



## ***Environmental Planning Commission***

### ***Staff Report***

***Agenda Item Number: 5  
Project #: PR-2021-005467  
Case #: SI-2021-00520  
Hearing Date: April 21, 2022***

<b><i>Agent</i></b>	Modulus Architects & Land Use
<b><i>Applicant</i></b>	Raising Cane's Restaurants LLC
<b><i>Request</i></b>	<b>Site Plan-EPC, Major Amendment</b>
<b><i>Legal Description</i></b>	Tract B-1, Block A, amended plat of Tracts B-1-1 and B-2, Block A, Vista Grande Addition, Unit 1, being a replat of Tract B, Vista Grande excluding northerly portion to ROW; Tracts B-3 and B-4, Block A Vista Grande Addition Unit 1, being a replat of Tract B-2; Tract B-6, Block A of Tracts B-6, B-7, and B-8 Block A, Vista Grande Addition Unit one; Tract B-9 Block A, Vista Grande Addition Unit 1, Replat of Tract B-7 and B-8
<b><i>Location</i></b>	between San Mateo Blvd. NE and Monroe St. NE, (4800 Montgomery Blvd. NE)
<b><i>Size</i></b>	Approximately 9.6 acres
<b><i>Zoning</i></b>	MX-M

### ***Staff Recommendation***

***APPROVAL of SI-2021-00520, based on the Findings beginning on Page 21, and subject to the Conditions of Approval beginning on Page 25.***

***Staff Planner  
Megan Jones, Current Planner***

### ***Summary of Analysis***

The request is for a Major Amendment to the controlling Site Development Plan that would amend the use on Tract B-1 from a 6,260 SF sit down restaurant to a 3,331 SF fast food restaurant with a drive-through accessory use. The controlling Site Development Plan for Subdivision was originally approved by the EPC, and the proposed amendment would change access and circulation of the site.

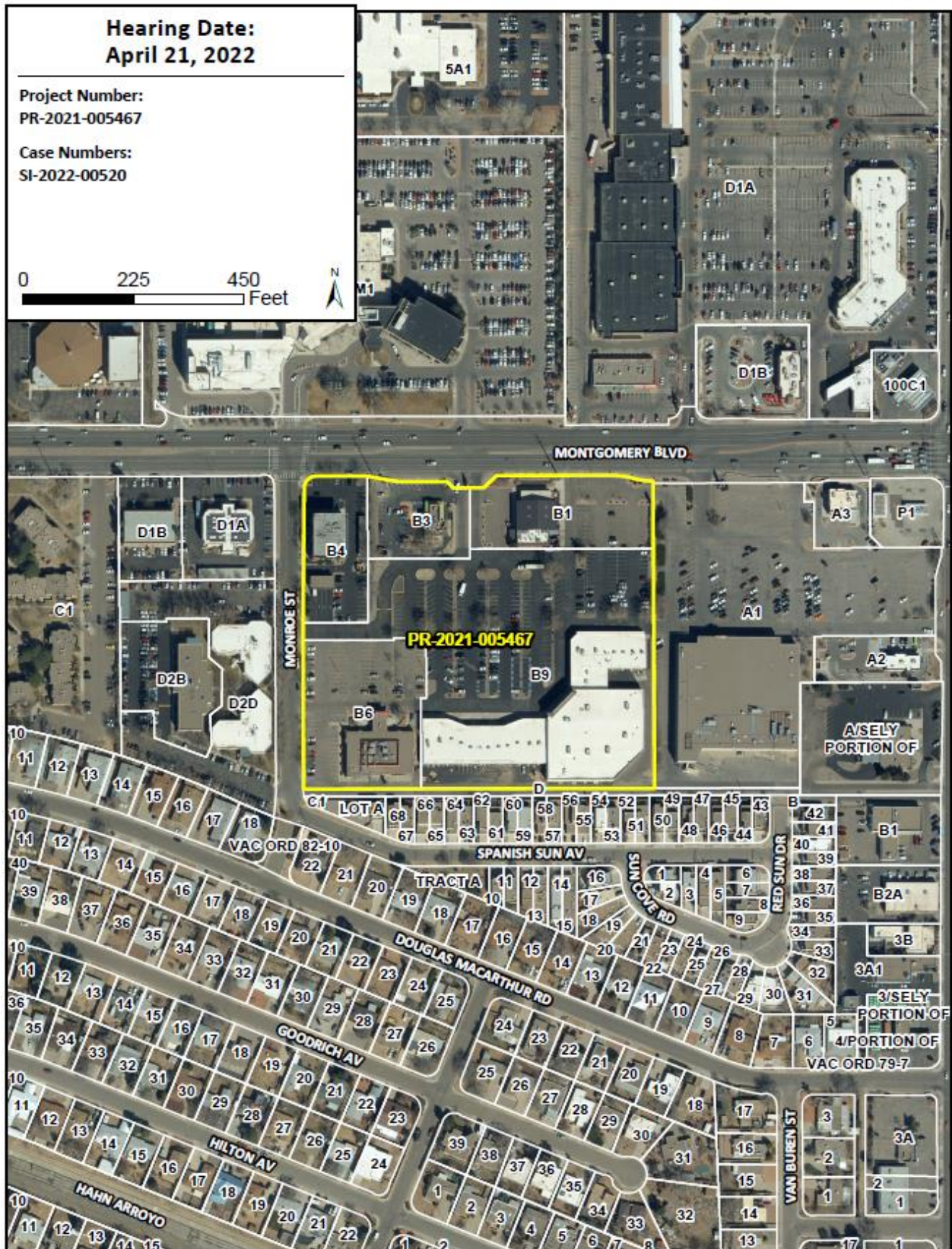
The subject site is within 660' of two Major Transit Corridors, in an Area of Change, and is in the San Mateo/Montgomery Activity Center. The request generally furthers applicable Comprehensive Plan Goals and policies.

The applicant notified the Hodgin NA, District 4 Coalition of NAs, the District 7 Coalition of NAs, and property owners within 100 feet of the subject site as required.

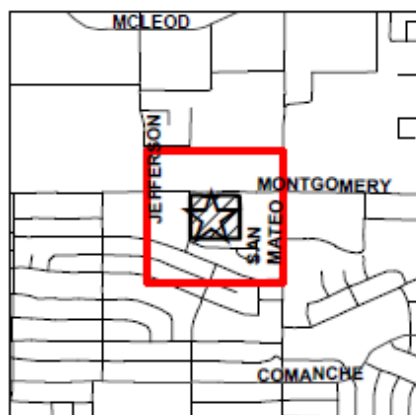
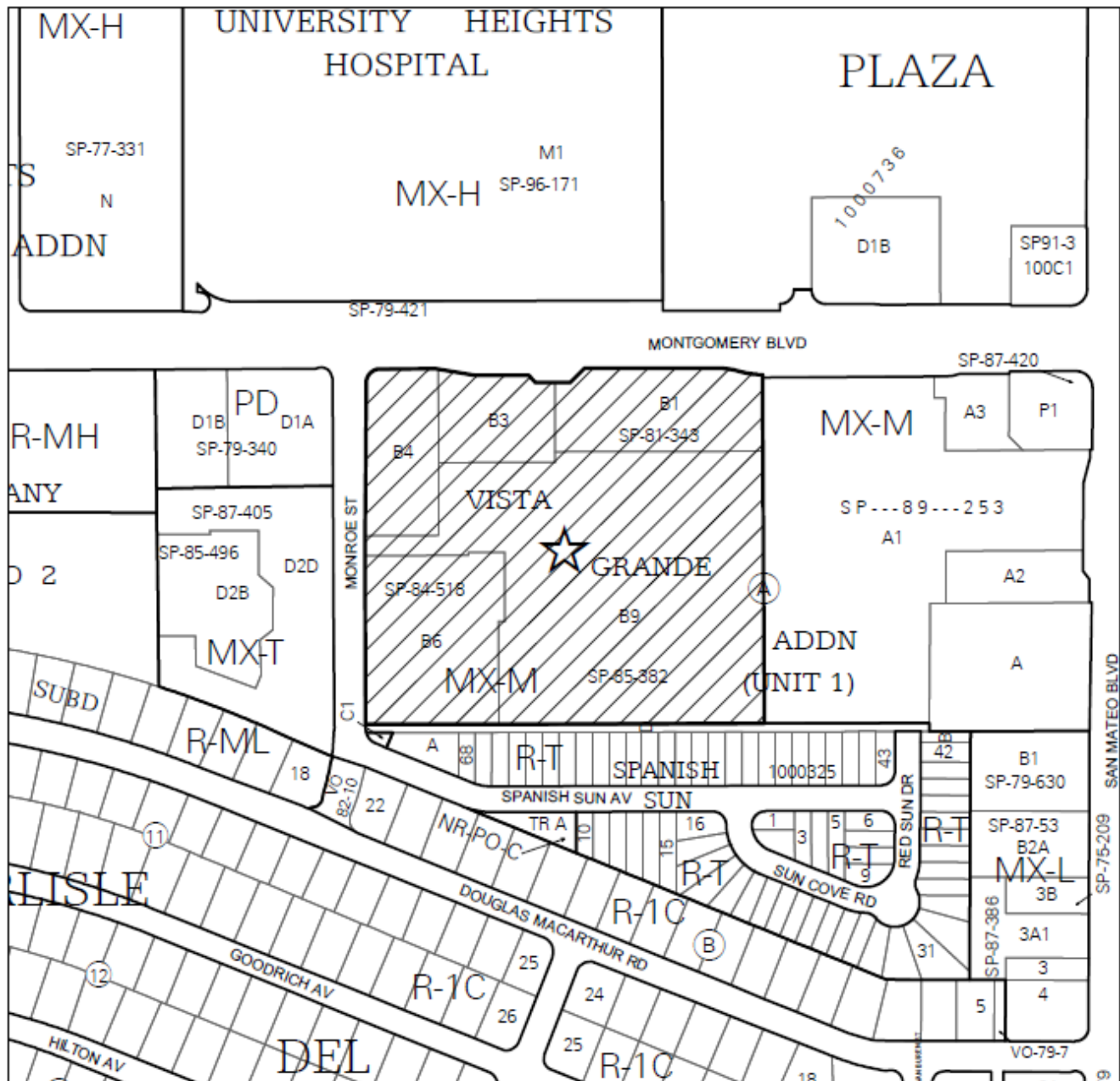
The applicant was contacted by a neighborhood representative stating that a property owner had concerns, with no follow up. Staff recommends approval subject to conditions to ensure that requirements are met prior to Site Plan DRB – final sign off.











## IDO ZONING MAP

Note: Gray shading  
indicates County.



1 inch = 250 feet

Hearing Date:

4/21/2022

Project Number:

PR-2021-005467

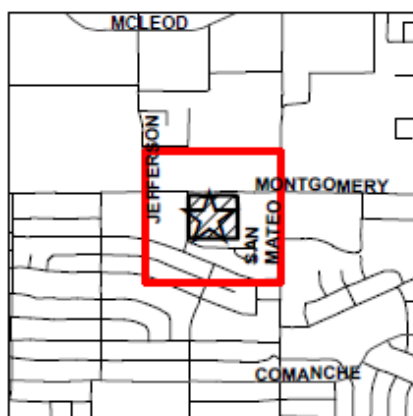
Case Numbers:

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Zone Atlas Page:

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## LAND USE MAP

Note: Gray shading  
Indicates County.

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



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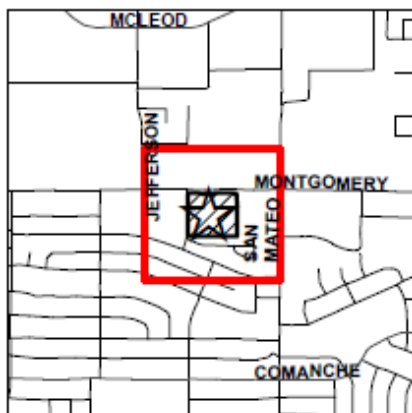
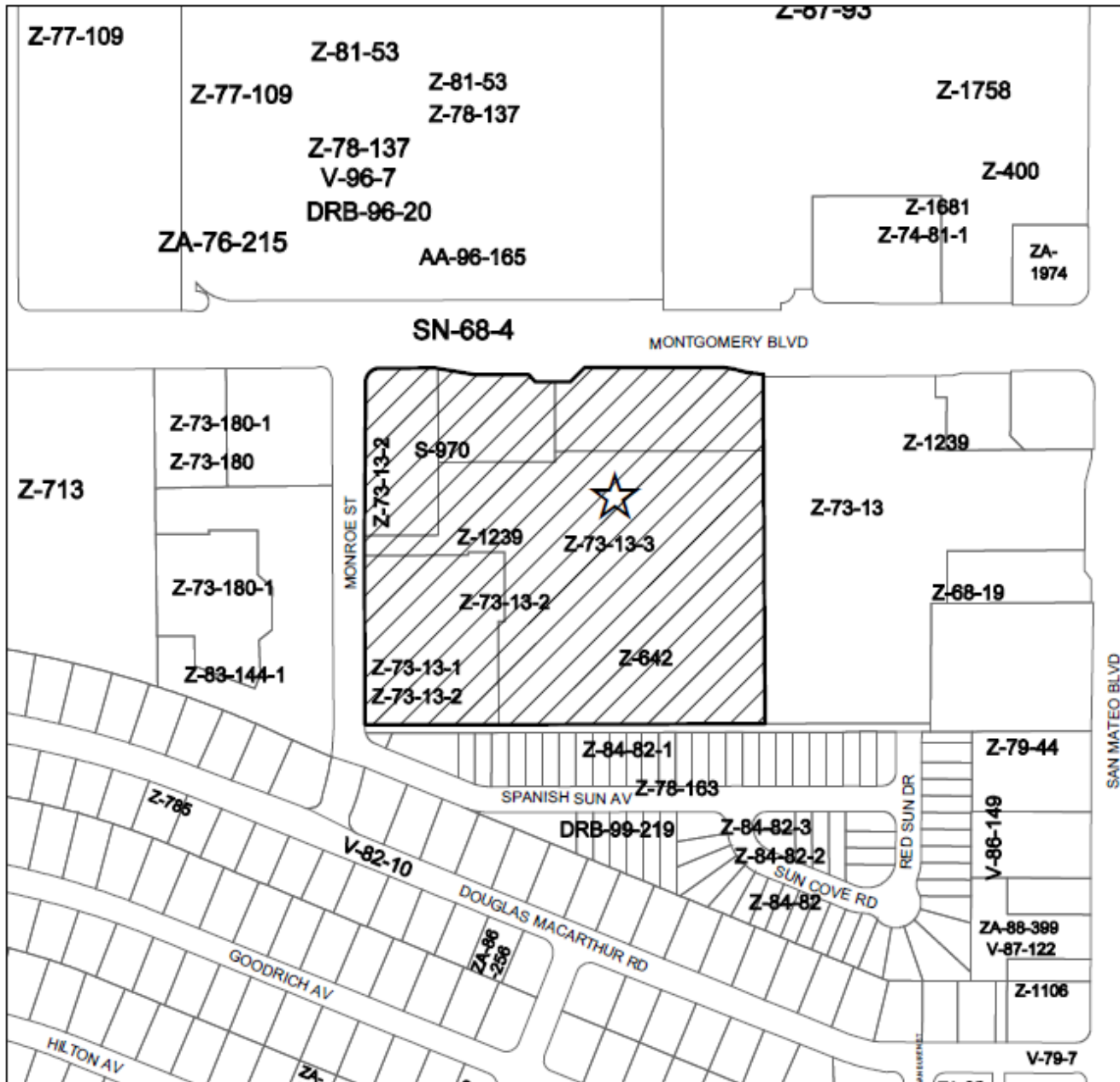
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## HISTORY MAP

Note: Gray shading  
Indicates County.



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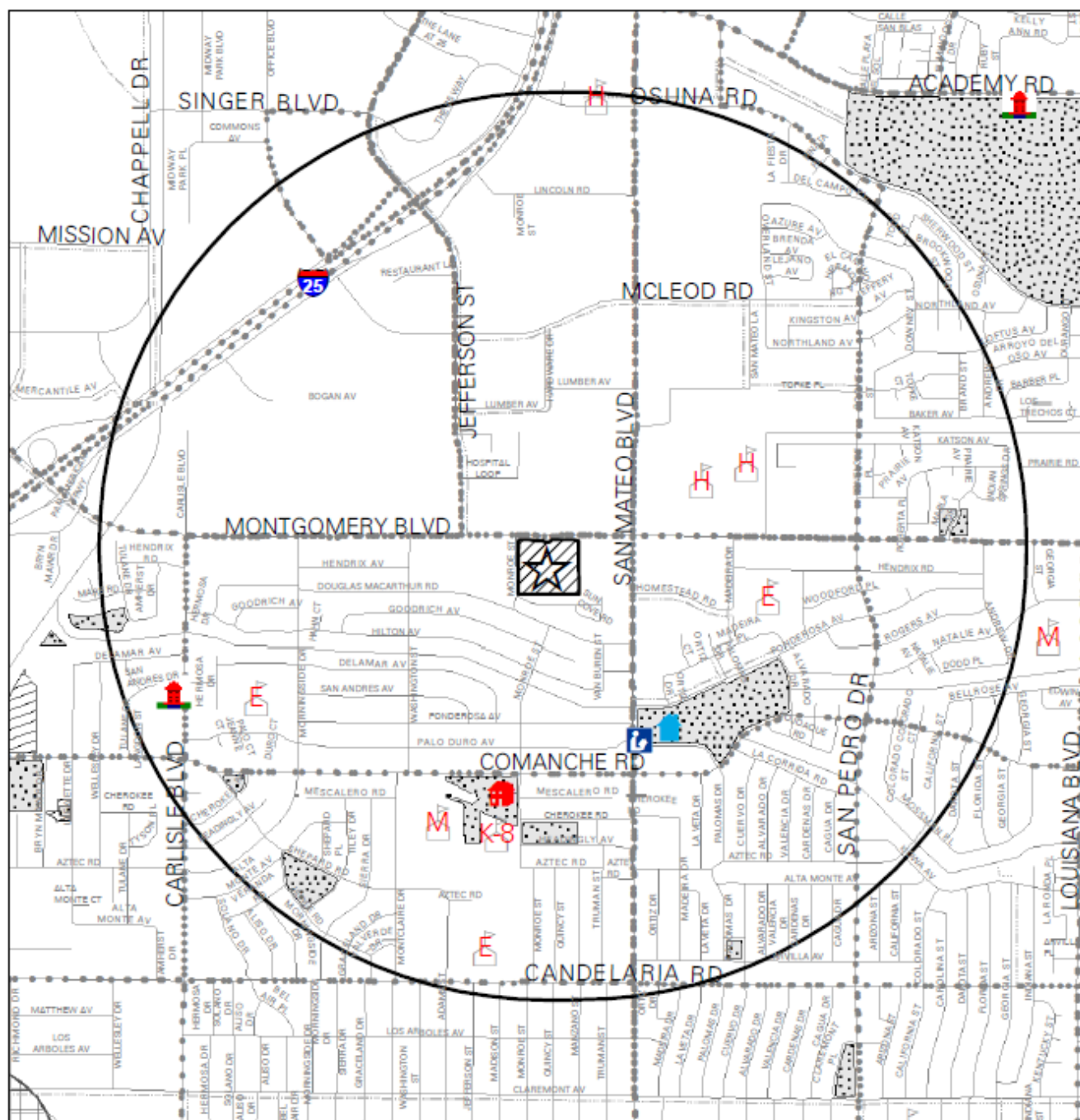
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**Public Facilities Map with One-Mile Buffer**

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



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***Attachments***

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

## ***I. INTRODUCTION***

### ***Surrounding zoning, plan designations, and land uses:***

<b><i>Site</i></b>	<b><i>Zoning</i></b>	<b><i>Comprehensive Plan Area</i></b>	<b><i>Land Use</i></b>
<b><i>Site</i></b>	MX-M	Area of Change	Commercial Retail-Restaurant
<b><i>North</i></b>	MX-M MX-H	Area of Change	Commercial Retail (general) Medical/Hospital
<b><i>South</i></b>	MX-M	Area of Change	Commercial Retail (general/shopping center)
<b><i>East</i></b>	MX-M	Area of Change	Commercial Retail (grocery store)
<b><i>West</i></b>	MX-M MX-T	Area of Change	Commercial Retail (fast food) Office

### ***Request***

The request is for a Major Amendment for an approximate 9.6-acre site legally described as all or a portion of Tract B-1, Block A, amended plat of Tracts B-1-1 and B-2, Block A, Vista Grande Addition, Unit 1, being a replat of Tract B, Vista Grande excluding northerly portion to ROW; Tracts B-3 and B-4, Block A Vista Grande Addition Unit 1, being a replat of Tract B-2; Tract B-6, Block A of Tracts B-6, B-7, and B-8 Block A, Vista Grande Addition Unit one; Tract B-9 Block A, Vista Grande Addition Unit 1, Replat of Tract B-7 and B-8, zoned MX-M, located at 4800 Montgomery Blvd. NE, between Montgomery Blvd. NE and Monroe St. NE (the “subject site”).

The applicant wishes to redevelop Tract B-1 (approx. 1.3 acres) of the controlling Vista Grande Site Development Plan (the “subject site”) with a new 3,331 square foot (SF) fast food restaurant with a drive through, which would reduce the square footage of the existing building by 2,929 SF. The applicant would demolish the existing 6,260 SF restaurant and re-develop the subject site to include two wrap around drive-through lanes, a by-pass lane, mobile curbside pick-up stalls, and 67 total parking spaces.

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 patterns of the subject site.

### ***EPC Role***

The EPC is hearing this request because it would significantly change access and circulation patterns on the subject site, which warrants additional review by the original decision-making body pursuant to 14-16-6-4(Z) (Amendments of Pre-IDO Approvals). Major amendments return to the original approving body pursuant to 14-16-6-4(Y)(3).

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



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 Tract B-1 that is associated with the Major Amendment, will move forward to the DRB for review and final sign-off.

### ***Context***

The subject site is located in a highly developed commercial area within the Vista Grande Shopping Center along Montgomery Blvd. NE, between Monroe St. NE and west of San Mateo Blvd. NE. Tract B-1 is currently developed with a sit-down restaurant (approximately 6,620 SF), required parking and landscaping.

The subject site is characterized by a variety of surrounding land uses; commercial retail, office, and low-density residential, with some medical uses. Across Montgomery Blvd., north of the subject site, is the Women's Hospital and the Montgomery Plaza shopping center. Montgomery Plaza includes a hair salon and a fast food restaurant that are north of the site. To the south of the subject site includes the Vista Grande Shopping Center, including a bank, pizza restaurant, church, and a fresh fruit arrangement store. East of the site is a grocery store and directly west of the site is a fast food restaurant. South of the Vista Grande Shopping Center is a low-density residential neighborhood consisting of townhomes. Continuing south and expanding west to Carlisle Blvd. is a larger low-density residential, single-family neighborhood.

### ***History***

The subject site is within the Vista Grande Shopping Center, Site Development Plan (SDP). The controlling SDP was originally approved in 1977 for approximately 9.6 acres by the EPC. Phase 2 of the SDP was approved in 1985. Tract B-1 was included in Phase 1 of the Site Development Plan as an existing 6,000 SF sit-down Restaurant (Z-73-13-2, see attached).

In 2004, an Administrative Amendment to the controlling SDP was approved for an outdoor patio addition (Project # 1002078). In 2013, an additional Administrative Amendment was approved, demolishing the original 7,050 SF restaurant building and constructing a new 6,290 SF Rock N' Brews restaurant, minimizing the SF of the building by 580 SF. (Project # 1002078, see attached site plans).

Upon adoption of the Integrated Development Ordinance (IDO) in May 2018, which replaced the City's zoning code, the subject site's zoning converted from the old zoning designation of C-2(SC) to MX-M (Mixed-use – Medium Intensity).

### ***Transportation System***

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

Montgomery Blvd. NE is classified as a Regional Principal Arterial street and San Mateo Blvd. NE is classified as a Community Principal Arterial street.

### ***Comprehensive Plan Designations***

The subject site is located within the San Mateo/Montgomery Activity Center and in an Area of

Change. It is located along the Montgomery Blvd. NE Major Transit Corridor and within 660' of the San Mateo Blvd. NE Major Transit Corridor. Major transit corridors are intended to be served by high frequency and local transit (e.g. Rapid Ride, local, and commuter buses). These corridors should prioritize transit above other modes of transportation to promote a convenient and efficient transit system. Walkability in these corridors is key to providing a safe environment for walkers, cyclists, and transit users.

### ***Comprehensive Plan Community Planning Area Designation***

The subject site is within the Mid Heights Community Planning Area (CPA). Mid Heights is characterized by a grid pattern of principal and minor arterial streets, suburban development pattern of the 1940s, 1950s, and 1960s, and Commercial strips bordering major streets, and schools and parks as focal points for community events and social activities. This area is made up of many 1950s suburbs and 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.

There are not any current or proposed Trails or Bikeways directly adjacent to the site along Montgomery or San Mateo Blvd. NE. There is an Existing Bike Trail West of the subject site on Washington St. NE and connects to east Montgomery Blvd. NE, stopping at Jefferson St. NE. There is a proposed buffered bike lane on Jefferson St NE. There is a proposed Bike Route on Homestead Rd. NE connecting to San Mateo Blvd. NE., east of the subject site.

### ***Transit***

The subject site is well served by transit. The area is serviced by Rapid Ride route Montgomery Blvd. – Carlisle Blvd. on a Monday-Sunday schedule. Service begins at 5:14 am to 10:20 pm on weekdays and 7:25 am – 5:50 pm on weekends. There is a Bus Stop at Montgomery and San Mateo Blvd NE. and just west of the site parallel to Montgomery Blvd. NE. The route runs east and west from Carlisle Blvd. NE to the Montgomery and Tramway Blvd. NE Park and Ride.

### ***Public Facilities/Community Services***

Please refer to the Public Facilities Map (Page 6), which shows public facilities and community services located within one mile of the subject site.

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

### ***Integrated Development Ordinance (IDO)***

#### ***Definitions***

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

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



Area of Change: An area designated as an Area of Change in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, where growth is desired and can be supported by multi-modal transportation, that includes designated Centers, most Corridors, Metropolitan Redevelopment Areas, and master planned areas such as industrial parks and planned communities.

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))* with some *MX-H (Mixed-use – High Intensity)*, and *R-T/R-1 (Residential - Townhome/single-family)*. The *MX-M* zone district was assigned upon the adoption of the Integrated Development Ordinance (IDO) based upon the subject sites former zoning of *C-2 (SC)*.

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, pages 143-148 of the IDO.

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. Areas of Change allow for a mix of uses and development of higher density and intensity in areas where growth is desired and can be supported by multi-modal transportation. The intent is to make Areas of Change the focus of new urban-scale development that benefit job creation and expanded housing options. By focusing growth in Areas of Change,

additional residents, services, and jobs can be accommodated in locations ready for new development. The subject site is located within the San Mateo/Montgomery Activity Center and along the Montgomery Blvd. Major Transit Corridor and within 660' of the San Mateo Blvd. Major Transit Corridor as designated by the Comprehensive Plan.

Applicable Goals and policies are listed below. Staff analysis follows in bold italics.

#### *Chapter 4: Community Identity*

Goal 4.1.2– Character, 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.

***This request would facilitate the identity and cohesiveness of the Vista Grande Shopping Center and the San Mateo/Montgomery Activity Center by providing a commercial-retail (restaurant) use in a mixed-use zone district. Tract B-1 would redevelop with a drive-through accessory use. The restaurant will be accessible by residents of the single-family neighborhood to the south, employees and shoppers in the Activity Center, and commuters along Montgomery Blvd.***

***This request is being reviewed as an amendment to the controlling SDP. Note that future construction will reduce the gross floor area of the building by 2,929 SF. The new building would be constructed as a 3,331 SF building and remain consistent in scale to surrounding retail. If the request is approved, the Site Plan is to be delegated to the DRB for final sign-off. The new site plan will follow the Design Standards of the Integrated Development Ordinance (IDO) MX-M Zone District dimensional standards (Table 5-1-2), buffer landscaping (14-16-5-6-(E)), and building design standards (14-16-5-11). Additionally, Use-specific standards for a drive-through will be followed.***

***Future development will be subject to IDO requirements which will help to ensure appropriate character of building design and scale so that the surrounding neighborhood and Activity Center is not adversely affected. This request is consistent with Policy 4.2.1 Character -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.

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

***The request would capture growth in Centers and Corridors. The subject site is located in the San Mateo/Montgomery Activity Center. Activity Centers are intended to incorporate a mix of neighborhood scale services within mixed use centers. They are intended to serve neighborhoods within a 20-minute walk or short bike ride. The development of a new restaurant will provide a commercial service to the surrounding retail and neighborhood. It is within 600' of the nearby single-family residential development, and is accessible by transit.***

***Additionally, the subject site is located in an Area of Change which allows for development that benefits the surrounding community. Revitalizing the subject site on a Major Transit Corridor and***



*Activity Center will direct growth to the Activity Center Shopping Center as well as help to shape the built environment into a sustainable development pattern. The request is consistent with Policy 5.1.2 – Development Areas and Policy 5.1.6- Activity Centers.*

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

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

*The request would continue to create a healthy and sustainable community because it would facilitate further development in an area with a mix of uses including commercial-retail, offices, religious, hospital and single-family residential while providing an additional restaurant use to the immediate and surrounding community. The subject site is conveniently accessible by all transportation modes. It is within a 20-minute walk or bike ride by employees or shoppers within the Activity Center and residents of the residential neighborhood to the south.*

*Additionally, the amendment would allow redevelopment of the site that will provide more job opportunities along a Major Transit Corridor. The development will enhance the Activity Center's ability to provide an area where residents and employees can live, work, and shop. The request is consistent with Goal 5.2 Complete Communities and Policy 5.2.1 – Land Uses.*

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

*The request is consistent with this Goal because the subject site is within the developed Vista Grande Shopping Center (Site Development Plan), the San Mateo/Montgomery Activity Center, and within 600' of two Major Transit Corridors. The subject site is served by existing infrastructure and public facilities, which future development will utilize. The development made possible by the request would support additional growth in an area with existing infrastructure and public facilities. The request is consistent with Goal 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 where growth is expected and desired. The request would encourage, enable, and direct commercial growth to it. The request is consistent with Goal 5.6-City Development Areas.*

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

*The subject site is located in an Area of Change, within the San Mateo/Montgomery Activity Center, and within 600' of two Major Transit Corridors. The intent of this policy is to direct growth and more intense development to Centers and Corridors. The amendment of Tract b-1 within the controlling SDP is consistent with this policy because its location is appropriate for small scale*

*commercial uses and accessible by all transportation modes. The request is consistent with Policy 5.6.2 – Areas of Change.*

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

*The request furthers this policy because the subject site is located within 600' of two Major Transit Corridors, Montgomery Blvd. NE and San Mateo Blvd. NE. Development is encouraged within Areas of Change, Centers, and Corridors and the subject site is within all three. Montgomery Blvd. is well served by transit (ABQ Ride Route #54, and #157). Route #5 offers service Monday through Sunday with a peak frequency of 25 minutes during the weekdays. There are two bus stops near the site parallel to Montgomery Blvd. (Bus Stop Route 5, 157). The request is consistent with Policy 5.6.2h. – 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 subject site (Tract B-1) is located within the controlling Vista Grande Shopping Center Site Development Plan. The existing building sits vacant, within a developed shopping center and Activity Center. The request will allow the redevelopment of the infill site into a new restaurant, which will generally enhance the surrounding built environment. The controlling SDP does not have design guidelines, and the building will follow the IDO Development Standards. Many of the surrounding structures were developed Pre-IDO. The request is generally consistent with Policy 7.3.4- Infill.*

#### Chapter 8: Economic Development

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

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

*The request would bring economic growth opportunities to the San Mateo/Montgomery Activity Center and the City. The restaurant would provide a variety jobs on a designated Major Transit Corridor improving the quality of life of those needing accessible job opportunities. The restaurant would be a new choice in the Activity Center and bring new neighborhood-scale commercial development to an established shopping center. The applicant has not demonstrated how Raising Cane's will recruit and retain local employees. The request is generally consistent with Policy 8.1.2 & 8.1.2c Resilient Economy.*

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



IDO Section 14-16-6-6(J)(3) states that any application for a Site Plan-EPC, including a Major Amendment, would 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-based 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.  
*The subject site is zoned MX-M. Therefore, the above criterion does not apply.*
- 6-6(J)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.  
*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 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.*
- 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

would not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

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

### **III. SITE PLAN MAJOR AMENDMENT**

#### ***Request***

The request is for a Major Amendment approval that would allow the existing 6,260 sit-down restaurant building to be redeveloped as a new 3,331 square foot (SF) fast food restaurant with a drive through accessory use, reducing the square footage of the existing building by 2,929 SF.

The subject site is located on Montgomery Blvd. NE, a Major Transit Corridor and within 660' of the San Mateo Major Transit Corridor as designated by the Comprehensive Plan. A Major Transit Corridor is intended to serve high frequency and local transit. Providing walkability in these corridors is key to providing a safe environment for walkers, cyclists, and transit users as designated by the comprehensive plan. Since the subject site is located along a high frequency corridor, it does not provide a use that is oriented towards walkers, cyclists, and transit users.

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 requested amendment is for Tract B-1, within the boundaries of the Vista Grande Shopping Center Site Development plan (SDP). The Vista Grande Shopping Center is a Mixed-Use commercial-retail area within the boundaries of the San Mateo/Montgomery Activity Center. It is located south of Montgomery Blvd. NE, east of Monroe St. NE, North of Spanish Sun Ave. NE. and West of San Mateo Blvd. NE. The controlling SDP includes 9.6 acres and was originally intended for restaurant, bank, and commercial retail uses. Tract B-1 has been amended twice from the originally approved restaurant use, maintaining the original intended use of the tract. The controlling SDP was originally approved in 1977 and has no design standards.

The applicant is following IDO Development Standards for the Site Plan Major Amendment request. The controlling SDP was implemented before the adoption of the IDO; therefore, IDO zoning requirements are more stringent than the controlling site plan.

The proposed site plan is required to comply with all applicable provisions of the IDO, the DPM, other adopted City regulations, and any other terms and conditions specific to the subject site in a prior approval.

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

### ***Site Plan Layout/Configuration***

Proposed Site Plan drawings (see attached) were included with the request. The existing site and restaurant building are not currently developed for a drive-through. The applicant has demonstrated that the amended Site Plan will include:

- 3,331 SF building
- drive-through with two lanes
- mobile curbside pick-up stalls,
- a patio for outdoor seating
- parking & landscaping.
- some existing city utilities and curbs to remain.

The new site work will change the current circulation patterns on the subject site and is required to be submitted as a Site Plan - DRB request for final approval.

### ***Pedestrian, Bicycle and Transit Access***

The subject site is well served by transit. The area is serviced by Rapid Ride route Montgomery Blvd. – Carlisle Blvd. on a 7 day/week schedule. Service begins at 5:14 am to 10:20 pm on weekdays and 7:25 am – 5:50 pm on weekends. There is a Bus Stop at Montgomery and San Mateo Blvd NE. and parallel stops on either side of Montgomery adjacent to the subject site. The route runs east and west from Carlisle Blvd. NE to the Montgomery and Tramway Blvd. NE Park and Ride.

There is adequate sidewalk infrastructure along the boundaries of the subject site, which provide walkability to the surrounding Activity Center, the residential neighborhood south of the site, and bus stops.

Required bicycle parking per the IDO Table 5-5-5 is 3 spaces or 10% of required off-street parking spaces, whichever is greater.

The city Transportation department gave several comments regarding access, parking, and circulation of the site, which are to be addressed through Site Plan - DRB final sign off.



### ***Vehicular Access, Circulation and Parking***

The current site configuration has vehicular access and parking spaces on the east and west side of the building, with no drive aisle along the northern edge of the restaurant building. There is an existing access drive on the north west corner, the north east corner, and along the southern edge of the tract. The existing restaurant building sits on the southern edge of the tract with the majority of the parking on the eastern side of the tract.

The proposed Site Plan amendment maintains the existing drive access from Montgomery Blvd. NE from within the Shopping Center on the western side of the tract. Existing drive access points on the eastern side of the tract will be relocated due to the proposed wrap around drive-through lanes along the eastern and northern edge of the site. The proposed Site Plan amendment maintains the existing north west drive access, but relocates the eastern and southern access drives. The new restaurant building will be located on the north west corner of the subject site with two drive-through lanes and a bypass lane wrapping around the building along the north east corner and the northern edge of the site. Parking is located on the southern side of the restaurant building. The proposed drive-through will greatly change the circulation of the site, by causing the relocation of drive access points and queuing of vehicles. There are no drive access points directly off of Montgomery Blvd. NE. into the subject site.

The proposed drive-through accessory use is intended to be developed with two wrap around drive-through lanes and a drive-through by-pass lane adjacent to Montgomery Blvd. NE. Although the drive-through meets most dimensional and use specific standards of the IDO, it fails to meet the required 6' buffer between the drive-through by pass lane and the Montgomery Blvd. Public ROW (IDO 5-5(I)(2)(a)). There is already an adjacent restaurant with a drive-through to the west of the subject site. Adding a second drive-through will change the traffic frequency within the subject site and encourage the queuing of vehicles.

Table 5-5-1, parking for a Restaurant use is listed as 8 spaces/1,000 SF. The new proposed development decreases the amount of required parking spaces from 83 existing spaces to 34 parking regular and 2 accessible parking spaces. 35 regular and 2 accessible spaces are being provided.

5-5(I)(2) Drive-through or Drive-up Facility Design for Parking and Loading Development Standards in the IDO, requires that a 6-foot-wide buffer between the drive-through by pass lane and the major public right of way is a requirement. The north east corner of the drive-through lane does not currently meet this requirement. The buffer provides protection for pedestrian and transit along Montgomery Blvd. which is a Major Transit Corridor. A Waiver – DRB will be needed to develop the drive-through as designed, which can be achieved through DRB – final sign off.

### ***Landscaping, Buffering and Screening***

An amendment to the existing landscaping on the subject site has been provided (see attached landscape plan). New landscaping will be installed along the northern side of the site bordering Montgomery Blvd. NE. and within designated parking areas. A new covered patio will be installed on the western edge of the building. An additional 103 SF of landscaping is being added to the site. The total existing landscaping being provided on the site is 10,685 SF (22%). The site plan amendment provides 10,788 SF (63%) of landscaping of the required 2,574 SF (15%). tall tree canopy and ground coverage provided is 8,300 SF of the 8,091 (75%) required.

Existing landscaping includes tree and ground cover on the SE, east and NE edge of the site, parking lot landscaping, and an existing drainage pond.

The Landscape Plan (L2.01) shows the location and type of trees and ground cover being provided as well as remaining grass, trees, and shrubs. The proposed plant list includes drought tolerant and native species.

A fully automated underground irrigation system would be used to irrigate the trees, shrubs and groundcover planting areas. (See Landscape sheet L2.01).

### ***Walls and Fences***

No walls or fencing are proposed.

### ***Lighting***

New light poles are proposed along the drive-through adjacent to Montgomery Blvd. NE. Existing light poles are to remain in the parking lot areas.

### ***Signage***

Wall signage is proposed as part of the building design on all 4 facades of the building and must follow the Sign Standards in the IDO. Signage has been submitted as a separate request and has been deferred at the time of this Site Plan Major Amendment request. Wall signage must be approved before installation.

### ***Architecture & Building Design***

The proposed building follows façade design regulations pursuant to the IDO; setbacks, colors, materials, etc. for this request. Building heights comply with the IDO Table 2-5-3 for MX-M Zone District Dimensional Standards.

The applicant has followed IDO Standards for building design; heights, setbacks, colors, materials, etc. for this request.

## ***V. AGENCY & NEIGHBORHOOD CONCERNS***

### ***Reviewing Agencies***

City departments and other interested agencies reviewed this application. Few but notable agency comments were received. Agency Comments received were based upon the initial application submittal on March 10, 2022.

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

Albuquerque Solid Waste noted that the proposed double trash enclosures must be approved through the building permit process by the Solid Waste Department.

### ***Neighborhood/Public***

Notification requirements are found in 14-16-6, in the Procedures Table 6-1-1 and are further explained in 14-16-6-4(K), Public Notice. The affected, registered neighborhood organizations is

the, District 4 Coalition of Neighborhood Associations, District 7 Coalition of Neighborhood Associations, and the Hodgin Neighborhood Association which were notified as required. Property owners within 100 feet of the subject site were also notified, as required (see attachments).

A pre-submittal neighborhood meeting was offered and a facilitated meeting was offered with no requests or no known objections. The District 4 Coalition of NA contacted the applicant requesting a link to the EPC Hearing via Zoom, which was provided. A second neighborhood representative reached out to the agent expressing a neighboring property owner having issues, with no follow up from the neighbor with a list of concerns.

As of this writing, Staff has not received any comments in support or opposition to the request.

## **VI. CONCLUSION**

The applicant proposes a Major Amendment to the controlling site development plan for Tract B-1 of the existing Vista Grande Site Development Plan to demo the existing 6,260 SF restaurant building and re-develop the subject site as a 3,331SF fast food Restaurant with a drive-through accessory use. 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 Vista Grande 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 San Mateo/Montgomery Activity Center, along a Major Transit Corridor, and in an Area of Change.

The request is generally consistent with 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-2022-00520, EPC Major Amendment April 21, 2022***

1. The request is for a Site Plan-EPC for Tract B-1, Block A, amended plat of Tracts B-1-1 and B-2, Block A, Vista Grande Addition, Unit 1, being a replat of Tract B, Vista Grande excluding northerly portion to ROW; Tracts B-3 and B-4, Block A Vista Grande Addition Unit 1, being a replat of Tract B-2; Tract B-6, Block A of Tracts B-6, B-7, and B-8 Block A, Vista Grande Addition Unit one; Tract B-9 Block A, Vista Grande Addition Unit 1, Replat of Tract B-7 and B-8, between San Mateo Blvd. NE and Monroe St. NE, (4800 Montgomery Blvd. NE), containing approximately 9.6 acres (the “subject site”).
2. The subject site is zoned MX-M (Mixed-use – Moderate Intensity), a zoning designation received upon adoption of IDO in May 2018. The subject site was formerly zoned C-2 (commercial). The subject site includes 5 tracts, B-1, B-3, B-4, B-6, B-8, and B-9. Only Tract B-1 (1.26 acres) and is being planned for future development at this time.
3. The amendment exceeds the thresholds found in IDO table 6-4-4: Allowable Minor Amendments, therefore it is classified as a Major Amendment pursuant to IDO section 14-16-6-4(Z)(1)(b). Pursuant to IDO Section 14-16-6-4(Q), the decision-making body may impose conditions necessary to ensure compliance with the development standards of this IDO via the Site Plan-EPC Review and Decision Criteria of IDO Section 14-16-6-6(J).
4. The applicant requests a Major Amendment to redevelop Tract B-1 of the controlling Vista Grande Site Development Plan (the “subject site”) as a new 3,331 square foot (SF) Raising Canes restaurant with a drive through accessory use, reducing the square footage of the existing building by 2,929 SF.
5. The subject site is located in an Area of Change, within the San Mateo/Montgomery Activity Center, within 600’ of the San Mateo Blvd Major Transit Corridor and on the Montgomery Blvd. major Transit Corridor as designated by the Comprehensive Plan. The subject site is part of the Mid Heights Community Planning Area (CPA).
6. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
7. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 4: Community Identity
  - A. Goal 4.1.2– Character, 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.

This request would facilitate the identity and cohesiveness of the Vista Grande Shopping Center and the San Mateo/Montgomery Activity Center by providing a commercial-retail (restaurant) use in a mixed-use zone district. Tract B-1 would redevelop with a drive-through accessory use. The restaurant will be accessible by residents of the single-family neighborhood to the south, employees and shoppers in the Activity Center, and commuters along Montgomery Blvd.



This request is being reviewed as an amendment to the controlling SDP. Note that future construction will reduce the gross floor area of the building by 2,929 SF. The new building would be constructed as a 3,331 SF building and remain consistent in scale to surrounding retail. If the request is approved, the Site Plan is to be delegated to the DRB for final sign-off. The new site plan will follow the Design Standards of the Integrated Development Ordinance (IDO) MX-M Zone District dimensional standards (Table 5-1-2), buffer landscaping (14-16-5-6-(E)), and building design standards (14-16-5-11). Additionally, Use-specific standards for a drive-through will be followed.

Future development will be subject to IDO requirements which will help to ensure appropriate character of building design and scale so that the surrounding neighborhood and Activity Center is not adversely affected.

8. The request is consistent with the following Comprehensive Plan Goals and Policies from 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.

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

The request would capture of growth in Centers and Corridors. The subject site is located in the San Mateo/Montgomery Activity Center. Activity Centers are intended to incorporate a mix of neighborhood scale services within mixed use centers. They are intended to serve neighborhoods within a 20-minute walk or short bike ride. The development of a new restaurant will provide a commercial service to the surrounding retail and neighborhood. It is within 600' of the nearby single-family residential development, and is accessible by transit.

Additionally, subject site is located in an Area of Change which allows for development that benefits the surrounding community. Revitalizing the subject site on a Major Transit Corridor and Activity Center will direct growth to the Activity Center Shopping Center as well as help to shape the built environment into a sustainable development pattern.

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

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

The request would continue to create a healthy and sustainable community because it would facilitate further development in an area with a mix of uses including commercial-retail, offices, religious, hospital and single-family residential while providing an additional restaurant use to the immediate and surrounding community. The subject site is conveniently accessible by all transportation modes. It is within a 20-minute walk or bike ride by employees or shoppers within the Activity Center and residents of the residential neighborhood to the south.

Additionally, the amendment would allow redevelopment of the site that will provide more job opportunities along a Major Transit Corridor. The development will enhance the Activity Center's ability to provide an area where residents and employees can live, work, and shop.

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

The request is consistent with this Goal because the subject site is within the developed Vista Grande Shopping Center (Site Development Plan), the San Mateo/Montgomery Activity Center, and within 600' of two Major Transit Corridors. The subject site is served by existing infrastructure and public facilities, which future development will utilize. The development made possible by the request would support additional growth in an area with existing infrastructure and public facilities.

- D. 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 where growth is expected and desired. The request would encourage, enable, and direct commercial growth to it.

- E. 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 subject site is located in an Area of Change, within the San Mateo/Montgomery Activity Center, and within 600' of two Major Transit Corridors. The intent of this policy is to direct growth and more intense development to Centers and Corridors. The amendment of Tract b-1 within the controlling SDP is consistent with this policy because its location is appropriate for small scale commercial uses and accessible by all transportation modes.

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

The request furthers this policy because the subject site is located within 600' of two Major Transit Corridors, Montgomery Blvd. NE and San Mateo Blvd. NE. Development is encouraged within Areas of Change, Centers, and Corridors and the subject site is within all three. Montgomery Blvd. is well served by transit (ABQ Ride Route #54, and #157). Route #5 offers service Monday through Sunday with a peak frequency of 25 minutes during the weekdays. There are two bus stops near the site parallel to Montgomery Blvd. (Bus Stop Route 5, 157).

9. The request is consistent with the following Comprehensive Plan Goals and Policies from 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 subject site (Tract B-1) is located within the controlling Vista Grande Shopping Center Site Development Plan. The existing building sits vacant, within a developed shopping center and Activity Center. The request will allow the redevelopment of the infill site into a new restaurant, which will generally enhance the surrounding built environment. The controlling SDP does not

have design guidelines, and the building will follow the IDO Development Standards. Many of the surrounding structures were developed Pre-IDO.

10. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 8: Economic Development

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

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

The request would bring economic growth opportunities to the San Mateo/Montgomery Activity Center and the City. The restaurant would provide a variety jobs on a designated Major Transit Corridor improving the quality of life of those needing accessible job opportunities. The restaurant would be a new choice in the Activity Center and bring new neighborhood-scale commercial development to an established shopping center. The applicant has not demonstrated how Raising Cane's will recruit and retain local employees.

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) As demonstrated by the policy analysis of the site plan, the request is consistent with applicable Comprehensive Goals and Policies.
- B. 14-16-6-6(J)(3)(b) The subject site is zoned MX-M; therefore, this criterion does not apply.
- C. 14-16-6-6(J)(3)(c) With the application of conditions of approval, the site plan major amendment would comply with all applicable provisions of the IDO.
- D. 14-16-6-6(J)(3)(d) The proposed future Site Plan 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 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) The subject site is not located within an approved Master Development Plan.
- G. 14-16-6-6(J)(3)(g) 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 is the, District 4 Coalition of Neighborhood Associations, District 7 Coalition of Neighborhood Associations, and the Hodgin Neighborhood Association which were notified as required. Property owners within 100 feet of the subject site were also notified, as required

13. A pre-submittal neighborhood meeting was offered and a facilitated meeting was offered with no requests. The District 4 Coalition of NA contacted the applicant requesting a link to the EPC Hearing via Zoom, which was provided. A second neighborhood representative reached out to the agent expressing a neighboring property owner having issues, with no follow up from the neighbor with a list of concerns.
14. IDO 14-16-5-5(I)(2) Drive-through or Drive-up Facility Design for Parking and Loading Development Standards requires a 6-foot-wide buffer between the drive-through by pass lane and the major public right of way. The north east corner of the drive-through lane does not currently meet this requirement. The buffer provides protection for pedestrian and transit along Montgomery Blvd. which is a Major Transit Corridor. A Waiver – DRB will be needed to develop the drive-through as designed, which can be achieved through DRB – final sign off.
15. Conditions of approval are needed to ensure that applicable IDO regulations are met and to provide clarification.
16. As of this writing, Staff has not received any comments in support or opposition to the request.

**RECOMMENDATION – PR-2021-005467, SI-2021-00520, April 21, 2022**

***APPROVAL of Project #2021-00520, SI-2021-005467, a Site Plan-EPC Major Amendment for all or a portion of Tract B-1, Block A, amended plat of Tracts B-1-1 and B-2, Block A, Vista Grande Addition, Unit 1, being a replat of Tract B, Vista Grande excluding northerly portion to ROW; Tracts B-3 and B-4, Block A Vista Grande Addition Unit 1, being a replat of Tract B-2; Tract B-6, Block A of Tracts B-6, B-7, and B-8 Block A, Vista Grande Addition Unit one; Tract B-9 Block A, Vista Grande Addition Unit 1, Replat of Tract B-7 and B-8, located at 4800 Montgomery Blvd NE, between San Mateo Blvd. NE and Monroe St. NE, zoned MX-M and approximately 9.6 acres (G-17-Z), based on the preceding Findings and subject to the Conditions of Approval.***

**CONDITIONS OF APPROVAL – SI-2021-00520**

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; a minimum 15-foot radius should be required around the building site for passenger car traffic, and a minimum 25-foot radius should be required for the inner drive-thru aisle along with a 12-foot wide drive aisle at the 90-degree turn adjacent to the median.
  - 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. A 6-foot wide ADA pathway is needed to connect to the right-of-way from the business entry and from the main entry to the handicapped spaces. Show dimensioning of all new walkways.
  - 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. If using Mobile Order Pick-up, provide designated signage for those parking spaces.
3. Conditions from the 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.
4. Conditions from the Public Service Company of New Mexico (PNM)
- A. Any existing and/or new PNM easements and facilities need to be reflected on this Site Plan.
  - B. Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities. Any trees within or near PNM easements should comply with IDO Section 5-6(C) (10). Shrubs and ground cover and smaller trees are generally acceptable within PNM easements.

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*Megan Jones*  
**Megan Jones, MCRP  
Current Planner**

***Notice of Decision CC list:***

Raising Cane’s Restaurants LLC, Cassie Kussow, Cassie.Kussow@kimley-horn.com

Modulus Architects & Land Use Planning, Regina Okoye, rokoye@modulusarchitects.com

District 4 Coalition of NAs, Daniel Regan, dlreganabq@gmail.com

District 4 Coalition of NAs, Mildred Griffiee, mgriffiee@noreste.org

District 7 Coalition of NAs, Darcy Bushnell, dmc793@gmail.com

District 7 Coalition of NAs, Tyler Richter, tyler.richter@gmail.com

Hodgin NA, Pat Mallory, malloryabq@msn.com

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Legal, [dking@cabq.gov](mailto:dking@cabq.gov)

EPC file

## ***CITY OF ALBUQUERQUE AGENCY COMMENTS***

### ***PLANNING DEPARTMENT***

#### **Zoning / Code Enforcement**

#### **Long Range Planning**

#### ***CITY ENGINEER***

#### **Transportation Development Review Services**

2021-005467, SI-2022-00520 Site Plan (Raising Cane's at Montgomery Blvd.)

- 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 and easements on 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. 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.
- 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; a minimum 15-foot radius should be required around the building site for passenger car traffic, and a minimum 25-foot radius should be required for the inner drive-thru aisle along with a 12-foot wide drive aisle at the 90-degree turn adjacent to the median.
- 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.
- A 6-foot wide ADA pathway is needed to connect to the right-of-way from the business entry and from the main entry to the handicapped spaces. Show dimensioning of all new walkways.
- Include van accessible aisle requirements. Show "No Parking" at the back of all of the accessible aisles.
- Include "Do Not Enter", one-way signs, and directional arrows on pavement for the drive-thru.
- If using Mobile Order Pick-up, provide designated signage for those parking spaces.

**Hydrology**

**New Mexico Department of Transportation (NMDOT)**

**Department of Municipal Development (DMD)**

**Traffic Engineering Operations (Department of Municipal Development)**

**Street Maintenance (Department of Municipal Development)**

**ABC WATER UTILITY AUTHORITY (ABCWUA)**

1. No objections to the site plan amendment.
2. Availability Statement #220303 is applicable to the new restaurant and is in final processing. The statement will set the conditions of service.

**SOLID WASTE MANAGEMENT DEPARTMENT**

**Project #2021-005467 SI-2022-00520 Site Plan- Major Amendment** - 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.

**PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM)**

There are PNM facilities abutting the site and/or in easements along the entire perimeter of the site, Montgomery Blvd, and within the site along parking and drive aisles with connections to and from the existing building. Please be aware of the area to the northwest of 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 5-6(C) (10). Shrubs and ground cover and smaller trees are generally acceptable within PNM easements.

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

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

**ABQ RIDE**

No adverse comments

**ENVIRONMENTAL HEALTH DEPARTMENT**

**Air Quality Division**

**Environmental Services Division**

**Parks and Recreation (PRD)**

**Open Space Division (OSD)**

**City Forester**

**Police Department/Planning/Crime Prevention Through Environmental Design (CPTED)**

**Fire Department/Planning**

**COMMENTS FROM OTHER AGENCIES**

**ALBUQUERQUE PUBLIC SCHOOLS**

- a. EPC Description: SI-2022-00520—Site Plan—Major Amendment.
- b. Site Information: Vista Grande Addition, Unit 1, Tract B-1.
- c. Site Location: Located at 4800 Montgomery 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**

**PLANNING AND DEVELOPMENT SERVICES**

**MID-REGION METROPOLITAN PLANNING ORGANIZATION(MRMPO)**

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 and Intelligent Transportation System (ITS) Corridor. Please consult the reviewing agency's Traffic Engineering and/or ITS Department with any questions regarding ITS infrastructure.

**BERNALILLO COUNTY PUBLIC WORKS/TRANSPORTATION PLANNING**

**NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)**

**MIDDLE RIO GRANDE CONSERVANCY DISTRICT**



**Figure 1: Looking west on the north edge of the subject site along Montgomery Blvd. Existing restaurant, sidewalk, bike racks, and landscape buffer pictured.**

**Figure 2: looking NE from the subject site along Montgomery Blvd. at the existing eastern parking lot and commercial retail across the street.**



**Figure 3: Looking west at existing fast food restaurant and the western parking lot and infrastructure within the subject site**

**Figure 4: Looking east at the existing restaurant, sidewalks, parking spaces, and landscape buffer along Montgomery Blvd. from within the subject site.**



**Figure 5: Looking south at the Vista Grande Shopping Center and existing parking lot from the subject site.**

**Figure 6: Looking NE at the existing subject site from the southern edge.**



## HISTORY

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

Steve Johnson  
3001 Louisiana N.E.  
Albuquerque, N.M. 87110

Date: March 22, 1985

NOTIFICATION OF DECISION

File: Z-73-13-3  
Location: Tract B5, Block A,  
Vista Grande Addition, Unit  
1, located on the southeast  
corner of Monroe and  
Montgomery Boulevard N.E.,  
containing approximately 9.2  
acres. (G-17)

On March 21, 1985, the Environmental Planning Commission voted to approve your request for an amendment of the Shopping Center Site/Development Plan for Tract B5, Block A, Vista Grande Addition, Unit 1, zoned C-2, located on the southeast corner of Monroe and Montgomery Boulevard N.E.

THEREFORE, BE IT RESOLVED THAT Z-73-13-3 be approved based on the following Findings and subject to the following Conditions.

Findings:

1. The changes in building layout and design proposed on this site plan are significant amendments that affect parking, circulation and landscaping elements previously approved. Review and approval of these proposed changes by the EPC is necessary because it is required by the Zoning Code Shopping Center Regulations Section 40.B.3.a.
2. This site plan contains the necessary information required for review by the EPC as listed in the Development Process Manual and the Comprehensive Zoning Code.
3. The DRB has previously reviewed this proposed site plan and some of the Board's comments have been included. This site plan could be delegated back to DRB for final sign-off based on the following conditions.

Conditions:

1. Buildings and Parking cannot encroach into the 15' access easement behind the shopping center. They must be moved north and the easement kept open. This will require reducing the overall gross square footage of Building 4 between 730-1000 square feet.
2. A landscaping legend acceptable to staff, detailing proposed species and maintenance is needed on the plan prior to sign off.
3. The minimum width of the landscaped parking lot medians shall be 5' except for medians 3 and 4, which shall be at least 9 feet wide.
4. Building elevations must include more information on the proposed colors, textures and materials and the southern elevation must be shown.
5. Loading areas shall be shown on the plan as shall location of dumpsters and screening details.
6. Small car spaces shall be identified on the plan.
7. The previous comments of the DRB must be addressed by the applicant prior to final sign-off by the DRB.
8. The final plan shall include the additional landscaped area in front of shop C (now 12,638 square feet), as shown on the revision of 3/21/85.
9. The parking spaces adjacent to the passageway be eliminated.



IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY 4/5/85 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$40 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Any person aggrieved with any determination of the Environmental Planning Commission acting under this ordinance may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 60 days of its filing.

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

Sincerely,



Phil Garcia  
Assistant City Planner

PG/djw  
cc:

## ZONING

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

## APPLICANT INFORMATION



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

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

### APPLICATION INFORMATION

Applicant: Raising Cane's Restaurants LLC c/o Modulus Architects & Land Use		Phone: (972) 769-3364
Address: 6800 Bishop Road		Email: Cassie.Kussow@kimley-horn.com
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		Email: rokoye@modulusarchitects.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Agent		List all owners: TRADECOR 4800 MONTGOMERY LLC

### BRIEF DESCRIPTION OF REQUEST

Amend approved Site Development Plan to add in a new Raising Canes restaurant

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

Lot or Tract No.: TR B-1	Block: A	Unit:
Subdivision/Addition: VISTA GRANDE ADDN UNIT 1	MRGCD Map No.:	UPC Code: 101706044751711603
Zone Atlas Page(s): G-17-Z	Existing Zoning: MX-M	Proposed Zoning: MX-M
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): +/- 1.2533

### LOCATION OF PROPERTY BY STREETS

Site Address/Street: 4800 Montgomery BLVD NE Between: MONTGOMERY BLVD NE and: San Mateo Blvd

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

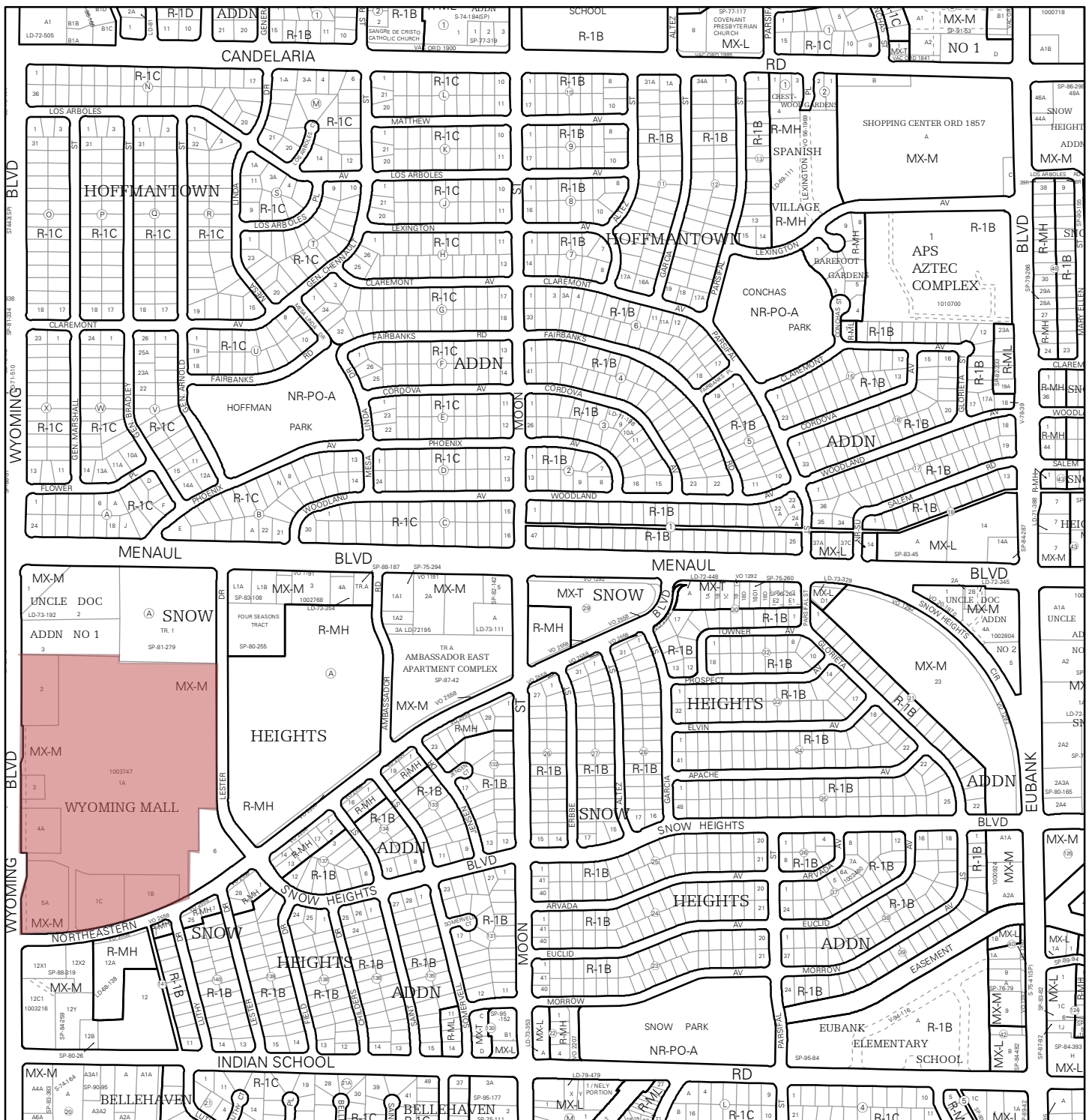
1002078

Signature: Regina Okoye	Date: 3/10/2022
Printed Name: Regina Okoye	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

### FOR OFFICIAL USE ONLY

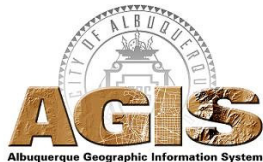
Case Numbers	Action	Fees	Case Numbers	Action	Fees

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

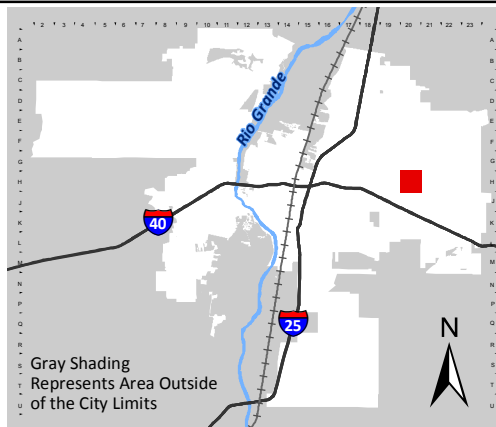


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



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



Zone Atlas Page:  
**H-20-Z**

- Easement
  - Escarpment
  - Petroglyph National Monument
  - Areas Outside of City Limits
  - Airport Protection Overlay (APO) Zone
  - Character Protection Overlay (CPO) Zone
  - Historic Protection Overlay (HPO) Zone
  - View Protection Overlay (VPO) Zone
- 0 250 500 1,000 Feet

# FORM P1: SITE PLAN – EPC

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

- ☐ SITE PLAN – EPC
- ☐ MASTER DEVELOPMENT PLAN
- ☒ MAJOR AMENDMENT TO SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN
- ☐ EXTENSION OF SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN
- ☒ Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_
- ☒ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 emailed notice to affected Neighborhood Association representatives
- ☒ Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, completed notification forms(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing
- ☒ Completed Site Plan Checklist
- ☒ Scaled Site Plan or Master Development Plan and related drawings  
*Master Development Plans should include general building and parking locations, as well as design requirements for buildings, landscaping, lighting, and signage.*
- ☒ Copy of the original approved Site Plan or Master Development Plan (for amendments only)
- ☒ Site Plan or Master Development Plan
- ☒ 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

## ☐ VARIANCE – EPC


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

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

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

Signature: <u>Regina Okoye</u>	Date: 3/10/2022
Printed Name: <u>Regina Okoye</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

## FOR OFFICIAL USE ONLY

Case Numbers:	Project Number:	
Staff Signature:		
Date:		



January 14, 2022

To Whom It May Concern:

Please let this letter serve as authorization, from Raising Cane's, as the developer, and TRADECOR 4800 Montgomery LLC, 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 4800 Montgomery Boulevard NE, Albuquerque, New Mexico.

Sincerely,

**LuAron Foster**

Digitally signed by LuAron Foster  
DN: cn=LuAron Foster, o=Raising Cane's, ou,  
email=lfoster@raisingcane.com, c=US  
Date: 2022.01.21 08:50:53 -06'00'

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

DocuSigned by:

***Britt Rand Sanchez***

Britt Rand Sanchez, Member

E9D3E73E11B6400...

TRADECOR 4800 Montgomery LLC  
7500 San Jacinto PL E-180  
Plano, TX 75024





# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 12/2020)

Raising Cane's Chicken Fingers

(Store RC 0852) - 4800

**Project Title:** Montgomery Blvd NE **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_

**Zone Atlas Page:** \_\_\_\_\_ **DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_

**Legal Description:** \_\_\_\_\_

**City Address:** 4800 Montgomery Blvd NE, Albuquerque, NM 87109

**Applicant:** Kimley-Horn **Contact:** Shannon Ness, P.E.

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

**Phone#:** 602-906-1190 **Fax#:** \_\_\_\_\_ **E-mail:** shannon.ness@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: ( )

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

**Describe development and Uses:**

Scope of work includes demolition of the existing 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.):** 3,331 Gross Square Feet

**Number of Residential Units:** 0

**Number of Commercial Units:** 1

### Traffic Considerations

**Expected Number of Daily Visitors/Patrons (if known):\*** 1,570 Total Daily Trips (~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: 0 trips (closed during AM Peak); PM peak: 109 trips

**Driveway(s) Located on:** Montgomery Blvd NE

**Adjacent Roadway(s) Posted Speed:** Montgomery Blvd NE 35 mph

Street Name

Posted Speed

*\* 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: Regional Principal Arterial and multi-modal corridor  
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: Activity Center  
(urban center, employment center, activity center)

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

Adjacent Roadway(s) Traffic Volume: 41,700 Volume-to-Capacity Ratio: AM: 0.50; PM: 0.73  
(if applicable)

Adjacent Transit Service(s): Line 157 and 5 Nearest Transit Stop(s): 400 feet west

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: None adjacent  
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Existing sidewalk adjacent

## **Relevant Web-sites for Filling out Roadway Information:**

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

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

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

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

Bikeways: [http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL\\_Jun25.pdf](http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf) (Map Pages 75 to 81)

## **TIS Determination**

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

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

Thresholds Met? Yes ☒ No ☐

Mitigating Reasons for Not Requiring TIS: \_\_\_\_\_ Previously Studied: ☐

Notes:

*M.P. P.E.*

10/20/2021

TRAFFIC ENGINEER

DATE

.....

## **Submittal**

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

Submit by email to the City Traffic Engineer [mgrush@cabq.gov](mailto:mgrush@cabq.gov) . Call 924-3362 for information.

### **Site Plan/Traffic Scoping Checklist**

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

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

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING REQUEST

Pre-application Review Team (PRT) Meetings are available to help applicants identify and understand the allowable uses, development standards, and processes that pertain to their request. **PRT Meetings are for informational purposes only; they are non-binding and do not constitute any type of approval.** Any statements regarding zoning at a PRT Meeting are not certificates of zoning. The interpretation of specific uses allowed in any zone district is the responsibility of the Zoning Enforcement Officer (ZEO).

When you submit PRT notes to meet a Pre-application Meeting requirement in Table 6-1-1, you will be charged a \$50 PRT fee.

<i>Official Use only</i>		
PA#: <u>21-179</u>	Received By: <u>Diego Ewell</u>	Date: <u>8/12/2021</u>
APPOINTMENT DATE & TIME: <u>Diego Ewell</u>		

Applicant Name: Raising Cane's Chicken Fingers Phone#: 469.619.1164 Email: efields@pmdginc.com

### PROJECT INFORMATION:

**For the most accurate and comprehensive responses, please complete this request as fully as possible and submit any relevant information, including site plans, sketches, and previous approvals.**

Size of Site: 1.28 ac Existing Zoning: MX-M Proposed Zoning: \_\_\_\_\_

Previous case number(s) for this site: \_\_\_\_\_

Applicable Overlays or Mapped Areas: \_\_\_\_\_

Residential – Type and No. of Units: \_\_\_\_\_

Non-residential – Estimated building square footage: 3181 No. of Employees: 55

Mixed-use – Project specifics: \_\_\_\_\_

### LOCATION OF REQUEST:

Physical Address: Montgomery and San Mateo Zone Atlas Page (Please identify subject site on the map and attach) G17

### BRIEFLY DESCRIBE YOUR REQUEST (What do you plan to develop on this site?)

Restuant with Drive Thru

### QUESTIONS OR CONCERNS (Please be specific so that our staff can do the appropriate research)

1. Please confirm DRT and Site Plan Process
2. Confirm location and size of existing water meters.
3. Can water line be downsized after meter
4. Can irrigation line tap off domestic line after meter
5. Confirm building setback
6. Confirm landscape setback and buffers
7. Confirm if building needs to be sprinkled

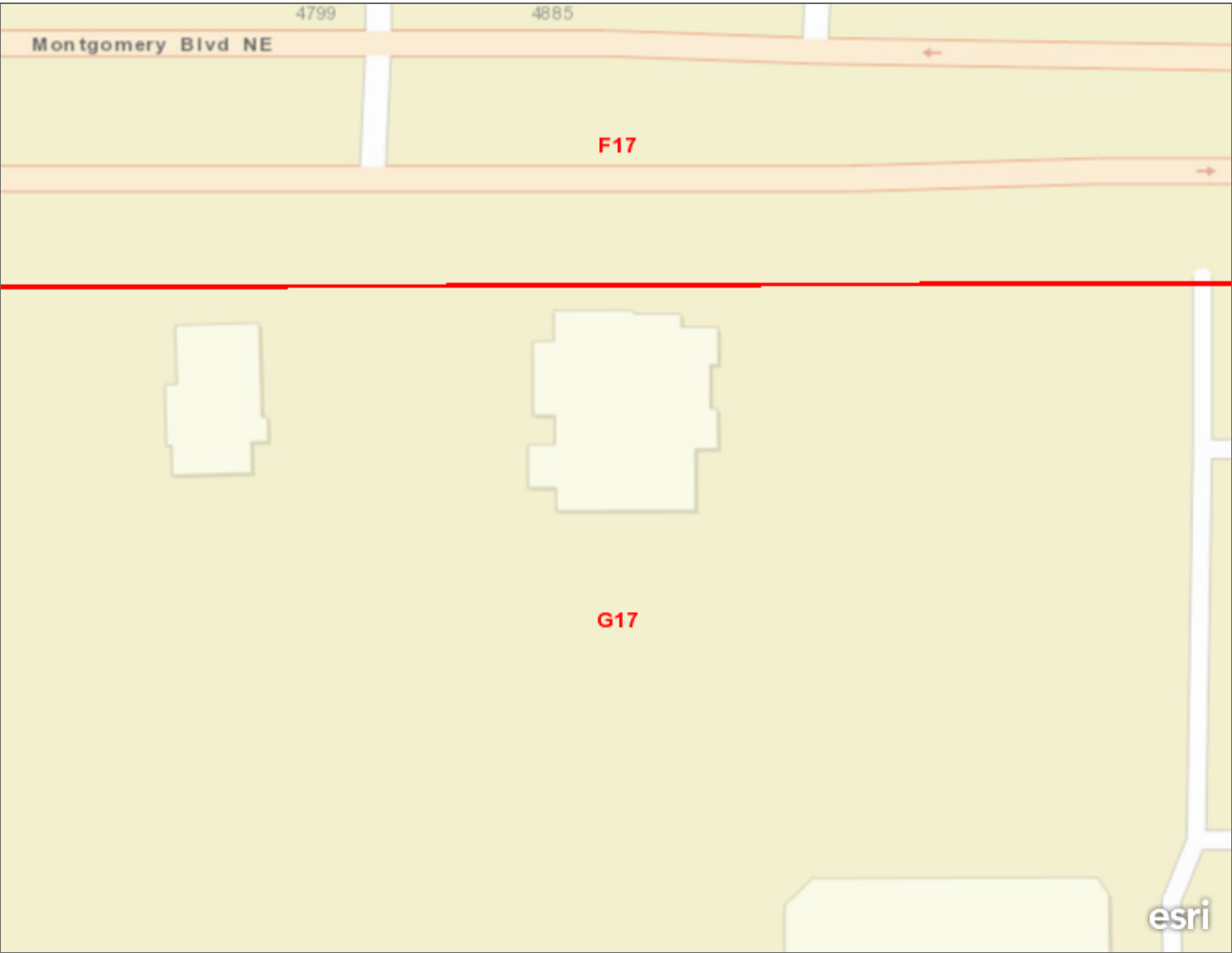
Zone Atlas

zoneatlas

City Limits



Zone Atlas Grid



City Zone Atlas Pages

City of Albuquerque, Bernalillo County, NM, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

MONTGOMERY BLVD. NE

290.0'

15°11'4"

6.4' 14°53'34"

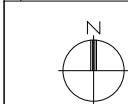
150.0'

374.0'

138.0'



PQS0552 ALBUQUERQUE, NM  
PROTOTYPE 4E-AV  
3,181 GROSS S.F.



TOTAL SITE AREA	55598	1.28ac
PARKING STALLS	46 PROV.	32 REQ.
SHARED PARKING	AVAILABLE	
D/T CAR COUNT	15 +7 EXPO	

PQS0552 MONTGOMERY & SAN MATEO, ALBUQUERQUE, NM

PROTOTYPE: P4E-AV  
AREA: 3,181 SF

DRAWN BY: JB  
REM: RF DM: LK

VERSION: SD-1.1  
05/20/2021



## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-179 Date: 09/13/21 Time: N/A (sent via email to )

Address: 4800 Montgomery Blvd NE

### AGENCY REPRESENTATIVES

Planning: Catalina Lehner ([clehner@cabq.gov](mailto:clehner@cabq.gov)) James Aranda ([imaranda@cabq.gov](mailto:imaranda@cabq.gov))

Zoning/Code Enforcement: Angelo Metzgar ([ametzgar@cabq.gov](mailto:ametzgar@cabq.gov))

Fire Marshal: Antonio Chinchilla ([achinchilla@cabq.gov](mailto:achinchilla@cabq.gov)) or call 505-924-3611 (if needed)

Transportation: Jeanne Wolfenbarger ([jwolfenbarger@cabq.gov](mailto:jwolfenbarger@cabq.gov))

Hydrology: Ernest Armijo, P.E. ([earmijo@cabq.gov](mailto:earmijo@cabq.gov))

Solid Waste: Herman Gallegos ([hgallegos@cabq.gov](mailto:hgallegos@cabq.gov))

Water Authority: David Gutierrez - [dggutierrez@abcwua.org](mailto: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:** Drive-thru restaurant.

### SITE INFORMATION:

Zone: MX-M

Size: Approx. 1.2 acres

Use: Mixed-Use Moderate Intensity

Overlay zone: N/A

Comp Plan Area of: Change

Comp Plan Corridor: Major Transit (MT)

Comp Plan Center: Activity

MPOS or Sensitive Lands: X Flood zone

Parking: 14-16 5-5

MR Area: Mid Heights

Landscaping: 14-16 5-6

Street Trees: 14-16 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: Hodgins NA

*\*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](http://www.cabq.gov/neighborhoods.resources).*

### PROCESS:

Type of Action: 6-6(Z) Major Amendments of Pre-IDO Approvals

Review and Approval Body: EPC Is this a PRT requirement? Yes (Table 6-1-1)



## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-179 Date: 09/13/21 Time: N/A (sent via email)

Address: 4800 Montgomery Blvd NE

### NOTES:

See the **Integrated Development Ordinance**

<https://documents.cabq.gov/planning/IDO/IDO-2019-Effective-2020-11-02.pdf>

### 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:

- Neighborhood Meeting - <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>
- Public Notice - <http://www.cabq.gov/planning/urban-design-development/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.

### File Submittal

For Administrative Amendments, DRB, EPC, hydrology and traffic submittals, e-mail electronic files to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov). For questions about an application submittal or the submittal process itself, please contact Jay Rodenbeck at [jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov) and/or to Maggie Gould at [mgould@cabq.gov](mailto: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>

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-179 Date: 09/13/21 Time: N/A (sent via email)

Address: 4800 Montgomery Blvd NE

### **PRT 21-179**

#### **PROPERTY INFORMATION**

- Address: 4800 Montgomery Blvd NE
- Lot: B1 Block: A
- Subdivision: Vista Grande Addition Unit 1
- Type: Change
- Calculated GIS Acres: 1.25
- IDO Zoning: **MX-M**
- Old Zoning Designation: C-2
- Old Zoning Description: (SC)
- Old Zoning Category: Commercial

#### **CASE HISTORY**

- 1002078

#### **ALLOWABLE USE(S)**

- Restaurant -Permissive Use
- Drive-through- Accessory Use

#### **USE SPECIFIC STANDARDS**

- 2-4(5)
- 4-3(D)(8)
- 4-3(F)(4)

#### **DEFINITIONS**

- **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. See also Car Wash and Vehicle Definitions for Light Vehicle Fueling.
- **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. See also Bar and Taproom or Tasting Room.

#### **DEVELOPMENT STANDARDS**

- N/A

#### **APPLICANT'S QUESTIONS**

- Dimensional Standards- 14-16-5-1(D)(1)

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-179 Date: 09/13/21 Time: N/A (sent via email)

Address: 4800 Montgomery Blvd NE

- Landscape Setback and Buffer- 14-16-5-6(C)
- Building Design- 14-16-5-11
- For all related question pertaining to water please contact David Gutierrez - [dggutierrez@abcwua.org](mailto:dggutierrez@abcwua.org) or call 505.289.3307.
- For building related questions please call Building and Safety @505-924-3562

### **PROCESS**

6-6(Z) Major Amendments of Pre-IDO Approvals

Provided below is the link to the IDO:

<https://ido.abc-zone.com/integrated-development-ordinance-ido>

*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**

#### **PRT 21-179 (Montgomery/San Mateo NE.)**

#### **Information for Site Development – Transportation Development**

For additional information contact Nilo Salgado (924-3630) or Jeanne Wolfenbarger (924-3991)

#### **Curb Cuts**

- Follow DPM guidelines for commercial curb cuts.
- 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.

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-179 Date: 09/13/21 Time: N/A (sent via email)

Address: 4800 Montgomery Blvd NE

- 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.

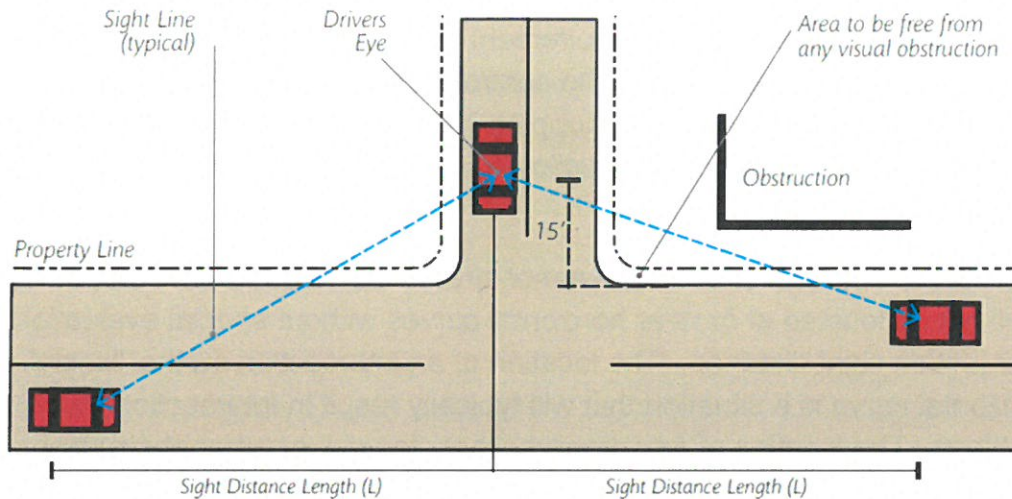
### Traffic Studies

- **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.**

### Platting and Public Infrastructure Requirements for Roadways

- 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.
- 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.
- Curb and sidewalk are required along entire frontage of property. Follow IDO/DPM for specific width requirements.
- For any private access easements on plats, all beneficiaries and maintenance responsibilities must be listed.
- 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 Diego Ewell at [dewell@cabq.gov](mailto:dewell@cabq.gov)*

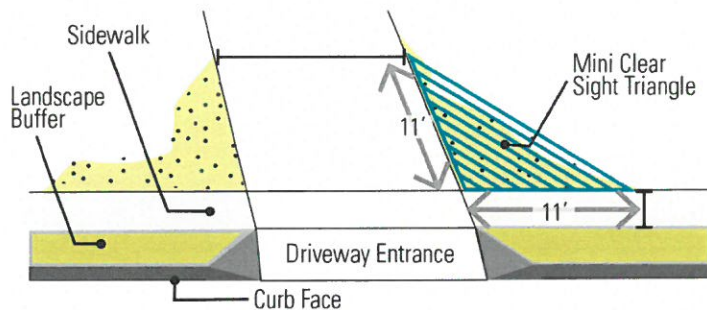
**Figure 3.9.5-2 Intersection Sight Distance****Table 3.9.5-2 Minimum Intersection Sight Distance**

Speed Limit (mph)	Minimum Intersection Sight Distance (ft)					
	2 Lane Undivided		3 Lane Undivided or 2 Lane Divided w/ 12' Median		4 Lane Undivided	
	Left Turn	Right Turn	Left Turn	Right Turn	Left Turn	Right Turn
20	230	200	240	200	250	200
25	280	240	300	240	320	240
30	340	290	360	290	380	290
35	390	340	420	340	440	340
40	450	390	480	390	500	390
45	500	430	530	430	570	430
50	560	480	590	480	630	480

#### 3.9.5.4 Mini Clear Sight Triangle

Driveways need to maintain the mini sight triangle as shown in Figure 3.9.5-3. This triangle starts at the sidewalk and measures 11 feet on a side.

**Figure 3.9.5-3 Mini Clear Sight Triangle**



#### 3.9.5.5 Visibility for Site Entrances and Driveways

Site entrances and driveways shall be designed to preserve the clear sight triangle free of visual obstruction as described in section 3.9.5.3 and 3.9.5.4 above.

#### 3.9.5.6 Sight Distance Note

The following note is required in all site plans: Landscaping, signage, walls, fences, trees, and shrubbery between three (3') and eight feet (8') tall (as measured from the gutter pan) are not allowed within the clear sight triangle.

#### 3.9.5.7 Objects Permitted in the Clear Sight Triangle

Objects, that may be located in the sight triangle, include, but are not limited to, hydrants, utility poles, utility junction boxes, and traffic control devices provided these objects are located to minimize visual obstruction. Objects under eight inches (8") wide may be allowed.



April 4, 2022 Re ised from March , )

Environmental Planning Commission  
City of Albuquerque  
600 2<sup>nd</sup> Street NW,  
Albuquerque, NM 87102

**RE: MAJOR AMENDMENT TO CONTROLLING SITE DEVELOPMENT PLAN,  
EPC 6-4(Z) AMENDMENTS OF PRIOR APPROVALS – PROJECT NO. 1002078**

**PROJECT ADDRESS – 4800 MONTGOMERY BLVD NE ALBUQUERQUE, NEW  
MEXICO 87110**

Dear Mr. Chairman,

Modulus Architects & Land Use Planning, Inc., hereafter referred to as “Agent” for the purpose of this request, represents Raising Cane’s Restaurants, LLC., hereafter referred to as “Applicant.” We, “Agent” are requesting approval for this submittal to amend the controlling Site Development Plan to add in a new Raising Cane’s Restaurant. The site is located 4800 Montgomery Blvd NE, Albuquerque NM 87110. The parcel (the “subject site”) is approximately 1.3 acres in size, zoned MX-M and is located on the southeast corner of Montgomery Blvd & Monroe St NE. The subject site is Tract B-1 only and is legally described as: all or a portion of Tract B-1, Block A, amended plat of Tracts B-1-1 and B-2, Block A, Vista Grande Addition, Unit 1, being a replat of Tract B, Vista Grande excluding northerly portion to ROW; Tracts B-3 and B-4, Block A Vista Grande Addition Unit 1, being a replat of Tract B-2; Tract B-6, Block A of Tracts B-6, B-7, and B-8 Block A, Vista Grande Addition Unit one; Tract B-9 Block A, Vista Grande Addition Unit 1, Replat of Tract B-7 and B-8, zoned MX-M, located at 4800 Montgomery Blvd. NE, between Montgomery Blvd. NE and Monroe St. NE, approximately 9.6 acres



100 Sun Avenue NE, Suite 600, Albuquerque, NM 87109

Phone: 505.338.1499 Fax: 505.338.1498

[www.modulusarchitects.com](http://www.modulusarchitects.com)



Hodgin NA, District 4 Coalition of NA and District 7 Coalition of NA were notified of this request along with property owners, as required. The Agent received a corresponding email from a member of the Hodgin NA stating that they would like for use to send the link to the meeting when it comes time. That link was sent to all property owners and NA's. The Agent also received a corresponding email from a member of the District 4 Coalition of NA stating: "District 4 Coalition will neither support nor oppose this project". The Agent has not received any further calls or emails in regards to this application request. There was no neighborhood meeting requested on behalf of the neighborhood associations.

## **PROPOSED AMENDMENT**

The purpose of this Major Amendment is to amend the current controlling Site Development Plan. The subject site is currently developed as a Rock N' Brews restaurant. 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 this existing shopping center in Albuquerque.

All existing improvements onsite, including the Rock & Brews building, asphalt drive aisles and parking stalls, curbing, and utilities that are serving the existing building will be demolished. A new building with associated asphalt drive aisles and parking stalls, curbing, and utility services will be constructed in accordance with the Integrated Development Ordinance (IDO) Rules and Regulations. The total lot area is approximately 1.26 acres, with the proposed building sitting at 3,331 SF. 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 overall Site Development Plan for this property was approved by the EPC (Environmental Planning Commission) in 1984 (Project Number: 1002078). The prior approvals of the subject site consisted of two different Administrative Amendments. One was approved in 2016 (File # 13-10293) and the other was approved in 2014 (File # 16AA10034). The prior approvals also consisted of a parking space variance approved through the ZHE (File # 02BOA-01612/02ZHE-01030).

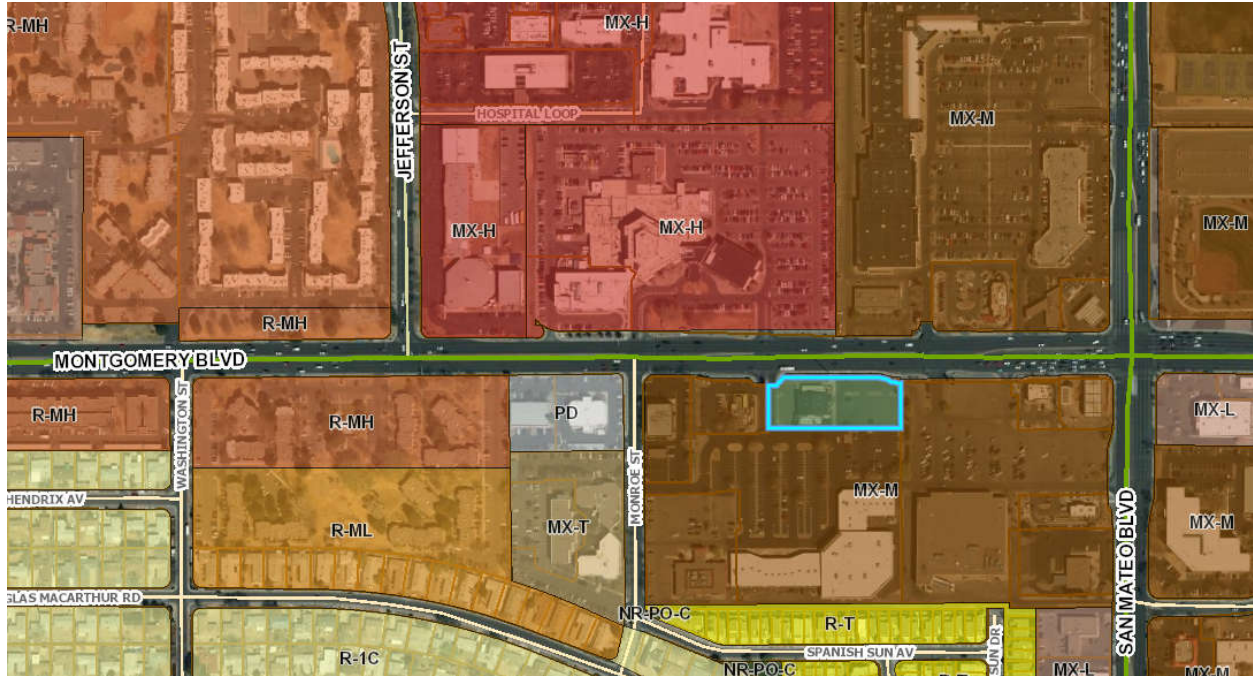
At this time, we are requesting a Major Amendment to the approved Site Development Plan to amend the existing restaurant from the Rock N' Brews to Raising Cane's. This submittal addresses Lot B-1 only. We will not be changing any other lots in the approved Site Development Plan. The proposed changes to the site have been outlined in our plans. Our submittal includes the original approved EPC Plans, the amended Site Development Plan, the amended Landscape Plan, and the amended Elevation Plan. Changes to the overall Site Development Plan package are identified in the amended drawings via 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 Development 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 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 under the MX-M zoning designation. The proposed uses will follow all the requirements of the IDO and the DPM. The amended Site Development Plan follows all the Use-Specific Standards for the proposed uses. There are no variances being requested within this submittal.



The site is located within the Montgomery Blvd. Major Transit Corridor, within the San Mateo Blvd. Major Transit Corridor, within an Area of Change and within the San Mateo/Montgomery Activity Center, as designated in the Albuquerque Comprehensive Plan (ABC Comp Plan). The site is also within the Mid Heights Community Planning Area. The subject site is along an Urban Principal Arterial (Montgomery Blvd. NE). “Major Transit corridors are anticipated to be served by high frequency and local transit (e.g. Rapid Ride, local, and commuter buses). These Corridors prioritize transit above other modes to ensure a convenient and efficient transit system” (ABC Comp Plan). The Comprehensive Plan designates Centers as areas of more intense development with a variety of uses that allow many different activities connected by Corridors that include a mix of uses and transportation connections within walking distance. The subject site is within a corridor and a center, the proposed amendment will be in line with the intent and definition of a major transit 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 first round of comments have been provided from the Transportation Division and the Cane’s engineers are coordinating with the reviewer on the extent of required public improvements. 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 Development Plan had a restaurant use previously approved so this request is not changing the historic approvals but changing the user.

## **6-6(J) SITE DEVELOPMENT PLAN – EPC**

### **6-6(J)(3) REVIEW AND DECISION CRITERIA**

Any application for a Site Development Plan – EPC shall be approved if it meets all of the following criteria:

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

#### **Applicant Response:**

**The proposed Site Development 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 and built. The original square footage of the current restaurant was 6,000 sf and the proposed restaurant is 3,331 sf. That being said, the use and the development will be decreasing the overall restaurant footprint and the site will be reutilized.

The subject site and the abutting properties are zoned MX-M, therefore 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 same use and similar density is being proposed with this amendment. 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). The mentioned requirements, will add in an additional layer 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, require additional screening, orientation layout and noise restrictions, which helps in maintaining the existing identity of the neighborhood. The proposed uses are in line with the historic approval of this site, making the changes minimal.

The identity of this area consists heavily of commercial development. There are existing drive-through restaurant uses within the neighborhood. The closest is Del Taco and that directly butts the subject site to the west. The second closest being Chick-fil-A, which is adjacent for the subject site on the other side of Montgomery Blvd. (approximately 231 ft. property line to property line). Since the uses already exist in the area, this amendment will be in line with the identity and cohesiveness of the neighborhood, with appropriate scale and location of development.

The subject site is regulated by the IDO and the development must comply with specific provisions for building height, screening and buffering, parking, drive-throughs, 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**

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

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

**Applicant Response:** This request furthers Policy 5.1.1 because the property is located within two Major Transit Corridors, within an Area of Change. According to the ABC Comp Plan, developments of higher density and intensity, typically with a mixture of uses, are encouraged within Areas of Change. The 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 that there needs to be change in order to direct growth within the developed metropolitan footprint and ensure sustainable growth over time (ABC Comp Plan P. 2-8). With the approval of this amendment, it will further the ABC Comp Plan's vision on changing and utilizing existing vacant sites. This site will benefit from infill and revitalization. By occupying this site, with a restaurant and an accessory drive-through, it will bring consumers to these major corridors, activity center and the fully developed shopping center. It will also 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.

Major Transit Corridors are anticipated to be served by high frequency and prioritize transit above other modes to ensure a convenient and efficient transit system. Walkability in these corridors is key to providing a safe and attractive pedestrian environment, as well as good access for pedestrians, cyclists, and transit users to goods and services. The site is served by ABQ Ride Route #54, and #157. Route #5 offers service Monday through Sunday with a peak frequency of 25 minutes during the weekdays. There is a bus stop abutting Montgomery Blvd. (Bus Stop Route 5, 157). There is also full pedestrian connectivity with the sidewalks along Montgomery with ADA ramps and accessibility. This in turn ensures convenient, safe and efficient transit modes.

The ability to develop the property is crucial in order to provide employment and services necessary to create opportunities to live, learn and work. This development will also add occupancy to this center because the existing restaurant on site is currently vacant. The location is most appropriate to accommodate development and encourage employment density in an infill location, within two Major Transit Corridors, and thus discourage the need for development at the urban edge. This request furthers 5.1.1.4.

***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 Development Plan amendment request would allow for the



continuation of mixed uses within the community. The mixture will help create a healthy, sustainable and distinct community in an Area of Change. The current mixed uses in the area consist of retail, offices/business, church, gas station, hospital, a bank, drug store, grocery store, and restaurants. The request would create more choices in restaurant uses along Montgomery Blvd. with close proximity to the surrounding neighborhoods. There are a plethora of residential uses to the south of the subject stie. The closest being approximately 489 ft (property line to property line). The residential uses to the south, will conveniently have access to the subject site from Monroe St. The site is conveniently accessible for other surrounding neighborhoods through a network of roadways. The roadways include Montgomery and San Mateo.

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 within two Major Transit Corridors 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 Development Plan amendment will support additional growth in an Area of Change with existing infrastructure and public facilities. The property is well serviced by existing infrastructure and other public facilities including access roads, water and sewage. There is existing electrical & telecommunication, gas lines, fire line & hydrant, 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 Montgomery Blvd. and the closest streetlight is at the intersection of Montgomery



Blvd. and San Mateo Blvd. (approximately 570 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 Development Plan amendment and the proposed permissive uses will encourage growth and future redevelopment 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, stacking, screening, noise mitigation, and mitigates site circulation & accessibility. These standards can be found in the “Applicant Response” to Criterion 6-6(H)(3)(c). 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 Major Transit Corridor in an area with adequate infrastructure. The site is also within the San Mateo/Montgomery Activity Centers. 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 a 20-minute walk from the residential uses directly to the south that abut the shopping center. According to the GPS, it would take the nearest residential uses approximately 5 minutes to get to the subject site on foot. It is also a short bike ride away for the other neighborhoods that are located further south of the subject site that don't abut the shopping center. 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 Development Plan amendment is in an area with a highly connected street grid with frequent transit services. The Comp Plan designates Montgomery Blvd. and San Mateo Blvd. as Major Transit Corridors, which, in part, is intended to focus on providing convenient and efficient transit systems. The site is served by ABQ Ride Route #54, and #157. Route #5 offers service Monday through Sunday with a peak frequency of 25 minutes during the weekdays. There is a bus stop abutting Montgomery Boulevard (Bus Stop Route 5, 157). The site has direct access off of Montgomery Blvd (Urban Principal Arterial); is accessible by vehicle from Monroe St (Local Urban Street); and is across from and connected too multiple Local Urban Streets and Urban Principal Arterial 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 enhance the built environment and is compatible with the character of the surrounding area and similar in height mass and volume to adjacent development. Adjacent development that is in line with the proposed uses are the abutting retail, restaurant and business uses. These existing development are within the same controlling Site Development Plan as the subject site. That being said, this will allow for the development to blend with the prior approvals of this site and they are all under the same zoning designation

allowing consistency in development. This amendment to the controlling Site Development Plan will be in line with the Mid Heights Community Planning Area. According to the ABC Comp Plan, this CPA is focused around regional shopping as a focal point. As well as commercial strips bordering major streets. Although this Activity Center is not the major center in this area (Uptown is per the ABC Comp Plan) it is still in line with the vision of the CPA and this existing center is along a Major Steet (Montgomery) where commercial development is encourage. 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 can stay and thrive. As opposed to leaving the vacant development as is. 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 Development Plan 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 or a range of uses from commercial to residential. The site abuts and is adjacent to different intensity commercial uses. The uses range from retail, grocery store, businesses, banks, hospital, and restaurants. This community has fostered an interesting place that has a variety of different options and uses within close proximity of each other. It allows consumers and nearby residents to shop, work, and play. The variety of uses within this community allows for different development intensities, densities, and building scale to encourage economic development

opportunities. The proposed development will be to scale with the existing commercial environment because it is the same zoning as the abutting and adjacent commercial sites (MX-M) and is within an established, infill area. This will allow for consistency within the Major Transit Corridors, and within an Activity Center. Although there are no residential uses abutting or adjacent to the subject site, they are within close proximity (appx. 724 ft property line to property line) in the diversity of development within the community. This 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 for Americans and they truly care about their employees and employee retention. According to Forbes, Raising Cane's 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 are big advocates 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. Montgomery Blvd. and San Mateo Blvd. are designated as Major Transit Corridors. The Comprehensive Plan prioritizes transit above other modes to ensure a convenient and efficient transit system. The site is located within an existing Shopping Center and is in close proximity to several residential neighborhoods. The proposed uses produce the opportunity for convenient restaurant uses and more convenient transit opportunities, whether that is through the bus systems or vehicles. It also produces the opportunity for pedestrian travel. 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 Site Development Plan Amendment would further a preponderance of Goals and Policies found in the ABC Comprehensive Plan and would clearly facilitate the desired goals of the Comp Plan which provides a framework to guide private development, land use decisions, and decision-makers as they contemplate new plans affecting the whole community.

6-6(J)(3)(b) The Site Development 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 Development 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 Development Plan will be consistent with the City's goals and policies for development as per the IDO, DPM and all other adopted City regulations. The prior approvals for this site are still valid. With the approval of this request, the controlling Site Development Plan will be amended. The prior Site Development Plan approved a restaurant use for this tract. We are following the same approval history for this site. Site Plan information will be reviewed at the Site Plan DRB – process. Below is how we comply with all the IDO regulations:

**1. Dimensions (Table 2-4-5)**

Locations	Required (Min.)	Provided
Front Setback (Montgomery)	5 ft.	52'
Street Side Setback (West & East)	5 ft.	97.5' West, 175.5' East
Rear Setback (South)	15 ft.	50.5'
Building Height	48 ft. (Max)	21'-7"

**The proposed Site Development Plan and Elevations meet the criterion.**

**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 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))**

Order boards has been oriented away from Public Street to the maximum extent practicable. The order board for each stacking lane is 28.63 SF. The pre-sell board is 8.31 SF. The combined area is 36.94 SF, which is below the 50 SF maximum. According to 14-16-5-5(1) According to 14-15-5-5 (I), 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. At least 2 evergreen trees have been identified in the landscape buffer area in the location that would be best screen the order board. The three Austrian Pines shown in the landscape buffer area are evergreen trees and are screening the menu board.

### **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)**

The site plan shows that the stacking and parking requirements are being met per "Parking / Site Data Per IDO" table. Montgomery Blvd. NE 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 as a part of this submittal. The minimum 15% landscape requirement is met and is exceeded per the landscape tabulation table on the landscape plan.

**7. Signs (5-12)**

A separate sign permit will be pursued for all applicable signs and will follow the sign requirements ins 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 existing shopping center and will be replacing an existing restaurant, thus it should not impose a new burden on the system. 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 Transportation Division and the engineers are coordinating on the extent of required public improvements.

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.

**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 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 and southwest of the site. Currently, the subject site is not abutting or adjacent to any residential neighborhoods but the area is in close proximity to residential uses. With the future redevelopment of this site, the proposed uses will be attractive and bring more economic activity to this already developed Shopping Center and will be complimentary to the commercial services and retail in the area.**

6-6(H)(3)(f) If the subject property is within an approved Master Development Plan, the Site Development 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 Development 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 Development Plan is to amend the current approved Site Development Plan. The subject site is currently developed as a Rock N' Brews. 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 within this Shopping Center. The request is addressing tract B-1 only. This request is in line with the historic approvals for this site and will not cause any harmful effects on the community.

A Site Plan – EPC shall be approved if it meets all of the criteria from 14-16-6-6(J)(3)(a)-(f). Our request meets all of the identified criterion. The proposed Major Site Development 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. This proposed development follows all standards of the IDO, as adopted and amended, as well as 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 shopping center that the subject site is within 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 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



## STAFF INFORMATION

March 23, 2022

TO: Regina Okoye, Modulus Architects

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

TEL: (505) 924-3935

RE: Project #2021-005467/SI-2022-00520, 4800 Montgomery Major Amendment

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

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

**5 pm on Wednesday, March 30, 2022.**

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

1) Introduction:

- A. Though I've done my best for this review, additional items may arise as the case progresses. If so, I will inform you immediately.
- B. This is what I have for the legal description: Tract B-1, Block A, Amended Plat of Tracts B-1 & B-2, Block A Vista Grande Addition Unit 1, located at 4800 Montgomery Blvd NE, between San Mateo Blvd. NE and Monroe St. NE, zoned MX-M and approximately 1.3 acres (G-17-Z). Please use this legal description in the Justification Letter and on the Site Plan.
- C. It is my understanding that this request is for a Major Amendment to the existing Site Development Plan (Vista Grande Shopping Center) to: 1) demo the existing structure (Rock N' Brews) and construct a 3,331 SF building for Raising Canes Restaurant with a Drive-through Accessory use on lot B-1. Is that correct?
- D. Is there anything you'd like to tell me about the proposed major amendment?
- E. Please make any of the suggested revisions to strengthen your project letter/justification.
- F. Please provide revised drawings by Wednesday March 30<sup>th</sup> (Electronic okay).

2) Process:

- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:  
<http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>
- B. Timelines and EPC calendar: the EPC public hearing for April is the 21<sup>st</sup>. Final staff reports will be available one week prior, on April 14<sup>th</sup>.

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

### 3) Notification & Neighborhood Issues:

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

- A. A pre-application facilitated meeting was not requested.
- B. The notification to property owners also appears complete. Thank you for providing photos of the certified mail receipts and a list of the neighbors within a 100' buffer.
- C. The sign posting agreement specifies the sign posting period as Wednesday, April 6, 2022 to Friday, May 6, 2022.
- D. I see that you received an email requesting a link to the hearing and an email from District 4 NA neither opposing or objecting. Has there been any other neighborhood contact?

### 4) Project Letter:

- A. The justification letter is good overall. I have provided a few mark-ups so that you can strengthen the letter further. Please add the legal description of the subject site to your letter. Please refer to the original Site Plan as the "Controlling Site Development Plan"
- B. Thank you for providing the 1984 Site Development Plan. If possible please add more history about the subject site and what has occurred with the SDP and Tract B-1 since then.
- C. Please make sure all headings are consistent. For example, please add chapter 4 as a heading before policy 4.1.2 in the review and decision criteria.

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

- A. The task in a justification is to choose applicable Goals and policies from the Comprehensive Plan and demonstrate how the request furthers (makes a reality) each applicable Goal and policy. Furthering is shown by providing explanations using "because" statements and tailoring the response to match the wording of the Goal or policy. You have don't this well, overall.
- B. **Criterion C:** You can take the case history and move it up in the project letter before your justification in the history section. Please remove "These AA's and ZHE approvals will no longer ~~the~~ (be) relevant as the proposed site plan will be changing with the approval of this Major Amendment." The prior approvals are still valid, the controlling SDP will just be amended.
  - a. If you are referencing other approvals/drawings that have been reviewed, please include them as an attachment. G&D Plan, Approval by Solid Waste dept. etc
  - b. #1: don't need this list. just state that you are meeting all setbacks and provide a table of what the actual setbacks/heights are.

- c. #2 you do not need to state that the proposed uses are allowed. We can look that up and it should in the body of your letter so you can take this out.
  - d. #4 can be condensed.
  - e. #5. You do not need to list our standards/requirements. Just list/state how you are meeting those standards and be specific.
  - f. #6 Parking and loading requirements do not need to be listed. Just reference table 5-5 and keep your description of how you are meeting these requirements. You can add a statement on access, connectivity and circulation.
  - g. #7. Remove list of requirements and keep description.
  - h. Signs is listed as #7 and it should be #8. But this is an example of how you should be responding in the prior regulations.
- C. Please read through your responses to the criteria and be confident that you have provided sound justification for the proposed amendment/expansion.
- D. **Policies to revise/strengthen:**
- a. You orient a lot of your responses around transportation. Please make sure you are tying that back to the actual use of the site as a raising Cane's (restaurant with drive-through). How will this business support the surrounding community and vice versa? How does being located within two MT corridors positively affect the surrounding neighborhood and vice versa? Make sure your justification is not straying from the actual project and why the site plan amendment should be approved. What is your justification for the amendment to a Raising Cane's?
  - b. 4.1.2 expand and add use specific standards for a drive-through
  - c. 5.1.1.4: This is an Action, not a goal or policy. Please change to Policy 5.1.1 or Goal 5.1. Take a look at your response and re-word sentence 1 and 3. How will this request positively impact the MT Corridor? Please expand and give examples.
  - d. 5.1.6: You mention that the drive-through will add to the existing mixed-use development, but you have not elaborated on the mixed-use development before this. Please give context about the mixed-use development so it makes sense here and expand on this in your response. Stating that additional residential development is not appropriate or desired at this location does not make sense because this is not a zone change and the restaurant with drive-through is permissive in this mixed-use zone category. How does this amendment support healthy lifestyles? This policy is only partially furthered.
  - e. Response to 5.2 needs rewording, but it is a good start. How close in proximity is the subject site to the nearby residential neighborhoods that you mention? The second sentence specifically. Please read all of your responses carefully and make sure that they make sense and tie back to the goal and policy.
  - f. 5.6: "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." This sentence seems to read like it was supposed to continue. Otherwise, good response.
  - g. 5.6.2.h: you can also add that the site is within 600' of the San Mateo MT Corridor as well. Expand on provisions that are in place by being in an Activity Center and expand.

- h. 6.1.3: This policy does not make sense to me here, I would take it out. Since the subject site is within MT Corridors and has a drive-through, it is auto-oriented and does not reduce the need for automobile traveling. You can find a better goal or policy that related to how the mixed-use development might be enhanced with the project. This will increase traffic.
- i. 7.3.4: elaborate on how the site plan will be in line with the mid-heights community planning area and how the amendment will enhance the build env. And surrounding area /adjacent development. Which development?
- j. 8.1.1: the response is not a justification. Expand on how the project (Cane's) will meet this policy and create a sense of place. How will it stay and thrive?
  - i. a. How is this a sustainable employment opportunity? Expand on how this amendment provides a range of occupational skills and salary levels in the center and corridor.

## 6) Site Plan Overview - Drawings

A. Please provide revised drawings by March 30<sup>th</sup> in electronic and hard copy format for our review.

B. On the Controlling Site Development Plan showing the amendment, please include a Label of what is being proposed: April 2022 Site Plan Major Amendment for Tract B-1. It is not clear what is being amended, so please include a description of that is proposed as new and what will remain existing on the Subject Site.

C. It is not clear to me what is being amended and what is existing on the Site Plan or Landscape Plan. Please include a short description detailing what is to remain and what is to be changed/added.

## 7) Site Plan revisions

### A. Sheet C5.0

1. Title Sheet: EPC Major Amendment
2. Do not need coordinate and dimension information on the EPC submittal, please remove
3. Please provide a description of what is being amended and what is to remain existing
4. Parking and Site Data: Please add total # of Bike parking spaces
5. Label tract
6. Dimension all setbacks and lot width

### B. Sheet L2.01

- a. Please include a note/label explaining what is being amended and what is to remain.

## NOTIFICATION



Regina Okoye

**From:** Carmona, Dalaina L. <dlcarmona@cabq.gov>  
**Sent:** Wednesday, February 16, 2022 4:23 PM  
**To:** Regina Okoye  
**Subject:** Montgomery Blvd NE and Monroe St NE Neighborhood Meeting Inquiry  
**Attachments:** 03 - IDOZoneAtlasPage\_G-17-Z.pdf

Dear Applicant:

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

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Hodgin NA	Marilyn	Strube	mstrube@greer-stafford.com	4721 Delamar NE	Albuquerque	NM	##		5E+09
Hodgin NA	Pat	Mallory	malloryabq@msn.com	3916 Douglas MacArthur Road NE	Albuquerque	NM	##	5E+09	
District 4 Coalition of Neighborhood Associations	Mildred	Griffee	mgriffee@noreste.org	PO Box 90986	Albuquerque	NM	##	5E+09	
District 4 Coalition of Neighborhood Associations	Daniel	Regan	dlreganabq@gmail.com	4109 Chama Street NE	Albuquerque	NM	##	5E+09	
District 7 Coalition of Neighborhood Associations	Tyler	Richter	tyler.richter@gmail.com	801 Madison NE	Albuquerque	NM	##	5E+09	
District 7 Coalition of Neighborhood Associations	Darcy	Bushnell	dmc793@gmail.com	2017 Alvarado Drive NE	Albuquerque	NM	##	5E+09	

**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](mailto: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](https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf). The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>

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

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

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

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

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



*Dalaina L. Carmona*  
Senior Administrative Assistant

Office of Neighborhood Coordination  
Council Services Department  
1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor  
Albuquerque, NM 87102  
505-768-3334  
[dlcarmona@cabq.gov](mailto:dlcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)  
Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



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

**From:** webmaster=cabq.gov@mailgun.org <webmaster=cabq.gov@mailgun.org> **On Behalf Of** webmaster@cabq.gov  
**Sent:** Wednesday, February 16, 2022 2:32 PM  
**To:** Office of Neighborhood Coordination <ROKOYE@MODULUSARCHITECTS.COM>  
**Cc:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Subject:** Neighborhood Meeting Inquiry Sheet Submission

**[EXTERNAL]** Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

Neighborhood Meeting Inquiry For:  
Environmental Planning Commission  
If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:  
Contact Name  
Regina Okoye  
Telephone Number  
15052677686  
Email Address  
[ROKOYE@MODULUSARCHITECTS.COM](mailto: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:  
Tract B1:  
TR B-1 BLK A AMENDED PLAT OF TRS B-1 & B-2 BLK A VISTA GRANDE ADDN UNIT 1 BEING A REPL OF R B BLK A VISTA GRANDE EXC NLY POR TO R/W CONT 1.2533 AC  
  
Tract B-3:  
TR B-3 BLK A VISTA GRANDE ADDN UNIT 1 BEING A REPL OF TR B-2 CONT 0.7511 AC  
  
Tract B-4 :  
TR B-4 BLK A VISTA GRANDE ADDN UNIT 1 BEING A REPL OF TR B-2 CONT 0.8922 AC  
  
Tract B-6  
TRACT B-6 BLK A OF TRS B-6,B-7 & B-8 BLK A VISTA GRANDE ADDN UNIT ONE CONT 1.7137 AC

Tract B-9

TR B-9 BLK "A" VISTA GRANDE ADDN UNIT 1 REPLAT OF TR B7 & B8CONT 5.7709 AC M/L

Physical address of subject site:

Multiple addresses for this site please see zone atlas map and legal description

Subject site cross streets:

Montgomery Blvd NE and Monroe St NE

Other subject site identifiers:

This site is located on the following zone atlas page:

G-17-Z

GARCIA CIPRIANO  
7611 INDIAN SCHOOL RD NE SUITE 101  
ALBUQUERQUE NM 87110

MARTINEZ GEORGE M & BERNADETTE T CO-  
TRUSTEES MARTINEZ RVT  
PO BOX 876  
LOS ALAMOS NM 87544-0876

GLASSMAN RICK & LUCY  
5400 HIGH CANYON TRL NE  
ALBUQUERQUE NM 87111-8344

HOSIC JASMIN  
4819 SPANISH SUN AVE NE  
ALBUQUERQUE NM 87110-9106

SEELEY FRED N & GINA & GRG STRUCTURAL  
CONTRACTORS INC  
103 AZTEC RD NW  
ALBUQUERQUE NM 87107

SANDOVAL PATRICK  
4719 SPANISH SUN AVE NE  
ALBUQUERQUE NM 87110

VALENCIA JAMES A & BECKY D  
2 CALLE CULEBRA  
SANTA FE NM 87507-8598

BUILDING 4600 LLC  
4600 MONTGOMERY BLVD NE C  
ALBUQUERQUE NM 87109-1210

SANDOVAL JOSE A & THERESA L  
4748 SPANISH SUN AVE NE  
ALBUQUERQUE NM 87110

TRUJILLO JOSE C & ROBIN A  
502 A CALLE ENCANTADA  
ESPANOLA NM 87532-3565

MAESTAS ANNETTE E  
4801 SPANISH SUN AVE NE  
ALBUQUERQUE NM 87110

4520 MONTGOMERY LLC  
4605 ALLEGHENY CT NW  
ALBUQUERQUE NM 87114-3469

TRADECOR 4800 MONTGOMERY LLC  
7500 SAN JACINTO PL E-180  
PLANO TX 75024-3233

COTTER ELAINE P  
4835 SUN COVE RD NE  
ALBUQUERQUE NM 87110

COLEMAN CATHERINE A  
4715 SPANISH SUN AVE NE  
ALBUQUERQUE NM 87110-9109

MUNOZ CORY S & ERICA B  
4732 SPANISH SUN AVE NE  
ALBUQUERQUE NM 87110-9107

BERGIN PATRICIA L  
4739 SPANISH SUN AVE NE  
ALBUQUERQUE NM 87110

PILLAI USHA KALYANI DEVI  
4629 SPANISH SUN AVE NE  
ALBUQUERQUE NM 87110-9110

TRUJILLO MARISSA  
4831 SPANISH SUN AVE NE  
ALBUQUERQUE NM 87110-9106

TRAN HIEN T  
7435 TWISTED BRANCH ST NE  
ALBUQUERQUE NM 87113

LOPEZ ANNABELLE T  
4620 DOUGLAS MACARTHUR RD NE  
ALBUQUERQUE NM 87110-1161

BERRY KOREY & DEBLASSIE JULIA MARIE  
4831 SUN COVE RD NE  
ALBUQUERQUE NM 87110-9103

RODGERS GINGER L  
4215 RED SUN DR NE  
ALBUQUERQUE NM 87110

CHACON LUZ ELENA & JOSEPH CHACON  
4701 DOUGLAS MACARTHUR RD NE  
ALBUQUERQUE NM 87110

D ANTONIO MICHAEL A & ANITA M  
8916 ORTEGA CT NW  
LOS RANCHOS DE ALBUQUERQUE NM  
87114-1747

GATAN LISA M & CLARENCE  
4804 SUN COVE RD NE  
ALBUQUERQUE NM 87110-9104

GIVENS ROGER E & CAROL R  
4700 DOUGLAS MACARTHUR RD NE  
ALBUQUERQUE NM 87110

MARCUS EDGAR F & DOREEN  
10201 WILSHIRE AVE NE  
ALBUQUERQUE NM 87122-3024

SAWKO MYAT  
4827 SUN COVE RD NE  
ALBUQUERQUE NM 87110-9103

MONROE PROPERTIES LLC  
1907 BUENA VISTA DR SE NO. 100  
ALBUQUERQUE NM 87106-4246

HAMEL MARY M  
4701 SPANISH SUN AVE NE  
ALBUQUERQUE NM 87110-9109

PRICE GORDEN BRUCE & JANET LYNN  
TRUSTEES PRICE RVT  
4625 DOUGLAS MACARTHUR RD NE  
ALBUQUERQUE NM 87110-1129

MONROE HBC LLC  
4600B MONTGOMERY BLVD NE SUITE 102  
ALBUQUERQUE NM 87109-1210

ROMERO NICHOLAS D  
7474 E ARKANSAS AVE APT 1607  
DENVER CO 80231-2542

MIKKELSEN LINDA  
3712 EUBANK BLVD NE  
ALBUQUERQUE NM 87111-3537

DENISON MELANIE A & COSMO  
4735 SPANISH SUN AVE NE  
ALBUQUERQUE NM 87110

BACA SALLY L  
4721 DOUGLAS MACARTHUR RD NE  
ALBUQUERQUE NM 87110-1153

DE LA TORRE ALFONSO R TRUSTEE DE LA  
TORRE LVT  
4909 SPANISH SUN AVE NE  
ALBUQUERQUE NM 87110-9105

KANG DOMINIC S & MARIA Y TRUSTEES  
KANG JOINT TRUST  
12111 RANCHITOS RD NE  
ALBUQUERQUE NM 87122

SANCHEZ SOFIA M  
4616 DOUGLAS MACARTHUR RD NE  
ALBUQUERQUE NM 87110-1161

MONTOYA ALFREDO & JANICE F  
4713 DOUGLAS MACARTHUR RD NE  
ALBUQUERQUE NM 87110-1153

RIO GRANDE CREDIT UNION  
4700 MONTGOMERY BLVD NE  
ALBUQUERQUE NM 87109-2050

SPANISH SUN HOMEOWNERS ASSOC  
3511 CARLISLE BLVD NE  
ALBUQUERQUE NM 87110-1646

GURULE MICHAEL & LORELEI  
745 CHAVEZ RD NW  
ALBUQUERQUE NM 87107

GARCIA MARY ALICE  
4740 SPANISH SUN AVE NE  
ALBUQUERQUE NM 87110-9107

ASP SW INVESTOR LLC  
7830 ORLANDO AVE  
LUBBOCK TX 79423-1942

SANDOVAL BENEDICT T  
4736 SPANISH SUN AVE NE  
ALBUQUERQUE NM 87110

JOHNSON JOHN P C/O SILVER SAGE REALTY  
PO BOX 44123  
RIO RANCHO NM 87174-4123

WYLIE BRENT  
4744 SPANISH SUN AVE NE  
ALBUQUERQUE NM 87110

VTR LOVELACE WH LLC ATTN: ALTUS GROUP  
US INC # 2553  
PO BOX 71970  
PHOENIX AZ 85050-1970

TRUJILLO ZACHARY  
4809 SUN COVE RD NE  
ALBUQUERQUE NM 87110-9103

MARQUEZ ELIAS E  
4723 SPANISH SUN AVE NE  
ALBUQUERQUE NM 87110-9109

TERRY JASON  
4800 SUN COVE RD NE  
ALBUQUERQUE NM 87110

JIMINEZ MARTINA D ROBLES  
4705 DOUGLAS MACARTHUR RD NE  
ALBUQUERQUE NM 87110-1153

MPCH LLC  
100 SUN AVE NE SUITE 100  
ALBUQUERQUE NM 87109-4660

SPANISH SUN HOMEOWNERS ASSOC  
PO BOX 67590  
ALBUQUERQUE NM 87193-7590

BUZZARD CHRYSTAL  
4709 SPANISH SUN AVE NE  
ALBUQUERQUE NM 87110-9109

CENTURY LOMBARDY LLC  
P O BOX 863975  
PLANO TX 75023-3975

GAMBERALE GLORIA G  
4709 DOUGLAS MACARTHUR RD NE  
ALBUQUERQUE NM 87110-1153

FIESTA CROSSINGS LLC C/O NEW  
BEGINNINGS CHURCH OF GOD INC  
3601 MONTGOMERY BLVD NE  
ALBUQUERQUE NM 87109-1027

HARTZ SPENCER  
4727 SPANISH SUN AVE NE  
ALBUQUERQUE NM 87110-9109

VALLIANOS JERRY  
7536 NORTHRIDGE AVE NE  
ALBUQUERQUE NM 87109-3055

RIVERA GILBERT  
4808 SUN COVE RD NE  
ALBUQUERQUE NM 87110-9104

NEW MEXICO HOSPITAL EQUIPMENT LOAN  
COUNCIL  
7471 PAN AMERICAN FWY NE  
ALBUQUERQUE NM 87109

SEDER ZACHARY L  
4901 SPANISH SUN AVE NE  
ALBUQUERQUE NM 87110-9105

QK NM 2 LLC  
101 E HOPI DR  
HOLBROOK AZ 86052-2625

PIETRI JAMES JR  
78 -18 78TH ST  
GLENDALE NY 11385

ROMERO BRANDON J  
4717 DOUGLAS MACARTHUR RD NE  
ALBUQUERQUE NM 87110-1153

SIDERIUS SHANNON  
4801 SUN COVE RD NE  
ALBUQUERQUE NM 87110-9103

MESSINGER TRELEE  
4809 SPANISH SUN AVE NE  
ALBUQUERQUE NM 87110-9106

HODGIN NA  
PAT MALLORY  
3916 DOUGLAS MACARTHUR RD NE  
ALBUQUERQUE NM 87110

HODGIN NA  
MARILYN STRUBE  
4721 DELAMAR NE  
ALBUQUERQUE NM 87110

DISTRICT 4 COALITION OF NA  
DANIEL REGAN  
4109 CHAMA ST NE  
ALBUQUERQUE NM 87109

DISTRICT 4 COALITION OF NA  
MILDRED GRIFFEE  
PO BOX 90986  
ALBUQUERQUE NM 8199

DISTRICT 7 COALITION OF NA  
DARCY BUSHNELL  
2017 ALVARADO DR NE  
ALBUQUERQUE NM 87110

DISTRICT 7 COALITION OF NA  
TYLER RICHTER  
801 MADISON NE  
ALBUQUERQUE NM 87110

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

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

Date of Notice\*: 3/4/2022

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

Neighborhood Association (NA)\*: Hodgin NA, District 4 Coalition of NA, District 7 Coalition of NA

Name of NA Representative\*: Marilyn Strube, Pat Mallory, Daniel Regan, Mildred Griffie, Tyler Richter, Darcy Bushnell

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: mstrube@greer-strafford.com; malloryabq@msn.com; dlreganabq@gmail.com; mgriffie@noreste.org; tyler.richter@gmail.com; dmc793@gmail.com

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

1. Subject Property Address\* 4800 MONTGOMERY BLVD NE ALBUQUERQUE, NEW MEXICO 87110  
Location Description San Mateo Blvd. and Montgomery Blvd.
2. Property Owner\* TRADECOR 4800 Montgomery LLC
3. Agent/Applicant\* [if applicable] Raising Cane's 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)
  - ☐ Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - ☐ Variance
  - ☐ Waiver
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>\*: \_\_\_\_\_

The purpose of this Major Site Plan Amendment is to propose a Raising Canes Chicken Fingers (Cane's) development at 4800 Montgomery Blvd. NE in Albuquerque, NM. The development will consist of a 3,331 sq. ft. quick-service restaurant with drive-thru.

<sup>1</sup> 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.

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



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

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

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

Date/Time\*: 4/21/22 at 8:40 am

Location\*<sup>3</sup>: VIA Zoom (See Zoom information on Page 2 of the Official Public Notification Form for Mailed or Electronic Mail Notice - City of Albuquerque Planning Department.

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

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

6. Where more information about the project can be found\*<sup>4</sup>:

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

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

1. Zone Atlas Page(s)\*<sup>5</sup> G-17-Z  
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above  
3. The following exceptions to IDO standards have been requested for this project\*:

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

Explanation\*:

N/A

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

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

No meeting was requested on behalf of the Neighborhood Associations.

<sup>3</sup> Physical address or Zoom link

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

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

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

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

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

**Additional Information [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

1. Area of Property [typically in acres] +/- 10 acres
  2. IDO Zone District MX-M
  3. Overlay Zone(s) [if applicable] N/A
  4. Center or Corridor Area [if applicable] Montgomery Blvd. - Major Transit Corridors; San Mateo/  
Montgomery - Activity Center
- Current Land Use(s) [vacant, if none] \_\_\_\_\_
- Category 03 - Commercial Retail; Description 03 - Restaurant

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

**Useful Links**

**Integrated Development Ordinance (IDO):**

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

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: Hodgin NA [Other Neighborhood Associations, if any]

District 4 Coalition of NA

District 7 Coalition of NA

<sup>6</sup> Available here: <https://tinyurl.com/idozoningmap>

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



**PART I - PROCESS**

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

Application Type: MAJOR AMENDMENT TO SITE PLAN – EPC

Decision-making Body: EPC

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☒ Yes ☐ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☒ Yes ☐ No **Note: if yes, see second page**

**PART II – DETAILS OF REQUEST**

Address of property listed in application: 4800 MONTGOMERY BLVD NE ALBUQUERQUE, NEW MEXICO 87110

Name of property owner: TRADECOR 4800 Montgomery LLC

Name of applicant: Raising Cane's Restaurants, LLC c/o Modulus Architects & Land Use Planning, Inc

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

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

Address, phone number, or website for additional information:

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

**PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE**

☒ Zone Atlas page indicating subject property.

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

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

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

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

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

Regina Okoye (Applicant signature) 3/4/2022 (Date)

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



**PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY**

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

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

Join Zoom Meeting

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

Meeting ID: 226 959 2859

One tap mobile

+12532158782,,2269592859# US (Tacoma)

+13462487799,,2269592859# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

Meeting ID: 226 959 2859

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



**City Address: 4800 MONTGOMERY BLVD NE**

**County Address: 4800 MONTGOMERY BLVD NE**

1/26/2022

[www.cabq.gov/gis](http://www.cabq.gov/gis)

City of Albuquerque Property Report

---

Ownership Data from [Bernalillo County Assessor](#)

(County Assessor's data for tax year 2018)

**Owner Name:** TRADECOR 4800 MONTGOMERY LLC

**Owner Address:** 7500 SAN JACINTO PL E-180, PLANO TX 75024-3233

**UPC:** 101706044751711603

**Tax Year:** 2018 **Tax District:** A1A

**Legal Description:** TR B-1 BLK A AMENDED PLAT OF TRS B-1 & B-2 BLK A VISTA GRANDE ADDN UNIT 1 BEING A REPL OF R B BLK A VISTA GRANDE EXC NLY POR TO R/W CONT 1.2533 AC

**Property Class:** C **Document Number:** 2011112853 120711 SW-E

**Acres:** 1.15

City Zoning and Services

**IDO Zone District:** MX-M

**IDO District Definition:** Moderate Intensity

**Old Zoning Designation:** C-2

**Old Zoning Description:** (SC)

**Land Use:** 03 | Commercial Retail

**Lot:** B1 **Block:** A **Subdivision:** VISTA GRANDE ADDN UNIT 1

**Police Beat:** 413 **Area Command:** NORTHEAST

**Jurisdiction:** ALBUQUERQUE

**Zone Atlas Page:** [G17](#) (opens in new window)

**City Neighborhood Association:** Hodgin NA

**Residential Trash Pickup:**

Political Districts

**City Council District:** [7 - Tammy L Fiebelkorn](#)

**County Commission District:** 3 - Adriann Barboa

**NM House of Representatives:** Christine Trujillo

**NM Senate:** Daniel A. Ivey-Soto

School Districts

**Elementary:** HODGIN

**Middle:** MCKINLEY

**High School:** DEL NORTE

**FEMA Flood Zone:** X

For questions about floodplain information, please contact the COA Floodplain Manager at 924-3986 or email [ccherne@cabq.gov](mailto:ccherne@cabq.gov)

**Run another Search [here](#)**

This report was created by the GIS group of DTI. Please send comments to [GIS@cabq.gov](mailto:GIS@cabq.gov).

Please wait while the map loads below...



I want to...

MONTGOMERY BLVD

MONROE ST

LED SUN DR

Loading Albuquerque Layers map data...

0 100 200

MD, AGIS, Parks, A...





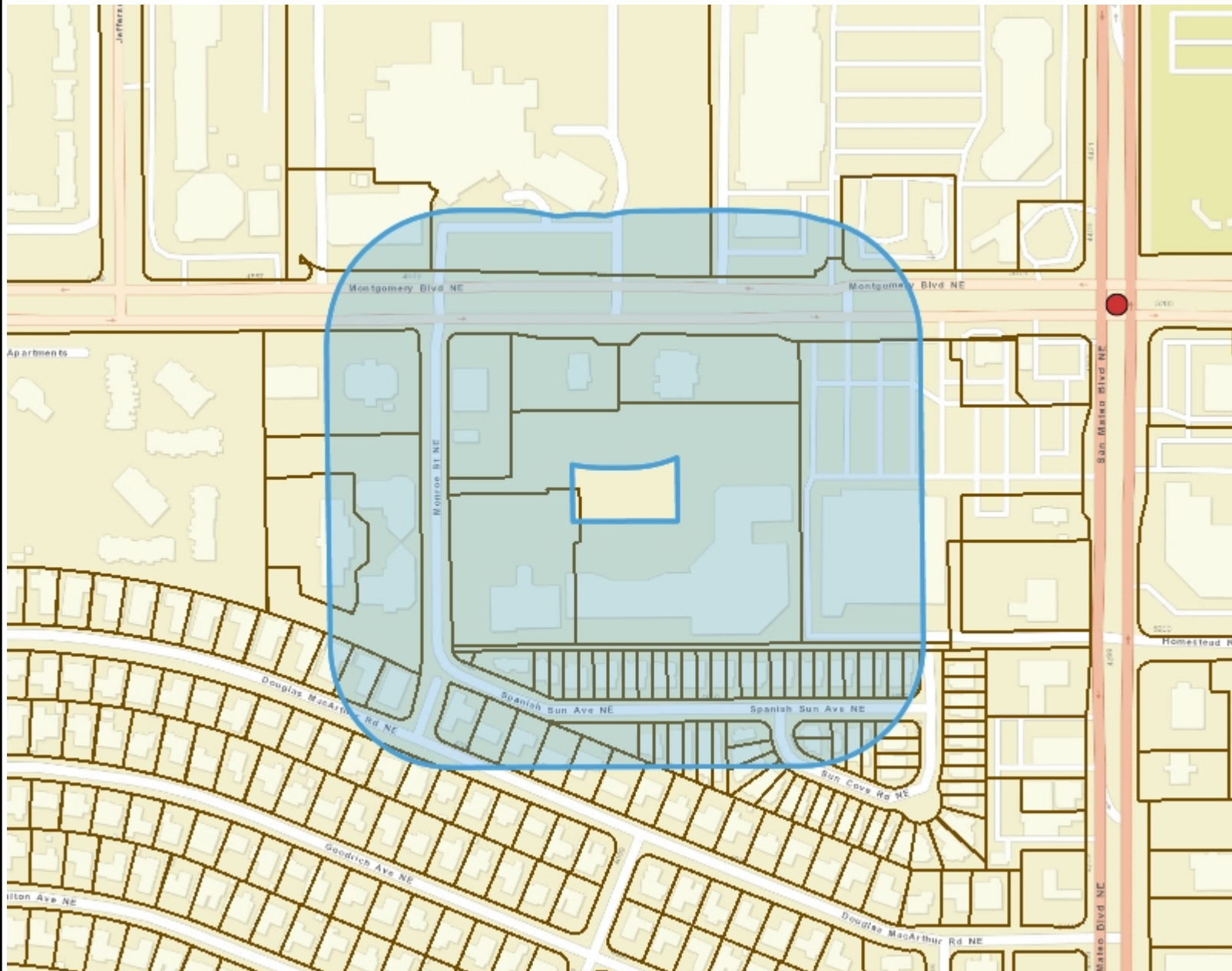


# Montgomery and San Mateo



## Legend

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



## Notes

Buffer: 249ft.  
ROW: Montgomery Blvd. 149ft.

601 0 300 601 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
3/1/2022 © City of Albuquerque

1: 3,606

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

**Regina Okoye**

---

**From:** Regina Okoye  
**Sent:** Monday, March 7, 2022 3:16 PM  
**To:** malloryabq@msn.com; 'Marilyn Strube'; 'Dan Regan'; mgriffee@noreste.org; dmc793@gmail.com; tyler.richter@gmail.com  
**Subject:** Public Notice of a Proposed Project in the City of Albuquerque  
**Attachments:** 01 - CABQ-Official\_public\_notice\_form-2019.pdf; 03 - IDOZoneAtlasPage\_G-17-Z.PDF; 04 - Plans.pdf; 05 - Address Report — City of Albuquerque.pdf

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

Date of Notice:

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

Neighborhood Association (NA):           Hodgin NA, District 4 Coalition of NA, District 7 Coalition of NA

Name of NA Representative:               Marilyn Strube, Pat Mallory, Daniel Regan, Mildred Griffee, Tyler Richter, Darcy Bushnell

Email Address or Mailing Address of NA Representative:               [mstrube@greer-strfford.com](mailto:mstrube@greer-strfford.com); [malloryabq@msn.com](mailto:malloryabq@msn.com); [dlreganabq@gmail.com](mailto:dlreganabq@gmail.com); [mgriffee@noreste.org](mailto:mgriffee@noreste.org); [tyler.richter@gmail.com](mailto:tyler.richter@gmail.com); [dmc793@gmail.com](mailto:dmc793@gmail.com)

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

- 1.       Subject Property Address:           4800 MONTGOMERY BLVD NE ALBUQUERQUE, NEW MEXICO 87110  
  
          Location Description:               San Mateo Blvd. and Montgomery Blvd.
- 2.       Property Owner:                    TRADECOR 4800 Montgomery LLC
- 3.       Agent/Applicant [if applicable]:   Raising Cane’s 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) - Major
- Vacation (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Other:

Summary of project/request: The purpose of this Major Site Plan Amendment is to propose a Raising Canes Chicken Fingers (Cane's) development at 4800 Montgomery Blvd. NE in Albuquerque, NM. The development will consist of a 3,331 sq. ft. quick-service restaurant with drive-thru.

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

Zoning Hearing Examiner (ZHE)

Landmarks Commission (LC)

Development Review Board (DRB)

**Environmental Planning Commission (EPC)**

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

Location: VIA Zoom, (See Zoom information on Page 2 of the Official Public Notification Form for Mailed or Electronic Mail Notice - City of Albuquerque Planning Department.

Agenda/Meeting Materials: <http://www.cabq.gov/planning/boards-commissions>

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

6. Where more information about the project can be found:

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

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

- 1. Zone Atlas Page(s): G-17-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards will be requested for this project:  
  
Deviation(s)  
  
Variance(s)  
  
Waiver(s)  
  
Explanation: N/A
- 4. Pre-submittal Neighborhood Meeting: Yes.  
  
Summary of Pre-Submittal Neighborhood Meeting, if one occurred: No meeting was requested on behalf of the Neighborhood Associations.
- 5. For Site Plan Applications only, attach site plan showing, at a minimum:

**a. Location of proposed buildings and landscape areas.**

- b. Access and circulation for vehicles and pedestrians.
- c. Maximum height of any proposed structures, with building elevations.
- d. For residential development": Maximum number of proposed dwelling units.

e. For non-residential development

Total gross floor area of proposed project

Gross floor area for each proposed use

Additional Information:

- 1. From the IDO Zoning Map:
  - a. Area of Property [typically in acres]: +/- 10 acres
  - b. IDO Zone District: MX-M
  - c. Overlay Zone(s): N/A
- d. Center or Corridor Area: Montgomery Blvd. – Major Transit Corridors; San Mateo/Montgomery – Activity Center
- 2. Current Land Use(s) [vacant, if none]: Category 03 – Commercial Retail; Description 03 - Restaurant

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

Useful Links

Integrated Development Ordinance (IDO)

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

- cc: Hodgin NA
- District 4 Coalition of NA
- District 7 Coalition of NA

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

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

- 3 Physical address or Zoom link
- 4 Address (mailing or email), phone number, or website to be provided by the applicant
- 5 Available online here: <http://data.cabq.gov/business/zoneatlas/>
- 6 Available here: <https://tinurl.com/idozoningmap>

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

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



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

EXAMPLE PUBLIC NOTICE GIVEN TO EACH  
PROPERTY OWNER LISTED

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

Date of Notice\*: 3/4/2022

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

Property Owner within 100 feet\*: \_\_\_\_\_  
MESSINGER TRELEE  
4809 SPANISH SUN AVE NE  
ALBUQUERQUE NM 87110-9106

Mailing Address\*: \_\_\_\_\_

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

1. Subject Property Address\* 4800 MONTGOMERY BLVD NE ALBUQUERQUE, NEW MEXICO 87110  
Location Description San Mateo Blvd. and Montgomery Blvd
2. Property Owner\* TRADECOR 4800 Montgomery LLC
3. Agent/Applicant\* *[if applicable]* Raising Cane's 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)
  - ☐ Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - ☐ Variance
  - ☐ Waiver
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>1</sup>\*:

The purpose of this Major Site Plan Amendment is to propose a Raising Canes Chicken Fingers (Cane's) development at 4800 Montgomery Blvd. NE in Albuquerque, NM. The development will consist of a 3,331 sq. ft. quick-service restaurant with drive-thru.

5. This application will be decided at a public meeting or hearing by\*:
  - ☐ Zoning Hearing Examiner (ZHE)
  - ☐ Development Review Board (DRB)
  - ☐ Landmarks Commission (LC)
  - ☒ Environmental Planning Commission (EPC)

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

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

Date/Time\*: 4/21/22 at 8:40 AM

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

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

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

6. Where more information about the project can be found\*:  
Please contact [devhelp@cabq.gov](mailto: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)\*<sup>4</sup> G-17-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

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

Explanation\*:

N/A

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

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

No meeting was requested on behalf of the Neighborhood Associations.

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.\*

<sup>2</sup> Physical address or Zoom link

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

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



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

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

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] +/- 10 acres
  2. IDO Zone District MX-M
  3. Overlay Zone(s) [if applicable] N/A
  4. Center or Corridor Area [if applicable] Montgomery Blvd. - Major Transit Corridors; San Mateo/  
Montgomery - Activity Center
- Current Land Use(s) [vacant, if none] \_\_\_\_\_
- Category 03 - Commercial Retail; Description 03 - Restaurant

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

**Useful Links**

**Integrated Development Ordinance (IDO):**

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

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

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



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



HODGIN NA  
PAT MALLORY  
3916 DOUGLAS MACARTHUR RD NE  
ALBUQUERQUE NM 87110

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



DISTRICT 7 COALITION OF NA  
DARCY BUSHNELL  
2017 ALVARADO DR NE  
ALBUQUERQUE NM 87110

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



DISTRICT 7 COALITION OF NA  
TYLER RICHTER  
801 MADISON NE  
ALBUQUERQUE NM 87110

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



HODGIN NA  
MARILYN STRUBE  
4721 DELAMAR NE  
ALBUQUERQUE NM 87110

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



DISTRICT 4 COALITION OF NA  
DANIEL REGAN  
4109 CHAMA ST NE  
ALBUQUERQUE NM 87109

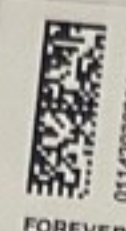
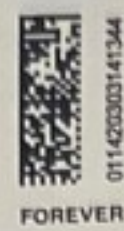
MODULUS ARCHITECTS INC.  
100 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87109



DISTRICT 4 COALITION OF NA  
MILDRED GRIFFEE  
PO BOX 90986  
ALBUQUERQUE NM 87199



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



SEDER ZACHARY L  
4901 SPANISH SUN AVE NE  
ALBUQUERQUE NM 87110-9105

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



BACA SALLY L  
4721 DOUGLAS MACARTHUR RD NE  
ALBUQUERQUE NM 87110-1153

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



SANCHEZ SOFIA M  
4616 DOUGLAS MACARTHUR RD NE  
ALBUQUERQUE NM 87110-1161

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



BERRY KOREY & DEBLASSIE JULIA MARIE  
4831 SUN COVE RD NE  
ALBUQUERQUE NM 87110-0103

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



NEW MEXICO HOSPITAL EQUIPMENT LOAN  
COUNCIL  
7471 PAN AMERICAN FWY NE  
ALBUQUERQUE NM 87109

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



ROMERO BRANDON J  
4717 DOUGLAS MACARTHUR RD NE  
ALBUQUERQUE NM 87110-1153

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



SPANISH SUN HOMEOWNERS ASSOC  
PO BOX 67590  
ALBUQUERQUE NM 87193-7590

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



VALLIANOS JERRY  
7536 NORTHRIDGE AVE NE  
ALBUQUERQUE NM 87109-3055

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



CHACON LUZ ELENA & JOSEPH CHACON  
4701 DOUGLAS MACARTHUR RD NE  
ALBUQUERQUE NM 87110

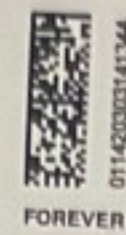
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100 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87109



LOPEZ ANNABELLE T  
4620 DOUGLAS MACARTHUR RD NE  
ALBUQUERQUE NM 87110-1161



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



GAMBERALE GLORIA G  
4709 DOUGLAS MACARTHUR RD NE  
ALBUQUERQUE NM 87110-1153

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



DENISON MELANIE A & COSMO  
4735 SPANISH SUN AVE NE  
ALBUQUERQUE NM 87110

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



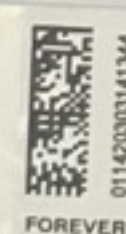
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MODULUS ARCHITECTS INC.  
100 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87109



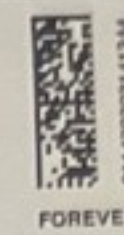
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ALBUQUERQUE NM 87110

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



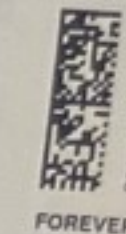
MUNOZ CORY S & ERICA B  
4732 SPANISH SUN AVE NE  
ALBUQUERQUE NM 87110-9107

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



MONTOYA ALFREDO & JANICE F  
4713 DOUGLAS MACARTHUR RD NE  
ALBUQUERQUE NM 87110-1153

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



KANG DOMINIC S & MARIA Y TRUSTEES  
KANG JOINT TRUST  
12111 RANCHITOS RD NE  
ALBUQUERQUE NM 87122

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



RODGERS GINGER L  
4215 RED SUN DR NE  
ALBUQUERQUE NM 87110

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



TRAN HIEN T  
7435 TWISTED BRANCH ST NE  
ALBUQUERQUE NM 87113

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



PILLAI USHA KALYANI DEVI  
4629 SPANISH SUN AVE NE  
ALBUQUERQUE NM 87110-9110



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



TRADECOR 4800 MONTGOMERY LLC  
7500 SAN JACINTO PL E-180  
PLANO TX 75024-3233

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



COTTER ELAINE P  
4835 SUN COVE RD NE  
ALBUQUERQUE NM 87110

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



4520 MONTGOMERY LLC  
4605 ALLEGHENY CT NW  
ALBUQUERQUE NM 87114-3469

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



COLEMAN CATHERINE A  
4715 SPANISH SUN AVE NE  
ALBUQUERQUE NM 87110-9109

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



MAESTAS ANNETTE E  
4801 SPANISH SUN AVE NE  
ALBUQUERQUE NM 87110

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



SANDOVAL JOSE A & THERESA L  
4748 SPANISH SUN AVE NE  
ALBUQUERQUE NM 87110

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



BUILDING 4600 LLC  
4600 MONTGOMERY BLVD NE C  
ALBUQUERQUE NM 87109-1210

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



TRUJILLO JOSE C & ROBIN A  
502 A CALLE ENCANTADA  
ESPANOLA NM 87532-3565

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



SANDOVAL PATRICK  
4719 SPANISH SUN AVE NE  
ALBUQUERQUE NM 87110

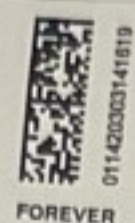
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100 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87109



VALENCIA JAMES A & BECKY D  
2 CALLE CULEBRA  
SANTA FE NM 87507-8598

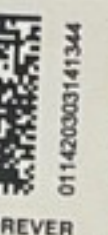


MODULUS ARCHITECTS INC.  
100 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87109



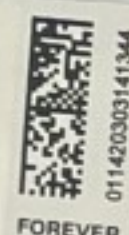
GARCIA CIPRIANO  
7611 INDIAN SCHOOL RD NE SUITE 101  
ALBUQUERQUE NM 87110

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



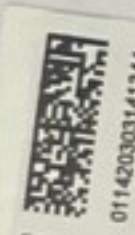
GLASSMAN RICK & LUCY  
5400 HIGH CANYON TRL NE  
ALBUQUERQUE NM 87111-8344

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



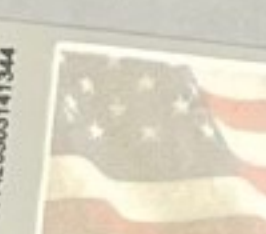
MESSINGER TRELEE  
4809 SPANISH SUN AVE NE  
ALBUQUERQUE NM 87110-9106

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



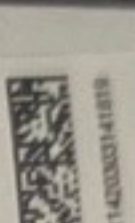
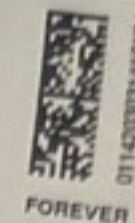
RIVERA GILBERT  
4808 SUN COVE RD NE  
ALBUQUERQUE NM 87110-9104

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



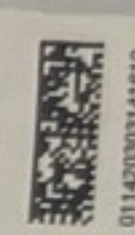
CENTURY LOMBARDY LLC  
P O BOX 863975  
PLANO TX 75023-3975

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



MARTINEZ GEORGE M & BERNADETTE T CO-  
TRUSTEES MARTINEZ RVT  
PO BOX 876  
LOS ALAMOS NM 87544-0876

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



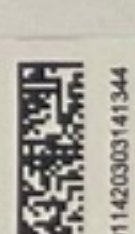
HOSIC JASMIN  
4819 SPANISH SUN AVE NE  
ALBUQUERQUE NM 87110-9106

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



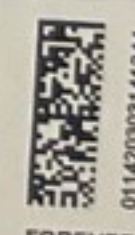
SEELEY FRED N & GINA & GRG STRUCTURAL  
CONTRACTORS INC  
103 AZTEC RD NW  
ALBUQUERQUE NM 87107

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



PIETRI JAMES JR  
78 -18 78TH ST  
GLENDALE NY 11385

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



MPCH LLC  
100 SUN AVE NE SUITE 100  
ALBUQUERQUE NM 87109-4660



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



RIO GRANDE CREDIT UNION  
4700 MONTGOMERY BLVD NE  
ALBUQUERQUE NM 87109-2050

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



DE LA TORRE ALFONSO R TRUSTEE DE LA  
TORRE LVT  
4909 SPANISH SUN AVE NE  
ALBUQUERQUE NM 87110-9105

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



PRICE GORDEN BRUCE & JANET LYNN  
TRUSTEES PRICE RVT  
4625 DOUGLAS MACARTHUR RD NE  
ALBUQUERQUE NM 87110-1129

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



MIKKELSEN LINDA  
3712 EUBANK BLVD NE  
ALBUQUERQUE NM 87111-3537

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



MONROE PROPERTIES LLC  
1907 BUENA VISTA DR SE NO. 100  
ALBUQUERQUE NM 87106-4246

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



ROMERO NICHOLAS D  
7474 E ARKANSAS AVE APT 1607  
DENVER CO 80231-2542

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



SAWKO MYAT  
4827 SUN COVE RD NE  
ALBUQUERQUE NM 87110-9103

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



MONROE HBC LLC  
4600B MONTGOMERY BLVD NE SUITE 102  
ALBUQUERQUE NM 87109-1210

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



SIDERIUS SHANNON  
4801 SUN COVE RD NE  
ALBUQUERQUE NM 87110-9103

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



HAMEL MARY M  
4701 SPANISH SUN AVE NE  
ALBUQUERQUE NM 87110-9109



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



D ANTONIO MICHAEL A & ANITA M  
8916 ORTEGA CT NW  
LOS RANCHOS DE ALBUQUERQUE NM  
87114-1747

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



GIVENS ROGER E & CAROL R  
4700 DOUGLAS MACARTHUR RD NE  
ALBUQUERQUE NM 87110

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



JIMINEZ MARTINA D ROBLES  
4705 DOUGLAS MACARTHUR RD NE  
ALBUQUERQUE NM 87110-1153

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



FIESTA CROSSINGS LLC C/O  
BEGINNINGS CHURCH OF GOD INC  
3601 MONTGOMERY BLVD NE  
ALBUQUERQUE NM 87109-1027

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



MARQUEZ ELIAS E  
4723 SPANISH SUN AVE NE  
ALBUQUERQUE NM 87110-9109

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



QK NM 2 LLC  
101 E HOPI DR  
HOLBROOK AZ 86052-2625

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



MARCUS EDGAR F & DOREEN  
10201 WILSHIRE AVE NE  
ALBUQUERQUE NM 87122-3024

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



GATAN LISA M & CLARENCE  
4804 SUN COVE RD NE  
ALBUQUERQUE NM 87110-9104

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



HARTZ SPENCER  
4727 SPANISH SUN AVE NE  
ALBUQUERQUE NM 87110-9109

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



BUZZARD CHRYSTAL  
4709 SPANISH SUN AVE NE  
ALBUQUERQUE NM 87110-9109



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



TRUJILLO ZACHARY  
4809 SUN COVE RD NE  
ALBUQUERQUE NM 87110-9103

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



JOHNSON JOHN P C/O SILVER SAGE REALTY  
PO BOX 44123  
RIO RANCHO NM 87174-4123

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



ASP SW INVESTOR LLC  
7830 ORLANDO AVE  
LUBBOCK TX 79423-1942

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



TERRY JASON  
4800 SUN COVE RD NE  
ALBUQUERQUE NM 87110

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



GURULE MICHAEL & LORELEI  
745 CHAVEZ RD NW  
ALBUQUERQUE NM 87107

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



VTR LOVELACE WH LLC ATTN: ALTUS GROUP  
US INC # 2553  
PO BOX 71970  
PHOENIX AZ 85050-1970

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



WYLIE BRENT  
4744 SPANISH SUN AVE NE  
ALBUQUERQUE NM 87110

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



SANDOVAL BENEDICT T  
4736 SPANISH SUN AVE NE  
ALBUQUERQUE NM 87110

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



GARCIA MARY ALICE  
4740 SPANISH SUN AVE NE  
ALBUQUERQUE NM 87110-9107

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



SPANISH SUN HOMEOWNERS ASSOC  
3511 CARLISLE BLVD NE  
ALBUQUERQUE NM 87110-1646



Canes - Mont



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

03/03/2022

02:15 PM

Product	Qty	Unit Price	Price
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Forever® Postage Stamp	100	\$0.58	\$58.00
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Grand Total:			\$58.00
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Credit Card Remitted			\$58.00
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Account #: XXXXXXXXXX1521  
Approval #: 005416  
Transaction #: 174  
Receipt #: 000174  
AID: A0000000031010 Chip  
AL: VISA CREDIT  
PIN: Not Required CAPITAL ONE VISA

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JFN, 340128-9553

Receipt #: 840-18520505-1-3339963-1

Clerk: 00

Canes - Mont



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

03/03/2022

02:17 PM

Product	Qty	Unit Price	Price
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Forever® Postage Stamp	52	\$0.58	\$30.16
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Grand Total:			\$30.16
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Credit Card Remitted			\$30.16
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Approval #: 087946  
Transaction #: 175  
Receipt #: 000175  
AID: A0000000031010 Chip  
AL: VISA CREDIT  
PIN: Not Required CAPITAL ONE VISA

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## Sign Posting

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

#### 1. LOCATION

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

#### 2. NUMBER

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

#### 3. PHYSICAL POSTING

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

#### 4. TIME

Signs must be posted from \_\_\_\_\_ To \_\_\_\_\_

#### 5. REMOVAL

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

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

Regina Skaya  
(Applicant or Agent)

3/10/2022  
(Date)

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

**PROJECT NUMBER:** \_\_\_\_\_



Facing Montgomery

ROCK & BREW

4800

## REQUEST

Major Amendment to the existing Site Development Plan (Vista Grande Shopping Center) to: Remove the existing structure and construct a 3,331 SF building for Raising Cane's Restaurant w/ a Drive-through Accessory use on lot B-1. Address 4800 Montgomery  
Albuquerque, NM 87110 (approximately 1.3 acres) \*  
Property Owner: Tradecor 4800 Montgomery LLC

The City of Albuquerque Environmental Planning Commission will hold a public hearing in the Plaza Del Sol Building Hearing Room, Basement,  
600 2nd St. NW, on April 21 \* VIA 200M, 2022 at 8:30 AM. All persons have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 924-3860 or contact the applicant.

Required to be posted from April 6, 2022 to May 6, 2022  
by Raising Cane's Restaurants LLC / Modulus Architects & Land Use Planning (agent) 505-338-1499  
applicant/agent

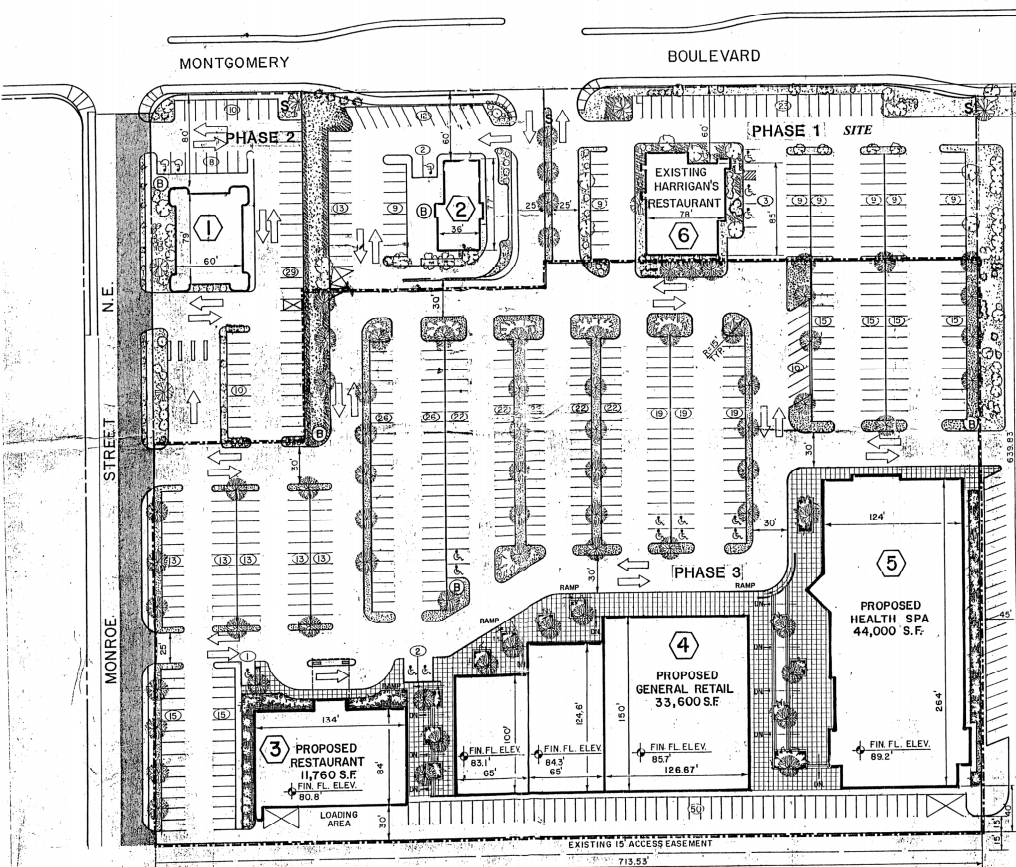
REFER TO FILE# PR-2021-005467/SI-2022-00520 phone

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



## CONTROLLING SITE DEVELOPMENT PLAN

# VISTA GRANDE SHOPPING CENTER



## SITE DEVELOPMENT PLAN

SCALE: 1" = 50'-0"

Owner: LINCOLN ROAD, LTD.  
Developer: MURILLO DEVELOPMENTS LTD.  
Engineer/Architect: LEEDSHILL - HERKENHOFF, INC.

DATE: April 20, 1983  
REVISED: May 20, 1983  
REVISED: SEPT. 2, 1983  
REVISED: SEPT. 30, 1983  
REVISED: DECEMBER 2, 1983

### PHASE - 1

#### BUILDING ⑥

EXISTING  
HARRIGAN'S RESTAURANT  
6,000 S.F.  
192 SEATS  
80 PARKING SPACES

### NOTES

Landscaping in Phase I is Existing  
Landscaping For Phase 2 Is Assumed Owner Of Property Will Submit Plan With Application For Building Permit

### PHASE - 2

#### BUILDING ①

BANK  
(Proposed - SUN COUNTRY SAVINGS AND LOAN)  
3 STORIES  
16,500 S.F. GROSS  
15,000 S.F. NET

#### BUILDING ②

RESTAURANT  
(Existing - BURGER KING)  
2,220 S.F.  
80 SEATS

### PHASE - 3

#### BUILDING ③

RESTAURANT  
11,760 S.F.  
300 SEATS

#### BUILDING ④

RETAIL  
33,600 S.F. GROSS  
30,240 S.F. NET

#### BUILDING ⑤

HEALTH SPA  
32,000 S.F. GROUND FLOOR  
12,000 S.F. SECOND FLOOR  
44,000 S.F. GROSS  
39,600 S.F. NET

### PHASE - 3

#### GROSS BUILDING AREA OTHER REQUIRED DEVELOPMENTS

89,300 S.F.

#### NET BUILDING AREA

80,424 S.F.

#### PARKING SPACES

TOTAL PROVIDED: 437  
NUMBER REQUIRED: 365  
Handicapped: 11  
Small Car: 88  
Standard: 338

The following improvements will be completed before a Certificate of Occupancy is requested for buildings 1, 3, 4, or 5.  
1. Monroe Street: 4' wide sidewalks, curb and gutter, residential paving of the east half to centerline, and 4' wide temporary paving west of the centerline.  
2. Access Easement along the south property line: a minimum of 24' wide paving from Monroe St. east to east property line.

### LEGEND

- ⓑ BIKE RACK
- ⓧ TRASH RACK
- TRAFFIC FLOW
- S FREE STANDING SIGN
- HC PARKING
- LANDSCAPE AREA
- DRIVE UP TELLER
- EXISTING IMPROVEMENTS
- NUMBER OF PARKING SPACES

### LEGAL DESCRIPTION

TRACT B-5  
BLOCK A  
VISTA GRANDE ADDITION UNIT I

APPROVAL OF PHASE II ONLY OF THE DEVELOPMENT PLAN APPROVED BY THE Z.C. JUNE 18, 1981

PLANNING DEPARTMENT  
WATER RESOURCES DEPT.  
PARK & RECREATION DEPT.  
CITY ENGINEERING DIVISION  
TRAFFIC DIVISION

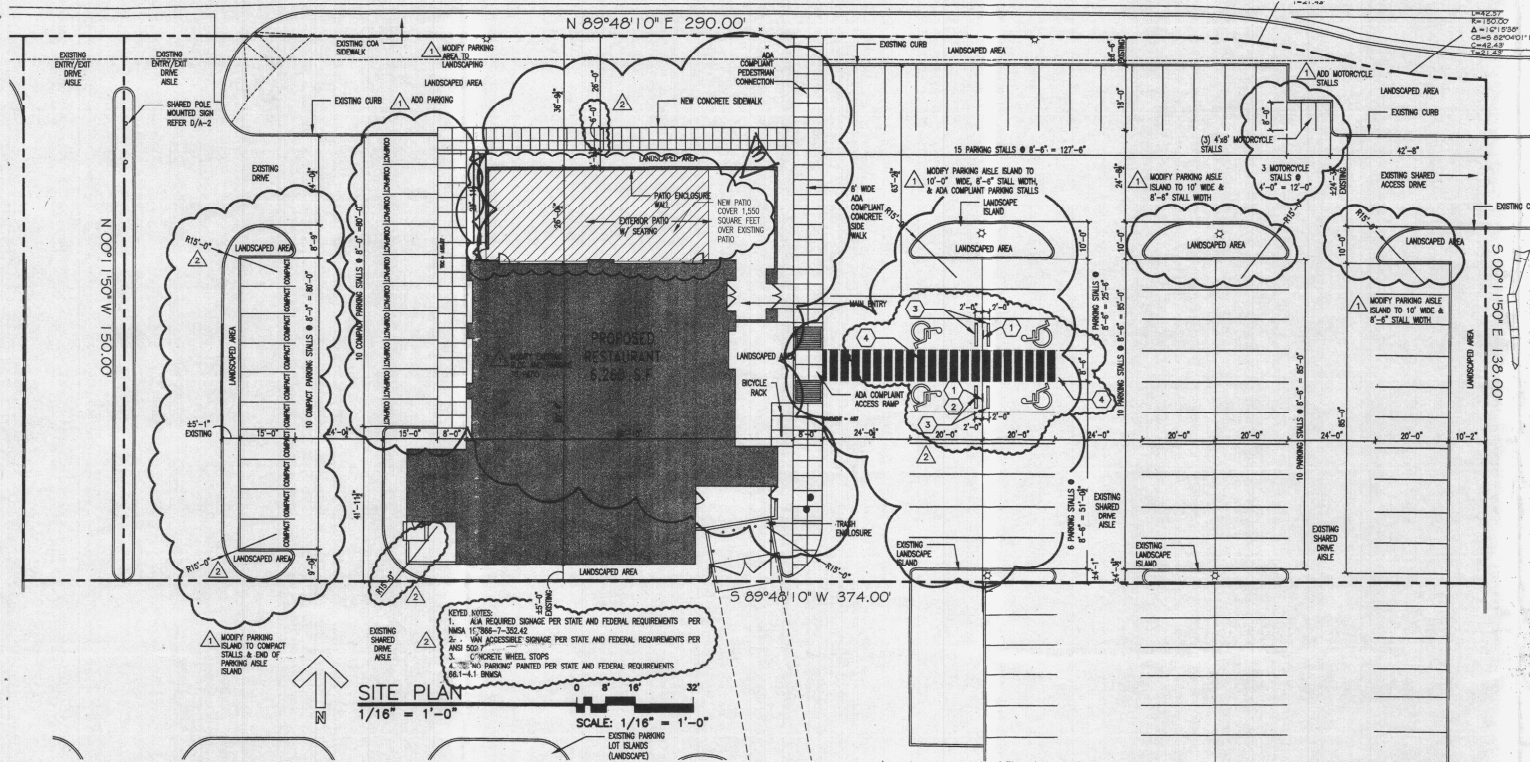
#### TOTAL LAND AREA

9.1897 ACRES

#### ZONED: C-2

Z-73-13-2

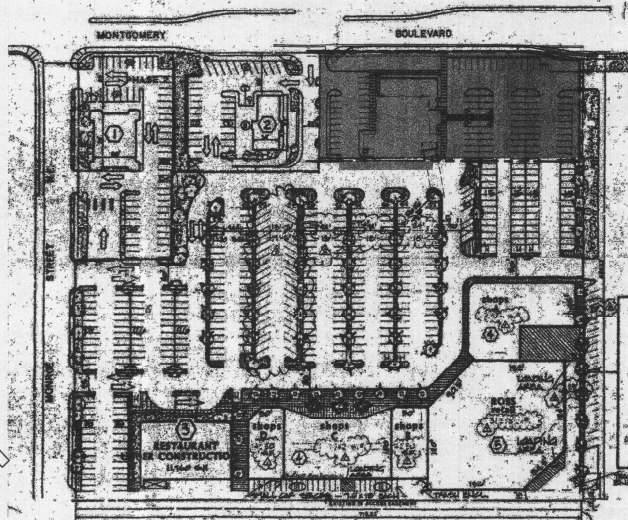




**ADMINISTRATIVE AMENDMENT**  
FILE # 10023-PROJECT # 1002078  
Building to use for restaurant  
from 10023-02-Change-01  
noted on sheets B-1, L-1 & B-2  
Catalina Lechero 1-8-2014  
APPROVED BY DATE

**ADMINISTRATIVE AMENDMENT**  
FILE # 10023-PROJECT # 1002078  
ADDITION OF PATIO STRUCTURE  
W/ FABRIC COVER AS  
SHOWN ON SHT. 1  
APPROVED BY DATE

**OVERALL REFERENCE SITE PLAN**  
1" = 80'-0"



2. A-01 - EXISTING SITE PLAN, OVERALL SITE PLAN & BLOC, DEMOLITION AREA
3. L-1 - LANDSCAPE PLAN
4. A-2 - BUILDING ELEVATIONS & SIGN DETAILS

# **PROJECT DATA** **SITE INFORMATION:**

UPC:  
191 784 044 751 711 803

OWNER:  
TRACOR 4800 MONTGOMERY LLC

OWNER ADDRESS: 4455 E. CAMELBACK RD., E-180  
PHOENIX, AZ 85018

SITE ADDRESS:  
4800 MONTGOMERY NE, ALBUQUERQUE NM 87110

LEGAL DESCRIPTION:  
TR B-1 BLK A AMENDED PLAT OF TRS B-1 & B-2 BLK A VISTA GRANDE ADDN UNIT 1 BEING A REPL. OF R B BLK A VISTA GRANDE EXC. NOT FOR TO R/W CONT. 1.2533 AC

SITE AREA: 1.2533 ACRES

ZONING: C-2.5(C)

## **PARKING INFORMATION:**

PROPOSED BUILDING USE: RESTAURANT WITH FULL SERVICE LIQUOR LICENSE

PARKING REQUIRED: (FULL LIQUOR LICENSE PARKING REQUIREMENT APPLICABLE)  
(20) RESTAURANT, VAN ONE SPACE FOR EACH FOUR SEATS FOR ESTABLISHMENTS WITHOUT A FULL SERVICE LIQUOR LICENSE, OTHERWISE ONE SPACE PER THREE PERSONS OF PERMITTED FIRE OCCUPANCY LOAD.

TRANSIT REDUCTION:  
1. THE PARKING REQUIREMENT OF A BUILDING OR USE SHALL BE REDUCED 10% IF IT IS WITHIN 300 FEET OF A REGULAR ALBUQUERQUE TRANSIT SYSTEM ROUTE.

PROPOSED PERMITTED FIRE OCCUPANCY LOAD: 274 OCCUPANTS

PARKING REQUIRED AND PROVIDED:

274 OCCUPANTS/3 = 92 STALLS - 9 STALLS (10% TRANSIT REDUCTION FACTOR) = 83 PARKING STALLS REQUIRED/PROVIDED  
20 COMPACT STALLS  
63 STANDARD STALLS

BICYCLE PARKING: NONRESIDENTIAL USES ONE BICYCLE SPACE PER EACH 20 PARKING SPACES REQUIRED FOR AUTOMOBILES AND LIGHT TRUCKS - 5 SPACES REQUIRED/PROVIDED

MOTORCYCLE PARKING REQUIRED (51-100 STALLS) = 3 SPACES REQUIRED/PROVIDED

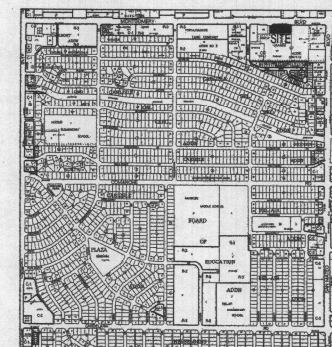
DESIGNATED DISABLED PARKING SPACES (51-100 STALLS) = 4 SPACES REQUIRED/PROVIDED

## **BUILDING INFORMATION:**

EXISTING BUILDING HEATED AREA: 6,240 S.F.  
TOTAL NEW HEATED BUILDING AREA (INCLUDES ADDITION TO REPLACE DEMOLISHED PORTION AND EXISTING PORTION OF BUILDING THAT IS REMOVED): 6,200 S.F.  
PATIO AREA: 2,258 S.F.

## **PATIO COVER INFORMATION**

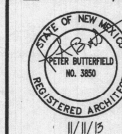
EXISTING BUILDING OCCUPANCY - 274 OCCUPANTS (NO CHANGE)  
PARKING DATA: 83 STALLS PROVIDED (NO CHANGE)  
NEW PATIO COVER AT EXISTING PATIO: 1,550 SQUARE FEET  
SIGNAGE: NO CHANGE EXISTING TO REMAIN



**peter butterfield**  
architect

DRAWING NAME

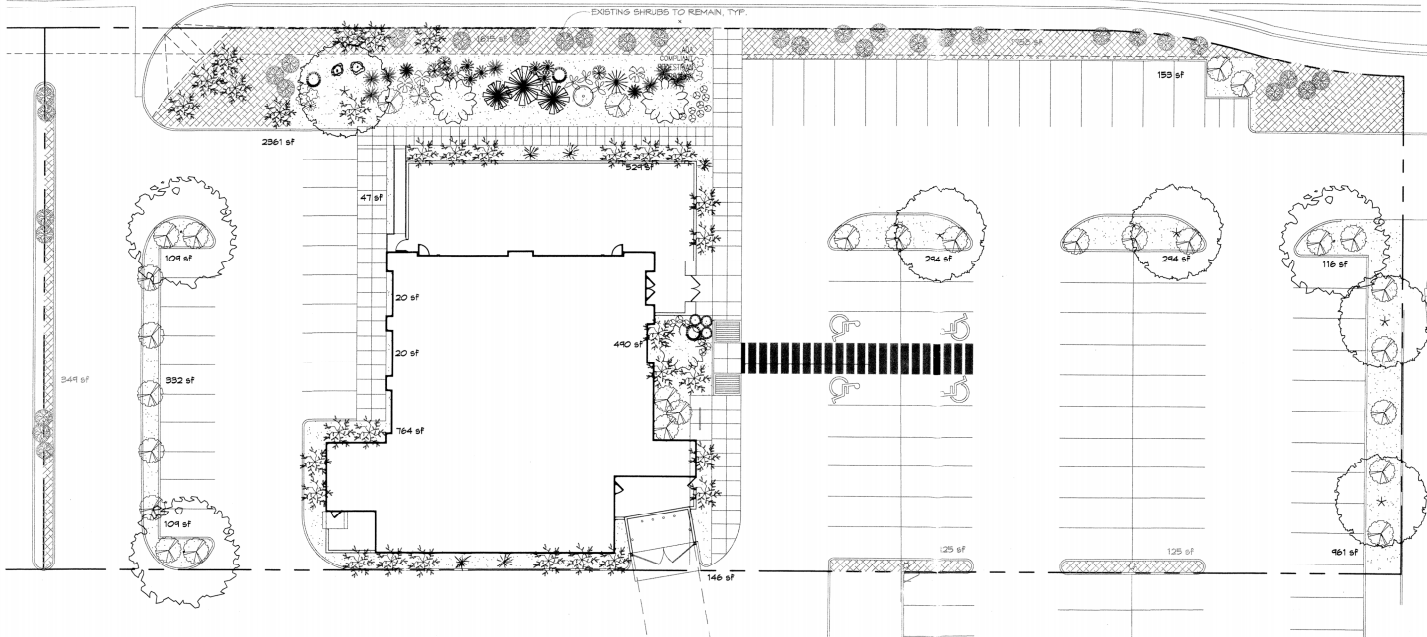
REVISIONS  
1. COA AS TRAFFIC ENG. COMMENTS 1/2/14  
2. Comments 1/7/14



11/1/15

**Rock & Brews Restaurant**  
4800 Montgomery Blvd. NE  
Albuquerque, NM

SHEET NO. A-1  
11/11/13



# PLANT LEGEND

- AUTUMN PURPLE ASH**  
Fraxinus americana  
2" Cal., 12-14" inst./60" x 60" maturity  
Water (M) Allergy (M) 0sf
- EASTERN REDBUD**  
Cercis canadensis  
2" Cal./14-16" inst./30" x 30" maturity  
Water (M) Allergy (L) 0sf
- DESERT AGAVE**
  - \* PALM YUCCA  
Yucca faxonii  
4-8" inst./18" x 6" maturity  
Water (L) Allergy (L) 0sf
  - \* AGAVE  
Agave spp.  
14-18" inst./4" x 4" maturity  
Water (L) Allergy (L) 16sf
- OSOTILLO**  
Fouquieria splendens  
4-8" inst./18" x 10" maturity  
Water (L) Allergy (L) 0sf
- BEARGRASS**  
Nolina microcarpa  
5 Gal., 18-3" inst./9" x 6" maturity  
Water (L) Allergy (L) 36sf
- BLUE BOTOL**  
Desfontainia wheeleri  
5 Gal., 18-3" inst./9" x 9" maturity  
Water (L) Allergy (L) 25sf
- RED YUCCA**  
Hesperaloe parviflora  
5 Gal., 18-3" inst./9" x 4" maturity  
Water (L) Allergy (L) 16sf
- PRICKLY PEAR**  
Cholla microcarpa  
5 Gal., 12-3" inst./9" x 9" maturity  
Water (L) Allergy (L) 4sf
- SHRUBS/GRASS/GRASSES**
  - VITEX  
Vitex agnus-castus  
5 Gal., 4-10" inst./20" x 20" maturity  
Water (M) Allergy (L) 22sf
  - RUSSIAN SAGE  
Perovskia atriplicifolia  
5 Gal., 18-3" inst./9" x 9" maturity  
Water (M) Allergy (L) 36sf
  - REGAL MIST  
Muhlenbergia capillaris  
5 Gal., 12-3" inst./9" x 9" maturity  
Water (M) Allergy (L) 4sf
  - \* MUÑO PINO  
Pinus mugo  
5 Gal., 12-3" inst./9" x 9" maturity  
Water (M) Allergy (L) 4sf
  - BLUE MIST SPIREA  
Corylopsis canadensis  
5 Gal., 12-3" inst./9" x 9" maturity  
Water (M) Allergy (L) 4sf
  - POTENTILLA  
Potentilla fruticosa  
1 Gal., 3-15" inst./9" x 9" maturity  
Water (M) Allergy (L) 4sf
  - BLUE AVENUE/GRASS  
Helictotrichon sempervirens  
1 Gal., 3-15" inst./2" x 9" maturity  
Water (M) Allergy (L) 4sf
  - GATHMINT  
Nepeta mussini  
1 Gal., 3-15" inst./1" x 2" maturity  
Water (M) Allergy (L) 4sf
  - ALPILLOVER  
1 Gal., 3-15" inst./varies at maturity  
Water (varies) Allergy (varies) 4sf
  - \* BUFFALO JUNIPER (2-4" x 2-4")  
Juniperus horizontalis  
5 Gal., 24-4" inst./2" x 6" maturity  
Water (L) Allergy (L) 64sf
  - \* HONEYBUCKLE  
Lonicera spicata  
1 Gal., 6-15" inst./9" x 12" maturity  
Water (M) Allergy (L) 144sf

## LANDSCAPE NOTES:

Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance, planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pottery Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservation, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Brown Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed.

**IRRIGATION NOTES:**  
Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of .6 gph. Shrubs to receive (2) 1.0 gph Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polytube with flush caps at each end. Trees and shrubs shall be on separate valves.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

## LANDSCAPE CALCULATIONS

TOTAL LOT AREA	54945	square feet
TOTAL BUILDING AREA	6360	square feet
NET LOT AREA	48585	square feet
LANDSCAPE REQUIREMENT	195	square feet
TOTAL LANDSCAPE REQUIREMENT	1241	square feet
TOTAL BED PROVIDED	8719	square feet
GROUND COVER REQD	75%	square feet
TOTAL GROUND COVER PROVIDED	6539 (75%)	square feet
TOTAL EXISTING LANDSCAPE AREA	9412	square feet
TOTAL SOIL AREA	0	square feet
(less 20% of landscape required)		
TOTAL NATIVE SEED AREA	0	square feet
TOTAL LANDSCAPE PROVIDED	1241 (22%)	square feet

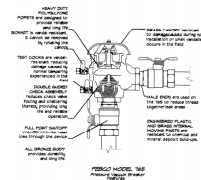
## PARKING LOT TREE REQUIREMENTS - MINIMUM 2" CALIBER

Shade trees required under the City of Albuquerque Parking Lot Tree Ordinance are as follows:

1. Shade tree per 10 spaces  
Required 8 Provided 8

## NOTE TO CLIENT:

Should The Hilltop not receive a Grading and Drainage plan during the design process or the client's grade utility from the Grading and Drainage plan received, The Hilltop reserves the right to add a slope stabilization materials where the specified gravel will not be suitable, gravel smaller than 2-4" cobblestone will not stay on a slope greater than 3:1. If the grades are greater than unit will be applied, we will request an offset change prior to lay cobblestone or rip-rap. In lieu of the specified gravel, to stabilize the slope. All vegetative material shall remain per plan.

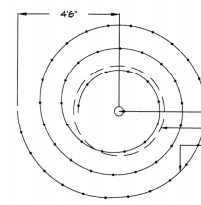


## TREE PLANTING DETAIL

- GENERAL NOTES:**
- ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
  - TOP OF ROOTBALL INDICATED LEVEL AT WHICH TREE HAS GROWN AND DUS THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED. THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
  - PRIOR TO BACKFILLING TREE, ALL WIRE ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
  - PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.
- CONSTRUCTION NOTES:**
- TRIE
  - BACKFILL WITH EXISTING SOIL
  - 3" DEPTH OF GRAVEL MULCH
  - UNDISTURBED SOIL

## SHRUB PLANTING DETAIL

- GENERAL NOTES:**
- THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.
- CONSTRUCTION NOTES:**
- SHRUB
  - BACKFILL WITH EXISTING SOIL
  - 3" DEPTH OF GRAVEL MULCH
  - UNDISTURBED SOIL

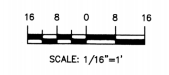


## HARDSCAPES

- SANTA FE BROWN GRAVEL WITH FILTER FABRIC TO A MINIMUM 3" DEPTH
- EXISTING LANDSCAPING TO REMAIN

\* DENOTES EVERGREEN PLANT MATERIAL

## GRAPHIC SCALE



Cont. Lic. #25458  
7009 Edith L.E.  
N.W. 10th St. #100  
Phoenix, AZ 85020  
P: (602) 888-8600  
F: (602) 888-7737  
on@hilltoplandscaping.com

LANDSCAPE ARCHITECT'S SEAL



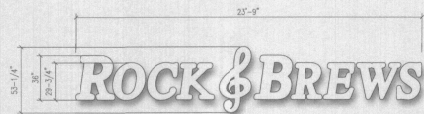
ROCK AND BREWS  
ALBUQUERQUE, NM

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**The Hilltop**  
LANDSCAPE ARCHITECTS & CONSULTING

DRAWN BY: CMO  
REVISION: 1/1/2019  
DATE: 1/12/19  
SHEET #  
11 OF 11





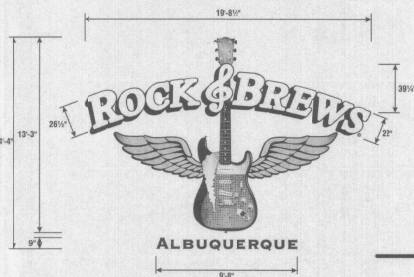
#### ILLUMINATED CHANNEL LETTERS

- 3/16" THK. #7329 WHITE PLASTIC FACES WITH 1" BLACK TRIM CAP AND 5" DEEP PRE-FINISHED BLACK, ALUMINUM RETURNS
- INTERNALLY ILLUMINATED WITH WHITE L.E.D. MODULES AND REMOTE POWER SUPPLIES
- LETTERS MOUNTED FLUSH TO BUILDING FASCIA

A SIGN TYPE A  
1/4"=1'-0"

#### ILLUMINATED OPEN CHANNEL LETTERS

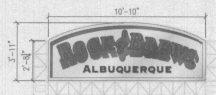
- "ROCK & BREW" - FABRICATED ALUMINUM OPEN CHANNEL LETTERS WITH A 3" DEPTH WITH A WHITE INTERIOR FINISH AND A BLACK EXTERIOR FINISH. LETTERS MOUNTED ON A 1" DEEP REVERSE CHANNEL DROP SHADOW PAINTED BLACK SEMI-GLOSS
- ILLUMINATED WITH DOUBLE TUBE NEON WITH REMOTE POWER SUPPLIES
- GUITAR WITH WINGS - DIGITALLY PRINTED GRAPHIC ON WHITE VINYL FILM APPLIED FIRST SURFACE ON A 1" DEEP REVERSE CHANNEL GUITAR AND WINGS CONTOUR PAINTED BLACK SEMI-GLOSS. ILLUMINATED WITH EXPOSED 12MM. NEON AS SPECIFIED.
- "ALBUQUERQUE" - FABRICATED 1" DEEP REVERSE CHANNEL LETTERS PAINTED BLACK SEMI-GLOSS - NON ILLUMINATED



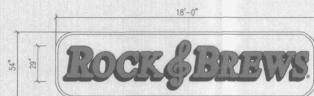
B SIGN TYPE B  
1/4"=1'-0"

#### ILLUMINATED OPEN CHANNEL LETTERS

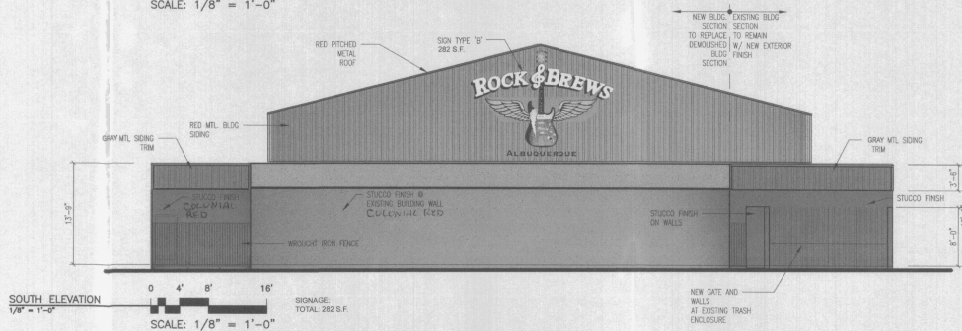
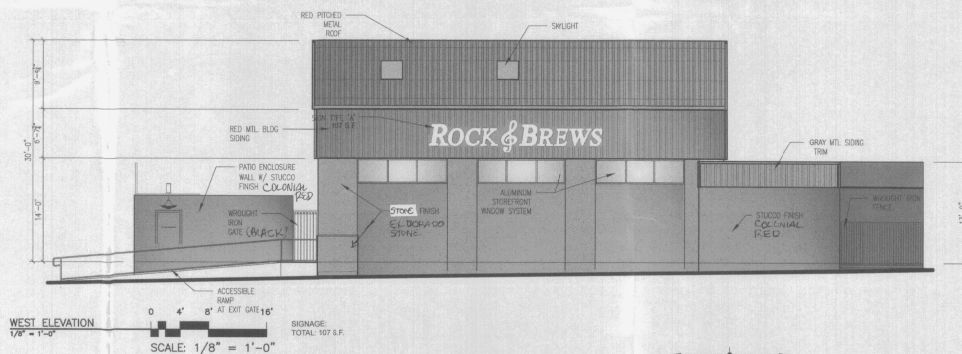
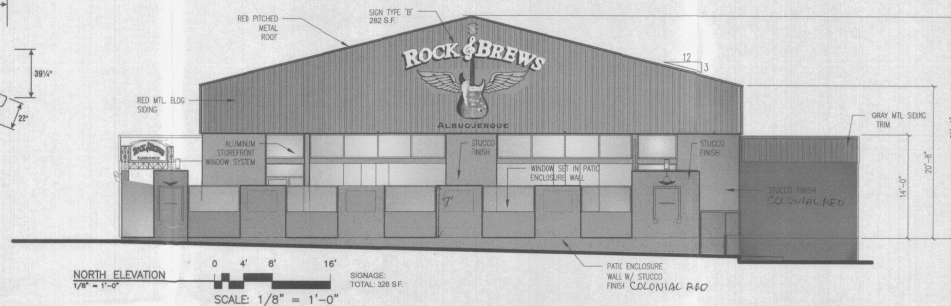
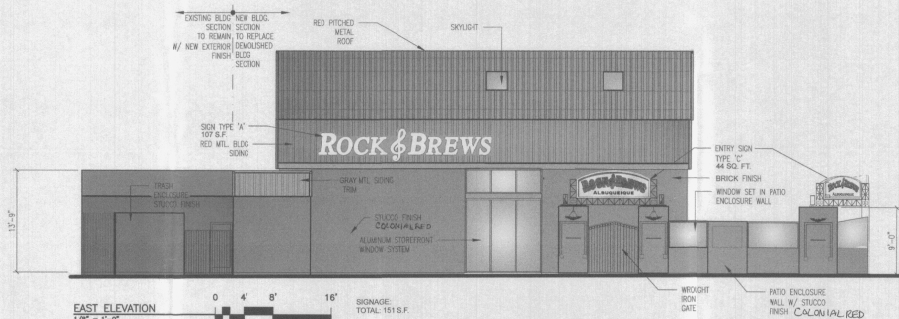
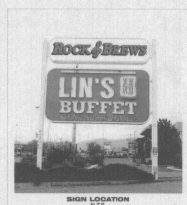
- "ROCK & BREW" - FABRICATED ALUMINUM OPEN CHANNEL LETTERS WITH A 3" DEPTH WITH A RED INTERIOR FINISH AND A BLACK EXTERIOR FINISH
- ILLUMINATED WITH DOUBLE TUBE RED NEON WITH POWER SUPPLIES HOUSED IN ALUMINUM CABINET/RACEWAY
- OPEN CHANNEL LETTERS MOUNTED FLUSH ON A FABRICATED .090" THK. ALUMINUM CABINET/RACEWAY PAINTED METALLIC SILVER
- "ALBUQUERQUE" - ROUTED AND BACKED WITH 1/2" THK. CLEAR ACRYLIC PUSH-THRU LETTERS WITH 3630-22 BLACK VINYL FILM APPLIED FIRST SURFACE
- ALUMINUM CABINET/RACEWAY MOUNTED ON A ALUMINUM TRUSS STRUCTURE - STRUCTURE BY OTHERS



C SIGN TYPE C  
1/4"=1'-0"



D SIGN TYPE D  
1/4"=1'-0"



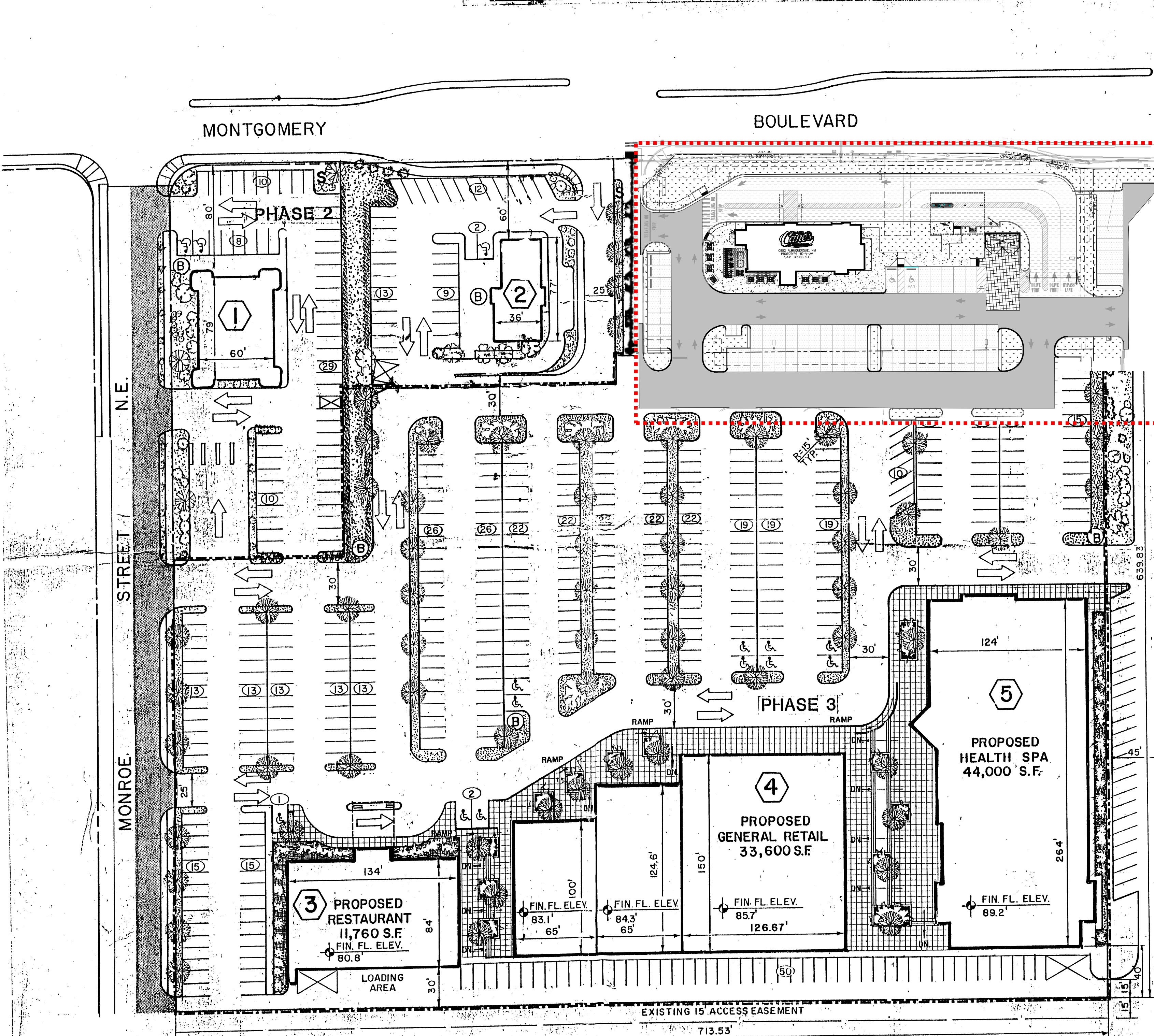
## Site Plan Major Amendment



SITE PLAN EPC MAJOR AMENDMENT  
TRACT B-1, APRIL 2022

**PROJECT DESCRIPTION**  
ALL EXISTING IMPROVEMENTS ONSITE, INCLUDING ROCK & BREWS BUILDING, ASPHALT DRIVE AISLES AND PARKING STALLS, CURBING, AND UTILITIES SERVING THE EXISTING BUILDING WILL BE DEMOLISHED. A NEW BUILDING WITH ASSOCIATED ASPHALT DRIVE AISLES AND PARKING STALLS, CURBING, AND UTILITY SERVICES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE INTEGRATED DEVELOPMENT ORDINANCE (IDO) RULES AND REGULATIONS, AS DETAILED IN THIS EPC MAJOR AMENDMENT SUBMITTAL.

VISTA GRANDE SHOPPING CENTER



PHASE - 1

BUILDING 6

PROPOSED RAISING CANES RESTAURANT  
3675 SF  
144 SEATS  
65 PARKING SPACES

PHASE - 2

BUILDING 1

BANK  
(Proposed - SUN COUNTRY SAVINGS AND LOAN)  
3 STORIES  
16,500 S.F. GROSS  
15,000 S.F. NET

PHASE - 3

BUILDING 3

RESTAURANT  
11,760 S.F.  
300 SEATS

BUILDING 4

RETAIL  
33,600 S.F. GROSS  
30,240 S.F. NET

BUILDING 5

HEALTH SPA  
32,000 S.F. GROUND FLOOR  
12,000 S.F. SECOND FLOOR  
44,000 S.F. GROSS  
39,600 S.F. NET

NOTES

Landscaping In Phase I Is Existing.  
Landscaping For Phase 2 Is Assumed Owner Of Property Will Submit Plan With Application For Building Permit

BUILDING 2

RESTAURANT  
(Existing - BURGER KING)  
2,220 S.F.  
80 SEATS

PHASE - 3

GROSS BUILDING AREA OTHER REQUIRED DEVELOPMENTS

89,360 S.F.

NET BUILDING AREA

80,424 S.F.

PARKING SPACES

TOTAL PROVIDED: —  
NUMBER REQUIRED: — 307  
Handicapped — 9  
Small Car — 88  
Standard — 338

The following improvements will be completed before a Certificate of Occupancy is requested for buildings 1, 3, 4, or 5.  
1. Monroe Street: 4' wide sidewalks, curb and gutter, residential paving of the east half to centerline, and 4' wide temporary paving west of the centerline.  
2. Access Easement along the south property line: a minimum of 24' wide paving from Monroe St. east to east property line.

EXISTING  
ALPHA - BETA  
SUPER CENTER  
(55,000 S.F.)

LEGEND

- (B) BIKE RACK
- (X) TRASH RACK
- (S) TRAFFIC FLOW
- (S) FREE STANDING SIGN
- (HC) HC PARKING
- (L) LANDSCAPE AREA
- (D) DRIVE UP TELLER
- (E) EXISTING IMPROVEMENTS
- (O) NUMBER OF PARKING SPACES

APPROVAL OF PHASE II ONLY OF THE DEVELOPMENT PLAN APPROVED BY THE EPC JUNE 18, 1981

PLANNING DEPARTMENT DATE 2/21/84  
WATER RESOURCES DEPT. DATE 2/21/84  
PARK & RECREATION DEPT. DATE 2/21/84  
CITY ENGINEERING DIVISION DATE 2/21/84  
TRAFFIC DIVISION DATE 2/21/84

LEGAL DESCRIPTION

TRACT B-5  
BLOCK A  
VISTA GRANDE ADDITION UNIT I

TOTAL LAND AREA

9.1897 ACRES

ZONED: C-2

SITE DEVELOPMENT PLAN

SCALE: 1" = 50' - 0"

DATE: April 20, 1983  
REVISED: May 20, 1983  
REVISED: SEPT. 2, 1983  
REVISED: SEPT. 30, 1983  
REVISED: DECEMBER 2, 1983



Owner: LINCOLN ROAD, LTD.  
Developer: MURILLO DEVELOPMENTS LTD.  
Engineer/Architect: LEEDSHILL - HERKENHOFF, INC.

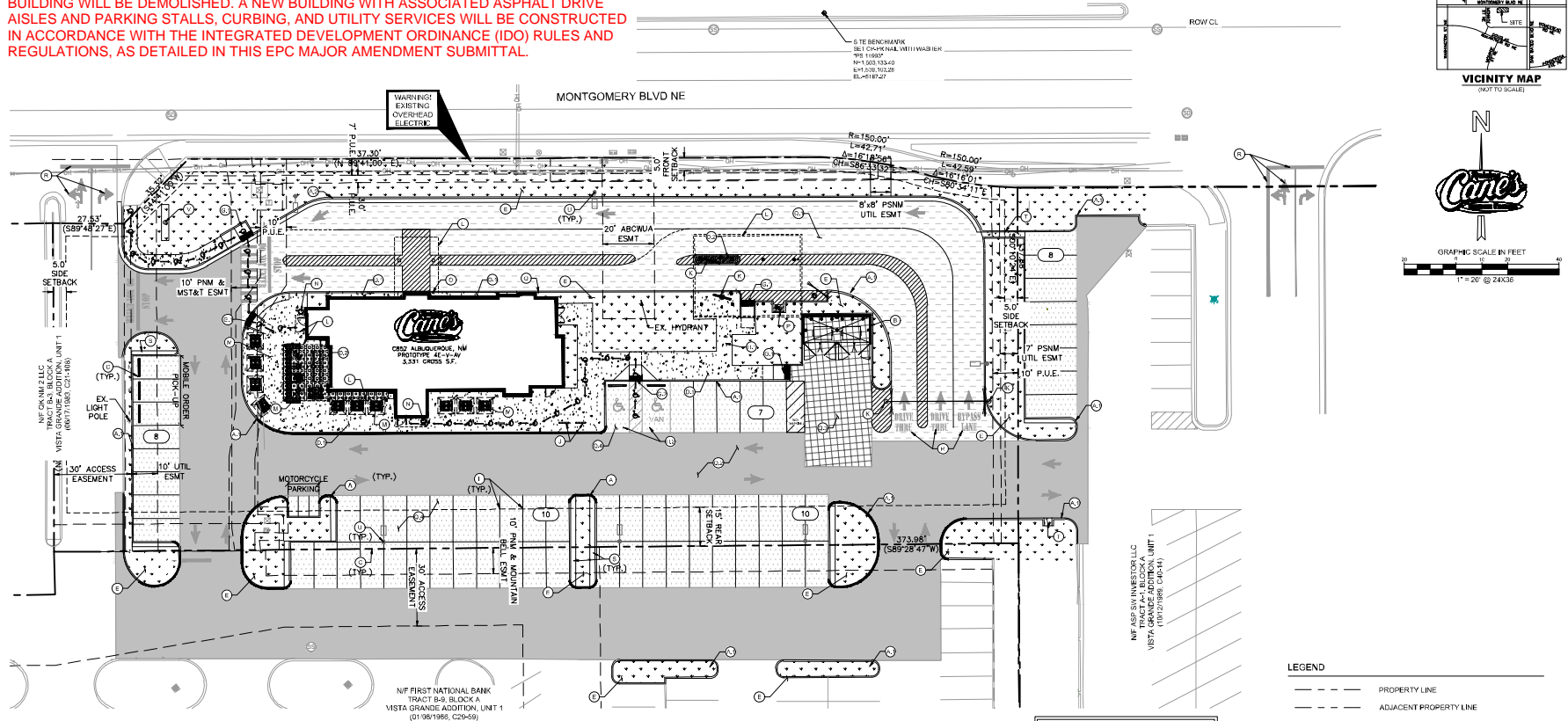
Z-73-13-2



# SITE PLAN EPC MAJOR AMENDMENT, APRIL 2022

## PROJECT DESCRIPTION

ALL EXISTING IMPROVEMENTS ONSITE, INCLUDING ROCK & BREWS BUILDING, ASPHALT DRIVE AISLES AND PARKING STALLS, CURBING, AND UTILITIES SERVING THE EXISTING BUILDING WILL BE DEMOLISHED. A NEW BUILDING WITH ASSOCIATED ASPHALT DRIVE AISLES AND PARKING STALLS, CURBING, AND UTILITY SERVICES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE INTEGRATED DEVELOPMENT ORDINANCE (IDO) RULES AND REGULATIONS, AS DETAILED IN THIS EPC MAJOR AMENDMENT SUBMITTAL.

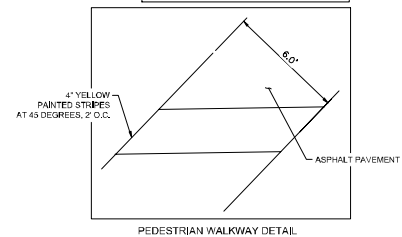


KEYNOTE LEGEND	
1	CONSTRUCT 6" TYPE 1 FINNED CURB, REFER TO CITY OF ALBUQUERQUE CONSTRUCTION DETAILS ON SHEET C10.0
2	CONSTRUCT 6" STANDARD CURB & GUTTER, REFER TO CITY OF ALBUQUERQUE CONSTRUCTION DETAILS ON SHEET C10.0
3	RECYCLING/TRASH DUMPSTER LOCATION, REFER TO ARCHITECTURAL PLANS FOR DETAILS OF SCREENING, GATES, BOLLARDS AND MASONRY.
4	WHEEL STOPS, SEE DETAIL ON SHEET C5.0
5	PRIVATE CONCRETE SIDEWALK, SEE DETAIL ON SHEET C9.0
6	COVERED PATIO INTEGRAL COLOR SMOKESTACK 102" x 5LB
7	PAVERS IN MENU ISLAND: BELGARD HOLLAND STONE, LEGACY PAVERS IN HERRINGBONE BASKETWEAVE PATTERN CHARCOAL OR SIMILAR GRAY COLOR. SEE LANDSCAPE FOR INSTALLATION DETAIL.
8	LANDSCAPE AREA, REFER TO LANDSCAPE PLANS
9	BARRIER FREE RAMP, SEE DETAIL ON SHEET C5.0
10	SIDEWALK RAMP AND DETECTABLE WARNING SYSTEM PER CITY OF ALBUQUERQUE STANDARD DWS-240 (DETAIL A)
11	RAMP, SEE GRADING PLAN SHEET C6.0 FOR DETAILS
12	ACCESSIBLE PARKING STALL
13	PAVEMENT STRIPING, REFER TO SHEET C5.2
14	BICYCLE RACK PARKING RACK, REFER TO ARCHITECTURAL PLANS FOR DETAILS
15	DRIVE THRU ORDER BOARD, PRE-ORDER BOARD OR HEIGHT DETECTOR, REFER TO ARCHITECTURAL PLANS FOR DETAILS
16	CANOPY, REFER TO ARCHITECTURAL PLANS FOR DETAILS
17	PROPOSED PATIO, REFER TO ARCHITECTURAL PLANS FOR SEATING AND SPACING LAYOUT

18	PROPOSED TRASH CAN, REFER TO ARCHITECTURAL SITE DETAILS
19	BOLLARD IN CURB, REFER TO ARCHITECTURAL PLANS FOR DETAILS
20	HAND WASH STATION, REFER TO ARCHITECTURAL PLANS FOR DETAILS
21	INTEGRAL COLORED 800 GRAPHITE (IRON OXIDE) STANDARD DUTY CONCRETE PAVEMENT, SEE DETAIL ON SHEET C5.0
22	MEDIUM DUTY ASPHALT PAVEMENT, SEE DETAIL ON SHEET C5.0
23	HEAVY DUTY CONCRETE PAVEMENT, SEE DETAIL ON SHEET C5.0
24	LIGHT DUTY ASPHALT PAVEMENT, SEE DETAIL ON SHEET C5.0
25	DIRECTIONAL PAVEMENT MARKING, REFER TO SHEET C5.2
26	CONCRETE SIDEWALK, 2'5" WIDTH ADJACENT TO PARKING SPACES
27	CONCRETE FLUME
28	PROPOSED SITE LIGHTING, REFER TO ELECTRICAL PLANS FOR DETAILS
29	RAISING CANE'S PYLON SIGN TO BE DESIGNED BY OTHERS

- ### SITE NOTES
1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
  2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/MEP PLANS FOR SITE LIGHTING & ELECTRICAL PLAN.
  3. REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
  4. EXISTING STRUCTURES AND OR UTILITIES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY.
  5. SITE BOUNDARY TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY PRECISION SURVEYS, INC. DATED FEBRUARY 2021.
  6. ALL PROPOSED PAVING IN CITY R.O.W. AND EASEMENTS TO CONFORM TO CITY OF ALBUQUERQUE STANDARDS.
  7. PER FEMA MAP NUMBER 3501C01360 DATED SEPTEMBER 26, 2008, THIS SITE IS NOT WITHIN A FLOODPLAIN BUT IS ADJACENT TO FLOOD ZONE AO.
  8. BUILDING IS FIRE SPRINKLED.

PARKING / SITE DATA PER IDO	
TRACT B-1 VISTA GRANDE SUBDIVISION	
EXISTING ZONING	MIXED USE (MCM)
PROPOSED USE	RESTAURANT W/ DRIVE-THRU
LOT AREA	55,827 SF / 1.26 AC
BUILDING AREA	3,331 SF
FINISHED FLOOR ELEVATION	5,187.71 FT
IMPERVIOUS AREA	44,670 SF
LOT COVERAGE	81.2%
TOTAL PARKING	34 SPACES / 35 SPACES
ACCESSIBLE	2 SPACES / 2 SPACES
MOTORCYCLE	2 SPACES / 3 SPACES
BICYCLE	3 SPACES / 5 SPACES
PARKING REQUIRED FOR DRIVE-THRU RESTAURANT IS 8 SPACES / 1,000 SF INDOOR AND 3 SPACES / 1,000 SF OF OUTDOOR SPACE.	



LEGEND	
---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT/SETBACK
---	PROPOSED SAWCUT
---	PROPOSED CONCRETE CURB
---	EXISTING CURB
X	PROPOSED PARKING COUNT
---	PROPOSED LANDSCAPE AREA
---	CONCRETE SIDEWALK
---	COVERED PATIO INTEGRAL COLOR SMOKESTACK 102" x 5LB
---	PAVERS AT CENTER MENU ISLAND UNDER CANOPY BELGARD HOLLAND STONE, LEGACY PAVERS IN HERRINGBONE BASKETWEAVE PATTERN CHARCOAL OR SIMILAR GRAY COLOR. SEE DETAIL SHEET C5.0
---	LIGHT DUTY ASPHALT PAVEMENT
---	MEDIUM DUTY ASPHALT PAVEMENT
---	INTEGRAL COLORED 800 GRAPHITE (IRON OXIDE) STANDARD DUTY CONCRETE PAVEMENT
---	HEAVY DUTY CONCRETE PAVEMENT
---	ACCESSIBLE ROUTE (LOCATION PURPOSES ONLY, DO NOT PAINT)



Know what's Below.  
Call before you dig.



**CAUTION!**  
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.



Restaurant Group Offices  
4800 University Blvd. NE, Suite 100  
Albuquerque, NM 87110  
Tel: 505-263-1100 Fax: 505-263-1101

Site:  
**Montgomery & San Mateo**  
**ALBUQUERQUE, NM 87112**  
**Restaurant #RC852**  
**P4E-V-AV SCHEME A**



© 2022 KIMLEY-HORN AND ASSOCIATES, INC.  
13455 N. Road  
Two Corbin Office Tower  
Suite 700  
P.O. Box 14, TSP  
CONTACT: LAUREN HORN, P.E.  
(505) 754-1300  
LAUREN.HORN@KIMLEY-HORN.COM  
JL.WILKINSON@KIMLEY-HORN.COM

Prepared by: Lauren  
Reviewed by: Lauren



LAUREN A. HORN  
STATE OF NEW MEXICO  
NO. 10000

Project No.	P4E-V-AV-2021-230 RELEASE
Project Issue Date:	10.04.2021
Project Issue Date:	06.02.2021
Design Submittal Log:	
Date Issued:	10.04.2021

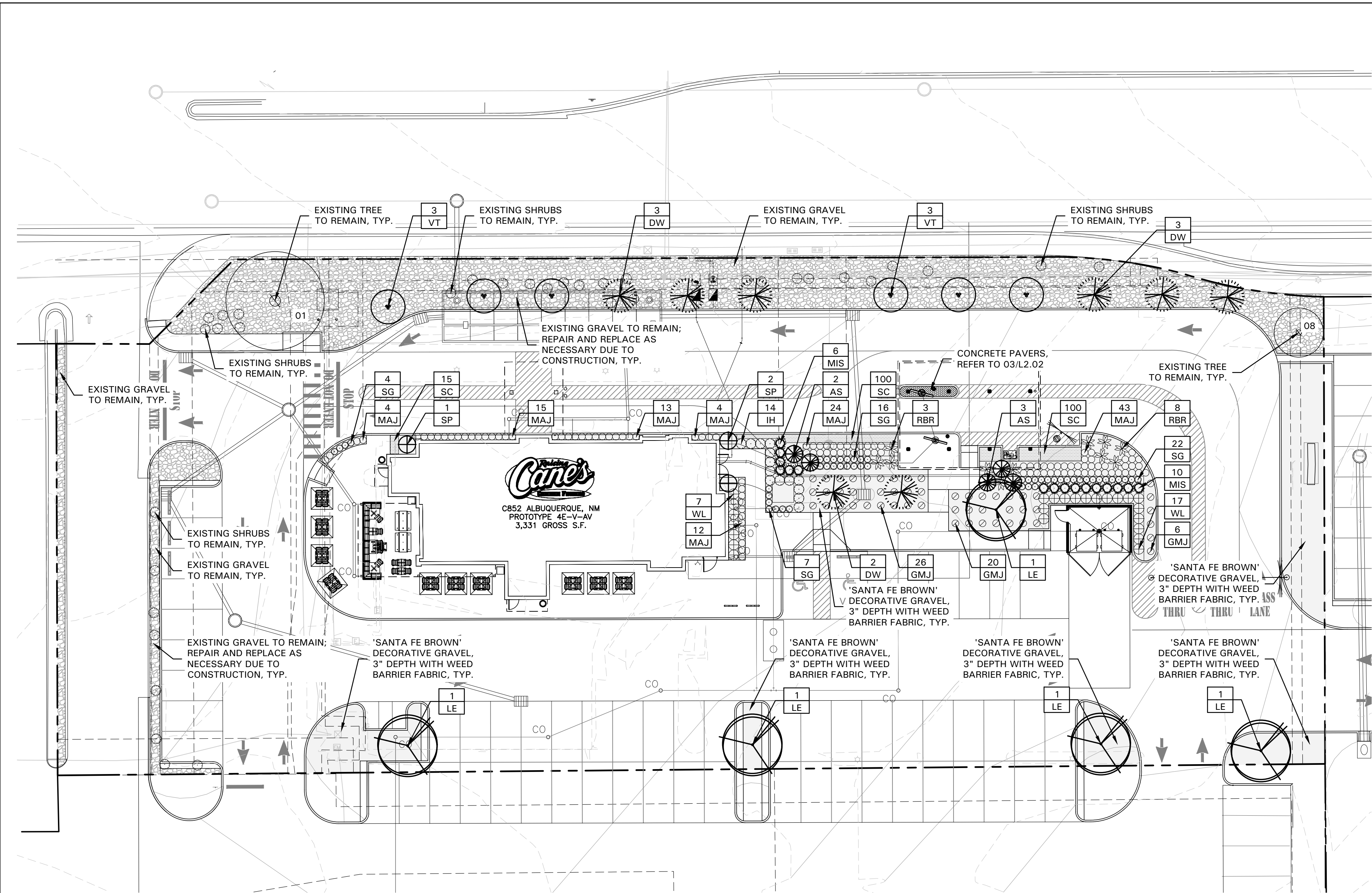
## 2ND BLDG. RESUBMITTAL

REVISIONS	
1	11/23/2021 10% REVIEW SET
2	11/23/2021 SET REVISIONS
3	12/22/2021 SET REVISIONS
4	01/12/2022 SET REVISIONS
5	
6	
7	
8	
9	
10	

SITE KEYNOTE PLAN	
Date:	03.09.2022
Project Number:	03004-2000
Drawn By:	LWH/L
Sheet Number:	

C5.0





LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

CONCRETE PAVER NOTES

- CONTRACTOR SHALL ADHERE TO THE MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND ANY OTHER REQUIREMENTS OUTLINED BY THE MANUFACTURER FOR ALL PAVER INSTALLATION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO COMMENCING ANY WORK.
- CONCRETE PAVERS SHALL BE:
  - BELGARD® LEGACY SERIES
  - MODEL: HOLLAND STONE
  - PATTERN: HERRINGBONE
  - COLOR: CHARCOAL
- CONTRACTOR SHALL SUBMIT A STANDARD COLOR SAMPLE BOARD TO THE OWNER'S AUTHORIZED REPRESENTATIVE FOR FINAL COLOR SELECTION PRIOR TO PLACING ORDER.
- THE FINAL COLOR SELECTION SHALL BE MADE BY THE OWNER'S AUTHORIZED REPRESENTATIVE ON-SITE.
- CONCRETE PAVERS AVAILABLE FROM:  
  
WWW.BELGARD.COM
- THE CONTRACTOR SHALL CONSTRUCT A SAMPLE PANEL 4'-0" BY 4'-0" ON-SITE, AT NO EXPENSE TO THE OWNER, FOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.
- THE OWNER'S AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY AND ALL WORK EXECUTED BY THE CONTRACTOR WHICH DOES NOT MEET HIS/HER EXPECTATIONS AND THE MANUFACTURER'S SPECIFICATIONS.
- THE CONTRACTOR SHALL MAKE ANY MODIFICATIONS REQUIRED BY THE OWNER'S AUTHORIZED REPRESENTATIVE AT NO EXPENSE TO THE OWNER.

LANDSCAPE TABULATIONS

THE CITY OF ALBUQUERQUE, NEW MEXICO

SITE LANDSCAPE REQUIREMENTS

- The total landscaped area required for each development shall equal not less than 15% of the net lot area.
- Tree canopies and ground-level plants shall cover a minimum of 75% of the total landscape area.
- Of the required vegetative coverage, a minimum of 25% shall be provided as ground-level plants.

Total Site: 54,989 s.f.  
Building Pad: 3,331 s.f.  
Parking Area: 34,492 s.f.  
Net Lot Area: 17,166 s.f.

Required: 2,574 s.f. (15%)  
Provided: 10,788 s.f. (63%)

Total Landscape Area: 5,646 s.f.  
Required: 8,300 s.f. (75%)  
Provided: 8,300 s.f. (75%)  
(2) small existing trees @ 300 s.f. = 600 s.f.  
(5) trees @ 700 s.f. = 3,500 s.f.  
(14) small trees @ 300 s.f. = 4,200 s.f.  
2,022 s.f. (25% of 8,091) 2,604 s.f. (32% of 8,091)

STREET TREES

- One (1) tree every 25 feet on center along street frontage.

MONTGOMERY BOULEVARD: 356 l.f.

Required: (14) trees, 2" cal.  
Provided: (14) trees, 2" cal.

PARKING LOT INTERIOR

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

Parking Spaces: 36  
Required: (3) trees  
75% deciduous  
Provided: (3) trees  
75% deciduous

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
TREES					
DW	<i>Chilopsis linearis</i>	Desert Willow	8	2" cal.	container grown, 3-5 trunk, 8' ht. min., 4' spread min.
LE	<i>Ulmus parvifolia</i> 'Sempervirens'	Lacebark Elm	5	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
VT	<i>Vitex agnus-castus</i>	Vitex	6	2" cal.	B&B or container grown, 8' ht., 4' spread, 3 trunk min.
SHRUBS/GROUND COVER					
AS	<i>Picea glauca</i> 'Conica'	Dwarf Alberta Spruce	5	15 gal.	B&B or container grown, full to base, 3' spread
GMJ	<i>Juniperus procumbens</i> 'Nana'	Green Mound Juniper	52	5 gal.	container full, 20" spread, 24" o.c.
IH	<i>Raphiolepis indica</i> 'Bay Breeze'	Indian Hawthorne 'Bay Breeze'	14	5 gal.	container full, 20" spread, 24" o.c.
MAJ	<i>Juniperus sabina</i> 'Mini Arcade'	Mini Arcade Juniper	115	5 gal.	container full, 20" spread, 24" o.c.
MIS	<i>Miscanthus sinensis</i> 'Adagio'	Miscanthus 'Adagio'	16	5 gal.	container full, 36" o.c.
RBR	<i>Leucophyllum langmaniae</i>	Rio Bravo Rainsage	11	5 gal.	container full, 20" spread, 24" o.c.
SC	<i>Salvia greggii</i> 'Red'	Seasonal Color	215	4" pots	container full, 12" o.c., selection by Owner
SG	<i>Juniperus chinensis</i> 'Spartan'	Spartan Juniper	49	5 gal.	container full, 20" spread, 24" o.c.
SP	<i>Ligustrum japonica</i>	Wax Leaf Ligustrum	3	15 gal.	B&B or container grown, full to base, 3' spread
WL			24	5 gal.	container full, 20" spread, 36" o.c.

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.  
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.  
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.



SCALE: 1" = 20'-0"  
0 10 20 40



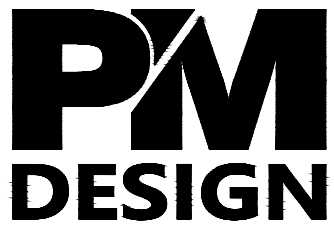
4245 North Central Expy  
Suite 501  
Dallas, Texas 75205  
214.865.7192 office



Restaurant Support Office  
6800 Bishop Road, Plano, TX 75024  
Tele 972-769-3100 Fax 972-769-3101

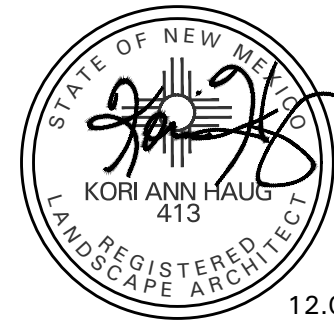
Store:  
**Montgomery & San Mateo**  
**ALBUQUERQUE, NM 87112**  
**Restaurant #RC852**  
**P4E-V-AV SCHEME A**

Professional of Record: NAME



**Architectural**  
**Solutions Group**

1101 Central Expressway South  
Suite 100  
Allen, TX 75013  
CONTACT: EVERETT FIELDS  
(469) 619-1164  
EFIELDS@PMDGNC.COM



Prototype: P4E-V- AV 2021 - 1.0 RELEASE

Prototype Issue Date: 10.04.2021

Kitchen Issue Date: 08.02.2021

Design Bulletin Updates: --

Date Issued: Bulletin Number: --

REVISIONS:

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Sheet Title:

LANDSCAPE PLAN

Date: 12.06.2021

Project Number: RAC21059.0

Drawn By: TM/KH

Sheet Number:

L2.01



SCHEDULE OF EXTERIOR FINISHES

KEY	MATERIAL	MANUFACTURER	PRODUCT	COLOR/ FINISH	DESCRIPTION
EXTERIOR METALS					
EM-1	STANDING SEAM ROOF	BERRIDGE MANUFACTURING COMPANY	TEE-LOCK PANEL SYSTEM	KYNAR 500 MATTE BLACK	GALVANIZED STEEL SHEET W/ KYNAR FINISH (24 GA.) STANDARD COLOR
EM-2	METAL CAP FLASHING	BERRIDGE MANUFACTURING COMPANY		KYNAR 500 MATTE BLACK	GALVANIZED STEEL SHEET W/ KYNAR FINISH (24 GA.) STANDARD COLOR
EM-3	POWER COATED STEEL	SIGNAGE SUPPLIER		CHARCOAL	METAL ACCENT PANEL
EM-4	METAL ACCENT PANELS	SIGNAGE SUPPLIER		DISTRESSED/ SALVAGED RED	METAL PANEL TO BE APPLIED OVER STUCCO WALL EWF-5
EXTERIOR WALL FINISHES					
EW-1	BRICK VENEER	BELDEN	NORMAN STANDARD	MEDIUM RANGE IRONSPOT	1/2 RUNNING BOND, REFER TO DETAIL, MORTAR: SOLOMAN COLORS, INC. 10X LIGHT BUFF. PROFILE: WEATHER-STRUCK JOINT ON EXTERIOR BRICK
EW-2	EXTERIOR WALL FINISHES	DRYVIT	SANDPEBBLE "E"	SW 7669 SUMMIT GRAY	APPLIED OVER PORTLAND CEMENT STUCCO AT EXTERIOR WALLS
EW-3	CAST STONE	MARCSTONE		6443 - ARCHITECTS GREY	MORTAR: ARGOS MAGNOLIA MASON'S MIX
EW-4	BRICK VENEER	BORAL	QUEEN	ALAMO	MORTAR: LAFARGE IVORY BUFF, SACK RUB FINISH
EW-5	EXTERIOR WALL FINISHES	DRYVIT	SANDPEBBLE "E"	#132 MOUNTAIN FOG	APPLIED OVER PORTLAND CEMENT STUCCO EXTERIOR WALL. APPLIED OVER EIFS AT ROOF SCREEN.
EW-6	EXTERIOR WALL FINISHES	DRYVIT	SANDPEBBLE "E"	#456 OYSTER SHELL	APPLIED OVER PORTLAND CEMENT STUCCO AT EXTERIOR WALLS. APPLIED OVER MASONRY AT CORRAL

KEY	MATERIAL	MANUFACTURER	PRODUCT	COLOR / FINISH	DESCRIPTION
EXTERIOR WINDOW SYSTEMS					
EWS-1	EXTERIOR WINDOW SYSTEMS	REFER TO WINDOW SCHEDULE	REFER TO WINDOW SCHEDULE	REFER TO WINDOW SCHEDULE	
EWS-2	EXTERIOR WINDOW SYSTEMS	REFER TO WINDOW SCHEDULE	REFER TO WINDOW SCHEDULE	REFER TO WINDOW SCHEDULE	
EWS-3	OPERABLE WINDOW	REFER TO WINDOW SCHEDULE	REFER TO WINDOW SCHEDULE	REFER TO WINDOW SCHEDULE	
EWS-4	SPANDREL GLASS WINDOW SYSTEMS	REFER TO WINDOW SCHEDULE	REFER TO WINDOW SCHEDULE	REFER TO WINDOW SCHEDULE	
* AT ROOF MECHANICAL SCREEN EIFS SHALL BE USED IN LIEU OF STUCCO. REFER TO DETAILS.					
PAINT					
P-5	EXTERIOR PAINT	BENJAMIN MOORE	SUPER SPEC (P24)	PAINT TO MATCH WALL MATERIAL - SEMI-GLOSS	TWO COATS REQUIRED - EXTERIOR PIPE AND CONDUIT
P-10	EXTERIOR PAINT	BENJAMIN MOORE	SUPER SPEC (P23)	BLACK - LOW LUSTRE	TWO COATS REQUIRED - PATIO STEEL
REFER TO SHEET A4.30 FOR ELEVATIONS AT FRONT ENTRY.					

KEYNOTES	
1	SIGN, BY OWNER. PROVIDE BLOCKING AS REQ'D (4'-0" x 8'-0"). UNDER SEPARATE PERMIT.
2	ADDRESS NUMBERS IN 6" CHARACTERS, SIZE AND LOCATION AS REQUIRED BY AHJ
3	WALL ART, BY OWNER
4	CONTROL JOINT
5	PRE-FABRICATED METAL CANOPY, G.C. TO PERMIT SEPARATELY, 2x WID BLOCKING REQUIRED IN WALL CAVITY.
6	8" STUCCO OR BRICK ACCENT BAND AS SHOWN
7	METAL, GUTTER & DOWNSPOUT EM-2, RE: A0.10 FOR CONTINUATION
8	ROOF SCUPPER & DOWNSPOUT. OMIT STUCCO BAND @ DOWNSPOUT EM-2. RE: 7/A8.40. CONNECT TO STORM DRAIN SYSTEM. RE: CIVIL
9	CAST STONE SILL
10	4" BOLLARD W/ BLACK PLASTIC SLEEVE RE: 5/A0.20, 11/A0.21
11	EXTERIOR SPEAKERS - MOUNTED AT 10'-0"
12	WALL MOUNTED FDC. VERIFY LOCATION WITH FIRE DEPARTMENT
13	METAL OVERFLOW SCUPPER, EM-2
14	DARPRO OUTLET AND SECURITY BOX.
15	GAS METER & PIPING, PAINT TO MATCH ADJACENT WALL FINISH
16	UTILITY METERS & CONDUIT, PAINT TO MATCH ADJACENT CLADDING MATERIAL
17	PRE-FINISHED METAL PANELS BY OWNER.
18	BRAKE METAL BETWEEN WINDOWS PRE-FINISHED TO MATCH STOREFRONT
19	EXTERIOR LIGHTING. REFER TO ELECTRICAL DWGS.
20	NOT USED
21	EIFS ROOF SCREEN TO CONCEAL ROOF TOP EQUIPMENT
22	PARAPET LIGHTING. PROVIDED BY OWNER & INSTALLED BY AGI. FINISH TO MATCH EM-2. RE: ELECTRICAL DWGS.
23	STEEL CANOPY STRUCTURE/ COLUMNS FOR OUTDOOR PATIO. RE: STRUCTURAL
24	KNOX BOX PER CITY FIRE DEPT. REQUIREMENTS
25	NOT USED
26	ROOF GUARD RAILING, PANTING P-10. RE: ROOF PLAN
27	SURFACE MOUNTED WALL URN: T.O. URN MTD @ 50" A.F.F.
28	ORIA 4-DIGIT KEY STORAGE BOX.

GENERAL NOTES	
1	SIGNAGE TO BE APPROVED UNDER SEPARATE FILING (DEFERRED SUBMITTAL)
2	CANOPIES AND AWNINGS ARE REQUESTED AS DEFERRED SUBMITTALS AS INDICATED ON SHEET PCS. G.C. TO PERMIT CANOPIES AND AWNINGS USING MANUFACTURER SPECIFICATIONS AND SHOP DRAWINGS.
3	CONFIRM OUTDOOR SPEAKER LOCATIONS WITH I.T.
4	LOGO SIGNS, PAINTED MURAL W/ SIGNAGE VENDOR.

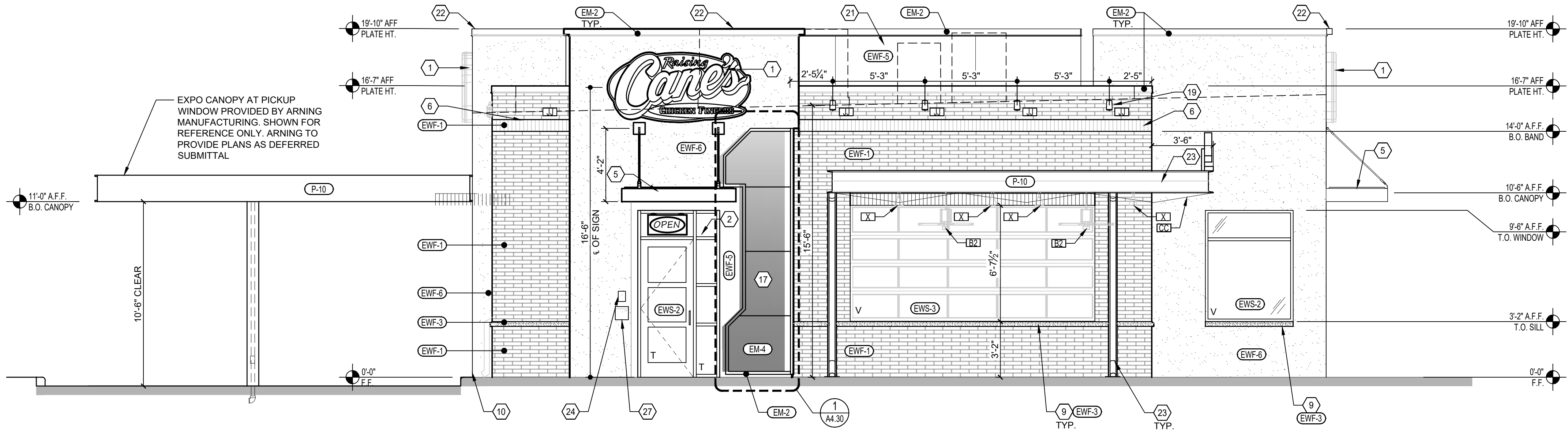
SEALANT NOTES	
1	PROVIDE SEALANT & BACKER RODS AT ALL DISSIMILAR MATERIALS.
2	MATCH FRAME COLOR AT ALL DOORS AND WINDOWS. MATCH ADJACENT WALL MATERIAL COLOR AT WALL PENETRATIONS AND CONSTRUCTION JOINTS; AT JOINT BETWEEN TWO DIFFERENT WALL MATERIALS. MATCH DARKER MATERIAL.

LIGHT FIXTURE TYPE

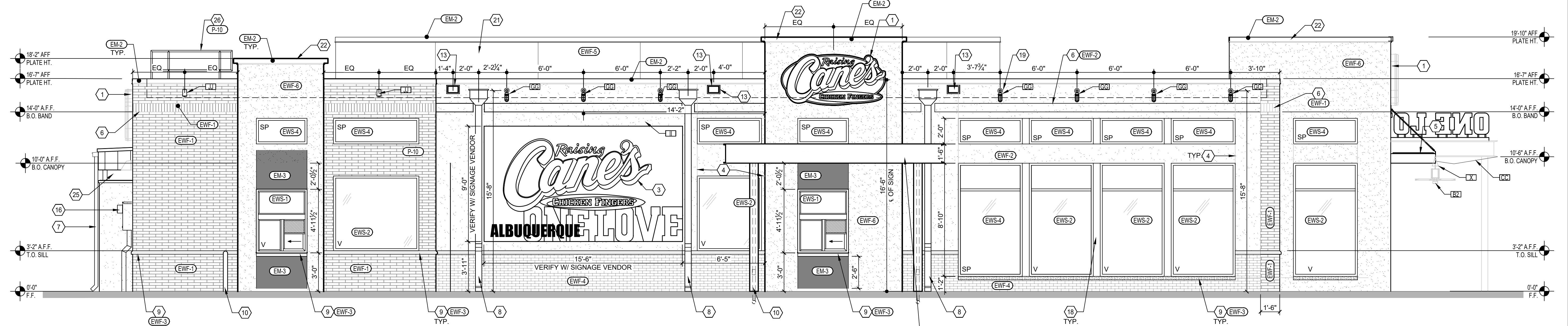
JJ	II
GG	B2 (FAN)
X	CC
R	

NOTES:

V: DENOTES VISION  
T: TEMPERED GLASS  
SP: SPANDREL GLASS  
SEE WINDOW SCHEDULE



1 ELEVATION (FRONT ENTRY)  
SCALE: 1/4" = 1'-0"



2 ELEVATION (DRIVE-THRU)  
SCALE: 1/4" = 1'-0"



Store:  
**4800 Montgomery Blvd NE**  
**ALBUQUERQUE, NM 87112**  
**Restaurant #RC852**  
**P4E-V-AV SCHEME A**

Professional of Record: KEN MCCrackEN

Ken McCracken,  
Architect  
Architecture • Program Management • Permitting

1101 Central Expressway South  
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CONTACT: EVERETT FIELDS  
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11/30/21

11/30/21

Prototype : P4E-V-AV 2021 - 2.0 RELEASE

Prototype Issue Date: 10.04.2021

Kitchen Issue Date: 08.02.2021

Design Bulletin Updates: --

Date Issued: Bulletin Number: --

1ST BLDG. SUBMITTAL

REVISIONS:

11/12/2021	80% REVIEW SET
11/30/2021	1ST BLDG SUBMITTAL

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Sheet Title:

EXTERIOR ELEV.

Date: 11.30.2021

Project Number: RAC21059.0

Drawn By: LL/JM

Sheet Number:

A4.10



SCHEDULE OF EXTERIOR FINISHES

KEY	MATERIAL	MANUFACTURER	PRODUCT	COLOR/ FINISH	DESCRIPTION
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REFER TO SHEET A4.30 FOR ELEVATIONS AT FRONT ENTRY.					

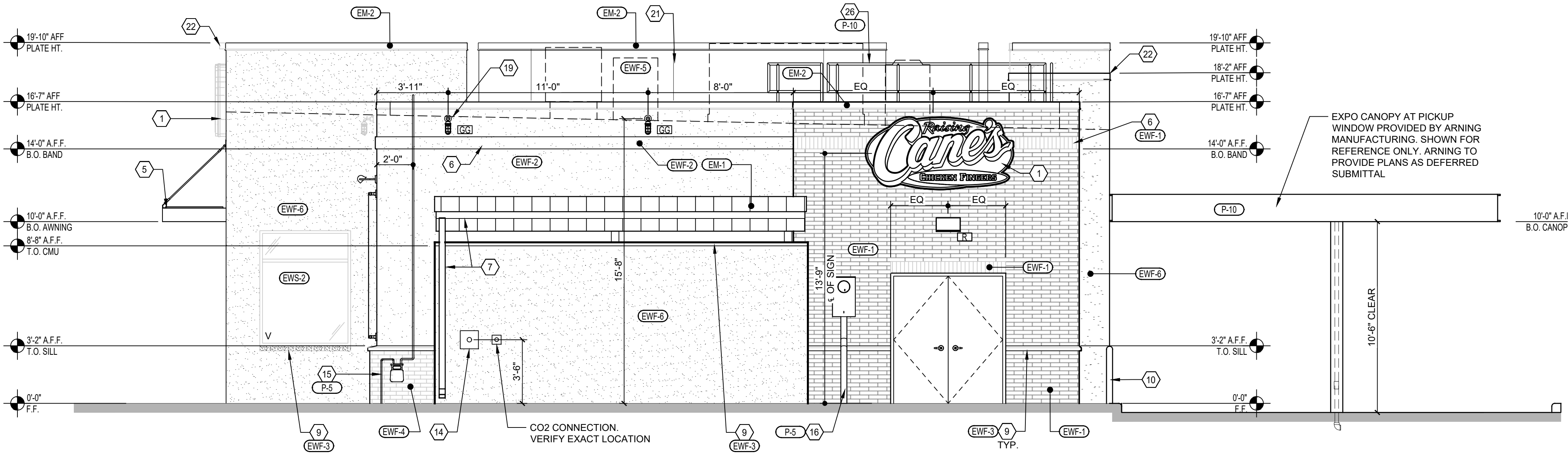
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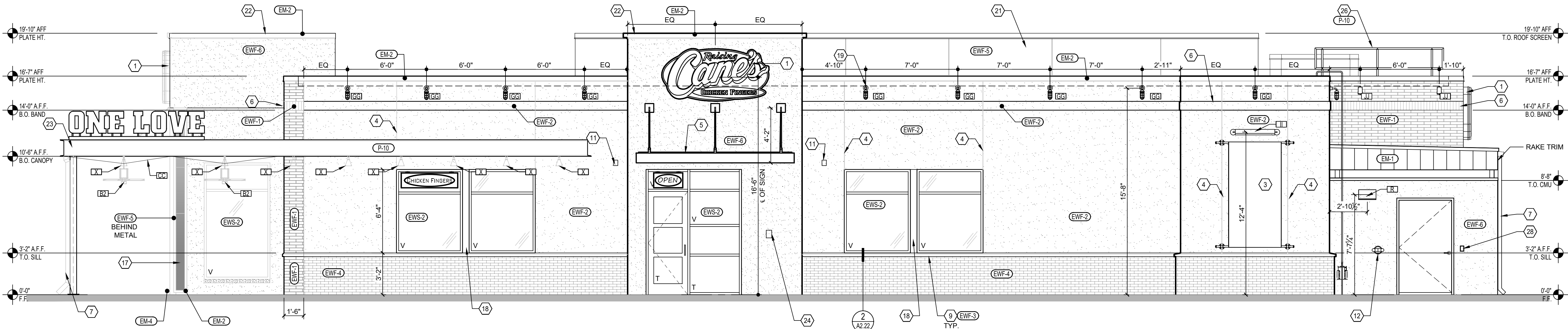
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LIGHT FIXTURE TYPE	
JJ	II
GG	B2 (FAN)
X	CC
R	

1 | ELEVATION (REAR)  
SCALE: 1/4" = 1'-0"



2 | ELEVATION (SIDE ENTRY)  
SCALE: 1/4" = 1'-0"

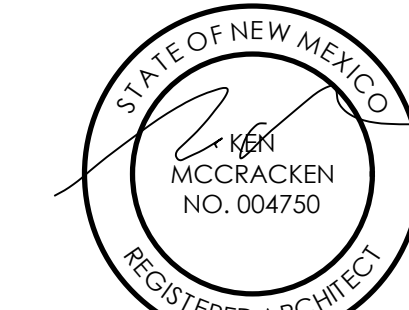


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**ALBUQUERQUE, NM 87112**  
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Professional of Record: KEN MCCrackEN

Ken McCracken,  
Architect  
Architecture • Program Management • Permitting

1101 Central Expressway South  
Suite 100  
Allen, TX 75013  
CONTACT: EVERETT FIELDS  
(469) 619-1164  
EFIELDS@PMDGINC.COM



**11/30/21**  
K.MV/3058

Prototype :	P4E-V-AV 2021- 2.0 RELEASE
Prototype Issue Date:	10.04.2021
Kitchen Issue Date:	08.02.2021
Design Bulletin Updates:	---
Date Issued:	Bulletin Number: ---

1ST BLDG. SUBMITTAL

REVISIONS:		
	11/12/2021	80% REVIEW SET
	11/30/2021	1ST BLDG SUBMITTAL
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EXTERIOR ELEV.

Date:	11.30.2021
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Drawn By:	LL/JM

Sheet Number:

**A4.20**