to intersection depends on classification of the street. (See attached table.) Classification of street is according to the Long Range Master Plan developed by MRCOG.

**Clear Sight Triangle at Access Points and Intersections**

- Clear sight triangle (See attached hand-outs.) Nothing opaque should be in the triangle.

**Private Site and Parking Lot Design**

- Follow DPM and IDO Guidelines for Site and Parking Lot Design. Current ADA standards must be followed including required number of handicapped parking spaces and drive aisles, ADA access to public right-of-way, and ADA access to on-site buildings.

- See the Traffic Circulation Layout (TCL) Checklist. A TCL is required for any change or addition to a building > 500 sq. ft. or if the parking or circulation is changed. (This includes a repaving of parking lot.) Drawing must be stamped by a registered engineer or architect.

- When developing a parking lot layout, include all dimensioning for construction purposes. Also include all curb, curb ramp and signage details.
Parking Calculations must be provided and per the requirements in the IDO. Number of vehicular spaces, motorcycle spaces, and bicycle spaces shall be specified and follow IDO requirements.

Demonstrate queuing capacity when needed in situations such as for drive-thru facilities. It is imperative to demonstrate that the queuing will not block accessways to the site or cause vehicles to back into the main roadway. Also, provide necessary one-way signage and pavement markings.

Shared access/parking agreement is required if access/parking is shared with parking lot adjacent to site. (This can be established on a plat if submittal of a plat is required or by an agreement.)

Existing driveways that are not being used are required to be removed and replaced with standard curb and sidewalk to match existing.

Traffic Studies and Traffic Signals

4. See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination.

5. A proposed new traffic signal needs to A) follow guidelines for traffic signal spacing, B) meet the requirements for a traffic signal warrant study to be in operation and C) be approved by both Planning and by Traffic Operations.

Platting and Public Infrastructure Requirements for Roadways

1. When submitting to DRB, all public roadway improvements that are required shall be shown on an infrastructure list. Public improvements must be included on a public work order set of drawings.

2. All public roadway facilities must be within public right-of-way including the entire width of the public sidewalk, all public curb ramps, overhead utilities, traffic signals and lighting, etc.

3. Curb and sidewalk is required along entire frontage of property. Follow IDO/DPM for specific width requirements.

4. There is a Bikeway Master Plan that is prepared MRCOG which lays out proposed bicycle facilities including bicycle trails, bike lanes, and bike routes. The site would be required to provide such facilities along the site frontage if they have not been constructed yet. Right-of-way dedication would likely be required.
5. Depending on site’s use of an adjacent alleyway and on type of use for proposed site, alleyway improvements are required. This would include paving and/or proper right-of-way dedication to meet current width standards.

6. Follow DPM and MRDCOG’s Long Range Master Plan for roadway width requirements. Provide roadway cross-section. (New roadway requirements and roadway widening is also coordinated with Department of Municipal Development, depending on what plans or projects they may have on a specific roadway.)

7. If private road is over 150’ long, the turnaround shall be per fire code dimensions. Fire Marshall Approval and Solid Waste Approval is required on all site layouts. For dead-ends, see options below for space dedicated to turn-arounds:

8. For any private access easements on plats, all beneficiaries and maintenance responsibilities must be listed.

9. Due to sight distance concerns and to construct sufficient curb ramps, right-of-way dedication is required to add curves to corners of properties at intersections if they are not already developed. See Table 23.3 of the DPM.

10. Any private structures that are located within public right-of-way such as fences and walls shall either be removed or else a revocable permit with the City is required in which an annual fee is paid per year, based on square footage of the encroachment.

If you would have additional questions or would like to schedule a follow-up Zoom meeting please contact Linda Rumpf at lrumpf@cabq.gov
January 11, 2022

To Whom It May Concern:

Please let this letter serve as authorization, from Raising Cane’s, as the developer, and WFC Wyoming NM LLC C/O Westwood Financial Corp Prop Mgmt, as the owner, for Modulus Architects and Land Use Planning, Inc to proceed with securing necessary entitlements and permits with the Authority Having Jurisdiction for the proposed Raising Cane’s Chicken Finger Restaurant and Drive through located at 2004 Wyoming Blvd, Albuquerque, New Mexico.

Sincerely,

LuAron Foster
Senior Property Development Manager
Raising Cane’s Chicken Fingers
6800 Bishop Road
Plano, TX 75024
(972) 769-3364

Renaldo Gallagher
Director of Construction & Tenant Coordination
WFC Wyoming NM LLC C/O Westwood Financial CORP PROP MGMT
11440 San Vicente Blvd
Suite 200
Los Angeles, CA 90049
City of Albuquerque
Planning Department
Development Review Services Division
Traffic Scoping Form (REV 07/2020)

Project Title: Raising Cane’s Chicken Fingers (Store RC 0705) Wyoming & Northeastern

Building Permit #: __________________________ Hydrology File #: ______________________

Zone Atlas Page: _____ DRB#: __________________ EPC#: __________________ Work Order#: ______

Legal Description: ________________________________________________________________

Development Street Address: 2004 Wyoming Blvd NE, Albuquerque, NM 87112

Applicant: Kimley Horn Contact: Cassie Kussow

Address: 1000 2nd Avenue, Suite 3900 Seattle, WA 98104

Phone#: (206) 970-1900 Fax#: ________________________

E-mail: cassie.kussow@kimley-horn.com

Development Information

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

Project Type: New: (X) Change of Use: ( ) Same Use/Unchanged: ( ) Same Use/Increased Activity: ( )

Change of Zoning: ( )

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

Describe development and Uses: Scope of work includes demolition of the existing Furr’s restaurant building and construction of a new Raising Cane’s Chicken Fingers Drive-Thru restaurant and associated site improvements.

Days and Hours of Operation (if known): Sun - Thurs 10:00am – 12:00am, Fri – Sat 10:00am – 1:00am

Facility

Building Size (sq. ft.): 3,443 Gross Square Feet

Number of Residential Units: __________________________

Number of Commercial Units: 1

Traffic Considerations

ITE Trip Generation Land Use Code  Fast-Food Restaurant with Drive Thru

Expected Number of Daily Visitors/Patrons (if known): * 2,000 Customers per Day

Expected Number of Employees (if known): * 85 Crew Members

Expected Number of Delivery Trucks/Buses per Day (if known): * 3-4 deliveries per week

Trip Generations during PM/AM Peak Hour (if known): * AM Peak – 126 Trips, PM Peak – 102 Trips
Driveway(s) Located on: Wyoming Blvd. NE & Northeastern Blvd. NE
Adjacent Roadway(s) Posted Speed: Wyoming Blvd. NE ________________________ 40 MPH
Northeastern Blvd. NE ________________________ 30 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: Wyoming – Urban Principal Arterial
Comprehensive Plan Center Designation: Activity Center
Jurisdiction of roadway (NMDOT, City, County): ____________________________________________
Adjacent Roadway(s) Traffic Volume: 35468 AWTA 2016 Volume-to-Capacity Ratio (v/c): 0.25-0.5 (AM)

Adjacent Transit Service(s): Bus Route (98 &31) Nearest Transit Stop(s): SEC Wyoming & Northeastern
Is site within 660 feet of Premium Transit?: ______________________
Current/Proposed Bicycle Infrastructure: No existing or proposed bicycle infrastructure
Current/Proposed Sidewalk Infrastructure: Existing frontage sidewalk to remain

Relevant Web-sites for Filling out Roadway Information:

City GIS Information: http://www.cabq.gov/gis/advanced-map-viewer
Comprehensive Plan Corridor/Designation: See GIS map.
Road Corridor Classification: https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=
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: ____________________________________________

5/11/2021

TRAFFIC ENGINEER

DATE
**Submittal**

The Scoping Form must be submitted as part of a Traffic Circulation Layout submittal, DRB application for site plan approval, 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.
March 28, 2022

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

RE: MAJOR AMENDMENT TO CONTROLLING SITE PLAN FOR SUBDIVISION, EPC 6-4(Z) AMENDMENTS OF PRIOR APPROVALS – PROJECT NO. 1003747

PROJECT ADDRESS – 2004 WYOMING BLVD ALBUQUERQUE, NEW MEXICO 87112

Dear Mr. Chairman,

Modulus Architects & Land Use Planning, Inc., hereafter referred to as “Agent” for the purpose of this request, represents Raising Canes’s Restaurants, LLC, hereafter referred to as “Applicant.” We, “Agent” are requesting approval for this submittal to amend the controlling Site Plan for Subdivision to add a new Raising Canes Restaurant. The site is located at 2004 Wyoming Blvd., Albuquerque, NM 87112. The parcel (the “subject site”) is approximately 2 acres in size, zoned MX-M and is located on the northeast corner of Wyoming & Northeastern Blvd. NE. Parcel 5-A is the subject site and is legally described as: PARCEL 5-A PLAT OF PARCELS 1-A, 1-B, 1-C, 4-A & 5-A WYOMINGMALL CONT 2.0241 AC +/-
Inez NA, North Eastern Association of Residents and the District 7 Coalition of Neighborhood Associations were notified of this request, along with property owners, as required. The agent received a corresponding email from a member of the Inez NA stating: “The Inez Neighborhood Association (INA) has no objection to this proposed project”. The agent also received a response from the president of the North Eastern Association of Residents stating she will try to attend the zoom meeting and that she does not believe they have any issues with this request. The Agent has not received any further calls or emails with regard to this application request. There was no request for a neighborhood meeting on behalf of the neighborhood associations.

**PROPOSED AMENDMENT**

The purpose of this Major Amendment to the Site Plan, is to amend the current controlling Site Plan for Subdivision. The subject site is currently developed as a Furr’s Buffet. We are proposing to redevelop this site into a Raising Cane’s restaurant. Raising Cane’s is seeking to build a new drive-through restaurant at the Wyoming Mall in Albuquerque. The total lot area is approximately 2 acres, with the proposed building sitting at 3,443 SF. The project scope includes the demolition of the existing structure, Furr’s AYCE Marketplace. The proposed building footprint will be less than the existing building structure. The project will include standard features of a Raising Cane’s site, including a restaurant building with indoor ordering/seating, two drive-through lanes, mobile curbside pick-up stalls, and a patio for outdoor seating. The project will provide 42 total parking spaces including 3 ADA spaces. Many of the existing utilities and curbs will be preserved.

The controlling Site Plan for Subdivision for the Wyoming Mall was originally approved by the Environmental Planning Commission (EPC) and delegated to the DRB (Development Review Board). The project (1003747, 05DRB-01550) was approved and signed by the DRB in 2006. At this time, we are requesting a Major Amendment to the approved Site Development Plan to amend the existing restaurant from the Furr’s to the Raising Cane’s. This submittal addresses Lot 5-A only. We will not be changing any other lots in the approved Site Development Plan. The proposed changes to the site have been outlined in our plans. Our submittal includes the original approved EPC/DRB plans, the amended Site Plan for Subdivision, the amended Site Plan for Building Permit, the amended Landscape Plan, the amended G&D Plan, the amended Utility Plan, and the amended Elevation Plan. Changes to the overall Site Development Plan package are identified in the amended drawings via the bubbled areas.

All changes meet the IDO and the DPM standards. This request includes the requirement to return to the Environmental Planning Commission (EPC) for site plan approval per IDO Section 14-16-6-4(Z)(1)(b). Pursuant to IDO, prior approvals remain valid. The request exceeds the thresholds for a Minor Amendment and therefore is being considered pursuant to Section 14-16-6-4(Z)(1)(b)1, which states that Major Amendments shall be reviewed and decided by the decision-making body that issued the approval being amended. In this case, the EPC approved the existing Site Development Plan for Subdivision for the subject site prior to the effective date of the IDO.

This letter will provide background and justification of the review and decision criteria for the proposed Major Amendment. This improvement will help with redeveloping this existing vacant
commercial structure and will bring more convenient restaurant choices to the community, while responding to market demands.

ZONING
The subject site was formerly zoned C-2. When the IDO became effective in 2018, the subject site was then zoned MX-M (Mixed-Use Medium Intensity). Pursuant to IDO Table 2-2-1: Summary Table of Zone Districts, C-2 converted to MX-M on Albuquerque’s East Side. 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”. A restaurant is a permissive primary use and a drive through is a permissive accessory use under the MX-M zoning designation. The proposed uses will follow all the requirements of the IDO and the DPM. The amended site plan follows all the Use-Specific Standards for the proposed uses. There are no variances being requested at this time.

The site is located within the Wyoming Blvd. Multi-Modal Corridor, within an Area of Change and within the Hoffmanton Activity Center, as designated in the Albuquerque Comprehensive Plan. The site is also within the Mid Heights Community Planning Area. The subject site is along an Urban Principal Arterial (WYOMING BLVD. NE) and a Local Urban Street (NORTHEASTERN BLVD. NE). Multi-Modal Corridors are intended to encourage the redevelopment of aging auto-oriented commercial strip development to a more mixed-use, pedestrian-oriented environment and focus heavily on providing safe, multi-modal transportation options. 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. The subject site is within a corridor and a center, the proposed amendment will be in line with the intent and definition of a multi-modal corridor and an activity center.
A traffic impact scoping form was submitted to the city’s Traffic Engineer and it was deemed that a traffic study was required for this site. A study has been conducted and submitted to the City Transportation Division for a review and approval. The proposed traffic study indicated that no new driveways or infrastructure will be required for this development. The studies also stated that the drive-through will have enough space on site for circulation during typical and high traffic demands. As well as, all the queuing will be maintained on site. The approved Site Plans have a restaurant use previously approved so this request is not changing the historic approvals but simply changing the user. The traffic study has indicated the proposed uses will not significantly impact access and circulation patterns on the subject site.

6-6(J) SITE PLAN – EPC
6-6(J)(3) REVIEW AND DECISION 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 Major 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 furthers Policy 4.1.2 because the proposed development will protect the identity and cohesiveness of the neighborhoods because this is an infill project. There is an existing restaurant use on site and with the approval of this request, a different restaurant user will be added to the site to include a drive-through. The proposed square footage is less than what was previously approved. The original square footage of the restaurant was 11,637 sf and the proposed restaurant is 3,443 sf. That being said, the uses remain the same but the development will only be decreasing the existing footprint, no new construction is being performed as the same structure will be reutilized/repurposed.
The subject site and the abutting properties are zoned MX-M so the development will be consistent with and will have the same scale of development as the surrounding area. The identity and cohesiveness of the neighborhood is not altering with the approval of this request because the proposed uses and densities are similar to what exists currently on the site. This development is subject to IDO requirements including 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). These requirements will add in additional layers of protection because the site and the proposed uses will be regulated in terms of parking/stacking, signage, landscaping, height, design, setbacks, screening, and buffers. The Use-Specific Standards for a drive-through to be specific, have to have additional screening, orientation layout and noise restrictions, maintaining the existing identity of the neighborhood. The proposed uses are in line with the historic approvals of this site, making the requested changes very minimal.

This request will protect the identity of the community as well because it will not cause an influx of drive-through restaurant uses in the area. There are only 3 other drive-through restaurant uses within 830 ft of the subject site. Those uses are Wendy’s, Chick-Fil-A and Garcia’s. The proposed uses will be complementary to the community while keeping the existing identity and cohesiveness of the surrounding area.

The subject site is regulated by the IDO and the development must comply with specific provisions for building height, screening and buffering, parking, drive-through, and loading areas to mitigate potential adverse impacts on the surrounding area. These standards 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

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. [ABC]
Applicant Response: This request furthers Goal 5.2 and Policy 5.2.1 because the proposed Major Site Plan amendment request would allow for the continuation of mixed uses within the community. This mixture will help create a healthy, sustainable and distinct community in an Area of Change. The mixture of uses in the area consists of residential, retail, offices/business, medical offices, a bank, drug store, grocery store, and restaurants. The request would expand the options in restaurant uses along Wyoming Blvd. with close proximity to the surrounding neighborhoods. There are multiple residential uses less than 300 ft away from the subject site. The closest residential use is approximately 148 ft, property line to property line. The residential, multi-family use will conveniently have access to the subject site from Northeastern Blvd. The site is conveniently accessible from other surrounding neighborhoods though a network of roadways. The roadways include Wyoming, Northeastern, Lester, and Menaul. This development will bring goods and services within walking and biking distance of neighborhoods. The site is developed with sidewalks and other public infrastructure. There is a proposed pathway from the right of way to the building. There are also ADA ramps, bike racks, and motorcycle parking to allow different methods of transportation and access the site, increasing convenience and accessibility to the site for the surrounding area and for the community. The location is within a Multi-modal Corridor and offers choice transportation to services and employment. This request furthers Goal 5.2 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 for Subdivision 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. The subject site has existing infrastructure that is currently providing adequate roadways and utilities to the site. There is existing electrical, water lines, sewage and storm inlets that will be preserved and used for the new proposed restaurant. Because the utilities already exist, it will decrease the burden of construction for the surrounding area. This will be demonstrated by not having to preform Major Public Infrastructure improvements and not having to tear up the roadways to get utilities to the subject site because they are already implemented. There are also existing streets and streetlights in the area that also help minimize the amount of infrastructure improvements needed. The subject site abuts Wyoming Blvd. and the
closest streetlight is at the intersection of Wyoming Blvd. and Northeastern Blvd. (approximately 40 ft away). 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 for Subdivision amendment and the proposed permissive uses will encourage growth and future development in an area with adequate infrastructure. The 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. This amendment will reinforce the character and intensity of the surrounding area because the provisions that are set in place by the IDO and the DPM. The IDO lists very stringent Use-Specific Standards and Design Standards for a drive-through and a restaurant. The standards create additional buffers, setbacks, parking, building height, signs, screening, noise mitigation, neighborhood protection and mitigates site circulation & accessibility. These standards will minimize potential negative impacts to the existing community. 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. Developments of higher density and intensity, typically with a mixture of uses, are encouraged within Areas of Change. The proposed amendment will encourage growth and high-quality development in accordance with this policy in a Multi-modal Corridor in an area with adequate infrastructure. The existing restaurant is vacant and this 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 will need to be changed 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 site will benefit from infill and revitalization. By occupying this site, with a restaurant and an accessory drive-through, it will bring consumers to this corridor, center and the existing Wyoming Mall, it will help direct growth to the subject site and the surrounding commercial uses. Directing growth to Areas of Change is intended to reduce pressure on established neighborhoods and rural areas to absorb growth and infill at a scale and density that would not negatively affect their character.

Activity Centers are intended to provide convenient neighborhood scale services to the surrounding area within a 20-minute walk or short bike ride. The approval of this amendment will add to the day-to-day neighborhood scale uses. The subject site is within less than a 20-minute walk from the residential areas to the south and a short bike ride away from the other neighborhoods to the south, east and west. 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 for Subdivision amendment is in an area with a highly connected street grid with frequent transit services. The Comp Plan designates Wyoming Boulevard as a Multi-Modal Corridor, which, in part, is intended focus on providing safe, multi-modal transportation options. The site is served by ABQ Ride Route #31, and #98. Route #31 offers service Monday through Sunday with a peak frequency of 30 minutes during the weekdays. There is a bus stop directly adjacent to the front of the site on Wyoming Boulevard. The site is accessible by vehicle from Wyoming Blvd (Urban Principal Collector) and Northeastern Blvd (Local Urban Street). It is across from multiple Local Urban Streets, creating the grid system. This request furthers Policy 5.6.2.h.

CHAPTER 7: URBAN DESIGN

POLICY 7.3.4 Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located. [ABC]
Applicant Response: The request furthers Policy 7.3.4 because the MX-M zone permits an efficient development process for the proposed uses that are in line with the surrounding area. IDO regulations encourage development that enhances the built environment and is compatible with the character of the surrounding area and is similar in height mass and volume to adjacent development. The subject site and the abutting properties are zoned MX-M so the development will be consistent with and will have the same scale of development as the surrounding area. The identity and cohesiveness of the neighborhood is not altering with the approval of this request. It is also not altering because this is not a zone change request and the previous approved restaurant had the same zoning requirements. The new proposed uses will follow the same requirements allowing for a similar environment.

This amendment to the controlling Site Plan for Subdivision will be in line with the Mid Heights Community Planning Area (CPA). According to the ABC Comp Plan, this CPA is focused around regional, shopping mecca being the focal point as well as commercial strips bordering major streets. Although the Wyoming Shopping Center is not the major center in this area (Uptown is the major center per the ABC Comp), it is still in line with the vision of the CPA. This existing center is along a Major Street (Wyoming) where commercial development is encouraged. The request furthers Policy 7.3.4.

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 the Raising Cane’s business and talent can stay and thrive. As well as, bring in additional development of the vacant portion of the subject site. The request furthers Goal 8.1.

POLICY 8.1.1 Diverse Places
Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.
a) **Invest in Centers and Corridors to concentrate a variety of employment opportunities for a range of occupational skills and salary levels. [ABC]**

**Applicant Response:** This request furthers Policy 8.1.1 because this request for an amendment to the controlling Site Plan for Subdivision will foster a greater range of opportunities for different densities and uses in a location highly visible, accessible and central to this area for an opportunity to create a sense of “place” and encourage a diverse range of economic development opportunities in an Area of Change. This community consists of a range of uses from commercial to residential. The site abuts commercial uses and is adjacent to residential uses. The variety of uses within this community allows for different development intensities, densities, uses, and building scale, encouraging further economic development opportunities. The proposed development will be to scale with the existing commercial environment because it is the same zoning as the abutting commercial sites (MX-M). This will allow for consistency within the Wyoming Shopping Center. The surrounding residential uses tie into the diversity of the development within the community.

The proposed commercial redevelopment will also be providing a wide range of employment opportunities from short term all the way to long term. The short term jobs consist of construction jobs (Project Managers, Super Intendents, Trade Workers, Subcontractors, etc.). The long term jobs would consist of sustainable employment opportunities from the restaurant use through various skill and salary levels (Cashiers, Crewmembers, Customer Service Associates, Cooks, Managers, etc.). Raising Cane’s has created over 10,000 jobs and they truly care about their employees and employee retention. According to Forbes, Raising Canes’ made the top 100 for American’s Best Employers for Women in 2021. They were ranked 77 to be exact. “*Forbes teamed up with market research company Statista to identify the companies liked most by female workers. The list was compiled by surveying 50,000 Americans, including 30,000 women, working for businesses with at least 1,000 employees.*” Raising Cane’s wants to come into the New Mexico market and spread their love for chicken while creating sustainable jobs and having a positive impact on the communities they join. Raising Cane’s is a big advocate of giving back to the communities they are located in. “*Raising Cane’s helps give back to the community when they work hard to make Raising Cane’s successful. That hard work generates income and resources that we use to give back to our communities. Raising Cane’s does not want to be just another restaurant chain in the community. We want to become an integral part in that community.*” The approval of this request will allow Raising
Cane’s to spread their brand of good quality chicken, great crew, cool culture, and active community involvement. This request furthers Policy 8.1.1.

**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 improves the life for new and existing residents in this community and contributes 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 establish character of existing development. This type of economic development is best suited for infill locations supported by commercial corridors. This subject site encompasses all aspects of successful economic development and 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 the proposed amended Site Development Plan will strengthen the local economy and provide jobs for local residents. The Raising Cane’s businesses will create employment for local residents. This request furthers Policy 8.1.2.c.

In Conclusion, a key component of the Comprehensive Plan relevant to this project is the Centers and Corridors aspect of the Vision. Wyoming Blvd is designated as a Multi-Modal Corridor. The Comprehensive Plan emphasizes that Multi-Modal Corridors should encourage mixed-use, pedestrian-friendly environments. The site is located within the Wyoming Mall and is in close proximity to several residential neighborhoods. These uses produce the opportunity for a large amount of foot traffic. The site provides a pedestrian path from the public right-of-way on Wyoming Blvd NE to the front entrance of the restaurant. Since the project site is located on the corner of the larger Wyoming Mall, this pedestrian access also aids in opening up overall pedestrian access to the entire site. The drive-through has two lanes, both can accommodate a minimum of six cars each to lessen the possibility of stacking into the
parking lot, thus improving pedestrian safety, which is a goal of the Comprehensive Plan.

As demonstrated in our policy narrative, the proposed Major Site Plan for Subdivision 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.

Applicant Response: This site was previously zoned C-2. 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(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.

Applicant Response: This area is fully developed. The amended Site Plans will be consistent with the City’s goals and policies for development as per the IDO, DPM and all other adopted City regulations. This proposed development follows all standards of the IDO as adopted and amended as well any DPM standards of the property in a prior permit or approval affecting the property. The prior Site Plans approved a restaurant use for this tract. We are following the same approval history and changing the user of the vacant approved restaurant. We are not asking for any variances for this request. Below is how we comply with all the IDO regulations:

1. Dimensions (Table 2-4-5)

<table>
<thead>
<tr>
<th>Locations</th>
<th>Required (Min.)</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Setback (Wyoming)</td>
<td>5 ft.</td>
<td>37’</td>
</tr>
</tbody>
</table>
Street Side Setback  
(North & East internal drives)  

<table>
<thead>
<tr>
<th></th>
<th>5 ft.</th>
<th>34.5’ North, 88.9’ East</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rear Setback (South)</td>
<td>15 ft.</td>
<td>115.5’</td>
</tr>
<tr>
<td>Building Height</td>
<td>48 ft. (Max)</td>
<td>19’10”</td>
</tr>
</tbody>
</table>

2. Applicable Use-Specific Requirements: Restaurant (4-3(D)(8))
- These uses must comply with stormwater quality requirements found in the DPM.

The proposed uses will comply with the stormwater quality requirements and this is found in the G&D plan. This plan will go through a very thorough review process within the city’s Hydrology Department. A final review and approval will be determined at the Development Review Board (DRB) level.

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

The restaurant complies with the Solid Waste Collections requirement. The double trash enclosures proposed for this site have been approved for access only. An official approval will be obtained by the Solid Waste Department at the DRB level.

3. Applicable Use-Specific Requirements: Drive-Through Facility (4-3(F)(4))
- Each stacking lane is limited to a maximum order board area of 50 SF. The face of the order boards shall be oriented away from public streets to the maximum extent practicable.

The order boards are oriented away from public streets. The order board for each stacking lane is 28.63 SF. The pre-sell board for each stacking lane is 8.31 SF. The combined area is 36.94 SF, which is below the 50 SF maximum. According to 14-15-5-5 (1), Vehicle stacking spaces shall be integrated into the site layout and shall not interfere with site access points, access to parking or loading spaces or areas, or internal circulation aisles and shall comply with stacking space dimensions required by the DPM. The site was laid out to comply with this standard and that is why the order board is oriented the way that it is.
4. Access and Connectivity (5-3)

The sidewalks are being provided along the entire frontage of the subject site. A 4-foot-wide clear path is being maintained along the walkway. The on-site walkways are located in front of the building and have a clear path for ADA accessibility. Shade trees along required pedestrian walkways are being provided and shown on the Landscaping Plan. An on-site pedestrian walkway is being provided from the public right of way to the primary entrance of building.

5. Parking and Loading (5-5)

<table>
<thead>
<tr>
<th>Use</th>
<th>Square footage</th>
<th>Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Restaurant: 8 spaces/ 1000 SF</td>
<td>3,443 SF</td>
<td>27 spaces</td>
<td>39 spaces</td>
</tr>
<tr>
<td>outdoor dining area is 8 spaces/ 1000 SF of outdoor seating space.</td>
<td>428SF</td>
<td>3 spaces</td>
<td>3 spaces</td>
</tr>
<tr>
<td>Motorcycle: 26-50 required off-street spaces = 2 spaces</td>
<td>2 Spaces</td>
<td>3 spaces</td>
<td></td>
</tr>
<tr>
<td>2 ADA spaces are required per ADAAG</td>
<td>2 spaces</td>
<td>3 spaces</td>
<td></td>
</tr>
<tr>
<td>Bicycle parking requirements for non-residential unlisted uses: 3 spaces or 10% of required off-street parking spaces, whichever is greater.</td>
<td>3 spaces</td>
<td>4 spaces</td>
<td></td>
</tr>
</tbody>
</table>
The site plan shows that the stacking and parking requirements are being met per Table 5-5-1, Table 5-5-4 and Table 5-5-5 and Table 5-5-8. Wyoming Blvd. is being screened by landscape from the drive-through. The audible electronic devices will not be audible beyond the property line.

6. Landscaping, Buffering, and Screening (5-6)

A landscape plan is provided with this submittal. The minimum 15% landscape requirement is met per the landscape tabulation table on the landscape plan. 63% landscaping is being provided exceeding this requirement.

7. Signs (5-12)

A separate sign permit will be pursued for all applicable signs and will follow the sign requirements in IDO Section 14-16-5-12.

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.

Applicant Response: The city’s existing infrastructure and public improvements have adequate capacity to serve the proposed development. The project will be located within an outdoor mall and will be replacing an existing restaurant, thus it should not impose a new burden on the system. According to the traffic study, no additional infrastructure is needed for this redevelopment.

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

<table>
<thead>
<tr>
<th>Drive-through stacking – at least 12 cars measured from end of queuing lane to the pick-up window.</th>
<th>12 car stack</th>
<th>17 car stack</th>
</tr>
</thead>
</table>

Table 5-5-1, Table 5-5-4, Table 5-5-5, Table 5-5-8, Wyoming Blvd.
Applicant Response: The proposed uses are permissive and fall in line with the historic approval tied to this site. The addition of a drive through will not cause any significant adverse impacts on the surrounding area, rather allow for more of a convenience and more of a variety to address the needs of the community. The drive-through use is still limited in that it will protect the community because the use is tied to design standards and use specific standards per the IDO and will not cause or allow excess noise, pollution, or hazardous conditions. The proposed uses comply with City ordinances regulating noise, odors, vibration, glare, heat, and other special nuisance conditions affecting other properties. The project intends to replace the existing restaurant with a new Raising Cane’s restaurant, thus impacting the surrounding area and project site minimally. The minimal impact is also identified as such in the conducted traffic study.

The redevelopment of this site will bring positive effects to its commercial neighbors to the north, east, south and west; and residential neighbors on the southeast. Currently, the subject site is not abutting or adjacent to any residential neighborhoods but this area is surrounded by residential uses. With the future redevelopment of this site, the proposed uses will be attractive and bring more economic activity to the developed Wyoming Mall and will be complimentary to the commercial services and retail uses in the area.

6-6(H)(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 subject property is not located within an approved Master Development Plan.

6-6(H)(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
The purpose of this Major Amendment to the Site Plan is to amend the current controlling Site Plan for Subdivision. The subject site is currently developed as a Furr’s Buffet. We are proposing to redevelop this site into a Raising Cane’s restaurant. Raising Cane’s is seeking to build a new drive-through restaurant at the Wyoming Mall in Albuquerque. The request is addressing tract 5-A only.

A Site Plan – EPC shall be approved if it meets all of the criteria from 14-16-6-6(I)(3)(a)-(f). Our request meets all of the identified criterion. The proposed Major Site Plan for Subdivision 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. This proposed development follows all standards of the IDO, as adopted and amended, as well any DPM standards. The City’s existing infrastructure and public improvements have adequate capacity to serve the proposed development, thus it should not impose a new burden on the system. This request is in line with the historic approvals for this site and will not cause any harmful effects on the community. The proposed uses are still limited in that they will protect the community because they are tied to the Design Standards and Use-Specific Standards per the IDO and will not cause or allow excess noise, pollution, or hazardous conditions. The proposed uses comply with City ordinances regulating noise, odors, vibration, glare, heat, and other special nuisance conditions affecting other properties. With the future redevelopment of this site, the proposed uses will be attractive and bring more economic activity to the developed Wyoming Mall and will be complimentary to the residential uses, commercial services and retail uses in the area.

We respectfully request the EPC’s approval of this Major Amendment to the existing approved Site Development Plan for Subdivision and the Site Development Plan for Building Permit based on the approval criterion.

Best Regards,

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

100 Sun Avenue NE, Suite 600, Albuquerque, NM 87109
Phone: 505.338.1499 Fax: 505.338.1498
www.modulusarchitects.com
STAFF INFORMATION
March 22, 2022

TO: Modulus Architects & Land Use Planning, Inc.
FROM: Leroy Duarte, Staff Planner
       City of Albuquerque Planning Department
TEL: (505) 924-3452
RE: Project #2021-005461 SI-2022-00509, Raising Cane’s Restaurants LLC Site Plan-
    EPC, Major Amendment

I am the Staff Planner reviewing your application for project #2021-005461, a major amendment for
the subject site located on 2004 Wyoming Blvd. NE, between Wyoming Blvd. NE, and
Northeastern Blvd. NE. The major amendment is to amend the approved site plan for subdivision
and add in a new Raising Cane’s restaurant in lieu of the existing buildings.

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

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

Please provide the following:

⇒ A revised zone change justification letter pursuant to the major amendment criteria in the IDO
   (electronic copy) by:

   12 pm on Monday March 28, 2022.
   
   Note: If you have difficulty with this deadline, please let me know.

1) Introduction:
   
   A. This is what I have for the legal description and request: Modulus Architects and Land Use
      Planning, Inc, agent for Raising Canes Restaurants LLC, requests a major amendment to the
      existing approved site plan for Parcel 5-A Plat of Parcels 1-A, 1-B, 1-C, 4-A & 5-A Wyoming
      Mall, located on Wyoming Blvd. NE, between Wyoming Blvd. NE, and Northeastern Blvd.
      NE, approximately 2.1-acres (H-20-Z). Is that correct?

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

      http://www.cabq.gov/gis/advanced-map-viewer
B. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:

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

C. Timelines and EPC calendar: these are unclear as of this writing. The EPC public hearing for April is scheduled for the 21st. Final staff reports will be available one week prior to the hearing, on April 14th.

D. Agency comments will be distributed as they come in. I will email you a copy of the comments (if any are provided) and will forward any late ones to you.

3) Notification and Neighborhood Issues:

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

A. It appears that notification offering the pre-application facilitated meeting is complete. I found that each person on the ONC list received, via email: cover letter, required meeting request form, letter of explanation, and zone atlas page.

B. I saw that the facilitated meeting notes, thank you for including those.

C. Were the facilitated meeting notes/summary sent to property owners and NA representatives? IDO 6-4 (K)

D. Other than the facilitated meeting notes, the notification to property owners also appears to be complete. Thank you for providing scans of the postage receipts.

E. Please ensure that the sign is posted for the appropriate dates, 15 consecutive days before the EPC.

F. Have you had any other neighborhood representatives or members of the public contact you so far?

4) Project Letter:

In general, I can follow the project letter. I have a few comments regarding the policy analysis in the next section.

5) Major Amendment (Site Plan)- Overview:

A. The task in a major amendment 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. Furthing is shown by providing explanations using “because” statements and tailoring the response to match the wording of the Goal or policy.

B. Please note: Responding to the major amendment 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.
C. The submitted justification letter is a good start but a strengthened and expanded policy analysis is needed to fulfill Criterion A.

6) Major Amendment (site plan-EPC) – section by section:

   Please address and incorporate the following to provide a strengthened response to the IDO major amendment criteria.

   • Explain how the major amendment contributes to the goal or policy by specifically addressing the language found in the goals or polices.

Be sure to include a conclusory statement regarding the entirety of Criterion A.

A. Criterion A (refine): Please see comments listed under each Goal or policy as the arguments/response need to be strengthened in order to justify request.

Chapter 4 Community Identity:

Policy 4.1.2 Identity and Design: How does this major amendment specifically protect the identity; possible answers could mention infill and no new construction is being performed. Please elaborate on this response.

Chapter 5 Land Use:

Policy 5.1.6: Please elaborate a little more in the response, the new restaurant will provide a mixed-used of services and amenities. However, a fast food restaurant does not support a healthy lifestyle or explain how this restaurant will provide a healthy lifestyle.

Goal 5.2 & Policy 5.2.1: Be specific as to what neighborhoods you are referring to and include proximity measurements if applicable, is the proximity within a ½ mile radius or ¼ mile? Being detailed as possible strengthens your response.

Policy 5.3.1: Describe existing infrastructure and how minimizing from the original will satisfy and provide adequate infrastructure.

Policy 5.6: Mention how use-specific standards will mitigate any potential harmful impacts a drive-thru might have.

Policy 5.6.2: Elaborate how growth will occur- utilizing a vacant restaurant and converting it to a new one, creating growth within the site.

Chapter 6 Transportation:

Policy 6.1.3: Drive-throughs are auto-oriented, consider removing as they conflict with the policy and request.

Chapter 7 Urban Design:

Policy 7.3.4: Elaborate more in with the planning area mentioned and how it will specifically align with current site plan.

Chapter 8 Economic Development:

Goal 8.1.1: Explain how the additional development will be to scale with existing environment, and the type of development and employment this request will be providing, i.e. short term and long-term employment opportunities such as construction to restaurant operations that will lead to sustainable employment opportunities through various skill and salary levels.

B. Criterion B (sufficient): The response is sufficient.
C. Criterion C (sufficient): The response is sufficient.
D. Criterion D (sufficient): The response is sufficient.
E. Criterion E (good): The response is sufficient.
F. Criterion F (sufficient): The response is sufficient.
G. Criterion G (sufficient): The response is sufficient.
h. Criterion H (sufficient): The response is sufficient.

Conclusion: Please briefly tie everything back into conclusion and provide brief summaries for each criterion in order to strengthen your conclusion.
March 25, 2022

TO: Modulus Architects & Land Use Planning, Inc.  
FROM: Leroy Duarte, Staff Planner  
City of Albuquerque Planning Department  
TEL: (505) 924-3452  
RE: Project #2021-005461 SI-2022-00509, Raising Cane’s Restaurants LLC Site Plan-  
EPC, Major Amendment

I’ve completed an initial review of the site plan drawings for the proposed major amendment to the  
existing site development plan. I may have additional comments as more information is provided.  

Please provide the following:

⇒ Revised site plan drawings (electronic copy and hard copy) by:

   12 pm on Thursday March 31, 2022.
                            
   Note: If you have difficulty with this deadline, please let me know.

1) Site plan overview:

   A. Please provide revised drawings by March 31st in both electronic and hard copy format for review.

   B. Update transportation comments.

   C. Submit detail sheet with the following: Bike rack, dumpster enclosure, light pole, irrigation emitters, and crosswalk.

2) Site plan for building permit-B:

   A. Label and date site plan.

   B. Include language about following IDO.

3) C5.0 Keynote plan:

   A. Label and date

   B. Dimension all setbacks

   C. Label bikeway access (5-3(C)(5))

   D. Label sidewalks and apply dimensions

   E. Label pedestrian connections

   F. Label and provide number of bike spaces

   G. Provide detail of walkway, i.e. materials and type

   H. Label Parking/ Site Data Per IDO
I. Show ground mounted equipment & screening (5-6(G)(2))
J. Provide and show lighting for parking lot (5-8(E)(3))
K. Provide light pole details
L. Provide signage details

4) Landscape Plan-B:
   A. Label and show landscape calculations *Per IDO*
   B. Provide irrigation emitter details
   C. Dimension Tree spacing
NOTIFICATION
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.

<table>
<thead>
<tr>
<th>Association Name</th>
<th>First Name</th>
<th>Last Name</th>
<th>Email</th>
<th>Address Line 1</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
<th>Mobile Phone</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Inez NA</td>
<td>Maya</td>
<td>Sutton</td>
<td><a href="mailto:yemaya@swcp.com">yemaya@swcp.com</a></td>
<td>7718 Cutler Avenue NE</td>
<td>Albuquerque</td>
<td>NM</td>
<td>##</td>
<td>5E+09</td>
<td></td>
</tr>
<tr>
<td>Inez NA</td>
<td>Donna</td>
<td>Yetter</td>
<td><a href="mailto:donna.yetter3@gmail.com">donna.yetter3@gmail.com</a></td>
<td>2111 Hoffman Drive NE</td>
<td>Albuquerque</td>
<td>NM</td>
<td>##</td>
<td>5E+09</td>
<td></td>
</tr>
<tr>
<td>North Eastern Association of Residents</td>
<td>Nancy</td>
<td>Pressley-Naimark</td>
<td><a href="mailto:npressley@msn.com">npressley@msn.com</a></td>
<td>9718 Apache Avenue NE</td>
<td>Albuquerque</td>
<td>NM</td>
<td>##</td>
<td>5E+09</td>
<td></td>
</tr>
<tr>
<td>North Eastern Association of Residents</td>
<td>Matt</td>
<td>Bohnhoff</td>
<td><a href="mailto:matt.bohnhoff@gmail.com">matt.bohnhoff@gmail.com</a></td>
<td>9500 Arvada Avenue NE</td>
<td>Albuquerque</td>
<td>NM</td>
<td>##</td>
<td>5E+09</td>
<td></td>
</tr>
<tr>
<td>District 7 Coalition of Neighborhood Associations</td>
<td>Tyler</td>
<td>Richter</td>
<td><a href="mailto:tyler.richter@gmail.com">tyler.richter@gmail.com</a></td>
<td>801 Madison NE</td>
<td>Albuquerque</td>
<td>NM</td>
<td>##</td>
<td>5E+09</td>
<td></td>
</tr>
<tr>
<td>District 7 Coalition of Neighborhood Associations</td>
<td>Darcy</td>
<td>Bushnell</td>
<td><a href="mailto:dmc793@gmail.com">dmc793@gmail.com</a></td>
<td>2017 Alvarado Drive NE</td>
<td>Albuquerque</td>
<td>NM</td>
<td>##</td>
<td>5E+09</td>
<td></td>
</tr>
</tbody>
</table>

**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:

Dalaina L. Carmona
Senior Administrative Assistant
Neighborhood Meeting Inquiry:

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
15052677686
Email Address
ROKOYE@MODULUSARCHITECTS.COM

Company Name
Modulus Architects
Company Address
100 Sun Ave NE Suite 600
City
Albuquerque
State
NM
ZIP
87109

Legal description of the subject site for this project:

Parcel 1-A
PARCEL 1-A PLAT OF PARCELS 1-A, 1-B, 1-C, 4-A & 5-A WYOMINGMALL CONT 22.2060 AC +/-

Parcel 1-B
PARCEL 1-B PLAT OF PARCELS 1-A, 1-B, 1-C, 4-A & 5-A WYOMINGMALL CONT 1.2641 AC +/-

Parcel 1-C
PARCEL 1-C PLAT OF PARCELS 1-A, 1-B, 1-C, 4-A & 5-A WYOMINGMALL CONT 1.6071 AC +/-

Parcel 2
PARCEL 2 OF THE AMENDED SUMMARY PLAT OF THE WYOMING MALL PARCELS 1 THRU 6
Parcel 3
PARCEL 3 SUMMARY PLAT WYOMING MALL CONT 0.359 AC

Parcel 4-A
PARCEL 4-A PLAT OF PARCELS 1-A, 1-B, 1-C, 4-A & 5-A WYOMING MALL CONT 1.1219 AC +/-

Parcel 5-A
PARCEL 5-A PLAT OF PARCELS 1-A, 1-B, 1-C, 4-A & 5-A WYOMING MALL CONT 2.0241 AC +/-

Physical address of subject site:
Multiple addresses for this site please see zone atlas map and legal description

Subject site cross streets:
Menaul Blvd NE and Wyoming Blvd NE

Other subject site identifiers:
Wyoming Mall

This site is located on the following zone atlas page:
H-20-2
Neighborhood Meeting Request
for a Proposed Project in the City of Albuquerque

Date of Request*: 2/17/2022

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)*: Inez NA, North Eastern Assoc. of Residents, District 7 Coalition of NA

Name of NA Representative*: Maya Sutton, Donna Yetter, Nancy Pressley-Naimark, Matt Bohnhoff, Tyler Richter, Darcy Bushnell

Email Address* or Mailing Address* of NA Representative1: yemaya@swcp.com; donna.yetter3@gmail.com; ndpressley@msn.com; yemaya@swcp.com; donna.yetter3@gmail.com; ndpressley@msn.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.2

Email address to respond yes or no: rokooy@modulusarchitects.com

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

Meeting Date / Time / Location:

All Neighborhood Associations have 15 calendar days from the date of this offer letter (02/17/2022) 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* Multiple addresses for this site, please see zone atlas map.
   Location Description Wyoming Blvd. and Northeastern Blvd. NE Corner

2. Property Owner* WFC Wyoming NM LLC c/o Westwood Financial Corp Prop Mgmt

3. Agent/Applicant* [if applicable] Raising Canes Restaurants 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)

1 Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.
2 If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.
[Note: Items with an asterisk (*) are required.]

☐ Vacation ____________________________ (Easement/Private Way or Public Right-of-way)
☐ Variance
☐ Waiver
☐ Zoning Map Amendment
☐ Other: ______________________________________________________________

Summary of project/request³:

The purpose of this Major Site Plan Amendment is to propose a Raising Canes Chicken Fingers (Cane’s) development located on the northeast corner of the intersection of Wyoming Blvd. and Northeastern Blvd. in Albuquerque, NM. The development will consist of a 3,443 sq. ft. quick-service restaurant with drive-thru.

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 devhelp@cabq.gov or call the Planning Department at (505) 924-3860 to speak with staff.

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

1. Zone Atlas Page(s)*5 ___________________________________________________________

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. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1*: ☒ Yes ☐ No

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

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

⁵ Available online here: http://data.cabq.gov/business/zoneatlas/
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] +/- 30
   - b. IDO Zone District MX-M
   - c. Overlay Zone(s) [if applicable] N/A
   - d. Center or Corridor Area [if applicable] Wyoming Blvd. - Multi-Modal Corridor; Hoffmantown - Activity Center

2. Current Land Use(s) [vacant, if none] Category 03 - Commercial Retail; Description 03 - Restaurant

**Useful Links**

- Integrated Development Ordinance (IDO):
  [https://ido.abc-zone.com/](https://ido.abc-zone.com/)

- IDO Interactive Map
  [https://tinyurl.com/IDOzoningmap](https://tinyurl.com/IDOzoningmap)

**Cc:** Inez NA

[Other Neighborhood Associations, if any]

- North Eastern Assoc. of Residents

- District 7 Coalition of NA

---

6 Available here: [https://tinurl.com/idozoningmap](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 Site Plan Amendment

Decision-making Body: Environmental Planning Commission (EPC)

Pre-Application meeting required: X Yes □ No

Neighborhood meeting required: X Yes □ No

Mailed Notice required: X Yes □ No

Electronic Mail required: X Yes □ No

Is this a Site Plan Application: X 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: WFC Wyoming NM LLC c/o Westwood Financial Corp Prop Mgmt

Name of applicant: Raising Canes Restaurants LLC/Modulus Architects & Land Use Planning, Inc.

Date, time, and place of public meeting or hearing, if applicable:
April 21, 2022 @ 8:40am, VIA Zoom

Address, phone number, or website for additional information:
Regina Okoye with Modulus Architects & Land Use Planning 505.338.1499 (Ext. 1003)

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
X Zone Atlas page indicating subject property.
□ Drawings, elevations, or other illustrations of this request.
□ Summary of pre-submittal neighborhood meeting, if applicable.
X Summary of request, including explanations of deviations, variances, or waivers.

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

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

_______________________________ (Applicant signature)    _______________________ (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.

CITY OF ALBUQUERQUE, PLANNING DEPARTMENT, 600 2ND ST. NW, ALBUQUERQUE, NM 87102 505.924.3860
www.cabq.gov
Printed 11/1/2020
PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

<table>
<thead>
<tr>
<th>Provide a site plan that shows, at a minimum, the following:</th>
</tr>
</thead>
<tbody>
<tr>
<td>X a. Location of proposed buildings and landscape areas.</td>
</tr>
<tr>
<td>Xb. Access and circulation for vehicles and pedestrians.</td>
</tr>
<tr>
<td>Xc. Maximum height of any proposed structures, with building elevations.</td>
</tr>
<tr>
<td>❏ d. For residential development: Maximum number of proposed dwelling units.</td>
</tr>
<tr>
<td>X e. For non-residential development:</td>
</tr>
<tr>
<td>X Total gross floor area of proposed project.</td>
</tr>
<tr>
<td>X Gross floor area for each proposed use.</td>
</tr>
</tbody>
</table>
Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request: February 17, 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):
Inez NA, North Eastern Assoc. of Residents, District 7 Coalition of NA

Name of NA Representative:
Maya Sutton, Donna Yetter, Nancy Pressley-Naimark, Matt Bohnhoff, Tyler Richter, Darcy Bushnell

Email Address or Mailing Address of NA Representative:
yemaya@swcp.com, donna.yetter3@gmail.com, ndpressley@msn.com, matt.bohnhoff@gmail.com, tyler.richter@gmail.com, dmc793@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 – rkooye@modulusarchitects.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above (02/17/2022), 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 (02/17/2022) 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: Multiple addresses for this site, please see zone atlas map
   Location Description: Wyoming Blvd. and Northeastern Blvd. NE Corner
2. Property Owner: WFC Wyoming NM LLC c/o Westwood Financial Corp Prop Mgmt
3. Agent/Applicant [if applicable]: Raising Canes Restaurants 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   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:**

The purpose of this Major Site Amendment is to propose a Raising Canes Chicken Fingers (Canes') development located on the northeast corner of the intersection of Wyoming Blvd. and Northeastern Blvd. in Albuquerque, NM. The development will consist of 3,443 sq. ft. quick-service restaurant with drive-thru.

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 devhelp@cabq.gov or call the Planning Department at (505) 924-3860 to speak with staff.

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

1. Zone Atlas Page(s): H-20-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]: +/- 30 acres
   b. IDO Zone District Planned development: MX-M
   c. Overlay Zone(s): N/A
   d. Center or Corridor Area: Wyoming Blvd. – Multi-Modal Corridor; Hoffmantown – Activity Center

2. Current Land Use(s) [vacant, if none]: Category 03 – Commercial Retail; Description 03 - Restaurant

Useful Links

Integrated Development Ordinance (IDO)
https://ido.abc-zone.com/

IDO Interactive Map
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.

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

http://data.cabq.gov/business/zoneatlas/

https://tinyurl.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

***PLEASE NOTE THAT WE HAVE MOVED! OUR NEW ADDRESS IS: 100 SUN AVE. NE SUITE 600, ALB. NM, 87109***
March 10, 2022

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

RE: MAJOR AMENDMENT TO APPROVED SITE PLAN FOR SUBDIVISION, EPC 6-4(Z) AMENDMENTS OF PRIOR APPROVALS – PROJECT NO. 1003747

PROJECT ADDRESS – 2004 WYOMING BLVD ALBUQUERQUE, NEW MEXICO 87112

Dear Mr. Chairman,

Inez NA, North Eastern Association of Residents and the District 7 Coalition of Neighborhood Associations were notified of this request, along with property owners, as required. The agent received a corresponding email from a member of the Inez NA stating: “The Inez Neighborhood Association (INA) has no objection to this proposed project”. The agent also received a response from the president of the North Eastern Association of Residents stating she will try to attend the zoom meeting and that she does not believe they have any issues with this request. The Agent has not received any further calls or emails with regard to this application request. There was no request for a neighborhood meeting on behalf of the neighborhood associations.

Best Regards,

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
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.

<table>
<thead>
<tr>
<th>Association Name</th>
<th>First Name</th>
<th>Last Name</th>
<th>Email</th>
<th>Address Line 1</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
<th>Mobile</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Inez NA</td>
<td>Maya</td>
<td>Sutton</td>
<td><a href="mailto:yemaya@swcp.com">yemaya@swcp.com</a></td>
<td>7718 Cutler Avenue NE</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87110</td>
<td>5052478070</td>
<td></td>
</tr>
<tr>
<td>Inez NA</td>
<td>Donna</td>
<td>Yetter</td>
<td><a href="mailto:donna.yetter3@gmail.com">donna.yetter3@gmail.com</a></td>
<td>2111 Hoffman Drive NE</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87110</td>
<td>5055504715</td>
<td></td>
</tr>
<tr>
<td>North Eastern Association of Residents</td>
<td>Nancy</td>
<td>Pressley-Naimark</td>
<td><a href="mailto:npressley@msn.com">npressley@msn.com</a></td>
<td>9718 Apache Avenue NE</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87112</td>
<td>5052288516</td>
<td></td>
</tr>
<tr>
<td>North Eastern Association of Residents</td>
<td>Matt</td>
<td>Bohnhoff</td>
<td><a href="mailto:matt.bohnhoff@gmail.com">matt.bohnhoff@gmail.com</a></td>
<td>9500 Arvada Avenue NE</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87112</td>
<td>5052200519</td>
<td></td>
</tr>
<tr>
<td>District 7 Coalition of Neighborhood Associations</td>
<td>Darcy</td>
<td>Bushnell</td>
<td><a href="mailto:dmc793@gmail.com">dmc793@gmail.com</a></td>
<td>2017 Alvarado Drive NE</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87110</td>
<td>5053795355</td>
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<tr>
<td>District 7 Coalition of Neighborhood Associations</td>
<td>Tyler</td>
<td>Richter</td>
<td><a href="mailto:tyler.richter@gmail.com">tyler.richter@gmail.com</a></td>
<td>801 Madison NE</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87110</td>
<td>5052392903</td>
<td></td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>TRI-NORTH PROPERTY LLC</td>
<td>6120 DUNGAN ST NE</td>
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</tr>
<tr>
<td>SALAZAR JUSTIN</td>
<td>1920 WISCONSIN ST NE</td>
<td>ALBUQUERQUE NM</td>
<td>NM</td>
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<tr>
<td>2274 WYOMING BOULEVARD OWNER LLC</td>
<td>5200 BUFFINGTON RD</td>
<td>ATLANTA GA</td>
<td>GA</td>
<td>30349-2945</td>
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<tr>
<td>PARSONS COREY</td>
<td>1836 LUTHY DR NE</td>
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<td>NM</td>
<td>87112-2849</td>
</tr>
<tr>
<td>MORINIA LARRY &amp; BRENDA J</td>
<td>6400 PRAIRIE DUNES ST NE</td>
<td>ALBUQUERQUE NM</td>
<td>NM</td>
<td>87111-6535</td>
</tr>
<tr>
<td>TOBIAS MATTHEW J &amp; CAROLYN J</td>
<td>1844 LESTER DR NE</td>
<td>ALBUQUERQUE NM</td>
<td>NM</td>
<td>87112-2847</td>
</tr>
<tr>
<td>B R O MANAGEMENT LLC</td>
<td>4663 E LAFAYETTE BLVD</td>
<td>PHOENIX AZ</td>
<td>AZ</td>
<td>85018-3850</td>
</tr>
<tr>
<td>WESTERN COMMERCE BANK</td>
<td>127 S CANYON PO DRAWER 1358 ST</td>
<td>CARLSBAD NM</td>
<td>NM</td>
<td>88220-5732</td>
</tr>
<tr>
<td>FECHTER LEONARD A</td>
<td>1848 LESTER DR NE</td>
<td>ALBUQUERQUE NM</td>
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<tr>
<td>HOFFMANTOWN INC</td>
<td>10 TRAMWAY LP NE</td>
<td>ALBUQUERQUE NM</td>
<td>NM</td>
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</tr>
<tr>
<td>KROENING DON M</td>
<td>2014 WISCONSIN ST NE</td>
<td>ALBUQUERQUE NM</td>
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<tr>
<td>RAIDERS STAR LLC</td>
<td>2033 WYOMING BLVD NE</td>
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<tr>
<td>ABILA SADA</td>
<td>2114 WISCONSIN ST NE</td>
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<tr>
<td>HEADSTART ENTERPRISES</td>
<td>600 MONTANO RD NE</td>
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<tr>
<td>DUKE CITY BRIDGE CLUB INC</td>
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<tr>
<td>BURKS TATIANA C</td>
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<td>NM</td>
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</tr>
<tr>
<td>STEVENS BRENT &amp; MARIA LEE SCHMIDT</td>
<td>TRUSTEES STEVENS RVT</td>
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<td>Agustin Vincent</td>
<td>2038 WISCONSIN ST NE</td>
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<tr>
<td>Nguyen Quan &amp; Hanh Le</td>
<td>8500 CENTRAL AVE SE</td>
<td>ALBUQUERQUE NM</td>
<td>NM</td>
<td>87108-2502</td>
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<tr>
<td>Loving William B JR &amp; Janice K</td>
<td>8715 LA SALA GRANDE NE</td>
<td>ALBUQUERQUE NM</td>
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<tr>
<td>Bronstein Paul</td>
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<td>AZ</td>
<td>85018-3850</td>
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<tr>
<td>Varney Christopher David &amp; VarneyRachelle Milstein</td>
<td>2026 WISCONSIN ST NE</td>
<td>ALBUQUERQUE NM</td>
<td>NM</td>
<td>87110-4748</td>
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<tr>
<td>Rodriguez-Ortega Sonia</td>
<td>1845 LESTER DR NE</td>
<td>ALBUQUERQUE NM</td>
<td>NM</td>
<td>87112-2846</td>
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<tr>
<td>Alvarado Gloria</td>
<td>9534 ANNETTA AVE</td>
<td>SOUTH GATE CA</td>
<td>CA</td>
<td>90280-5140</td>
</tr>
<tr>
<td>Anderson Betty D RVT</td>
<td>2044 WISCONSIN ST NE</td>
<td>ALBUQUERQUE NM</td>
<td>NM</td>
<td>87110</td>
</tr>
<tr>
<td>West Robbie &amp; Evelyn</td>
<td>PO BOX 1611</td>
<td>MORIARTY NM</td>
<td>NM</td>
<td>87035</td>
</tr>
<tr>
<td>Jones Gary P</td>
<td>2002 WISCONSIN ST NE</td>
<td>ALBUQUERQUE NM</td>
<td>NM</td>
<td>87110-4748</td>
</tr>
<tr>
<td>Brazfield Richard Etal</td>
<td>1840 LUTHY DR NE</td>
<td>ALBUQUERQUE NM</td>
<td>NM</td>
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</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th>Name</th>
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<th>Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>NORTHEASTERN GROUP LLC</td>
<td>1012 MARQUEZ PL SUITE 106B</td>
<td>SANTA FE</td>
<td>NM</td>
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<tr>
<td>INEZ NA</td>
<td>MAYA SUTTON 7718 CUTLER AVE NE</td>
<td>ALBUQUERQUE</td>
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<td>INEZ NA</td>
<td>DONNA YETTER 2111 HOFFMAN DR NE</td>
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<tr>
<td>NORTH EASTERN ASSOC.</td>
<td>NANCY PRESSLEY-NAIMARK 9718 APACHE AVE NE</td>
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<td>NM</td>
<td>87112</td>
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<tr>
<td>NORTH EASTERN ASSOC.</td>
<td>MATT BOHNHOFF 9500 ARVADA AVE NE</td>
<td>ALBUQUERQUE</td>
<td>NM</td>
<td>87112</td>
</tr>
<tr>
<td>DISTRICT 7 COALITION OF NA</td>
<td>DARY C BUSHNELL 2017 ALVARADE DR NE</td>
<td>ALBUQUERQUE</td>
<td>NM</td>
<td>87110</td>
</tr>
<tr>
<td>DISTRICT 7 COALITION OF NA</td>
<td>TYLER RICHTER 801 MADISON NE</td>
<td>ALBUQUERQUE</td>
<td>NM</td>
<td>87110</td>
</tr>
</tbody>
</table>
**Academy**
6255 San Antonio Dr NE
Albuquerque, NM 87109-9996
(800) 275-8777

03/04/2022 09:22 AM

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<thead>
<tr>
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<th>Qty</th>
<th>Unit Price</th>
<th>Price</th>
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</thead>
<tbody>
<tr>
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<td>3</td>
<td>$58.00</td>
<td>$174.00</td>
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**Grand Total:**
$174.00

Credit Card Remitted

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<tr>
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<tbody>
<tr>
<td>Approval #: 061786</td>
</tr>
<tr>
<td>Transaction #: 11780</td>
</tr>
<tr>
<td>AID: A000000000310.0</td>
</tr>
<tr>
<td>AL: VISA CREDIT</td>
</tr>
<tr>
<td>PIN: Not Required CAPITAL ONE VISA</td>
</tr>
</tbody>
</table>

---

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

Preview your Mail  
Track your Packages  
Sign up for FREE @  
https://informeddelivery.usps.com

All sales final on stamps and postage. Refunds for guaranteed services only. Thank you for your business.

Tell us about your experience.  
Go to: https://postalexperience.com/pcs  
or scan this code with your mobile device,

--

**UFN:** 340128-0109  
**Receipt #:** 840-58700065-4-5893314-2  
**Clerk:** 08
Duarte, Leroy D.

From: bmschwa <bmschwa@gmail.com>
Sent: Wednesday, April 13, 2022 1:52 PM
To: Duarte, Leroy D.
Subject: RE: Wyoming Raising Canes

Leroy

That is so nice of you to get back to me. The north side for the window is good place for it for our neighborhood. There used to be a burger King in that location many years ago with the window on the south side, and we could hear it several nights a week, depending on the wind I would guess

Thanks again

Barry

Sent from my T-Mobile 4G LTE Device

-------- Original message --------
From: "Duarte, Leroy D." <lduarte@cabq.gov>
Date: 4/13/22 12:05 PM (GMT-07:00)
To: bmschwa@gmail.com
Subject: Wyoming Raising Canes

Hi Barry,

I am the case planner for this case and received your email.

I would like to share that the proposed drive-through window placement is located on the north side of the site.

I am also including the link for the hearing on April 21, 2022.

https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes

If you have any more question, feel free to contact me.

Thank you,
LEROY DUARTE

current planner

urban design & development
  o 505.924.3452

e  lduarte@cabq.gov

cabq.gov/planning
Duarte, Leroy D.

From: Lehner, Catalina L.
Sent: Tuesday, April 12, 2022 2:03 PM
To: Duarte, Leroy D.
Cc: Renz-Whitmore, Mikaela J.; Rodenbeck, Jay B.
Subject: Fw: Concern over Raising Can in the Wyoming Mall

Leroy- here's a comment for your case.
Thanks.
CL

From: Rodenbeck, Jay B.
Sent: Tuesday, April 12, 2022 1:58 PM
To: Renz-Whitmore, Mikaela J.
Cc: Lehner, Catalina L.
Subject: RE: Concern over Raising Can in the Wyoming Mall

Mikaela,

This inquiry is in regards to a proposed Raising Canes restaurant off of Wyoming that's going through a Site Plan Amendment – EPC.

I have copied Catalina in this message to ensure the comment from the concerned person below is directed to the EPC-Planner on the case.

Jay

From: Renz-Whitmore, Mikaela J. On Behalf Of Planning Dev Help
Sent: Tuesday, April 12, 2022 1:37 PM
To: Rodenbeck, Jay B. <jrodenbeck@cabq.gov>
Subject: FW: Concern over Raising Can in the Wyoming Mall

I believe this is a comment for a DRB case?

MIKAELA RENZ-WHITMORE
(she/hers)
o 505.924.3932
e mrenz@cabq.gov
Please make sure any drive-up window is on the west side - facing Wyoming.

There was a Burger King many years ago with the drive-up window on the south side, and we could hear people talking at nighttime

Thanks

Barry Schwartz
NEAR Resident

PS: I tried to find the zoom link to the meeting but could not find it
CONTROLLING SITE DEVELOPMENT PLAN
SITE PLAN REDUCTIONS
Site plan has been developed to follow the current Integrated Development Ordinance (IDO) Rules and Regulations.
SITE PLAN MAJOR AMENDMENT - APRIL 2022
Site plan has been developed to follow the current Integrated Development Ordinance (IDO) Rules and Regulations.