



Environmental Planning Commission

Agenda Number: 6
Project #: PR-2022-006724
SI-2022-00505
Hearing Date: April 21, 2022

Staff Report

Agent	Consensus Planning
Applicant	North I-25 Corporate Center, LLC (Titan Development)
Request	Major Amendment to Site Plan –EPC Tract 1-A, and Tract 1-C, Plat of Tracts 1-A Thru 1-C North I-25 Corporate Center (being a replat of Tract 1, North I-25 Corporate Center). Tract 2, Tract 3, and Tract 4 Bulk Land Plat of Tracts 1 Through 4 North I-25 Corporate Center (being a replat of Signetics Albuquerque Facility)
Legal Description	
Location	9201 Pan American Freeway, between San Diego Ave. and Modesto Ave. NE
Size	Approximately (≈) 50.0 acres
Zoning	NR-LM

Staff Recommendation

Approval of SI-2022-00505, based on the Findings beginning on p.17 and subject to the Conditions of Approval beginning on p. 20.

Staff Planner

Sergio Lozoya, Current Planner

Summary of Analysis

The request is for Site Plan – EPC Major Amendment for an approximately 50.0-acre site. The controlling site development plan (Project #1000310) will expire in 2023; the site has not been developed. The applicant is requesting to abandon the controlling site development plan so the subject site can be developed pursuant to IDO regulations and the NR-LM zone district standards.

The approved site development plan included the demolition and removal of the I-25 Studios building (formerly a manufacturing plant). However, the success of the I-25 Studios has changed how the subject site is to be developed.

The affected, registered neighborhood organizations are the North Valley Coalition, District 4 Coalition of NAs, and the Wildflower Area NA which were all notified as required. The applicant also notified property owners within 100-feet of the subject site's boundaries as required. No comments were received.

Staff recommends Approval.

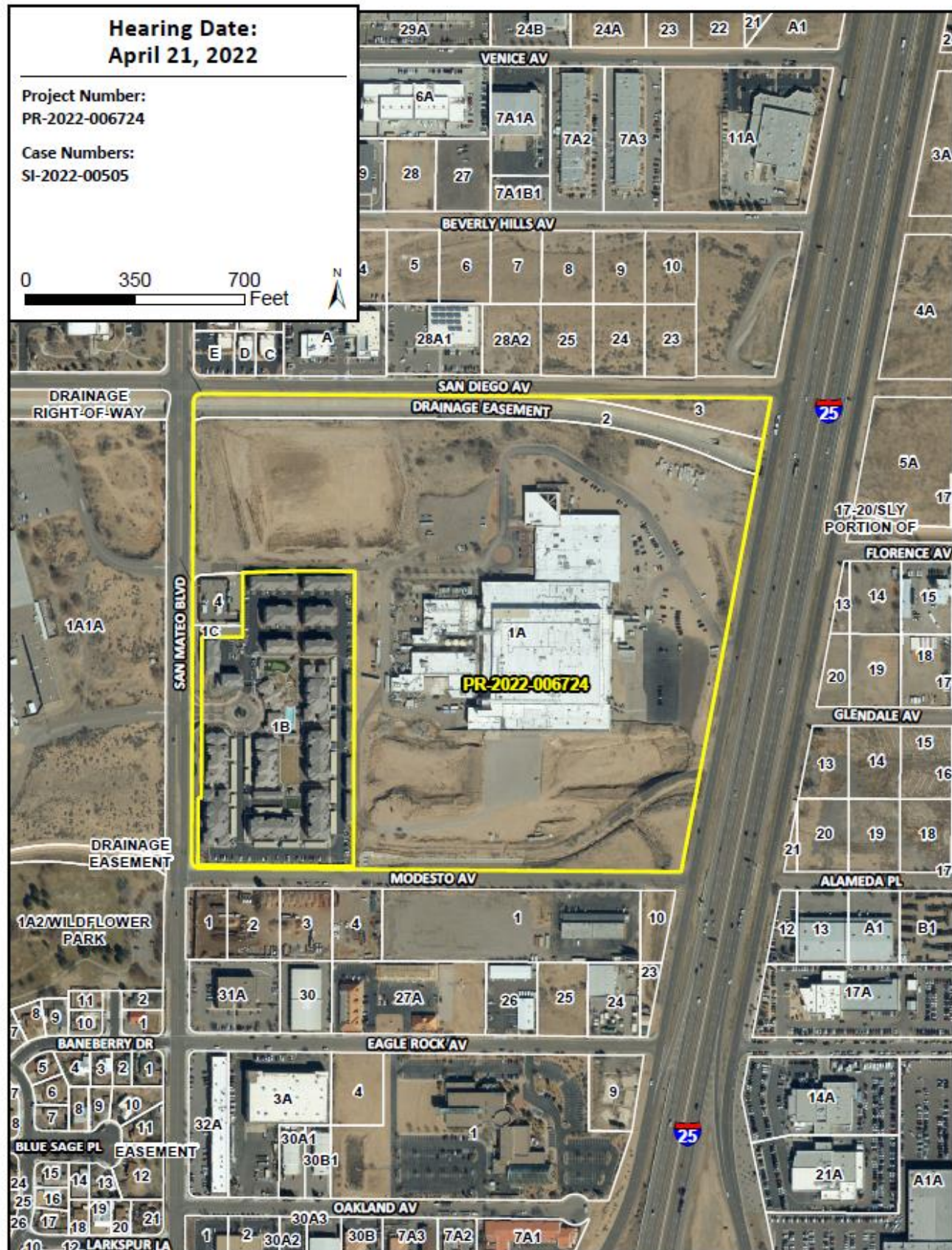


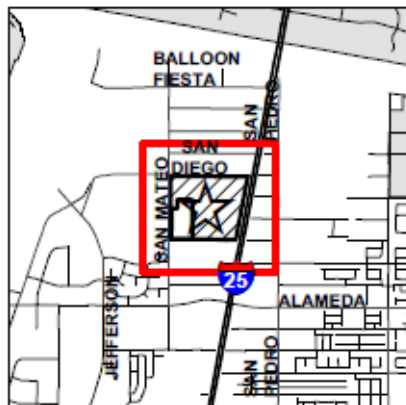
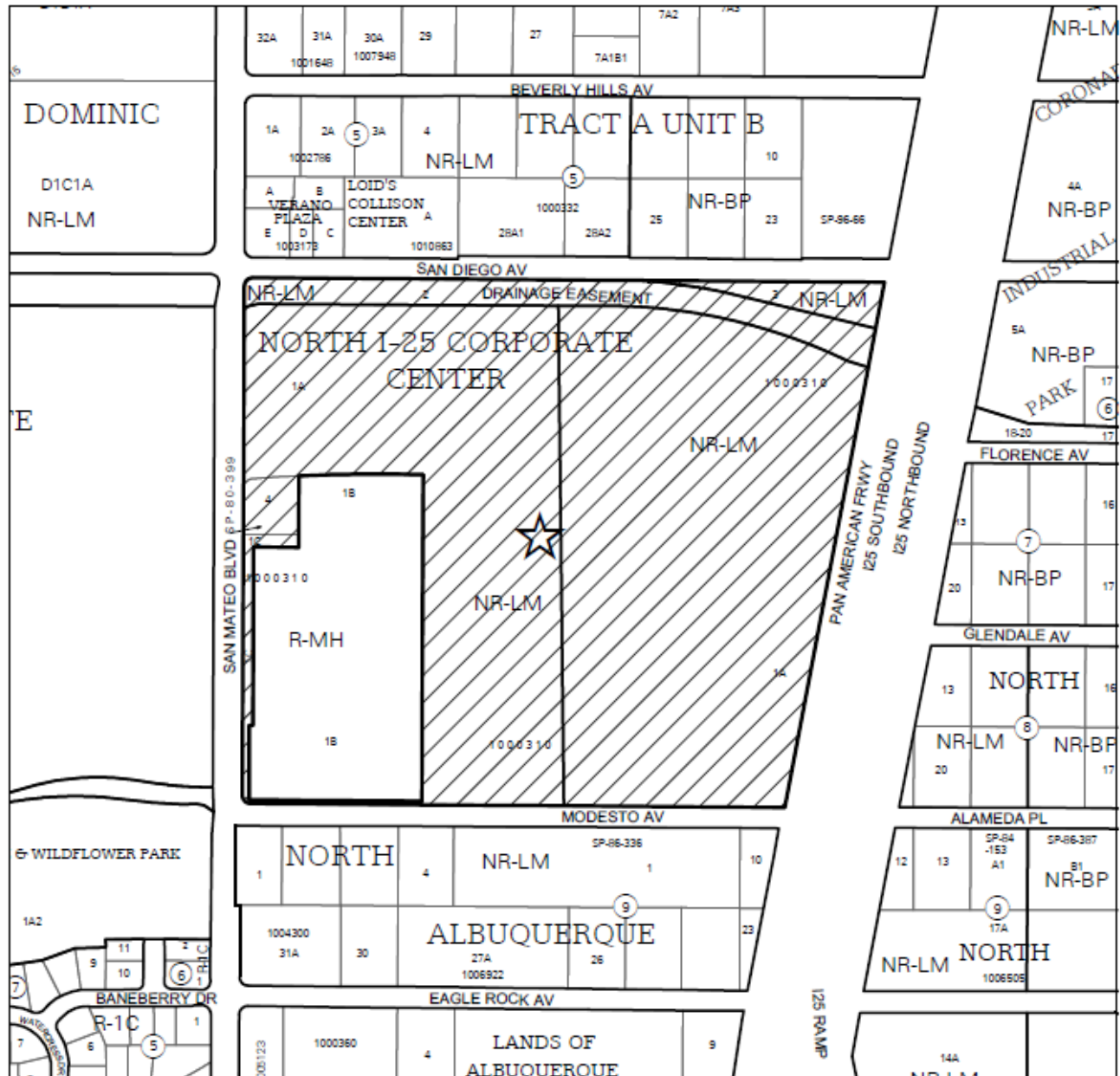
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Attachments

- 2-Photographs – Existing Conditions
- 3-History
- 4-Zoning Information
- 5-Applicant Information
- 6-Staff Information
- 7-Notification Requirements





IDO ZONING MAP

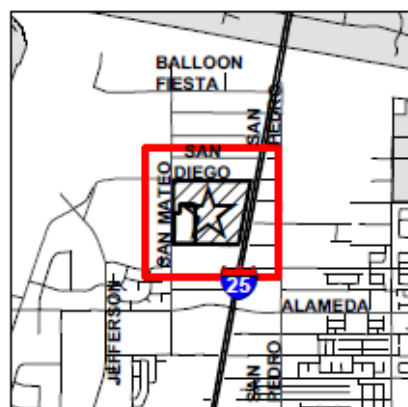
Note: Gray shading
Indicates County.



1 inch = 400 feet

Hearing Date:
4/21/2022
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LAND USE MAP

Note: Gray shading
Indicates County.

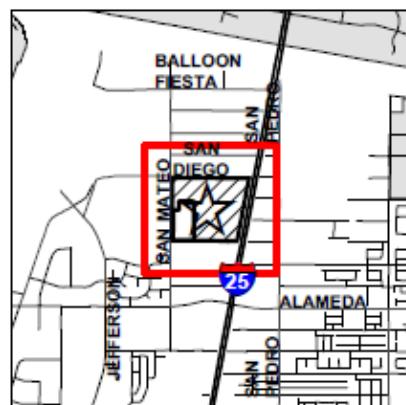
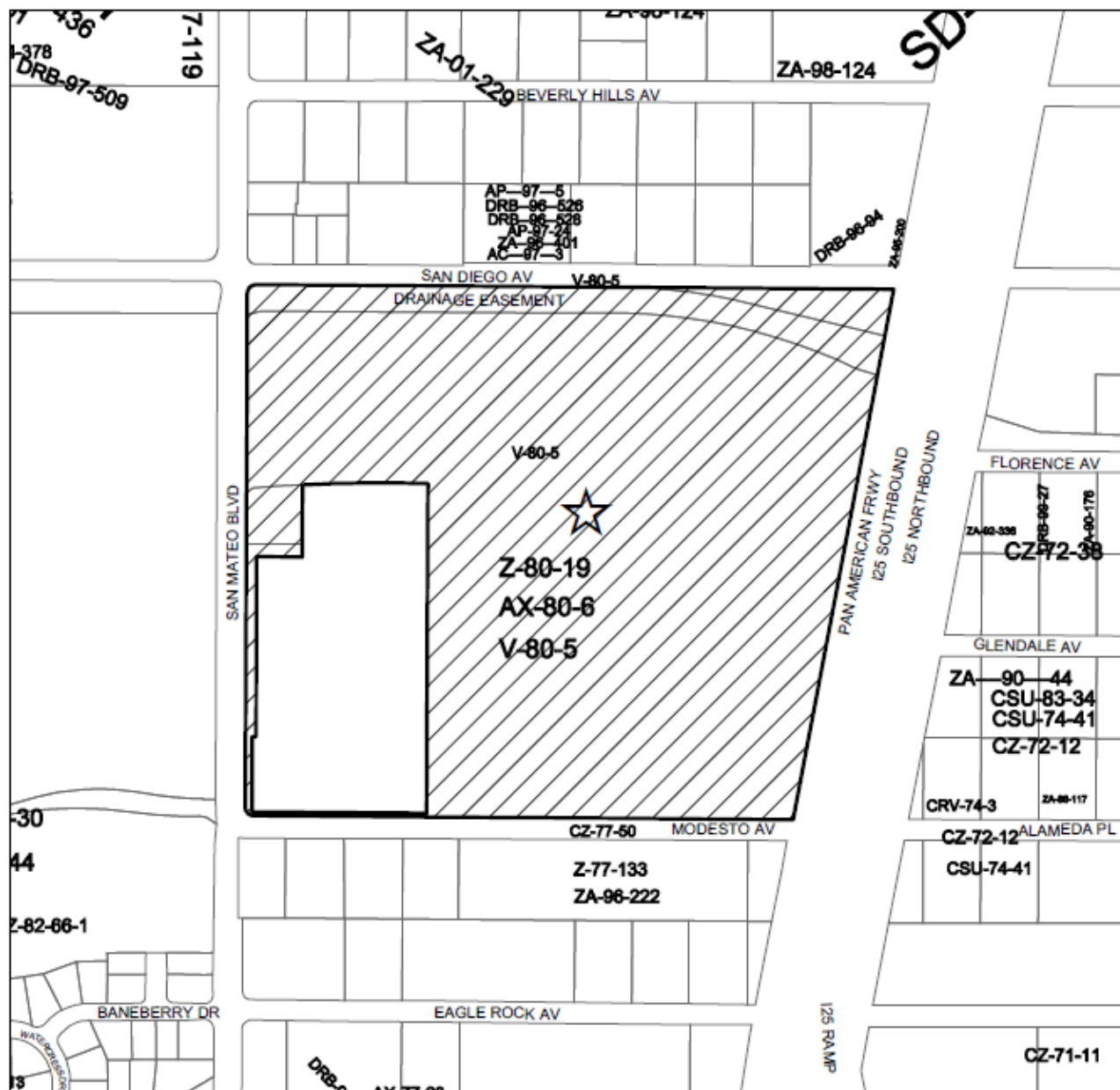
Key to Land Use Abbreviations	
LDRES Low-density Residential	APRT Airport
MULT Multi-family	TRANS Transportation
COMM Commercial Retail	AGRI Agriculture
CMSV Commercial Services	PARK Parks and Open Space
OFC Office	DRNG Drainage
IND Industrial	VAC Vacant
INSMED Institutional / Medical	UTIL Utilities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



1 inch = 400 feet

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HISTORY MAP

Note: Gray shading
indicates County.

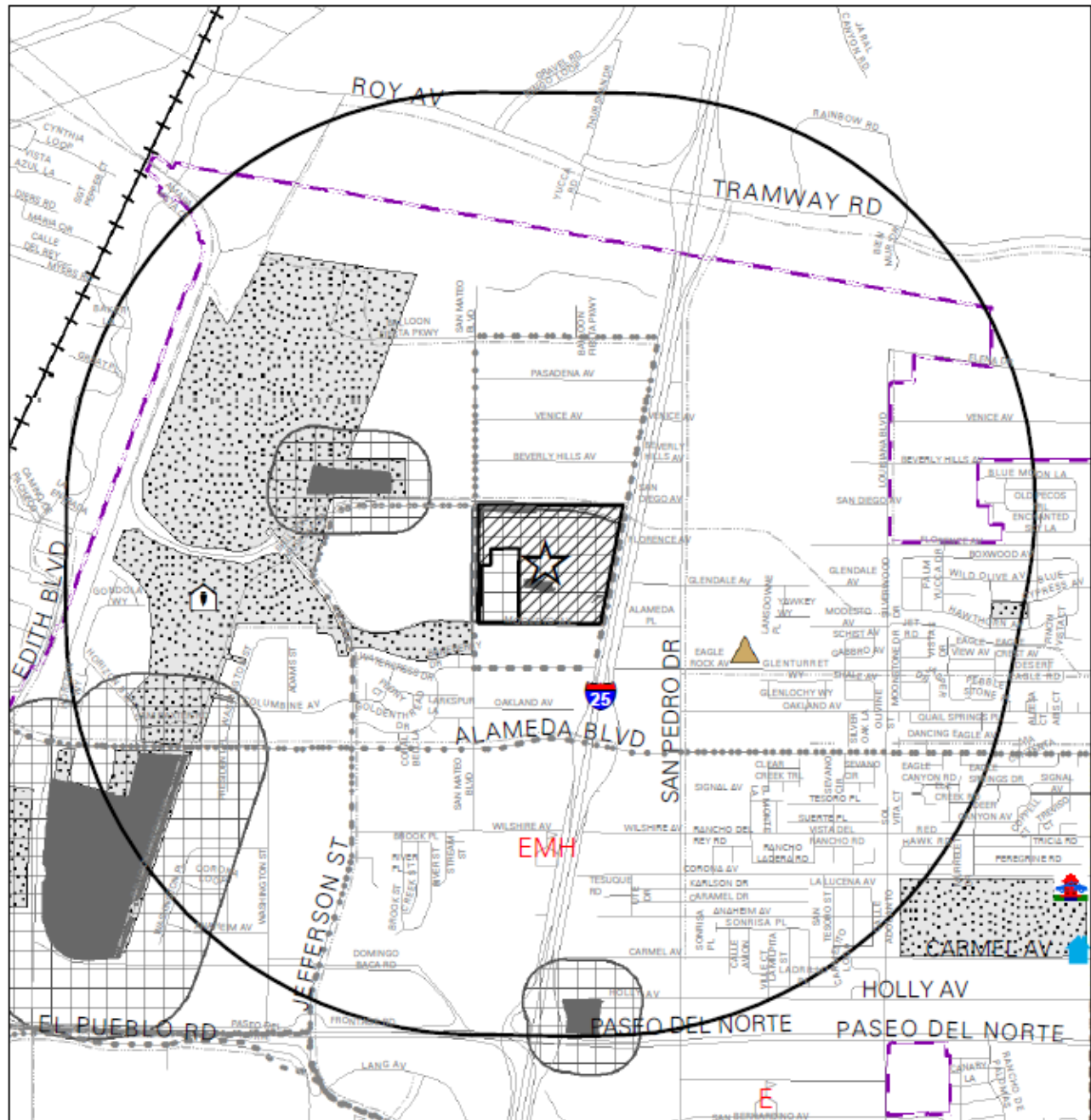


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Public Facilities Map with One-Mile Buffer

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



I. INTRODUCTION

	Zoning	Comprehensive Plan Area	Land Use
Site	NR-LM	Area of Change	Industrial
North	NR-LM/NR-BP	Area of Consistency	Vacant/Office/Commercial Services
South	NR-LM	Area of Consistency	Commercial Services/Office/Industrial
East	NR-LM/NR-BP/NR-SU	Area of Consistency	Industrial
West	NR-LM/R-MH	Area of Consistency	Industrial/Dwelling, Multi-Family

Request

The request is for Site Plan – EPC Major Amendment for an approximately 50.0-acre site legally described as Tract 1-A, and Tract 1-C, Plat of Tracts 1-A Thru 1-C North I-25 Corporate Center (being a replat of Tract 1, North I-25 Corporate Center). Tract 2, Tract 3, and Tract 4 Bulk Land Plat of Tracts 1 Through 4 North I-25 Corporate Center (being a replat of Signetics Albuquerque Facility), located at 9201 Pan American Freeway, between San Diego Ave. and Modesto Ave (the subject site).

The controlling site development plan (1000310) is set to expire in 2023; the site has not been developed. The applicant is requesting to abandon the controlling site development plan so the subject site can be developed pursuant to IDO regulations and the NR-LM zone district standards.

The approved site development plan included the demolition and removal of the I-25 Studios building (formerly a manufacturing plant), however, the success of the I-25 Studios has changed how the subject site is to be developed. The applicant is requesting the amendment so the subject site can be developed pursuant to the IDO regulations and the NR-LM zone district standards.

EPC Role

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

This is a quasi-judicial matter.

History/Background

The subject was a portion of an approximately 114-acre annexation by the City in 1980. In May 1980, the City Commission adopted the annexation and established zoning via Ordinance No. 30-1980. The annexed properties, including the subject site, were zoned SU-1 for M-1 uses.

The Environmental Planning Commission (EPC) heard the annexation case on February 21, 1980. The EPC sent an approval recommendation to the City Commission for the annexation and zone change (AX-80-5, Z-80-19). The EPC approved the vacation portion of the proposal (V-80-5) which resulted in the closing of Florence Ave. and Glendale Ave. between I-25 and San Mateo Blvd.

The EPC approved a Site Development Plan for Subdivision in 2009 (100310 09EPC 40021). The Site Plan for Subdivision was amended on January 14th, 2016 (15EPC 40071, 72, and 73). The request included a Zone Map Amendment, an Amendment to the controlling Site Development Plan, and a Site Development Plan for Building Permit. The request was approved by the EPC on January 14th, 2016.

Context

The subject site is approximately 50.0 acres, is within an Area of Change, and is located at along I-25, between Modesto Ave NE and Sand Diego Ave NE. The subject site is zoned NR-LM and is bordered by I-25 to the east. The properties north of the subject site are zoned NR-LM and NR-BP, to the west the parcels are zoned NR-LM, R-MH, and NR-PO-A, to the south the adjacent parcels are zoned NR-LM.

The site is surrounded by various land uses including: office, vehicle repair, and commercial services to the north, industrial, multi-family residential, and warehousing to the west, construction contractor facility, offices, and warehousing to the south, and construction contractor facility to the east. The subject site is within the boundaries of the North I-25 Community Planning Area.

Comprehensive Plan Designations

The subject site is designated an Area of Change by the Comprehensive Plan. The subject site is not located in a designated Activity Center. The Comprehensive Plan designates I-25 as a Commuter Corridor. Commuter Corridors are roadways intended for long-distance trips across towns by automobile, including limited access streets (Comprehensive Plan, 5-17).

The subject site is part of the North I-25 Planning Area (CPA). Between the railroad tracks to the west and I-25 to the east, this area is characterized by business and industrial parks and semi-rural neighborhoods. The Balloon Fiesta Park and Museum host millions of visitors per year.

Roadway System

The Long-Range Roadway System (2040 LRRS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO), includes existing roadways and future, proposed roadways.

The LRRS map classifies I-25 as an Interstate. San Diego Ave NE and San Mateo Blvd NE are both classified as Major Collectors.

Trails/Bikeways

The Long-Range Bikeway System (LRBS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO), identifies existing and proposed bicycle and trail facilities.

There is no existing bike or trail infrastructure near the subject site, however, the LRBS shows proposed bike lanes and dedicated path along San Diego Ave NE.

Transit

ABQ Ride Route 140/141- the San Mateo Line, serves the subject site. The hours are from early morning to evening, with an approximately 30-minute peak frequency. There is service on Saturday and Sunday (Route 141).

Public Facilities/Community Services

Please refer to the Public Facilities Map (p.7), which shows public facilities and community services within one mile of the subject site.

II. ANALYSIS OF APPLICABLE ORDINANCES, PLANS, AND POLICIES

Integrated Development Ordinance (IDO)

Definitions

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 and development is encouraged, primarily in Centers, other than Old Town, Corridors other than Commuter Corridors, Master Development Plan areas, planned communities, and Metropolitan Redevelopment Areas.

Non-residential Development: Development of allowable land uses on a property that includes no residential development.

Project Site: A lot or collection of lots shown on a Subdivision – Minor or Major or on a Site Plan. This term refers to the largest geography specified in the earliest request for decision on the first application related to a particular development. For example, if a large parcel is subdivided and submitted for development in phases, any regulation referring to the project site would apply to the entirety of the land in the original parcel included in the Subdivision application

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

Zoning

The subject site is zoned NR-LM (Non-Residential – Light Manufacturing Zone District), a zoning designation received upon adoption of IDO in May 2018.

The purpose of the NR-LM zone district is to accommodate moderate-intensity commercial, light assembly, fabrication, and light manufacturing uses, while buffering adjacent lower-intensity, Residential and Mixed-use zone districts from the traffic, noise, and other impacts of those uses. Allowable uses are shown in Table 4-2-1.

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

The 2017 Albuquerque/Bernalillo County Comprehensive Plan contains overarching Guiding Principles, Goals, and Policies that embody a vision for development and service provision in the City and County.

The subject site is located in an area that the Comprehensive Plan has designated as an Area of Change. Areas of Change policies generally allow for a mix of uses and intense development that is higher in density and that can be served by multiple modes of transportation. Areas of Change are intended to have urban scale development and should encourage development that can create jobs and housing options (Comprehensive Plan, p. 5-23).

Applicable Goals and policies are listed below, followed by Staff analysis in ***bold italic*** text. Goals and policies cited by the applicant are marked with an * symbol.

Chapter 5: Land Use

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

The request would facilitate the development of the subject site, which is located along I-25, and is designated as a Commuter Corridor. The development of the subject site would support and contribute to the growth as a community connected by a modal network of corridors. The request is consistent with Goal 5.1 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.

The request would facilitate the development of an approximately 50-acre site, which currently has I-25 Studios (which was built before the controlling site plan). I-25 Studios has had a regional impact as the film industry has come into New Mexico, specifically Albuquerque. Future development could support the film studio and development under the IDO would help shape the built environment into a sustainable development pattern. The request is consistent with Policy 5.1.1 – Desired Growth.

*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 generally contribute to the creation of healthy, sustainable, and distinct communities by encouraging intense non-residential uses to develop in the appropriate areas. If a commercial use is developed on the subject site, it could serve the existing, adjacent multi-family development. The request is generally consistent with Policy 5.2.1 – Land Uses.

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

The request would encourage development within an already established, non-residential area. Though there already is some development on the subject site, a large portion is undeveloped and vacant. The request is consistent with Sub-policy 5.2.1(n).

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

The request would promote development patterns that maximize the utility of existing infrastructure because the subject site is located in an established area of the City. There are existing roads and other infrastructure, including utilities. Allowing the site to develop under IDO guidelines would encourage the efficient use of land, as a large portion of the site is vacant and currently underutilized. The request is consistent with Goal 5.3-Efficient development patterns.

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

The subject site is already served by existing infrastructure and public facilities, so the development made possible by the request would generally promote efficient development patterns and use of land., The request is consistent with Policy 5.3.1 – Infill development.

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

The request is generally consistent with this Goal because the subject site is in an Area of Change and the requested site plan amendment would allow for an efficient development process for the subject site, and would direct growth where it is expected and desired, while reinforcing the character and intensity of the area. The request is generally consistent with Goal 5.6-City Development Areas.

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

The request would direct growth to the subject site, which is located along a designated corridor (I-25 is designated as a Commuter Corridor by the Comprehensive Plan). The request would facilitate the development of the subject site within an Area of Change, and a Metropolitan Redevelopment Area, where change is encouraged. The request is generally consistent with Policy 5.6.2- Areas of Change.

*Subpolicy 5.6.2 (b): Encourage development that expands employment opportunities.

The request would generally encourage development that expands employment opportunities by developing a vacant subject site, which could attract large commercial uses, and could provide limited employment opportunities. Development near the I-25 Studios would support

the existing hub, which is a large employer in the City. The request is consistent with Subpolicy 5.6.2 (b).

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

The request seeks to amend the EPC controlled site plan to allow for review under the Site Plan – DRB or Site Plan – Administrative processes. Generally, Goal 5.7 and subsequent policies are in reference to actions taken by the City, to implement the Comprehensive Plan, such as establishing procedures and processes in the IDO. Goal 5.7 – Implementation Process does not apply.

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

The request to abandon the controlling site development plan would encourage efficiency in the development review process by using the Site Plan Administrative or Site Plan – DRB process, which is generally timelier than the EPC review process. However, the Site Plan – EPC process allows for a more thorough review, participation from the public, and generally looks at the site in a more holistic approach. The request is partially consistent with Policy 5.7.4.

Site Plan-EPC Review & Decision Criteria

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

- 6-6(J)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as amended.
As demonstrated by the policy analysis of the proposed Major Amendment (see above), the request is generally consistent with applicable Comprehensive Plan Goals and policies.
- 6-6(J)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.
The subject site is not within any NR-SU or PD zone.
- 6-6(J)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.
The applicant wishes to abandon the controlling site development plan as development has not yet occurred on the subject site. The existing I-25 Studios is not part of the controlling site plan, as it was built and repurposed before the site plan was adopted. Given the size of the subject site, it is likely that subsequent requests be reviewed via the Site Plan DRB Process to ensure

compliance with applicable provisions of the Development Process Manual (DPM).

- 6-6(H)(J)(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.

Given the size of the subject site, it is likely that future development would 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 a Site Plan process, DRB or Administrative. Future development will comply with the IDO, which contains regulations to mitigate site plan impacts to surrounding areas. The Site Plan review process will ensure infrastructure is adequately addressed so that a proposed development will not burden the surrounding area.

III. SITE PLAN MAJOR AMENDMENT

Request

The applicant proposes to abandon the controlling site development plan. The subject site is approximately 50-acres and is located along I-25, between Modesto Ave NE, and San Diego Ave NE. The subject site has not been developed per the controlling site development plan, and is mostly vacant except for I-25 Studios. I-25 Studios was built prior to the approved site development plan as a manufacturing plant and was later repurposed as film studios.

Any future proposed development will be 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.

Analysis

The controlling site development plan was originally approved in 2009-2010 and was amended in 2016. The site development plan included the demolition of the I-25 Studios (originally a manufacturing plant) and proposed to subdivide the site into approximately 20 tracts. The overall site was planned to be a mix of commercial services including retail, hotel, restaurant and offices. The design standards focused on signage, roadways, pedestrian connections, plazas, building façade, and landscaping. The design also considered sustainability and prioritized and excelled in the design of safe pedestrian pathways.

There are two factors significantly impact the existing site development plan: 1. Upon adoption of the IDO, the zoning has changed from SU-2 for M-1 to NR-LM, 2. The intent was to demolish and remove the I-25 Studios. The intent of the NR-LM zone is to accommodate moderate-

intensity commercial, light assembly, fabrication, and light manufacturing uses, while buffering adjacent lower-intensity, Residential and Mixed-use zone districts from the traffic, noise, and other impacts of those uses, which can be achieved without the controlling site development plan. Secondly, the I-25 Studios has been successful and will remain. The I-25 Studios takes up a significant portion of the subject site, and would alter the design for the site development plan drastically.

Abandoning the controlling site development plan would allow the applicant to develop the site under IDO guidelines. This would include development standards under the NR-LM zone district, and a Site Plan approval process (DRB, or Administrative). Development would take the existing conditions into consideration, since the controlling site development plan did not account for the I-25 Studios to remain, and would allow the applicant to explore alternative development options while keeping the I-25 Studios in place. Future development would support the existing studios, and the neighboring multi family development.

There are adequate IDO processes and protections in place to ensure quality development, while allowing the applicant flexibility to develop the subject site while considering existing conditions.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other interested agencies have reviewed the request, though few provided comments.

The Transit Department commented that the site is just north of the northern turn-around for the Fixed Route 140. The nearest stop is on the north side of Eagle Rock Avenue, immediately across from the CNM Workforce Training Center. That stop is 3300 feet walking distance from the center of the site in an area with a very incomplete pedestrian system.

Neighborhood/Public

Neighborhood/Public Notification requirements are found in 14-16-6, in the Procedures Table 6-1-1 and are further explained in 14-16-6-4(K), Public Notice.

The affected, registered neighborhood organizations are the North Valley Coalition, District 4 Coalition of Neighborhood Associations, and the Wildflower Area Neighborhood Association which were all notified as required. The applicant also notified property owners within 100-feet of the subject site's boundaries as required.

As of this writing, Staff has not received any comments and is unaware of any opposition.

V. CONCLUSION

The applicant proposes abandon the controlling site plan. The approved site development plan included the demolition and removal of the I-25 Studios building (formerly a manufacturing plant), however, the success of the I-25 Studios has changed how the subject site is to be

developed. The applicant would like to develop the subject site to include the I-25 studios, and follow IDO guidelines for the NR-LM zone district.

The subject site is along a I-25, which is designated as a Commuter Corridor; and is not in a designated Activity Center. The request generally furthers applicable Comprehensive Plan Goals and policies regarding Land Use.

Generally, not finding any conflicts with IDO or other regulations, Staff recommends approval with subject to Conditions of Approval to improve compliance in a few areas and to provide clarification.

FINDINGS –SI-2022-00505, April 21, 2022-Site Plan-EPC, Major Amendment

1. The request is for a Major Amendment of a Prior Approved Site Development Plan for a property described as Tract 1-A, and Tract 1-C, Plat of Tracts 1-A Thru 1-C North I-25 Corporate Center (being a replat of Tract 1, North I-25 Corporate Center). Tract 2, Tract 3, and Tract 4 Bulk Land Plat of Tracts 1 Through 4 North I-25 Corporate Center (being a replat of Signetics Albuquerque Facility), located at 9201 Pan American Freeway, between San Diego Ave. and Modesto Ave, approximately 50.0 acres (the “subject site”).
2. The subject site is zoned NR-LM (Non-Residential – Light Manufacturing Zone District), a zoning designation received upon adoption of IDO in May 2018. The subject site was formerly zoned SU-2 for M-1.
3. The requests consist of the following major changes/additions to the existing, controlling site development plan: To remove the subject site from the Site Plan – EPC process, and abandon the existing, controlling site development plan.
4. 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).
5. The subject site is located in an Area of Change and along I-25, which is designated by the Comprehensive Plan as a Commuter Corridor. The subject site is not within any Activity Centers.
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 meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(J)(3) as follows:
 - A. 6-6(H)(3)(a) As demonstrated by the policy analysis of the proposed Major Amendment, the request is consistent with applicable Comprehensive Plan Goals and policies.
 - B. 6-6(J)(3)(b) The subject site is not within any NR-SU or PD zone.
 - C. 6-6(J)(3)(c) The applicant wishes to abandon the controlling site development plan as development has not yet occurred on the subject site. The existing I-25 Studios is not part of the controlling site plan, as it was built and repurposed before the site plan was adopted. Given the size of the subject site, it is likely that subsequent requests be reviewed via the Site Plan DRB Process to ensure compliance with applicable provisions of the Development Process Manual (DPM).
 - D. 6-6(J)(3)(d) Given the size of the subject site, it is likely that future development would 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. 6-6(J)(3)(e) The future, proposed development will be required to comply with the decisions made through a Site Plan process, DRB or Administrative. Future development will comply with the IDO, which contains regulations to mitigate site plan impacts to surrounding areas. The Site Plan review process will ensure infrastructure is adequately addressed so that a proposed development will not burden the surrounding area.

- 8. The request is generally consistent with the following Comprehensive Plan Goal and policies from chapter 5: Land Use:

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

The request would facilitate the development of the subject site, which is located along I-25, which is designated as a Commuter Corridor. The development of the subject site would support and contribute to the growth as a community connected by a network of corridors.

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

The request would facilitate the development of an approximately 50-acre site, which currently has I-25 Studios (which was built before the controlling site plan). I-25 Studios has had a regional impact as the film industry has come into New Mexico, specifically Albuquerque. Future development could support the film studio and development under the IDO would help shape the built environment into a sustainable development pattern.

- 9. The request is generally consistent with the following Comprehensive Plan policies from chapter 5: Land Use:

- A. 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 generally contribute to the creation of healthy, sustainable, and distinct communities by encouraging intense non-residential uses to develop in the appropriate areas. If a commercial use is developed on the subject site, it could serve the existing, adjacent multi-family development.

- B. Subpolicy 5.2.1 (n): Encourage more productive use of vacant lots and underutilized lots, including surface parking:

The request would encourage development within an already established, non-residential area. Though there already is some development on the subject site, a large portion is undeveloped and vacant.

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

The request would promote development patterns that maximize the utility of existing infrastructure because the subject site is located in an established area of the City. There are existing roads and other infrastructure, including utilities. Allowing the site to develop under IDO guidelines would encourage the efficient use of land, as a large portion of the site is vacant and currently underutilized.

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

The subject site is already served by existing infrastructure and public facilities, so the development made possible by the request would generally promote efficient development patterns and use of land.

10. The request is generally consistent with the following Comprehensive Plan Goals and policies from chapter 5: Land Use:

- A. 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 request is generally consistent with this Goal because the subject site is in an Area of Change and the requested site plan amendment would allow for an efficient development process for the subject site, and would direct growth where it is expected and desired, while reinforcing the character and intensity of the area.

- B. 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.

C.

The request is would direct growth to the subject site, which is located along a designated corridor (I-25 is designated as a Commuter Corridor by the Comprehensive Plan). The request would facilitate the development of the subject site within an Area of Change, and a Metropolitan Redevelopment Area, where change is encouraged.

- C. Subpolicy 5.6.2 (b): Encourage development that expands employment opportunities.

The request would generally encourage development that expands employment opportunities by developing a vacant subject site, which could attract large commercial uses, and could provide limited employment opportunities. Development near the I-25 Studios would support the existing hub, which is a large employer in the City.

11. The affected, registered neighborhood organizations are the Elder Homestead NA, the District 6 Coalition of Neighborhood Associations, the Trumbull Village Association, and the South San Pedro NA. The applicant also notified property owners within 100-feet of the subject site's boundaries as required.
12. The applicant has demonstrated that there were no requests for a public meeting.
13. As of this writing, Staff has not received any comments and is unaware of any opposition.

RECOMMENDATION – PR-2022-006724, SI-2022-00505, April 21, 2022

APPROVAL of project #2022-006724, Case # SI-2022-00505, a Major Amendment to an existing site development plan, for an approximately 50.0-acre site, located 9201 Pan American Freeway, between San Diego Ave. NE and Modesto Ave NE, zoned NR-LM, based on the preceding Findings and subject to the following condition of approval.

CONDITIONS OF APPROVAL – SI-2022-00505

1. The applicant shall provide the main sheet from the site development plan, with a note indicating that the site development plan has been abandoned. The note will include the date of the Notice of Decision, the project number, and the application number.



Sergio Lozoya
Current Planner

Notice of Decision CC list:

North I-25 Corporate Center, LLC (Titan Development), jrogers@titan-development.com
Consensus Planning, Inc., vos@consensusplanning.com
North Valley Coalition, Peggy Norton peggynorton@yahoo.com
North Valley Coalition, Doyle Kimbrough newmexmba@aol.com
District 4 Coalition of Neighborhood Associations, Daniel Regan dlreganabq@gmail.com
District 4 Coalition of Neighborhood Associations, Mildred Griffie mgriffie@noreste.org
Wildflower Area NA, Larry Caudill ltcaudill@comcast.net
Wildflower Area NA, Charles Bates cefisher.67@gmail.com
Legal, dking@cabq.gov
File

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Long Range Planning

CITY ENGINEER

Transportation Development

Hydrology Development

New Mexico Department of Transportation (NMDOT)

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning-

No comments

Traffic Engineering Operations (Department of Municipal Development)

Street Maintenance (Department of Municipal Development)

WATER UTILITY AUTHORITY

Utility Services

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION-

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

No comment at this time.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

No comment

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY PUBLIC WORKS/TRANSPORTATION PLANNING

No adverse comments

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No adverse comments.

ALBUQUERQUE PUBLIC SCHOOLS

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA)

MID-REGION METROPOLITAN PLANNING ORGANIZATION – TRANSPORTATION

No adverse comments

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

There are PNM facilities abutting the site and/or in easements along the entire perimeter of the site, along Pan American Freeway, Modesto Avenue, San Mateo Blvd, along the La Cueva Channel, and within the site along drive aisles.

It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.

Any existing easements may have to be revisited and/or new easements may need to be created for any electric facilities as determined by PNM.

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

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

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

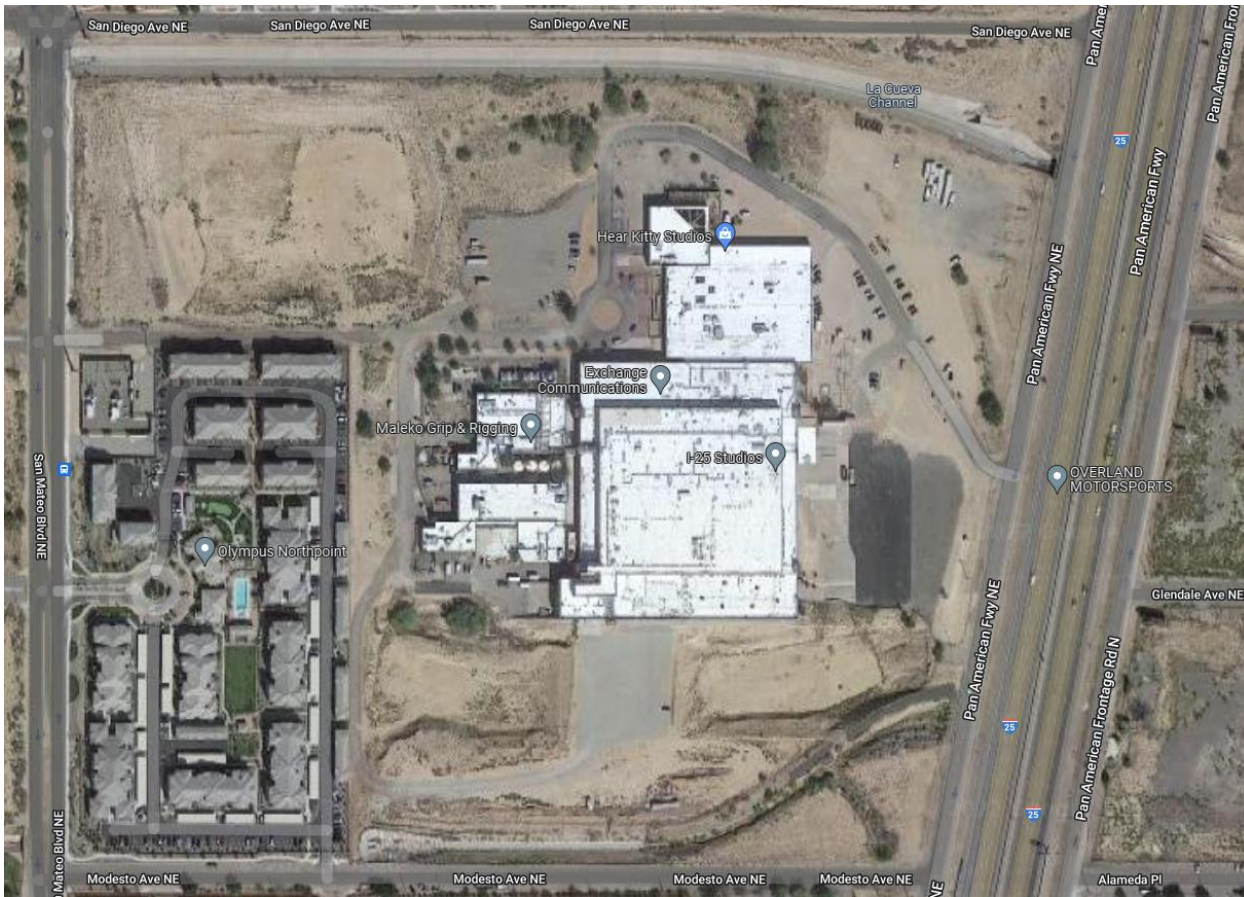


Figure 1: Aerial view of the subject site.



Figure 2: Looking northwest from the southeast corner of the subject site, along Pan American Freeway Frontage NE.



Figure 3: Looking northeast from the western entrance to I-25 Studios off of San Mateo Blvd NE



Figure 4: Looking towards the adjacent multi-family development



Figure 5: Looking east along the northern boundary of the subject site



Figure 6: Looking northeast along the southern boundary of the subject site.

HISTORY

**PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339**

OFFICIAL NOTIFICATION OF DECISION

January 15, 2016

North I-25 Corporate
c/o Titan Development Center
6300 Riverside Plaza Lane SW, #200
Albuquerque, NM 87120

Project# 1000310
15EPC-40071 Sector Development Plan Map Amendment
(Zone Change)
15EPC-40072 Site Development Plan for Building Permit
15EPC-40073 Site Development Plan for Subdivision
Amendment

LEGAL DESCRIPTION:

The above actions for all or a portion of Tract 1, North I-25 Corporate Center, zoned SU-2 for M-1 or SU-2 C to SU-2/SU-1 for HDR, Modesto Avenue NE, between San Mateo Boulevard NE and I-25, containing approximately 55 acres. (B-18-Z)

Staff Planner: Maggie Gould

On January 14, 2016, the Environmental Planning Commission (EPC) voted to APPROVE Project #1005517/15EPC-40071, a Sector Development Plan Map Amendment (Zone Change), 15EPC-40072, a Site Development Plan for Building Permit, 15EPC-40073, a Site Development Plan for Subdivision, based on the following findings and conditions:

FINDINGS 15EPC 40071 – Sector Development Plan Map Amendment (Zone Change):

1. This is a request for a Sector Development Plan Amendment/Zone Map Amendment for a portion of Tract 1 of the I-25 Corporate Center located on San Mateo Boulevard between Modesto and San Diego and containing approximately 9.9 acres.
2. The applicant proposes to amend the zoning from SU2- for M-1 or SU-2 C to SU-2 SU-1 for HDR. The request will amend the zoning in the North I-25 Sector Development Plan.
3. The subject site is part of a larger master planned area (Site Development Plan for Subdivision) (SPS). A request to remove this proposed tract from the SPS is heard concurrently with this request (15 EPC 40073).
4. A Site Development Plan for Building Permit is also heard with this request as required by 14-16-2-22(15 EPC 40072).

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5. The site is the location of the former Coronado Landfill. The trash has been removed from the subject site. The applicant will work with the Environmental Health Department to address any issues related to the remaining trash in the tract along San Mateo Boulevard. The developer proposes to landscape the tract along San Mateo Boulevard and is aware that a remediation plan is required.
6. The Albuquerque/Bernalillo County Comprehensive Plan, North Valley Area Plan, North I-25 Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The subject site is within the Developing Urban Area of the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:
 - A. Policy II.B.5d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environment conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

The proposed zoning and associated Site Development Plan for Building Permit will allow development that is compatible with and complementary to the existing development in area. The proposed height is less than height allowed by underlying zone and the height overlay in the North I-25 Sector Development Plan (scenic resources). The proposed design will not route traffic into existing residential areas. The use adds a housing option to the area and may offer a flexible housing option for people working nearby. The requests further Policy II.B.5d.

- B. Policy II.B5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The subject site has access to a full range of urban services and infrastructure including water and sewer lines electrical service, roads and police and fire service. The proposed development is not adjacent to any existing neighborhoods. The requests further Policy II.B5e.

- C. Policy II.B5h: Higher density housing is most appropriate in the following situations:
 - In areas with excellent access to the major street network.
 - In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.
 - In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.

The subject site has access to the major street network (San Mateo Boulevard, Alameda Boulevard, I-25) There is an existing pattern of mixed use and density with single family

housing, commercial, office and industrial use nearby. Additional the development could act as a buffer between the park and residential development to the west and the commercial /industrial development to the east. The request furthers PolicyII.B5h.

- D. PolicyII.B5l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.

The proposed zoning and site plans will allow the development of new housing with an attractive design featuring central open space, amenities and articulated buildings on the site of a former landfill. The request further PolicyII.B5l.

E. II.C.8 Developed Landscape

The goal is to maintain and improve the natural and the developed landscapes' quality.

Policy II.C.8c: Incidental structures such as signs, guywires, poles, fireplugs, street furniture and overhead utility wires shall be designed for minimal visual intrusion and mobility impediment to pedestrians.

The landscape plan contains a mix of native and low to medium water use plants that are appropriate for the area. The site plan shows clear pedestrian paths. The request further the goal and policy II.C.8.c.

F. II.D.4 Transportation and Transit

The Goal is to develop corridors, both streets and adjacent land uses that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

The proposed use will allow the development of multi-family housing in proximity to trails and transit and employment centers. This may encourage residents to use alternate modes of transportation. The requests further the goal of II.D.4.

- G. Policy II.D.4 c: In order to add to transit ridership, and where it will not destabilize adjacent neighborhoods, additional dwelling units are encouraged close to Major Transit and Enhanced Transit streets.

The subject site is adjacent to a transit line, although not a major or enhanced transit corridor, the proposed use will still add potential ridership in the area and the added housing will not destabilize the area because there is already a mix of uses in the area and is not adjacent to the single family neighborhoods. The request partially furthers Policy II.D.4 c.

- H. Policy II.D.4 g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

The proposed zoning will allow the development of a multi-family complex that will provide sidewalk connections throughout the subject site and connection the public sidewalk along Modesto Avenue and San Mateo Boulevard.

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- I. Policy II.D.5b: Quality and innovation in new housing design and construction shall be promoted and quality of existing housing improved through concentrated renovation programs in deteriorating neighborhoods.

The proposed zoning and site plans will allow the development of new housing with an attractive design featuring open space, amenities and articulated building on the site of a former landfill. The requests further Policy II.D.5b.

- J. II.D.6 Economic Development, The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

The proposed project will provide short term economic development benefits through construction jobs and will provide a housing option near jobs services. The additional residents may support those services and provide an economic benefit to the area.

8. The subject site is within the boundaries the North Valley Area Plan. The request is consistent with following goals and policy.

- A. Goal 11 To locate commercial and industrial development within the I-25 corridor ...especially as an alternative to extensive lower valley commercial/ industrial development.

The proposed project puts the more intense development in the I-25 corridor away from the lower valley. The project location is consistent with the North Valley Area Plan. The requests are consistent with goal 11.

B. Housing Policy

- 1) The City and County shall stabilize land use to protect affordable housing and land presently zoned for housing.

The proposed zoning will allow the development of quality rental housing, this may add an affordable option for persons who do not wish to purchase a house or who cannot purchase a house. The rental option gives people flexibility and does not tie them to a home if they need to move. The request is consistent with Housing Policy1.

- 2) The County and City shall encourage mixed use development and redevelopment which incorporates housing.

The proposed use and development will provide housing in proximity to jobs and services. Although the development is not a mixed use project, the result will be similar to what is intended by the desire for a mixed use development. The request is consistent with Housing Policy 2.

9. The Subject is within the boundaries of the North I-25 Sector Development Plan.

- A. Land Use Goal: Integrate existing and future land uses to support and promote economic and employment opportunities within the Plan area.

The proposed use and development adds a housing option near the employment opportunities in the area. Residents could live, work, shop and enjoy recreation opportunities in close proximity. The requests are consistent with the Land Use Goal.

- B. Policy LUZ2: Promote land uses that contribute to the vitality of the Plan area and strengthen the economic and functional relationships to surrounding areas.

The proposed use and allowed development will add residents to the area who may work and shop in the area contributing to the vitality and adding an additional land use that will increase the interaction with surrounding area. The request is consistent with Policy LUZ2.

- C. Policy LUZ3: Encourage a mix of uses that will balance the time and direction of traffic movements and promote other means of vehicular trip reduction so as to minimize increases in vehicular traffic produced by new development.

The proposed use will add a housing option close to several employment options and near services. The site has access to transit and is near bike paths, residents may choose to use these modes of travel and reduce the number cars used. This may help to balance the flow of traffic. The request is consistent with Policy LUZ3.

- D. Community Design Plan

The Goal is to provide quality development and a quality cohesive visual environment throughout the Plan area for residents, businesses and visitors.

The request will allow development that is site planned controlled. This process allows provides an opportunity for input, ensures quality development and gives the community and surrounding property owners a clear picture of future development on the site. The request further the Community Design goal.

- E. Policy CD3: Pedestrians and bicyclists should have safe, convenient access to the various functions of a site. A coordinated pedestrian and bicycle circulations system that fits the character of the site and minimizes conflicts between vehicular traffic should be provided.

Policy CD7: Provide an informal, naturalistic landscape throughout the Plan area consistent with the prevailing landscape character of the City of Albuquerque.

Internal circulation within the site includes sidewalks and landscaped areas to encourage walking, as well as existing and future commercial businesses and the existing bus stop located along San Mateo Boulevard. In addition to the landscaped parkways, the Site Plans also include proposed landscaping of the separate tracts along San Mateo Boulevard and Modesto Avenue. This is consistent with policies CD3 and CD7.

- F. Policy CD8: Buildings should appear to have a human scale, accomplished by using familiar forms and elements that can be interpreted in human dimensions.

Policy CD10: Exterior building facades should contribute to the human scale and encourage pedestrian integration by featuring a variety of design elements.

The proposed buildings are 3 stories in height with articulation in the form door windows and balconies; the roof lines are varied and add to the façade. The site provides walkways and landscaping elements that further the pedestrian experience.

The requests further Policies CD 8 and CD10.

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10. The applicant has justified the zone change request pursuant to *R-270-1980* as follows:

A. The proposed use will allow high density housing near employment, services and existing amenities. The proposed uses are not a threat to the surrounding area and will complement the existing development and the allowed development in the area.

B. The proposed use is allowed under one of the existing zones as part of a mixed use development. The proposed zone will allow the development of multifamily housing as a standalone use. The SU-1 zone adds an additional degree of scrutiny that ensures a quality development that is compatible and complimentary with the surrounding uses and architectural styles.

C. Refer to Applicable Ordinances, Plans and Policies section beginning on page 2 of this report for applicant's response. The test under Section C is whether or not there is "significant conflict" with an adopted element of the Comprehensive Plan or other City master plan such as a sector development plan. Staff finds that the request is not in significant conflict with adopted elements of the Comprehensive Plan, North Valley Area Plan and North I-25 SDP. The applicant cites:

Comprehensive Plan Policies

II.B.5. d, e: h, i, k, l,- II.C8 and II.C8c , II.D4 and II.D4c and g, II.D5b and d, II.D6 and II.D.6a. Policy II.B5k does apply because the project is not on an arterial street and policy i does not apply because the project is not an employment use. Staff agrees with the inclusion of the rest of the policies.

North Valley Area Plan Housing Policy 1 and 2. Staff agrees that this policy is furthered and also cites goal 11.

The North I-25 Sector Development Plan Land Use Goal and Policies LUZ 2 and 3 and the Community Design Goals and Policies CD3, CD7, CD8 and CD10. Staff agrees that the request is consistent with these goals and policies and with the intent of the plan to discourage zone changes that are not consistent with the Land Use Districts.

D. The applicant states that proposed zone is justified due to changing demographic conditions in the form of both an aging population and younger population wanting flexible housing options. The applicant also states that the proposed use is more advantageous to the community as articulated in the applicable plans and policies.

The site is an appropriate location for the use because it will add housing options in close proximity to jobs and will provide an additional housing option that is currently under represented in the Albuquerque market.

E. The proposed use will not be injurious to the existing development. Multi-family housing in this location will be a compatible and complimentary use. The required landscape buffers help to protect the apartments from any new development. Additional the multifamily use provides a transition from the commercial/industrial development to the east and the park and single family development to the west.

F. The site has access to the full range of urban services and infrastructure. The applicant or future developers will be responsible for all future development costs.

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G. The applicant has justified the request by demonstrating that it furthers many goals and policies of applicable plans. The applicant has not stated that economics are the determining factor for this request.

H. The applicant has demonstrated that the request furthers many goals and policies of the applicable plans. The location is relevant to the request because the proposed zoning will allow the development of a new housing option in close proximity to jobs, services and transit.

I. The SU-1 zone is generally a justified spot zone. The applicant has justified the change by demonstrating compliance with applicable goals and policies.

J. The request would not constitute a strip zone. The subject site will not be developed as strip commercial development.

11. The Wildflower Area NA (R), District 4 Coalition of NA's, North Valley Coalition were all notified of the request as were property owners within 100 feet of the site. Staff received letters of support from I-25 Studios, HB Construction, Trane U.S., Bosque Brewing and Presbyterian Healthcare. Staff has not received any comments from the recognized neighborhoods

CONDITIONS:

1. The zone map amendment does not become effective until the accompanying site development plan is approved by the DRB, pursuant to §14-16-4-1(C)(16) of the Zoning Code. If such requirement is not met within six months after the date of EPC approval, the zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.
2. A replat is required at DRB to create the proposed tracts.

FINDINGS 15 EPC 40073 – Site Development Plan for Subdivision Amendment:

1. This is a request for an amendment to a Site Development for Subdivision for Tract 1 of the I-25 Corporate Center located on San Mateo Boulevard between Modesto Avenue and San Diego Avenue containing approximately 59 acres.
2. The applicant proposes to amend the Site Development Plan for Subdivision (09 EPC 40021) to remove a 9.9 acre tract from the plan and update the SPS new calculations for the site acreage, parking, access and land use tables.

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3. The amendment also includes the creation of a .69 acre landscaping tract, Tract 13, along San Mateo Boulevard
4. The site is the location of the former Coronado Landfill. The trash has been removed from the subject site. The applicant will work with the Environmental Health Department to address any issues related to the remaining trash in the tract along San Mateo Boulevard. The developer proposes to landscape the tract along San Mateo Boulevard and is aware that a remediation plan is required.
5. The Albuquerque/Bernalillo County Comprehensive Plan, North Valley Area Plan, North I-25 Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The subject site is within the Developing Urban Area of the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

- A. Policy II.B.5d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environment conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

The proposed zoning and associated Site Development Plan for Building Permit will allow development that is compatible with and complementary to the existing development in area. The proposed height is less than height allowed by underlying zone and the height overlay in the North I-25 Sector Development Plan (scenic resources). The proposed design will not route traffic into existing residential areas. The use adds a housing option to the area and may offer a flexible housing option for people working nearby. The requests further Policy II.B.5d.

- B. Policy II.B5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The subject site has access to a full range of urban services and infrastructure including water and sewer lines electrical service, roads and police and fire service. The proposed development is not adjacent to any existing neighborhoods. The request furthers Policy II.B5e.

- C. Policy II.B5h: Higher density housing is most appropriate in the following situations:

- In areas with excellent access to the major street network.
- In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.

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- In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.

The subject site has access to the major street network (San Mateo Boulevard, Alameda Boulevard, I-25) There is an existing pattern of mixed use and density with single family housing, commercial, office and industrial use nearby. Additionally the development could act as a buffer between the park and residential development to the west and the commercial /industrial development to the east. The request furthers Policy II.B5h.

- D. Policy II.B5l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.

The proposed zoning and site plans will allow the development of new housing with an attractive design featuring central open space, amenities and articulated buildings on the site of a former landfill. The request further Policy II.B5l.

- E. II.C.8 Developed Landscape

The goal is to maintain and improve the natural and the developed landscapes' quality.

Policy II.C.8c: Incidental structures such as signs, guywires, poles, fireplugs, street furniture and overhead utility wires shall be designed for minimal visual intrusion and mobility impediment to pedestrians.

The landscape plan contains a mix of native and low to medium water use plants that are appropriate for the area. The site plan shows clear pedestrian paths. The request furthers the goal and policy II.C.8.c.

- F. II.D.4 Transportation and Transit

The Goal is to develop corridors, both streets and adjacent land uses that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

The proposed use will allow the development of multi-family housing in proximity to trails and transit and employment centers. This may encourage residents to use alternate modes of transportation. The requests further the goal of II.D.4.

- G. Policy II.D.4 c: In order to add to transit ridership, and where it will not destabilize adjacent neighborhoods, additional dwelling units are encouraged close to Major Transit and Enhanced Transit streets.

The subject site is adjacent to a transit line, although not a major or enhanced transit corridor, the proposed use will still add potential ridership in the area and the added housing will not destabilize the area because there is already a mix of uses in the area and is not adjacent to the single family neighborhoods. The request partially furthers Policy II.D.4 c.

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- H. Policy II.D.4 g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

The proposed zoning will allow the development of a multi-family complex that will provide sidewalk connections throughout the subject site and connection the public sidewalk along Modesto Avenue and San Mateo Boulevard. The request further Policy II.D.4 g

- I. Policy II.D.5b: Quality and innovation in new housing design and construction shall be promoted and quality of existing housing improved through concentrated renovation programs in deteriorating neighborhoods.

The proposed zoning and site plans will allow the development of new housing with an attractive design featuring open space, amenities and articulated building on the site of a former landfill. The requests further Policy II.D.5b.

- J. II.D.6 Economic Development, The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

The proposed project will provide short term economic development benefits through construction jobs and will provide a housing option near jobs services. The additional residents may support those services and provide an economic benefit to the area. The request further the Economic Development Goal.

7. The subject site is within the boundaries the North Valley Area Plan. The request is consistent with following goals and policy.

- C. Goal 11 To locate commercial and industrial development within the I-25 corridor ...especially as an alternative to extensive lower valley commercial/ industrial development.

The proposed project puts the more intense development in the I-25 corridor away from the lower valley. The project location is consistent with the North Valley Area Plan. The requests are consistent with goal 11.

D. Housing Policy

- 1) The City and County shall stabilize land use to protect affordable housing and land presently zoned for housing.

The proposed zoning will allow the development of quality rental housing, this may add an affordable option for persons who do not wish to purchase a house or who cannot purchase a house. The rental option gives people flexibility and does not tie them to a home if they need to move. The requests are consistent with Housing Policy1.

- 2) The County and City shall encourage mixed use development and redevelopment which incorporates housing.

The proposed use and development will provide housing in proximity to jobs and services. Although the development is not a mixed use project, the result will be similar to what is intended by the desire for a mixed use development. The requests are consistent with Housing Policy 2.

8. The subject site is within the boundaries of the North I-25 Sector Development Plan.

- E. Land Use Goal: Integrate existing and future land uses to support and promote economic and employment opportunities within the Plan area.

The proposed use and development adds a housing option near the employment opportunities in the area. Residents could live, work, shop and enjoy recreation opportunities in close proximity. The requests are consistent with the Land Use Goal.

- F. Policy LUZ2: Promote land uses that contribute to the vitality of the Plan area and strengthen the economic and functional relationships to surrounding areas.

The proposed use and allowed development will add residents to the area who may work and shop in the area contributing to the vitality and adding an additional land use that will increase the interaction with surrounding area. The request further Policy LUZ2.

- G. Policy LUZ3: Encourage a mix of uses that will balance the time and direction of traffic movements and promote other means of vehicular trip reduction so as to minimize increases in vehicular traffic produced by new development.

The proposed use will add a housing option close to several employment options and near services. The site has access to transit and is near bike paths, residents may choose to use these modes of travel and reduce the number cars used. This may help to balance the flow of traffic. The request is consistent with Policy LUZ3.

- H. Community Design Plan

The Goal is to provide quality development and a quality cohesive visual environment throughout the Plan area for residents, businesses and visitors.

The request will allow development that is site planned controlled. This process allows provides an opportunity for input, ensures quality development and gives the community and surrounding property owners a clear picture of future development on the site. The request further the Community Design goal.

- I. Policy CD3: Pedestrians and bicyclists should have safe, convenient access to the various functions of a site. A coordinated pedestrian and bicycle circulations system that fits the character of the site and minimizes conflicts between vehicular traffic should be provided.

Policy CD7: Provide an informal, naturalistic landscape throughout the Plan area consistent with the prevailing landscape character of the City of Albuquerque.

Internal circulation within the site includes sidewalks and landscaped areas to encourage walking, as well as existing and future commercial businesses and the existing bus stop located along San Mateo Boulevard. In addition to the landscaped parkways, the Site Plans also include proposed landscaping of the separate tracts along San Mateo Boulevard and Modesto Avenue. This is consistent with policies CD3 and CD7.

- J. Policy CD8: Buildings should appear to have a human scale, accomplished by using familiar forms and elements that can be interpreted in human dimensions.

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Policy CD10: Exterior building facades should contribute to the human scale and encourage pedestrian integration by featuring a variety of design elements.

The proposed buildings are 3 stories in height with articulation in the form door windows and balconies; the roof lines are varied and add to the façade. The site provides walkways and landscaping elements that further the pedestrian experience.

The requests further Policies CD 8 and CD10.

9. The Albuquerque/Bernalillo County Comprehensive Plan, (Sector Plan/Master Plan, etc.) and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
10. The Wildflower Area NA (R), District 4 Coalition of NA's, North Valley Coalition were all notified of the request as were property owners within 100 feet of the site. Staff received letters of support from I-25 Studios, HB Construction, Trane U.S., Bosque Brewing and Presbyterian Healthcare. Staff has not received any comments from the recognized neighborhoods

CONDITIONS 15EPC 40073:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. A replat is required at DRB to create the proposed 9.9 tract and amend the existing tracts within the existing subdivision to include the .69 acre landscape tract. These tracts will be created by revising the existing bulk land plat consistent with this site plan as approved by the EPC.
4. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

FINDINGS 15EPC 40072 – Site Development Plan for Building Permit:

1. This is a request for a Site Development Plan for Building Permit for a portion of Tract 1 of the I-25 Corporate Center located San Mateo Boulevard between Modesto Avenue and San Diego Avenue containing approximately and containing approximately 9.9 acres.

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2. The applicant proposes to develop a 224 unit apartment complex with associated amenities.
3. An amendment to a Site Development Plan for Subdivision (15 EPC 40073) and a Sector Plan Amendment /Zone Map Amendment (15 EPC 40071) are heard concurrently with this request.
4. The site is the location of the former Coronado Landfill. The trash has been removed from the subject site. The applicant will work with the Environmental Health Department to address any issues related to the remaining trash in the tract along San Mateo Boulevard. The developer proposes to landscape the tract along San Mateo Boulevard and is aware that a remediation plan is required.
5. The Albuquerque/Bernalillo County Comprehensive Plan, North Valley Area Plan, North I-25 Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The subject site is within the Developing Urban Area of the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

- K. Policy II.B.5d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environment conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

The proposed zoning and associated Site Development Plan for Building Permit will allow development that is compatible with and complementary to the existing development in area. The proposed height is less than height allowed by underlying zone and the height overlay in the North I-25 Sector Development Plan (scenic resources). The proposed design will not route traffic into existing residential areas. The use adds a housing option to the area and may offer a flexible housing option for people working nearby. The requests further Policy II.B.5d.

- A. Policy II.B5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The subject site has access to a full range of urban services and infrastructure including water and sewer lines electrical service, roads and police and fire service. The proposed development is not adjacent to any existing neighborhoods. The requests furthers Policy II.B5e.

- B. Policy II.B5h: Higher density housing is most appropriate in the following situations:

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- In areas with excellent access to the major street network.
- In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.
- In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.

The subject site has access to the major street network (San Mateo Boulevard, Alameda Boulevard, I-25) There is an existing pattern of mixed use and density with single family housing, commercial, office and industrial use nearby. Additional the development could act as a buffer between the park and residential development to the west and the commercial /industrial development to the east. The request furthers Policy II.B5h.

- C. Policy II.B5l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.

The proposed zoning and site plans will allow the development of new housing with an attractive design featuring central open space, amenities and articulated buildings on the site of a former landfill. The request further Policy II.B5l.

D. II.C.8 Developed Landscape

The goal is to maintain and improve the natural and the developed landscapes' quality.

Policy II.C.8c: Incidental structures such as signs, guywires, poles, fireplugs, street furniture and overhead utility wires shall be designed for minimal visual intrusion and mobility impediment to pedestrians.

The landscape plan contains a mix of native and low to medium water use plants that are appropriate for the area. The site plan shows clear pedestrian paths. The request furthers the goal and policy II.C.8.c.

E. II.D.4 Transportation and Transit

The Goal is to develop corridors, both streets and adjacent land uses that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

The proposed use will allow the development of multi-family housing in proximity to trails and transit and employment centers. This may encourage residents to use alternate modes of transportation. The requests further the goal of II.D.4.

- F. Policy II.D.4 c: In order to add to transit ridership, and where it will not destabilize adjacent neighborhoods, additional dwelling units are encouraged close to Major Transit and Enhanced Transit streets.

The subject site is adjacent to a transit line, although not a major or enhanced transit corridor, the proposed use will still add potential ridership in the area and the added

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housing will not destabilize the area because there is already a mix of uses in the area and is not adjacent to the single family neighborhoods. The request partially furthers Policy II.D.4 c.

- G. Policy II.D.4 g. Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

The proposed zoning will allow the development of a multi-family complex that will provide sidewalk connections throughout the subject site and connection the public sidewalk along Modesto Avenue and San Mateo Boulevard. The request furthers Policy II.D.4 g.

- H. Policy II.D.5b: Quality and innovation in new housing design and construction shall be promoted and quality of existing housing improved through concentrated renovation programs in deteriorating neighborhoods.

The proposed zoning and site plans will allow the development of new housing with an attractive design featuring open space, amenities and articulated building on the site of a former landfill. The requests further Policy II.D.5b.

- I. II.D.6 Economic Development, The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

The proposed project will provide short term economic development benefits through construction jobs and will provide a housing option near jobs services. The additional residents may support those services and provide an economic benefit to the area. The request further the Economic Development goal.

11. The subject site is within the boundaries the North Valley Area Plan. The request is consistent with following goals and policy.

- A. Goal 11 To locate commercial and industrial development within the I-25 corridor ...especially as an alternative to extensive lower valley commercial/ industrial development.

The proposed project puts the more intense development in the I-25 corridor away from the lower valley. The project location is consistent with the North Valley Area Plan. The requests are consistent with goal 11.

- B. Housing Policy

- 1) The City and County shall stabilize land use to protect affordable housing and land presently zoned for housing.

The proposed zoning will allow the development of quality rental housing, this may add an affordable option for persons who do not wish to purchase a house or who cannot purchase a house. The rental option gives people flexibility and does not tie them to a home if they need to move. The requests are consistent with Housing Policy1.

- 2) The County and City shall encourage mixed use development and redevelopment which incorporates housing.

The proposed use and development will provide housing in proximity to jobs and services. Although the development is not a mixed use project, the result will be similar to what is

intended by the desire for a mixed use development. The requests are consistent with Housing Policy 2.

12. The subject site is within the boundaries of the North I-25 Sector Development Plan.

- A. Land Use Goal: Integrate existing and future land uses to support and promote economic and employment opportunities within the Plan area.

The proposed use and development adds a housing option near the employment opportunities in the area. Residents could live, work, shop and enjoy recreation opportunities in close proximity. The request is consistent with the Land Use Goal.

- B. Policy LUZ2: Promote land uses that contribute to the vitality of the Plan area and strengthen the economic and functional relationships to surrounding areas.

The proposed use and allowed development will add residents to the area who may work and shop in the area contributing to the vitality and adding an additional land use that will increase the interaction with surrounding area. The request further Policy LUZ2.

- C. Policy LUZ3: Encourage a mix of uses that will balance the time and direction of traffic movements and promote other means of vehicular trip reduction so as to minimize increases in vehicular traffic produced by new development.

The proposed use will add a housing option close to several employment options and near services. The site has access to transit and is near bike paths, residents may choose to use these modes of travel and reduce the number cars used. This may help to balance the flow of traffic. The request is consistent with Policy LUZ3.

- D. Community Design Plan

The Goal is to provide quality development and a quality cohesive visual environment throughout the Plan area for residents, businesses and visitors.

The request will allow development that is site planned controlled. This process allows provides an opportunity for input, ensures quality development and gives the community and surrounding property owners a clear picture of future development on the site. The request is consistent with the Community Design goal.

- E. Policy CD3: Pedestrians and bicyclists should have safe, convenient access to the various functions of a site. A coordinated pedestrian and bicycle circulations system that fits the character of the site and minimizes conflicts between vehicular traffic should be provided.

Policy CD7: Provide an informal, naturalistic landscape throughout the Plan area consistent with the prevailing landscape character of the City of Albuquerque.

Internal circulation within the site includes sidewalks and landscaped areas to encourage walking, as well as existing and future commercial businesses and the existing bus stop located along San Mateo Boulevard. In addition to the landscaped parkways, the Site Plans also include proposed landscaping of the separate tracts along San Mateo Boulevard and Modesto Avenue. This is consistent with policies CD3 and CD7.

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- F. Policy CD8: Buildings should appear to have a human scale, accomplished by using familiar forms and elements that can be interpreted in human dimensions.

Policy CD10: Exterior building facades should contribute to the human scale and encourage pedestrian integration by featuring a variety of design elements.

The proposed buildings are 3 stories in height with articulation in the form door windows and balconies; the roof lines are varied and add to the façade. The site provides walkways and landscaping elements that further the pedestrian experience.

The requests further Policies CD 8 and CD10.

13. The Wildflower Area NA (R), District 4 Coalition of NA's, North Valley Coalition were all notified of the request as were property owners within 100 feet of the site. Staff received letters of support from I-25 Studios, HB Construction, Trane U.S., Bosque Brewing and Presbyterian Healthcare. Staff has not received any comments from the recognized neighborhoods

FINDINGS 15 EPC 40072:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Prior to application submittal to the DRB, the applicant shall meet with the staff planner and a representative from City Environmental Health to get an update regarding mitigation measures for the .69 acre landscaping tract.
4. Prior to issuance of a building permit the City Environmental Health Department will approve the mitigation plan for the remaining trash in the .69 acre landscape tract. No permit shall be issued if the plan does not address the concerns of Environmental Health.

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5. If required for the trash migration plan, the landscaping plan may be altered as long as the landscaping plan still complies with the zoning code and sector plan requirements.
6. All structures, devices or other equipment needed for trash migration shall be designed so as to be architecturally integrated into the site.
7. The signage shall comply with standards of the North I-25 Sector Development Plan.
8. The Ocotillo shown on the Landscape Plan sheet L1.30 shall be replaced with a similar xeric plant, shrub or tree.
9. The Site Development Plan shall be updated to add the sidewalk exhibit and updated the sidewalk/handicap parking details as presented at the hearing and as reviewed and approved by City Transportation.
10. A replat is required at DRB to create the proposed tract and amend the existing tracts within the existing subdivision.
11. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **JANUARY 29, 2016**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning

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Code must be complied with, even after approval of the referenced application(s).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

Sincerely,

Suzanne Lubar
Planning Director

SL/MG

cc: North I-25 Corporate, c/o Titan Develop. Center, 6300 Riverside Plaza Lane SW, #200, ABQ, NM 87120
Consensus Planning, Inc., 302 Eight St. NW, ABQ, NM 87102
Larry T. Caudill, Wildflower Area NA, 4915 Watercress NE, ABQ, NM 87113
Kyle Silber, North Valley Coalition, P.O. Box 70232, ABQ, NM 87197
Tony Perry, Wildflower Area NA, 4909 Watercress NE, ABQ, NM 87113
Doyle Kimbrough, North Valley Coalition, 2327 Campbell Rd NW, ABQ, NM 87104
Michael Pridham, Dist. 4 Coalition, 6413 Northland Ave NE, ABQ, NM 87109
Robert Stetson, Dist. 4 Coalition, 7112-154 Pan American Freeway NE, ABQ, NM 87109
Sue Flint, 8516 Brook St NE, ABQ, NM 87113
Jotham Michnovicz, 10408 Cedar Spring Pl. NW, ABQ, NM 87114



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

Date: September 14, 2009

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1000310
09EPC-40020 SITE DEVELOPMENT - BUILDG
PRMT
09EPC-40021 SITE DEVELOPMENT -
SUBDIVISION

North I-25 Corporate Center LLC
6300 Riverside Plaza Lane N.W.
Albuquerque, NM 87120

LEGAL DESCRIPTION: FBT ARCHITECTS, agents for NORTH I-25 CORPORATE CENTER LLC, request the above actions for all or a portion of blocks 6-8, tract A, unit B, NORTH ALBUQUERQUE ACRES, zoned SU-2 M-1, located between SAN MATEO BLVD. AND INTERSTATE 25, AND BETWEEN SAN DIEGO AVE. AND MODESTO AVE., containing approximately 60 acres. (B-18) Catalina Lehner, Staff Planner

On September 10, 2009 the Environmental Planning Commission voted to **APPROVE** Project 1000310/09EPC-40021, a request for a site development plan for subdivision for all or a portion of blocks 6-8, tract A, unit B, NORTH ALBUQUERQUE ACRES, zoned SU-2 M-1, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. The subject request is for a site development plan for subdivision for Signetics Albuquerque Facility, Tract A, Unit B, North Albuquerque Acres, an approximately 60 acre site located between San Mateo Boulevard and Interstate 25, and between San Diego Avenue and Modesto Avenue, zoned SU-2 for M-1.
2. The applicant proposes to subdivide the subject site into 21 tracts. Most would be between 3 and 5 acres. Design standards are proposed and delegation of approval authority to the Development Review Board (DRB) is requested.
3. This request accompanies a request for a site development plan for building permit for an approx. 60,000 sf office building on the proposed Tract 13 (09EPC-40020).
4. Because the subject site is greater than 5 acres in size, it is a Shopping Center (SC) site by definition and is subject to the regulations of Zoning Code §14-16-3-2.

5. The Comprehensive Plan, the North Valley Area Plan, the Facility Plan for Arroyos, the Trails and Bikeways Facility Plan and the North I-25 Sector Development Plan are incorporated herein by reference and are made part of the record for all purposes.

6. The Economic Development Goal and Policy II.C.6a are furthered. Overall, the request would facilitate development of various office, institutional and commercial uses that is diversified and balanced with some environmental goals (Goal). The request would create new jobs which generally have a wide range of skills and salary levels in an area where more job opportunities are needed (Policy 6a).

7. The Transportation and Transit Goal and Transit Policy 4g are partially furthered. The placement of employment and services is generally inefficient in this location with limited transit service. Pedestrian connections are proposed, though large expanses of parking complicate non-vehicle circulation (Goal). Though addressed, non-vehicle modes were not integrated as part of the design concept but were added after the site layout was defined (Policy 4g).

8. The request furthers the following Comprehensive Plan policies:

- A. Policy II.B.5a-full range of urban land uses. Office, retail and hotel uses would generally introduce more land use variety to the area.
- B. Policy II.B.5j-location of new commercial development. The subject site, already zoned for the proposed uses, is in reasonable walking and bicycling distance from the neighborhood and can be considered a larger, area-wide shopping center site by definition.
- C. Policy II.B.5l-quality design/new development. The design of the proposed development would be appropriate for the Plan area and would generally provide for quality and innovation.
- D. Policy II.B.5p-cost effective rehabilitation techniques. The proposal would result in privately funded redevelopment, which can be considered a cost-effective redevelopment technique since it does not use public funds (technique #1).

9. The request partially furthers the following Comprehensive Plan policies:

- A. Policy II.B.5d-neighborhood values/environmental conditions/resources. Neighbors believe that the intensity of the proposed uses will exacerbate traffic problems and may affect scenic resources. The proposed design would not contrast sharply with the mostly industrial setting and recreational opportunities would be provided.
- B. Policy II.B.5i-employment/service use location. The location would generally complement the existing residential area and would be separated from it by roadways. The proposed buildings are mostly located in the center of the subject site, which would generally minimize effects of noise and lighting. However, traffic impacts may adversely affect the existing residential area.
- C. Policy II.B.5m-site design/unique vistas. Re-using a site generally improves the quality of the visual environment, which is the case here. However, the proposed layout would not necessarily maintain and enhance the unique views of the Sandia Mountains.

10. Regarding the North Valley Area Plan (NVAP), the request furthers the following applicable Goals:
 - A. General Goal 6. The subject site is located in an established commercial/industrial area and is zoned to allow the proposed uses. The proposed design standards would generally encourage quality re-development.
 - B. General Goal 11. The subject site is located in the I-25 corridor, which is an appropriate location for commercial and industrial development.
11. The request partially furthers the following applicable NVAP policies:
 - A. Transportation Policy 2. The request would provide pedestrian/bicycle circulation opportunities, but the site layout emphasizes parking and vehicular circulation. Transit service is limited in this part of the Plan area.
 - B. Community Design Policy 3b: The request is generally consistent with the uses envisioned in the Plan for the North I-25 subarea, though more consideration could be given to potential neighborhood impacts such as traffic.
12. Regarding the Facility Plan for Arroyos (FPA), the request complies with the following relevant design guidelines for Major Open Space Link Arroyos:
 - A. Policy 1a- Building Orientation. Buildings are required to have windows on the northern sides that look toward the La Cueva Arroyo.
 - B. Policy 3-Parking & Service Areas. Pedestrian and bicycle access are provided across the parking lots, to the trail along the arroyo. Landscaping along the arroyo would consist of shrubs and trees and function as a screening element.
 - C. Landscaping Policy 1. Landscaping adjacent to the arroyo would consist of shrubs and drought-resistant shade trees.
13. A Traffic Impact Study (TIS) and an Air Quality Impact Assessment (AQIA) were required. Both have been completed. Concerning the TIS, coordination with the State Department of Transportation continues regarding the location of access points on Interstate 25.
14. The proposed design standards warrant revisions to provide clarity and specificity to benefit future reviewers, which can be achieved with the incorporation of the Conditions of Approval. Delegation of approval authority to the DRB is not warranted at this time, but will be reconsidered when the next site development plan for building permit comes before the EPC.
15. The Noreste Neighborhood Association (NRENA), the Wildflower Area NA (WFANA), the District 4 Coalition of Neighborhood Associations and the North Valley Coalition (NVC) were notified. A facilitated meeting was held on June 2, 2009. Neighbors expressed concern, mostly about traffic issues and the TIS. Staff has received one comment letter from a neighbor. An adjacent property owner submitted a letter of general support.
16. The EPC does not object to the total number of parking spaces (3,159).

CONDITIONS

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to final DRB sign off, the applicant shall meet with the Staff planner to ensure that conditions of approval are met. Evidence of this meeting shall be provided to the DRB at the time of application.
3. The subject site shall be replatted.

Sheet AS-101, Site Development Plan for Subdivision:

4. Parking:
 - A. A note shall be added to indicate that minor variations to parking totals per tract are allowed.
 - B. The Land Use Summary verbiage shall be updated to correspond to the previously revised parking calculations.
 - C. Total parking required pursuant to the Zoning Code shall be listed as 2,877 and the difference between parking required and provided shall be listed as 282.
 - D. The "percentage difference overall" between parking required and parking provided shall be listed as 10%.

Sheet AS-103, Pedestrian Plan:

5. Materials:
 - A. Pedestrian walkways that cross parking areas shall be made of: 1) textured or colored concrete, or 2) thermoplastic or similar material.
 - B. Plain grey or black concrete, which blends in with parking lot asphalt colors, shall not be used. Concrete must be textured and plainly visible as it crosses parking lot areas.
6. Walkways:
 - A. A north-south pedestrian walkway shall be added between Tract 12 and Tract 7 (to break up the large parking area).
 - B. An east-west pedestrian walkway shall be added to connect the use on Tract 5 to the businesses on Tract 2.
7. Network consistency and "clean up":
 - A. In all instances where the pedestrian network is shown, a pedestrian connection (colored, hatched area) shall be shown underneath it.

- B. The arrows depicting pedestrian walkways shall align with the walkways and, if necessary, be extended to cover the length of the walkways.
- C. The pedestrian walkways adjacent to the buildings on Tracts 8-11 shall be shown with the green highlighting (individual business pedestrian walkway access).

8. Conceptual Landscape Plan, Sheet LS-101:

- A. Pedestrian pathways shall be depicted in the same locations as shown on the Pedestrian Plan (Sheet AS-103).
- B. High water use turf shall be permitted, [+as no more than 40% of a turf blend mix+], in the central commons park/plaza.

Sheet A-701:

9. Introductory Language:

The first sentence in paragraph 2 shall read as follows: "The purpose of these design standards is to provide a flexible guideline [+guidance+] for future design [+development+]."

10. Introduction- Land Use Concept:

- A. Standard A1 shall read as follows: "The master developer shall maintain control of the site through the development process and asset ownership. Maintenance of the common area and each landscaped area on individual tracts will be under the purview and oversight of a management entity controlled by the master developer pursuant to the covenants, rules and restrictions established for the master development."
- B. Standard A2, which discusses three distinct topics, shall be separated into three standards. The phrase "The two drive aisles..." shall start the new Standard 3 and the phrase "Key points" shall start the new Standard 4. Subsequent standards shall be renumbered accordingly.
- C. The renumbered Standard 5a (was 2a) shall read as follows: "Food and drink ~~drive thru facilities for off site consumption~~ [+uses with drive up service windows+] ~~shall not be permitted (per existing zoning)~~ [+are not allowed pursuant to the subject site's current zoning (SU-2/M-1)+] ~~unless permitted in future sector plans for the area~~ [+and will not be permitted unless allowed by a future, applicable sector development plan.+]"
- D. The following corrections shall be made: renumbered Standard 7- use the word "requirements" instead of "guidelines", and renumbered Standard 8- use "pursuant to" instead of "per."

11. Introduction- General Site Design:

- A. The phrase "whenever possible" shall be removed from Standard B4. Shared entries are encouraged.
- B. It shall be specified herein (as it is on Sheet AS-101) that the pedestrian crossing leading to the Wildflower neighborhood shall be made of textured, colored concrete.
- C. Standard B.9 shall read as follows: "Pedestrian connections shall link buildings to [+any small plaza areas on individual tracts and to+] the [+larger+] central commons park/plaza." [NVAP].

- D. Plain grey or black concrete, which blends in with parking lot asphalt colors, shall not be used. Concrete must be textured and plainly visible as it crosses parking lot areas.

12. Pedestrian Features:

- A. The term "enhanced paving" shall be used consistently and shall replace references to "accent paving" and "decorative paving."
- B. Plain grey or black concrete, which blends in with parking lot asphalt colors, shall not be used. Concrete must be textured and plainly visible as it crosses parking lot areas.
- C. The following explanation shall be added to the statement that "Pedestrian traffic shall be discouraged along the Pan American freeway" [+through the use of wide landscape buffers. See Section 6.D1 of these standards+]."

13. Bicycles:

- A. The Bicycle Connections subsection shall be broken into items "1. Connections near Arroyos", and "2. Connections throughout the Site".
- B. The pathway along the southern side of the arroyo on the subject site's northern side shall have a separated, 12 foot bicycle and pedestrian lane that indicates where the bicycles are supposed to go and where the pedestrians are supposed to go, and that does not create conflict between pedestrian and bicycle traffic.
- C. The design standards shall differentiate between bicycle parking (using bicycle racks outside) and bicycle storage inside of a building. Bicycle parking, required in the Zoning Code, shall not be counted as bicycle storage.
- D. The sentence "Bicycle storage must include the number of outdoor bicycle racks required by the City of Albuquerque" shall be deleted.
- E. Bicycle storage inside of a building shall be provided at the rate of 1 space for every 15,000 sf of GLSF. [note: the site development plan for building permit provides this].

14. Commons Area:

- A. The statement "The Commons area shall be composed of approx. 1/3 paved areas and 2/3 landscaped areas" shall be deleted. [no buildings are proposed on Tract 15]
- B. The overarching Standards A.5 and A.6 shall be moved up to the introductory paragraph of this Section.
- C. The separate standard regarding lighting shall be broken out from Standard 4 and shall become a new Standard 5. Standard 7 shall be renumbered Standard 6.

Sheet A-702:

15. Parking/Streets:

Subsection C shall be broken out into 1. Trees... and 2. Parking and Drive Aisles.... The subpoints under 1 shall be called out with small letters (not numbers).

- B. Add the following phrase to Standard A.2: "All signage shall be designed with a minimum 70% contrast between graphic and background [+in all respects+]."
- C. "Overly ornate" type shall be defined.
- D. Standard A.11 shall be re-written as follows: ~~"There shall be compliance with any applicable federal regulations relating to the interstate in terms of signage"~~. [+Signage shall comply with applicable Federal signage regulations+].
- E. Standards 15 and 17, which are overarching, shall be moved up to the introductory signage paragraph and subsequent standards shall be renumbered.
- F. The following language shall be added to Standard A.17: "...Standards and covenants shall include detailed specifications for sign size, type and materials, fabrication details, mounting and installation."

21. Signage- free-standing:

- A. The details for the free-standing signs shall be enlarged (for ease of reading).
- B. Free-standing signs shall not exceed 26 ft. in height [+along I-25 and 15 ft. along San Mateo Blvd.+]
- C. Minimum type size shall be 4 inches (4").

22. Signage- project identification:

- A. The type of lighting for the project identification signs shall be specified.
- B. The Project Identification Signage section shall have the heading "C" and the different sign size illustrations shall be numbered. [standards need unique identifiers for reference].
- C. The references to Tracts 19, 14 and 20 shall be also identified by location (ex. SW corner of site).

23. Signage- directional:

- A. The following clarification shall be made: "The size [+sign face area+] of traffic directional signs..."
- B. "Signage area" shall be specified as "sign face area". [ref: subsection D, directional and informational sign details].
- C. The heading "1. General" shall be added to D. 4 (the renumbered E.4) and the other items renumbered. [can't have the label "D.a"]
- D. The two instances of "may" shall be changed to "shall" in the transit sign notes.

24. Signage- other, specific types:

- A. No electronic display panels of any kind shall be allowed (in lieu of Standard 9A.10).
- B. Logo signage shall be discussed as part of the building-mounted signage standards.
- C. The following language shall be reinstated: "Pedestrian oriented signs shall be smaller than vehicle oriented signs. A pedestrian oriented sign is usually read from a distance of 15 to 20 feet."
- D. Illuminated plastic panel signs shall not be allowed, except for individual logos.
- E. The bulleted items under C.4 (the renumbered D.4) shall be assigned a small letter (ex. a, b, etc.)

Sheet A-702 and Sheet A-703:

16. Landscaping- general:

- A. The minimum size of tree planter wells shall be 64 sf and shall be noted in this Section.
- B. If allowed by appropriate government authorities, the applicant shall landscape the I-25 right-of-way in front of the retail buildings.
- C. There will be no pedestrian sidewalks along I-25.

17. Landscaping- plant palette:

- A. All Buffalo juniper shall be female.
- B. High water use turf shall be limited to no more than 40% of the turf blend used.

Sheet A-704:

18. Sustainability:

- A. The sentence "Bicycle storage must include the number of outdoor bicycle racks required by the City of Albuquerque" shall be deleted. (Standard 7.G)
- B. Bicycle storage inside of a building shall be provided at the rate of 1 space for every 15,000 sf of GLSF. [note: this is what the site development plan for building permit provides]. (Standard 7.G)
- C. Green building materials shall be required [note: language found in the introduction, should be under Sustainability as well].

19. Architectural Expression:

- A. The following phrase shall be modified : "...and ~~the overall~~ [+these+] design standards ~~of the master plan~~".
- B. Standard C.4, regarding block walls, shall be dealt with in the Walls/Fences section.
- C. Standard B.13 shall read verbatim from the NI25SDP, p. 53, as follows: "All loading areas used for loading and unloading of commercial vehicles shall be setback from the public right of way [+line+] and from all property lines to reduce the visual impact of large commercial vehicles ~~in~~ [+and+] loading areas."
- D. Large, block like structures having long, uninterrupted exterior walls are prohibited (Standard 8.C2). Long shall be defined as 100 feet or greater. [ref: ZC §14-16-3-18].

Sheet A-705:

20. Signage- general:

- A. The following language shall be reinstated: "All signage shall be designed to be consistent and complement the materials, colors and architecture of the building and/or site location."

F. Pedestrian crossing signage for the crossing at San Mateo Blvd. and Modesto shall be provided.

G. Information signs shall not exceed 7 or 8 feet in height.

Sheet A-706:

25. Walls/Fences:

- A. The sentence shall be revised as follows: ~~"Except at locations described in these design standards, yard~~ [+perimeter+] walls are not permitted".
- B. Exposed, untreated block walls shall be prohibited.
- C. Chain link fencing shall be prohibited. [standard design standards language]

26. Process:

- A. There shall be a process section. [standard design standards language]
- B. Variation of building area in excess of areas shown by 10% or more, despite any future delegation to the DRB, shall return to the EPC for reconsideration.
- C. The site development plans for building permit shall be reviewed by the EPC. Delegation of approval authority to the DRB shall be discussed and decided upon at that time.

27. Minor and Other "clean up":

- A. All remaining instances of "should" or "may" shall be changed to "shall."
- B. The description of Tract #18 on Sheet AS-101 shall be "vacant/signage".
- C. The language on Sheet AS-101 shall not be all capital letters.
- D. Sheet AS-101: A portion of Line 3 under Phasing shall read as follows: "Design standards and ~~restrictions~~ [+requirements+] outlined in this site development plan."
- E. The location of the bus stop shall be shown on Sheet AS-102.
- F. Acronyms such as NSDP and TBFP shall be spelled out the first time they are used (ex. Section 2E).
- G. Spelling errors shall be corrected including, but not limited to, those on Sheet AS-101 and in Standard 9.A15.
- H. Parking lot ~~lights~~ [+light poles+] shall be..." (Standard 10.B2)
- I. The subjective statement regarding and environment conducive to mass transit shall be removed from Standard 2.H.

28. CONDITIONS OF APPROVAL FROM PNM:

- A. It is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
- B. PNM has existing facilities at the project site. Due to the addition of new streets, PNM will require adequate access to the existing PNM substation. Adequate access will be necessary to accommodate

large equipment for maintenance or repair. It is required for the applicant to ensure adequate access to PNM's existing facilities by contacting PNM's System Engineering.

- C. Adequate clearance for electric utilities must be provided for safe operation and maintenance purposes. In addition, any relocation, changes or realignment regarding existing electric utilities will be the developer's expense. In some cases, relocation or changes to existing facilities may not be feasible due to physical, use or safety clearance constraints. PNM will review all technical needs, issues and safety clearances for its electric power systems.
- D. The applicant shall coordinate with PNM regarding proposed tree species, the height at maturity and tree placement to avoid interference with the existing electric transmission and/or distribution lines along the project site. PNM's standard is for trees to be planted outside the PNM easement.

29. CONDITIONS OF APPROVAL FROM THE CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:

- A. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
 - B. Include the TIS, discussion about the proposed Paseo del Norte/Interstate 25 reconstruction project for Jefferson to San Pedro including the interchange.
 - C. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
 - D. Right turn access from Pan Am Freeway (frontage road) and proposed right-turn deceleration lanes will require NMDOT approval.
 - E. The applicant will need to provide temporary cul-de-sacs at the point of termination of the two main east/west private internal streets adjacent to Tract 13 or provide temporary barricading at the intersections of the two main east/west private internal streets with the north/south pedestrian/vehicular access drive aisle west of the proposed building.
 - F. The applicant is association with the Wildflower Neighborhood Association will request that the City's Traffic Operations Division address the following:
 - i. Conduct a traffic speed study on San Mateo adjacent to the Wildflower Subdivision.
 - ii. Potential installation of speed monitoring devices on San Mateo adjacent to the Wildflower Subdivision
 - iii. Potential installation of a pedestrian crosswalk at the intersection of Modesto and San Mateo, including signing and pavement markings.
 - G. Provide applicable cross access agreements.
 - H. Concurrent platting action required.
 - I. Site plan shall comply and be designed per DPM Standard and/or as discussed with Transportation Development, Kristal Metro and Tony Loyd on May 7, 2009.
-

On September 10, 2009 the Environmental Planning Commission voted to **APPROVE** Project 1000310/09EPC-40020, a request for a site development plan for building permit for all or a portion of blocks 6-8, tract A, unit B, NORTH ALBUQUERQUE ACRES, zoned SU-2 M-1, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. The subject request is for a site development plan for building permit for Signetics Albuquerque Facility, Tract A, Unit B, North Albuquerque Acres, an approximately 60 acre site located between San Mateo Boulevard and Interstate-25, and between San Diego Avenue and Modesto Avenue, zoned SU-2 for M-1.
2. The applicant proposes development of Phase I, an approximately 60,000 sf office building on the proposed Tract 13.
3. This request accompanies a request for a site development plan for subdivision, with design standards, for the approximately 60 acre subject site (09EPC-40021).
4. Because the subject site is greater than 5 acres in size, it is a Shopping Center (SC) site by definition and is subject to the regulations of Zoning Code §14-16-3-2.
5. The Comprehensive Plan, the North Valley Area Plan, the Facility Plan for Arroyos, the Trails and Bikeways Facility Plan and the North I-25 Sector Development Plan are incorporated herein by reference and are made part of the record for all purposes.
6. The Economic Development Goal and Policy II.C.6a are furthered. Overall, the request would facilitate development of various office, institutional and commercial uses that is diversified and balanced with some environmental goals (Goal). The request would create new jobs which generally have a wide range of skills and salary levels in an area where more job opportunities are needed (Policy 6a).
7. The Transportation and Transit Goal and Transit Policy 4g are partially furthered. The placement of employment and services is generally inefficient in this location with limited transit service. Pedestrian connections are proposed, though large expanses of parking complicate non-vehicle circulation (Goal). Though addressed, non-vehicle modes were not integrated as part of the design concept but were added after the site layout was defined (Policy 4g).
8. The request furthers the following Comprehensive Plan policies:
 - A. Policy II.B.5a-full range of urban land uses. Office, retail and hotel uses would generally introduce more land use variety to the area.
 - B. Policy II.B.5j-location of new commercial development. The subject site, already zoned for the proposed uses, is in reasonable walking and bicycling distance from the neighborhood and can be considered a larger, area-wide shopping center site by definition.
 - C. Policy II.B.5l-quality design/new development. The design of the proposed development would be appropriate for the Plan area and would generally provide for quality and innovation.

- D. Policy II.B.5p-cost effective rehabilitation techniques. The proposal would result in privately funded redevelopment, which can be considered a cost-effective redevelopment technique since it does not use public funds (technique #1).
9. The request partially furthers the following Comprehensive Plan policies:
- A. Policy II.B.5d-neighborhood values/environmental conditions/resources. Neighbors believe that the intensity of the proposed uses will exacerbate traffic problems and may affect scenic resources. The proposed design would not contrast sharply with the mostly industrial setting and recreational opportunities would be provided.
 - B. Policy II.B.5i-employment/service use location. The location would generally complement the existing residential area and would be separated from it by roadways. The proposed buildings are mostly located in the center of the subject site, which would generally minimize effects of noise and lighting. However, traffic impacts may adversely affect the existing residential area.
 - C. Policy II.B.5m-site design/unique vistas. Re-using a site generally improves the quality of the visual environment, which is the case here. However, the proposed layout would not necessarily maintain and enhance the unique views of the Sandia Mountains.
10. Regarding the North Valley Area Plan (NVAP), the request furthers the following applicable Goals:
- A. General Goal 6. The subject site is located in an established commercial/industrial area and is zoned to allow the proposed uses. The proposed design standards would generally encourage quality redevelopment.
 - B. General Goal 11. The subject site is located in the I-25 corridor, which is an appropriate location for commercial and industrial development.
11. The request partially furthers the following applicable NVAP policies:
- A. Transportation Policy 2. The request would provide pedestrian/bicycle circulation opportunities, but the site layout emphasizes parking and vehicular circulation. Transit service is limited in this part of the Plan area.
 - B. Community Design Policy 3b: The request is generally consistent with the uses envisioned in the Plan for the North I-25 subarea, though more consideration could be given to potential neighborhood impacts such as traffic.
12. Regarding the Facility Plan for Arroyos (FPA), the request complies with the following relevant design guidelines for Major Open Space Link Arroyos:
- A. Policy 1a- Building Orientation. Buildings are required to have windows on the northern sides that look toward the La Cueva Arroyo.
 - B. Policy 3-Parking & Service Areas. Pedestrian and bicycle access are provided across the parking lots, to the trail along the arroyo. Landscaping along the arroyo would consist of shrubs and trees and function as a screening element.

- C. Landscaping Policy I. Landscaping adjacent to the arroyo would consist of shrubs and drought-resistant shade trees.

13. A Traffic Impact Study (TIS) and an Air Quality Impact Assessment (AQIA) were required. Both have been completed. Concerning the TIS, coordination with the State Department of Transportation continues regarding the location of access points on Interstate 25.

14. The Noreste Neighborhood Association (NRENA), the Wildflower Area NA (WFANA), the District 4 Coalition of Neighborhood Associations and the North Valley Coalition (NVC) were notified. A facilitated meeting was held on June 2, 2009. Neighbors expressed concern, mostly about traffic issues and the TIS. Staff has received one comment letter from a neighbor. An adjacent property owner submitted a letter of general support.

CONDITIONS

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

2. Prior to application submittal to the DRB, the applicant shall meet with the Staff planner to ensure that all conditions of approval are met.

3. The site development plan for building permit shall comply with the design standards for the North I-25 corporate center (09EPC-40021).

4. Pedestrian Walkways:

The sidewalk on the subject site's northern side shall be scaled to measure 6 ft. as required (Standard 2.B.1).

5. Parking /Sustainability:

A. Parking and drive areas shall have openings at curbs to adjacent landscape for the absorption of water run-off through bio-swales (Standard 5.C2)

B. All sites shall have water harvesting features (Standard 7M).

6. Bicycles:

A. Indoor bicycle storage shall be provided at the rate of 1 space per every 15,000 sf of GLSF. [this rate results in the 4 spaces proposed].

B. Showers and changing rooms shall be provided for 0.5% of building occupants (Standard 2.F). Calculations shall be shown on the site development plan.

C. Bicycle spaces (not racks) are required at the rate of 1/20 required parking spaces.

D. The "total bicycle storage provided" shall be removed. [bicycle parking and bicycle storage are not the same thing].

7. Landscaping:

- A. The tree planters in the parking lot islands shall be increased by 8 ft. on each side.
- B. The size label for the parking lot tree planters shall be accurate.
- C. A note shall be added to state that the landscaping plan shall comply with all design standards that pertain to landscaping.

8. Architecture- articulation:

- A. To break up building mass and conform to the design standards, one or a combination of the following shall be added to the building's eastern and western elevations:
 - i. wall plane projections/recesses at least every 100 ft.
 - ii. vertical change in color, texture or material every 50 ft.
 - iii. an offset, reveal, pilaster or projecting element at least every 50 ft.
 - iv. cornice or base treatments,
 - v. art coordinated through the City's art program,
 - vi. a change in parapet height for every 100 ft. in length, or
 - vii. any other treatment that meets the intent of this section.

[ref: Zoning Code §14-16-3-18 (D)(2), Design Standards for All Non-Residential Uses].

- B. A note shall be added to state that "Large, block like structures having long, unarticulated exterior walls are prohibited" (Standard 8.C2).

9. Architecture- other:

- A. The material and color of the roof shall be specified and shall comply with Standards 7.H and 8.B2.
- B. Metal panels shall be non-reflective (Standard 8.B3).
- C. A single, common name color shall be specified for each of the three colors proposed.

10. Signage:

- A. An informational sign shall be provided near the middle of the subject site near San Mateo Blvd. (ref: Standard 9.A16, and the signage location map).
- B. The monument sign shall be placed near the roadway (San Mateo Blvd.) and the directional signs shall be placed in close proximity to the business(es).
- C. A sign detail shall be provided for each of the following:
 - i. Informational sign
 - ii. Transit sign
 - iii. Building-mounted sign.
- D. Sign area shall be specified as "sign face area" (see sign details).

11. Lighting:

- A. Walkway lighting (DS Sheet A-707) shall replace bollard lighting near the intersection in the approx. middle of the site development plan. (safety)
- B. Lighting shall be located so that it does not conflict with landscaping, including trees.

12. Minor and Other "clean up":

- A. "Walkway Lighting" and "Informational Sign" shall be added to the keyed notes.
- B. The monument sign detail label shall be revised as follows: "~~Building~~ Monument Sign".

13. CONDITION OF APPROVAL FROM THE ENVIRONMENTAL HEALTH DEPARTMENT:

There is the potential for above-named project to be impacted by the presence of landfill gas generated by a former City owned/operated landfill (Coronado Landfill). The developers of this site are required to follow the most current version of the *City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones*. A landfill gas assessment must be completed for this development. A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department (EHD), Environmental Services Division.

14. CONDITIONS OF APPROVAL FROM THE TRANSIT DEPARTMENT:

The applicant shall provide Right-of-Way (approximately 13 feet wide by 20 feet long) for a future Type C bus shelter as per the COA Std. 2355.

15. CONDITIONS OF APPROVAL FROM PNM:

- A. It is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
- B. PNM has existing facilities at the project site. Due to the addition of new streets, PNM will require adequate access to the existing PNM substation. Adequate access will be necessary to accommodate large equipment for maintenance or repair. It is required for the applicant to ensure adequate access to PNM's existing facilities by contacting PNM's System Engineering.
- C. Adequate clearance for electric utilities must be provided for safe operation and maintenance purposes. In addition, any relocation, changes or realignment regarding existing electric utilities will be the developer's expense. In some cases, relocation or changes to existing facilities may not be feasible due to physical, use or safety clearance constraints. PNM will review all technical needs, issues and safety clearances for its electric power systems.
- D. The applicant shall coordinate with PNM regarding proposed tree species, the height at maturity and tree placement to avoid interference with the existing electric transmission and/or distribution lines along the project site. PNM's standard is for trees to be planted outside the PNM easement.

16. CONDITIONS OF APPROVAL FROM THE CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:

- A. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).

- B. Include the TIS, discussion about the proposed Paseo del Norte/Interstate 25 reconstruction project for Jefferson to San Pedro including the interchange.
- C. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
- D. Right turn access from Pan Am Freeway (frontage road) and proposed right-turn deceleration lanes will require NMDOT approval.
- E. The applicant will need to provide temporary cul-de-sacs at the point of termination of the two main east/west private internal streets adjacent to Tract 13 or provide temporary barricading at the intersections of the two main east/west private internal streets with the north/south pedestrian/vehicular access drive aisle west of the proposed building.
- F. The applicant is association with the Wildflower Neighborhood Association will request that the City's Traffic Operations Division address the following:
 - i. Conduct a traffic speed study on San Mateo adjacent to the Wildflower Subdivision.
 - ii. Potential installation of speed monitoring devices on San Mateo adjacent to the Wildflower Subdivision
 - iii. Potential installation of a pedestrian crosswalk at the intersection of Modesto and San Mateo, including signing and pavement markings.
- G. Provide applicable cross access agreements.
- H. Concurrent platting action required.
- I. Site plan shall comply and be designed per DPM Standard and/or as discussed with Transportation Development, Kristal Metro and Tony Loyd on May 7, 2009.

APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION, YOU MUST DO SO BY SEPTEMBER 25, 2009 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

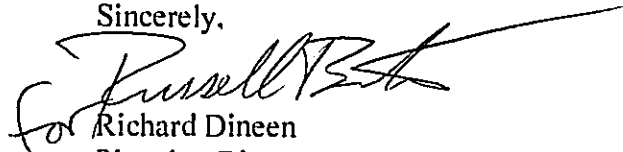
Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting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

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE

QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

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

Sincerely,


Richard Dineen
Planning Director

RD/CL/ma

cc: FBT Architects, 6100 Indian School Rd. NE, Ste. 210, Albuquerque, NM 87110
Jeff Peterson, Nor Este N.A., 7800 Eagle Rock Ave. NE, Albuquerque, NM 87122
Joe Yardumian, Nor Este N.A., 7801 R.C. Gorman Ave. NE, Albuquerque, NM 87122
Larry T. Caudill, Wildflower Area N.A., 4915 Watercress NE, Albuquerque, NM 87113
Rick Treadwell, Wildflower Area N.A., 5004 Watercress NE, Albuquerque, NM 87113
Chris Catechis, North Valley Coalition, 5733 Guadalupe Tr. NW, Albuquerque, NM 87107
Claude Morelli, North Valley Coalition, 7 Garden Park Cir. NW, Albuquerque, NM 87107
Amy Whitling, District 4 Coalition of N.A.s, P.O. Box 91343, Albuquerque, NM 87199
Bambi Folk, District 4 Coalition of N.A.s, 6617 Esther NE, Albuquerque, NM 87109

SITE DEVELOPMENT PLAN FOR SUBDIVISION

SHEET INDEX

SEQ.	SHEET #	SHEET TITLE
1	AS-101	SITE DEVELOPMENT PLAN FOR SUBDIVISION
2	AS-102	CONCEPTUAL SITE PLAN
3	AS-103	CONCEPTUAL PEDESTRIAN PLAN
4	LS-101	CONCEPTUAL LANDSCAPE PLAN
5	VS-101	EASEMENT EXHIBIT
6	CG-101	CONCEPTUAL GRADING PLAN
7	CU-101	CONCEPTUAL UTILITY PLAN
8	A-701	DESIGN STANDARDS
9	A-702	DESIGN STANDARDS
10	A-703	DESIGN STANDARDS
11	A-704	DESIGN STANDARDS
12	A-705	DESIGN STANDARDS
13	A-706	DESIGN STANDARDS
14	A-707	DESIGN STANDARDS

Tract #17

AMAFCA ARROYO
3.77 Acres
NO BUILDINGS THIS TRACT

Project Summary

Minimum GSF with 1/200 Parking	638,792
Total Maximum Bldg GSF	767,842
Total Site Acreage	48.9
Total parking required Per CABQ Zoning Code	2,393
Total Parking Provided	2,464
Difference	71
% Difference	3%

Land Use Summary

Land Use	GSF
Office (*MIN*/MAX GSF)	386,200 - 515,250
Retail	18,000 MAX.
Restaurant	9,000 MAX.
Hotel	225,592 MAX.
Total Bldg. GSF (*MIN*/MAX)	638,792 - 767,842
* MINIMUM GSF BASED ON 1/200 SF PARKING	
** MAXIMUM GSF BASED ON CABQ MINIMUM PARKING REQUIREMENTS	

NOTE: RETAIL USES LIMITED TO THOSE FIRST LISTED AS PERMISSIVE IN THE C-3 ZONE AND THOSE LISTED PERMISSIVE IN THE IP INDUSTRIAL PARK ZONE.

Total parking required pursuant to the Zoning Code (CABQ Parking Regulations 14-16-3-1)

Business NLSF (First Floor)*	151,425	Parking Req'd (1/200)	757
Business NLSF (Second through Fourth Floors)*	312,300	Parking Req'd (1/300)	1,041
Hotel Keys (Rooms) Tract #1	250	Parking Req'd (1/key)	250
Hotel Keys (Rooms) Tract #3	155	Parking Req'd (1/key)	155
NLSF Retail (Tract #2)	16,200	Parking Req'd (1/200 & 1/250 NLSF)	80
Restaurant (Tract #4) Occupants	167	Parking Req'd (1/3 Occupants)	56
Restaurant (Tract #6) Occupants	164	Parking Req'd (1/3 Occupants)	55
Total Parking Required			2,393

* Net Leasable Square Footage (NLSF) is estimated to be 90% of GSF

Notes:

- Tract uses and areas indicated on this sheet are consistent with those used in the traffic impact study for the North I-25 Corporate Center site, dated March 30th 2009, and prepared by Terry Brown. Intensity of development is to be maintained in accordance with the TIS (traffic impact study). Any proposal substantially exceeding the TIS may require a TIS amendment. Any revisions to the TIS shall require consultation with transportation staff and/or the city traffic engineer.
- Building heights are limited to 120' maximum and as further defined on sheet A-704 design standards.
- Subject site is zoned SU-2M-1. Parking requirements are pursuant to the zoning code 14-16-3-1. See parking table this sheet.
- Any variation of access point location which differs from what is shown in these drawings shall require consultation with and approval by the city traffic engineer.
- Private, blanket cross lot access, drainage, and dry utility easements granted on and for the benefit of tracts 1-15 and tracts 18 & 19. See sheet VS-101.
- Minor variations to parking totals per tract are allowed.
- Tracts 13, 15, 18, 19, 20, and 21 are common tracts owned and maintained by the Property Owner's Association.

NORTH I-25 CORPORATE CENTER

LEGAL DESCRIPTION:

Signetics Albuquerque facility as the same is shown and designated on the corrected amendment plat of land in section 12, T11N, R3E, N.M.P.M. blocks 6, 7 and 8, tract A, unit B, North Albuquerque Acres, filed in the office of the county clerk of Bernalillo county, New Mexico, on December 17, 1981, in plat book C19, folio 48, and containing 59.6622 acres, more or less.

LAND USE SUMMARY:

This SU2/M-1 (light manufacturing zone) property is intended to be developed as a business park with a mix of commercial and office uses. Design standards are provided to integrate the mix of uses by establishing an architectural style, unified landscaping throughout, pedestrian linkages, lighting and signage standards, and compliance with the north I-25 sector development plan. The proposed mixture of commercial uses on the site is intended to appeal to surrounding areas, as well as provide some on-site amenities in support of the on-site office uses. Although zoned SU2/M-1, the marketing effort will be toward the mixed commercial and office uses described above. The site includes a large open space area designed to encourage outdoor interaction and uses on the site. Pedestrian linkages as indicated on the pedestrian plan are located throughout the site to help tie buildings to each other and to the large open space area. These linkages also provide internal access to the site from bounding streets. Key points of emphasis described within this site development plan for subdivision are:

- Strong pedestrian linkages
- Unified architecture
- Open space areas
- Unified landscaping

VEHICULAR ACCESS & CIRCULATION TO AND THROUGH THE SITE:

One internal private way (see legend) that runs east and west between San Mateo Blvd. and Pan American freeway will provide vehicular access through the site. It is a private way 64' in width (40' curb to curb asphalt). It will serve as primary access to the site. Access to each individual tract is from one or sometimes both of the two access streets. Access to the site from Pan American freeway (single direction traffic going south) is improved by the addition of deceleration lanes 300 feet in length. Two access points along Modesto are anticipated. One is to be a shared access point for both tracts #9 & #11. The other will be individual access points serving tract #3. While locations for the access points on Modesto are shown, actual locations may vary based on actual site layout and access needs. From San Mateo there will be access to the two internal streets mentioned above. Existing south bound turn lanes in the median at San Mateo will serve these access points. North bound traffic along San Mateo will not require new turn lanes into the site. There is no vehicular access to the site from San Diego ave. Because of the La Cueva arroyo lying along the sites northern boundary. The 12' AMAFCA access drive along the southern edge of the arroyo will be paved for bicycle and pedestrian traffic. A 15' wide gravel access way for AMAFCA will be maintained along the northern edge of the arroyo.

PEDESTRIAN ACCESS & CIRCULATION TO AND THROUGH THE SITE:

Each of the two east/west streets within the site are to have 6' sidewalks along each side. New pedestrian sidewalks will also be provided along San Mateo Blvd. and Modesto Ave. where pedestrians are most likely to approach the site. At the intersection of Modesto and San Mateo a new crosswalk made from colored, textured concrete shall be provided to both slow vehicular traffic and provide safer pedestrian access to the site. Each tract shall have a pedestrian connection to either San Mateo or Modesto or to at least one of the internal East/West streets that in turn provides pedestrian connection to San Mateo and the existing bus stop location located near the midpoint of the San Mateo boundary of the site. The north/south vehicular access way discussed above in vehicular access, is to accommodate at least one pedestrian walk-way of at least 6' in width. These walkways will provide pedestrian connection to the two east/west connections within the site. A third north/south pedestrian circulation route shall also connect the north and south east/west connections between tracts #8 & #7 at the center of the site. A pedestrian route from tract #2 will run east and west to connect tracts #10 and #11. This route runs along the southern edges of tract #4 & #10 (the central commons/park area). Pedestrians will also be able to access the site from the proposed bicycle/pedestrian path on the southern edge of the La Cueva arroyo at the northern boundary of the site. Pedestrian access to tracts #1, #7, & #12 shall connect to this pedestrian/bicycle path. All pedestrian connections shall be as described in the design standards for this site development plan detailed on subsequent sheets.

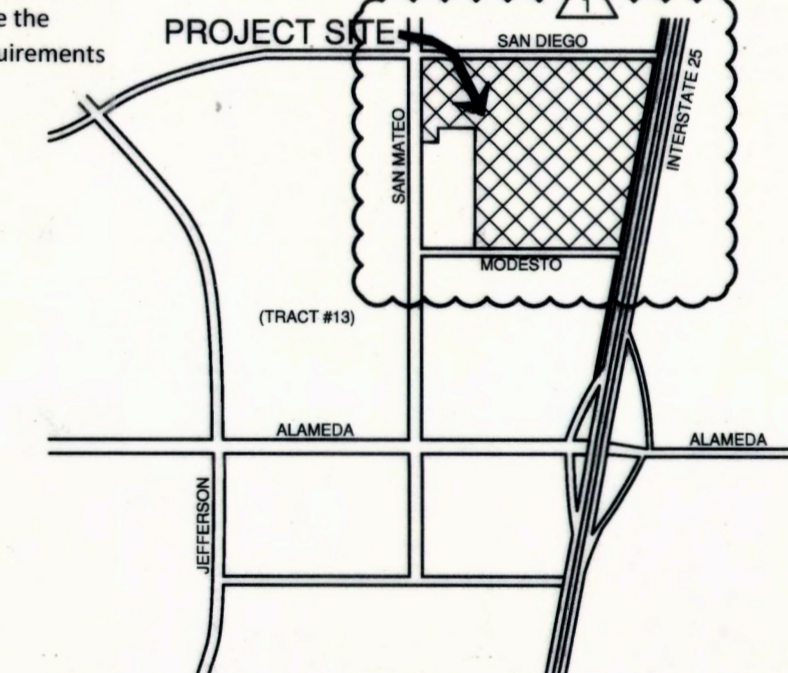
PHASING:

The first site plan for building permit (tract #13) shall be heard by the environmental planning commission for approval. Vehicular and pedestrian access from San Mateo sufficient to serve the needs of tract #13 will be constructed as a phase of one. This will include the improvement of the existing bus stop on the East side of San Mateo. The central commons/park, and remainder of the two main internal streets running East and West shall be constructed ahead of or concurrent with any next tracts development following the completion of tract #13. Development of other tracts will progress based on market conditions and demands.

NOTE: INFRASTRUCTURE LIST TO BE ESTABLISHED WITH FUTURE PLATTING OR SITE PLAN FOR BUILDING PERMIT

REMOVAL OF A 9.96 ACRE TRACT FROM THIS SITE PLAN. ADJUSTMENTS TO THE REMAINING TRACTS AND CIRCULATION SYSTEM. THE REMAINING COMMON AREA TRACT (TRACT 13) ALONG SAN MATEO BOULEVARD HAS BEEN CALLED OUT AS COMMON POA TRACT. GENERAL NOTE G WAS ADDED TO INDICATE THAT TRACTS 13, 15, AND 18-21 ARE COMMON TRACTS TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION. LANDSCAPING WAS ALSO ADDED TO ALL OF THE COMMON TRACTS AS A USE.

The installation of public waterline and public sanitary sewer may be required as a condition of future development approval, once the water service, fire protection, and sanitary sewer service requirements of any future development is known.



VICINITY MAP
SCALE: 1" = 1,000'-0"

PROJECT NUMBER: 1000310
Application Number: 15EPC-40073

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 1/15/16 and the Findings and Conditions in the Official Notification of Decision are satisfied.

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

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>Rogers M. Masini</i>	3/23/16
Traffic Engineering, Transportation Division	Date
<i>Christy Cadena</i>	03/23/16
ABCWUA	Date
<i>Carl S. Durand</i>	3-23-16
Parks and Recreation Department	Date
<i>John J. ...</i>	3-23-16
City Engineer	Date
<i>John J. ...</i>	3-23-16
Solid Waste Management	Date
<i>John J. ...</i>	3-23-16
DRB Chairperson, Planning Department	Date

LEGEND

- PROPERTY LINES
- NEW PRIVATE PRIMARY (INTERNAL) WAY.
- NEW PRIVATE SECONDARY (INTERNAL) WAY.
- PEDESTRIAN/VEHICULAR CONNECTION
- PEDESTRIAN CONNECTION
- PEDESTRIAN/BIKE PATH

PROJECT NUMBER 1000310

APPLICATION NUMBER

EPC SITE DEVELOPMENT PLAN SIGNOFF

APPROVAL:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION

DATE 03/10/10

DATE 03/10/03

DATE 3/10/10

DATE 3/10/10

DATE 3/10/10

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SITE DEVELOPMENT PLAN FOR SUBDIVISION

SHEET INDEX

SEQ.	SHEET #	SHEET TITLE
1	AS-101	SITE DEVELOPMENT PLAN FOR SUBDIVISION
2	AS-102	CONCEPTUAL SITE PLAN
3	AS-103	CONCEPTUAL PEDESTRIAN PLAN
4	LS-101	CONCEPTUAL LANDSCAPE PLAN
5	VS-101	EASEMENT EXHIBIT
6	CG-101	CONCEPTUAL GRADING PLAN
7	CU-101	CONCEPTUAL UTILITY PLAN
8	A-701	DESIGN STANDARDS
9	A-702	DESIGN STANDARDS
10	A-703	DESIGN STANDARDS
11	A-704	DESIGN STANDARDS
12	A-705	DESIGN STANDARDS
13	A-706	DESIGN STANDARDS
14	A-707	DESIGN STANDARDS

Project Summary		
Minimum GSF with 1/200 Parking	777,792	
Total Maximum Bldg GSF	905,842	
Total Site Acreage	59.6	
Total parking required Per CABQ Zoning Code	2,877	
Total Parking Provided	3,159	
Difference	282	
% Difference	10%	

Land Use Summary	
Land Use	GSF
Office (*MIN*/MAX GSF)	525,200 - 653,250
Retail	18,000 MAX.
Restaurant	9,000 MAX.
Hotel	225,592 MAX.
Total Bldg. GSF (*MIN*/MAX)	777,792 - 905,842

* MINIMUM GSF BASED ON 1/200 SF PARKING
** MAXIMUM GSF BASED ON CABQ MINIMUM PARKING REQUIREMENTS

NOTE: RETAIL USES LIMITED TO THOSE FIRST LISTED AS PERMISSIVE IN THE C-3 ZONE AND THOSE LISTED PERMISSIVE IN THE IP INDUSTRIAL PARK ZONE.

Total parking required pursuant to the Zoning Code (CABQ Parking Regulations 14-16-3-1)			
Business NLSF (First Floor)*	192,825	Parking Req'd (1/200)	964
Business NLSF (Second through Fourth Floors)*	395,100	Parking Req'd (1/300)	1,317
Hotel Keys (Rooms) Tract # 1	250	Parking Req'd (1/key)	250
Hotel Keys (Rooms) Tract # 3	155	Parking Req'd (1/key)	155
NLSF Retail (Tract #2)	16,200	Parking Req'd (1/200 & 1/250 NLSF)	80
Restaurant (Tract #4) Occupants	167	Parking Req'd (1/3 Occupants)	56
Restaurant (Tract #6) Occupants	164	Parking Req'd (1/3 Occupants)	55
Total Parking Required			2,877

* Net Leasable Square Footage (NLSF) is estimated to be 90% of GSF

- Notes:
- Tract uses and areas indicated on this sheet are consistent with those used in the traffic impact study for the North I-25 Corporate Center site, dated March 30th 2009, and prepared by Terry Brown. Intensity of development is to be maintained in accordance with the TIS (traffic impact study). Any proposal substantially exceeding the TIS may require a TIS amendment. Any revisions to the TIS shall require consultation with transportation staff and/or the city traffic engineer.
 - Building heights are limited to 120' maximum and as further defined on sheet A-704 design standards.
 - Subject site is zoned SU-2/M-1. parking requirements are pursuant to the zoning code 14-16-3-1. See parking table this sheet.
 - Any variation of access point location which differs from what is shown in these drawings shall require consultation with and approval by the city traffic engineer.
 - Private, blanket cross lot access, drainage, and dry utility easements granted on and for the benefit of tracts 1-15 and tracts 18 & 19. See sheet VS-101.
 - Minor variations to parking totals per tract are allowed.

NORTH I-25 CORPORATE CENTER

LEGAL DESCRIPTION:

Signetics Albuquerque facility as the same is shown and designated on the corrected amendment plat of land in section 12, T11N, R3E, N.M.P.M. blocks 6, 7 and 8, tract A, unit B, North Albuquerque Acres, filed in the office of the county clerk of Bernalillo county, New Mexico, on December 17, 1981, in plat book C19, folio 48, and containing 59.6622 acres, more or less.

LAND USE SUMMARY:

This SU2/M-1 (light manufacturing zone) property is intended to be developed as a business park with a mix of commercial and office uses. Design standards are provided to integrate the mix of uses by establishing an architectural style, unified landscaping throughout, pedestrian linkages, lighting and signage standards, and compliance with the north I-25 sector development plan. The proposed mixture of commercial uses on the site is intended to appeal to surrounding areas, as well as provide some on-site amenities in support of the on-site office uses. Although zoned SU2/M-1, the marketing effort will be toward the mixed commercial and office uses described above. The site includes a large open space area designed to encourage outdoor interaction and uses on the site. Pedestrian linkages as indicated on the pedestrian plan are located throughout the site to help tie buildings to each other and to the large open space area. These linkages also provide internal access to the site from bounding streets. Key points of emphasis described within this site development plan for subdivision are:

- Strong pedestrian linkages
- Unified architecture
- Open space areas
- Unified landscaping

VEHICULAR ACCESS & CIRCULATION TO AND THROUGH THE SITE:

Two internal private ways (see legend) that run east and west between San Mateo Blvd. and Pan American freeway will provide vehicular access through the site. The larger of the two, and northernmost, is a private way 64' in width (40' curb to curb asphalt). It will serve as primary access to the site. The secondary, and southernmost, is a private way 51' in width (24' curb to curb asphalt). It will help to serve access needs on the southern portion of the site. Access to each individual tract is from one or sometimes both of the two access streets, access to the site from Pan American freeway (single direction traffic going south) is improved by the addition of deceleration lanes 300 feet in length. Three access points along Modesto are anticipated. One is to be a shared access point for both tracts #9 & #11. The others will be individual access points serving tracts #14 & #3. While locations for the access points on Modesto are shown, actual locations may vary based on actual site layout and access needs. From San Mateo there will be access to the two internal streets mentioned above. Existing south bound turn lanes in the median at San Mateo will serve these access points. North bound traffic along San Mateo will not require new turn lanes into the site. There is no vehicular access to the site from San Diego ave. Because of the La Cueva arroyo lying along the sites northern boundary. The 12' AMAFCA access drive along the southern edge of the arroyo will be paved for bicycle and pedestrian traffic. A 15' wide gravel access way for AMAFCA will be maintained along the northern edge of the arroyo. Two internal north south vehicular/pedestrian connections lie between tracts 13 & 10 and tracts 2 & 5.

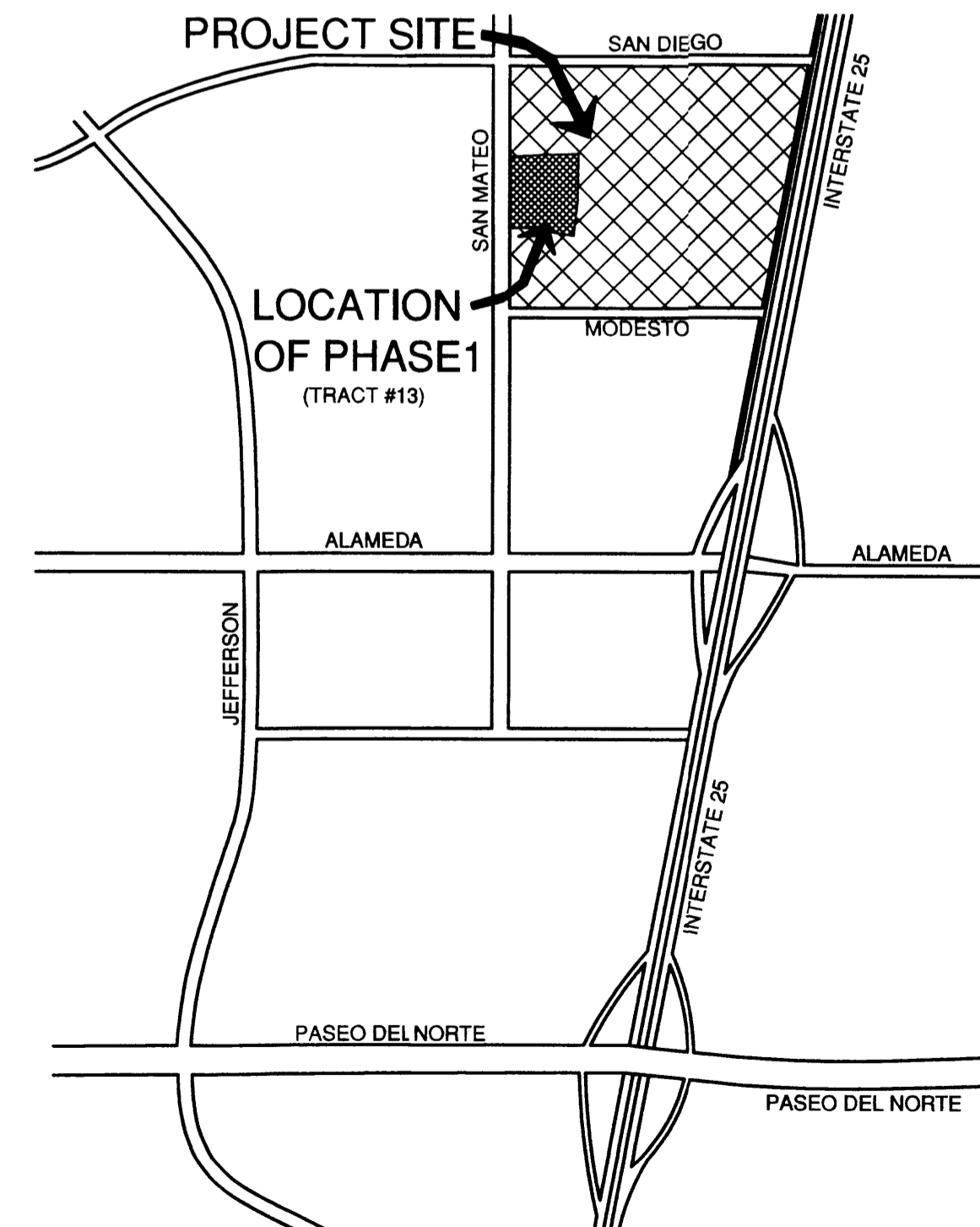
PEDESTRIAN ACCESS & CIRCULATION TO AND THROUGH THE SITE:

Each of the two east/west streets within the site are to have 6' sidewalks along each side. New pedestrian sidewalks will also be provided along San Mateo Blvd and Modesto ave. Where pedestrians are most likely to approach the site. At the intersection of Modesto and San Mateo a new crosswalk made from colored, textured concrete shall be provided to both slow vehicular traffic and provide safer pedestrian access to the site. Each tract shall have a pedestrian connection to either San Mateo or Modesto or to at least one of the internal East/West streets that in turn provides pedestrian connection to San Mateo and the existing bus stop location located near the midpoint of the San Mateo boundary of the site. The two North/South vehicular access ways discussed above in vehicular access, are to accommodate at least one pedestrian walk-way of at least 6' in width. These two walkways will provide pedestrian connection to the two east west connections within the site. A third north/south pedestrian circulation route shall also connect the north and south east/west connections between tracts #8 & #10 at the center of the site. A pedestrian route from tract #2 will run east and west to connect to tract #13. This route runs along the southern edges of tract #4 & #15 (the central commons/park area). Pedestrians will also be able to access the site from the bicycle/pedestrian path on the southern edge of the La Cueva arroyo at the northern boundary of the site. Pedestrian access to tracts #1, #7, & #12 shall connect to this pedestrian/bicycle path. All pedestrian connections shall be as described in the design standards for this site development plan detailed on subsequent sheets.

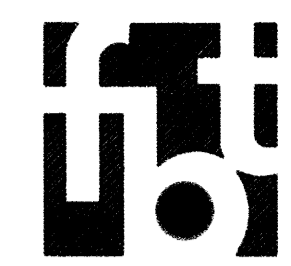
PHASING:

The first site plan for building permit (tract #13) shall be heard by the environmental planning commission for approval. Vehicular and pedestrian access from San Mateo sufficient to serve the needs of tract #13 will be constructed as a part of phase one. This will include the improvement of the existing bus stop on the East side of San Mateo. The central commons/park and remainder of the two main internal streets running East and West shall be constructed ahead of or concurrent with any next tracts development following the completion of tract #13. Development of other tracts will progress based on market conditions and demands.

NOTE: INFRASTRUCTURE LIST TO BE ESTABLISHED WITH FUTURE PLATTING OR SITE PLAN FOR BUILDING PERMIT



VICINITY MAP
SCALE: 1" = 1,000'-0"



ARCHITECTS

Fanning Bard Tatum Architects AIA, Ltd.

6100 Indian School Rd. NE Ste 210
Albuquerque NM 87110

Phone 505/883.5200
Facsimile 505/884.5390
Web www.fbtarch.com

LEGEND

- PROPERTY LINES
- NEW PRIVATE PRIMARY (INTERNAL) WAY.
- NEW PRIVATE SECONDARY (INTERNAL) WAY.
- PEDESTRIAN/VEHICULAR CONNECTION
- PEDESTRIAN CONNECTION
- PEDESTRIAN/BIKE PATH

PROJECT NUMBER 1000310

APPLICATION NUMBER

EPC SITE DEVELOPMENT PLAN SIGNOFF

APPROVAL:

TRAFFIC ENGINEERING, 03/10/10 DATE

TRANSPORTATION DIVISION

03/10/03 DATE

ABOWUA

3/10/10 DATE

CHRISTINE SANDRAL

PARKS AND RECREATION

DEPARTMENT

3/10/10 DATE

BRADLEY D. BIGHAM

CITY ENGINEER

ENVIRONMENTAL HEALTH

DEPARTMENT (CONDITIONAL)

DATE

SOLID WASTE

MANAGEMENT

10/4/10 DATE

DRB CHAIRPERSON,

PLANNING DEPARTMENT

NORTH I-25

CORPORATE CENTER

MARK

DATE

DESCRIPTION

3/2/10 DRB SUBMITTAL

12/16/09 REVISED EPC SUBMITTAL

8/20/09 REVISED EPC SUBMITTAL

6/30/09 REVISED EPC SUBMITTAL

5/29/09 REVISED EPC SUBMITTAL

5/20/09 REVISED EPC SUBMITTAL

4/10/09 REVISED EPC SUBMITTAL

3/31/09 INITIAL EPC SUBMITTAL

MARK

DATE

DESCRIPTION

PROJECT NO: N-25-CC

CAD DWG FILE: AS-101 SITE DEVELOPMENT PLAN FOR

SUBDIVISION & BUILDING PERMIT DWG

DRAWN BY: JLL

CHECKED BY: JLL

SHEET TITLE

SITE DEVELOPMENT PLAN

FOR SUBDIVISION

AS-101



ARCHITECTS

Fanning Bard Tatum Architects AIA, Ltd.

6100 Indian School Rd. NE Ste 210
Albuquerque NM 87110

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LEGEND

- RETAIL
- HOTEL
- OFFICE
- RESTAURANT
- PEDESTRIAN CONNECTIONS

- LOT LINES
- SITE SIGNAGE (PROJECT IDENTIFICATION)

EXISTING BUS STOP WITH NEW RIGHT-OF-WAY
AS DESCRIBED ON SHEET VS-101. NEW TYPE
"C" BUS SHELTER WITH NEW BENCH & NEW
CONCRETE SIDEWALK/ WAITING AREA. ALL
PER COA STD. 2355.

NORTH I-25
CORPORATE CENTER

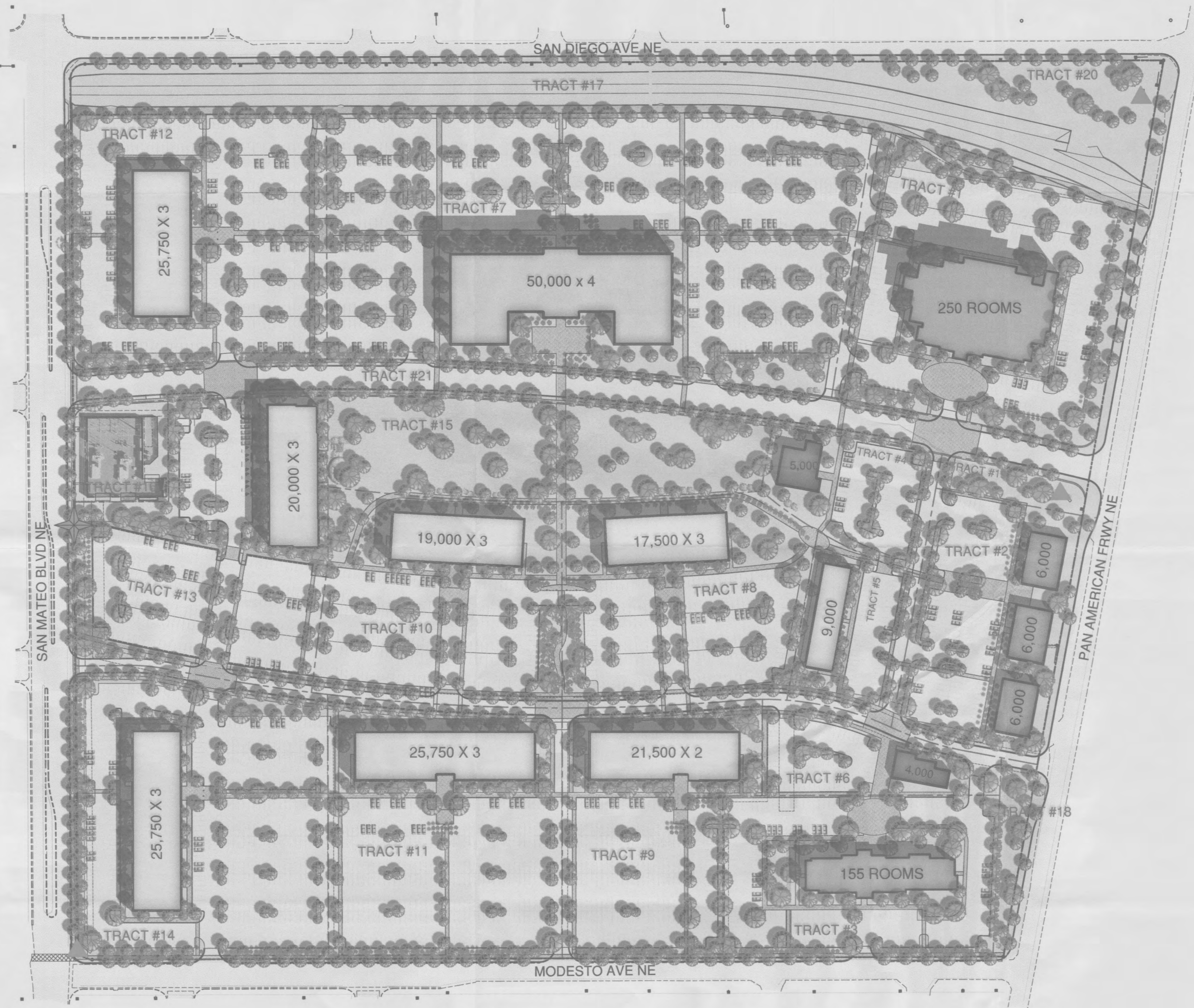
	12/16/09	REVISED EPC SUBMITTAL
	8/20/09	REVISED EPC SUBMITTAL
	6/30/09	REVISED EPC SUBMITTAL
	5/29/09	REVISED EPC SUBMITTAL
	5/20/09	REVISED EPC SUBMITTAL
	4/10/09	REVISED EPC SUBMITTAL
	3/31/09	INITIAL EPC SUBMITTAL
MARK	DATE	DESCRIPTION

PROJECT NO: N-125-CC
CAD DWG FILE: AS-102 CONCEPTUAL SITE PLAN.DWG
DRAWN BY: JLL
CHECKED BY: JLL

SHEET TITLE

CONCEPTUAL SITE PLAN

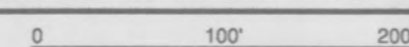
AS-102



A2

CONCEPTUAL SITE PLAN

SCALE: 1" = 100'-0"



ZONING

Please refer to IDO Section 14-16-2-5 (C) for the NR-LM 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"/> Alternative Landscape Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: North I-25 Corporate Center, LLC (Titan Development)		Phone: (505) 998-0163
Address: 6300 Riverside Plaza Lane #200		Email: jrogers@titan-development.com
City: Albuquerque	State: NM	Zip: 87120
Professional/Agent (if any): Consensus Planning, Inc.		Phone: (505) 764-9801
Address: 302 8th Street NW		Email: vos@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site: Owner		List all owners:

BRIEF DESCRIPTION OF REQUEST

Accelerated expiration/repeal of Site Development Plan for Subdivision

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

Lot or Tract No.: Tracts 1-A, 1-C, 2, 3, and 4	Block:	Unit:
Subdivision/Addition: North I-25 Corporate Center	MRGCD Map No.:	UPC Code: See attached
Zone Atlas Page(s): B-18	Existing Zoning: NR-LM	Proposed Zoning: No Change
# of Existing Lots: 5	# of Proposed Lots: No Change	Total Area of Site (acres): 49.7 acres

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 9201 Pan American Fwy Between: San Diego Avenue and: Modesto Avenue

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

Project #1000310

Signature:	Date: 3/10/22
Printed Name: Michael Vos, AICP	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

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

FORM P1: SITE PLAN – EPC

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

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

- ☒ Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- ☒ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form P1 at the front followed by the remaining documents in the order provided on this form.
- ☒ Zone Atlas map with the entire site clearly outlined and labeled
- ☒ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) **Repeal of existing plan - no new development proposed.**
- ☒ 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 **A meeting was not requested by the affected neighborhood associations.**
- ☒ 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 **No new development is proposed at this time.**
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: 

Date: 3/10/22

Printed Name: Michael Vos, AICP

☐ Applicant or ☒ Agent

FOR OFFICIAL USE ONLY

Case Numbers:

Project Number:

Staff Signature:

Date:



UPC Codes:

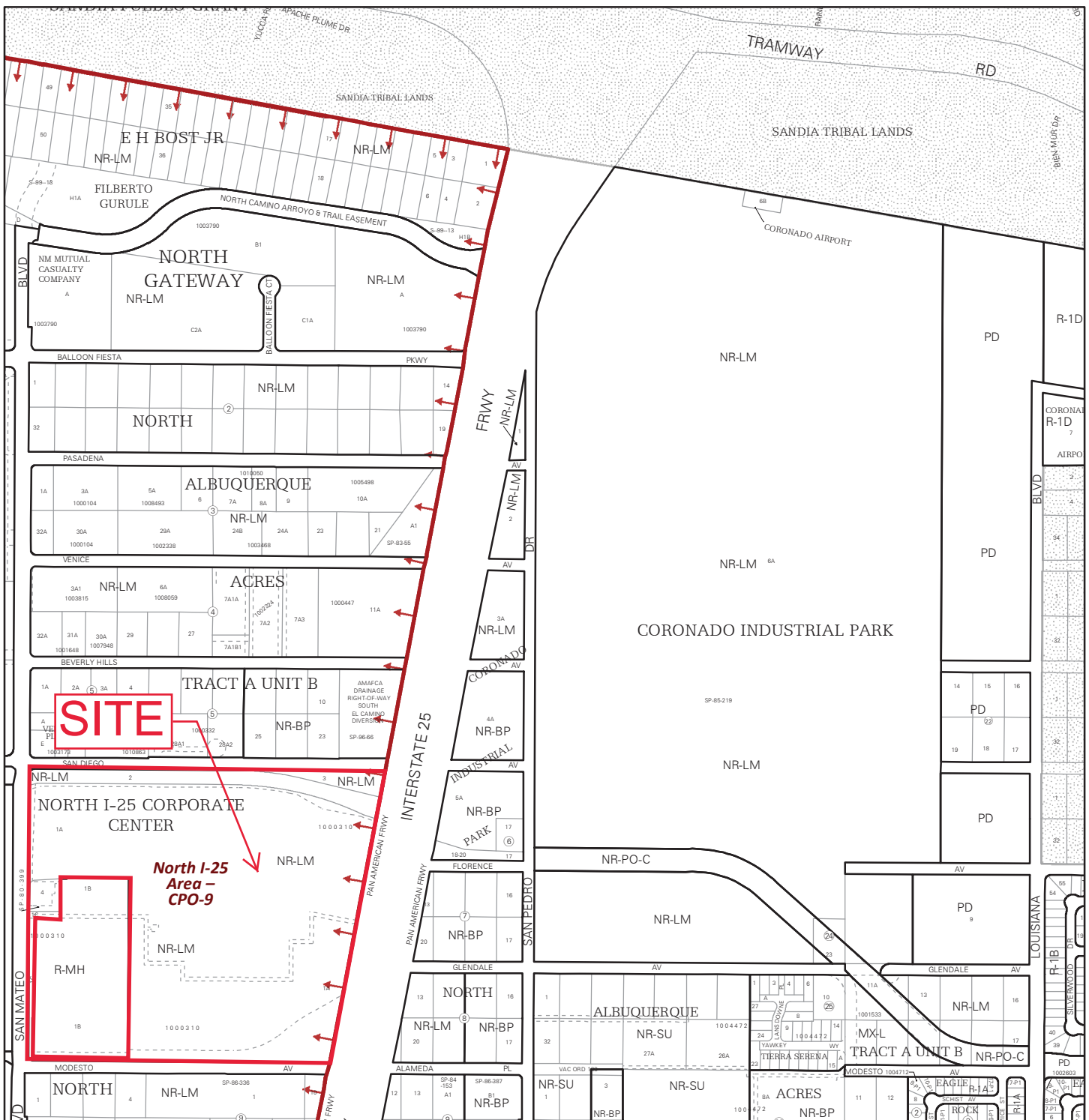
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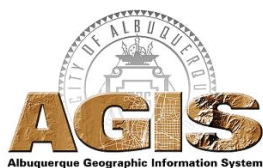
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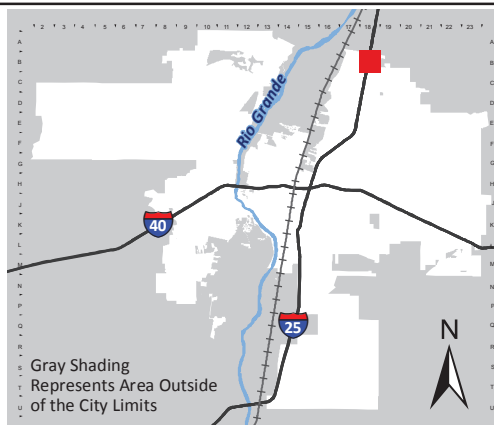


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



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



Zone Atlas Page:
B-18-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
- Gray Shading
Represents Area Outside
of the City Limits
- 0 250 500 1,000 Feet



**REAL ESTATE INVESTING
+ DEVELOPMENT EXPERTISE**

March 9, 2022

Environmental Planning Commission
City of Albuquerque
Planning Department
600 Second Street NW
Albuquerque, New Mexico 87102

RE: Accelerated Expiration of Site Development Plan

To whom it may concern:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as our agent for an accelerated expiration or repeal of the Site Development Plan for Subdivision for the North I-25 Corporate Center property located at 9201 Pan American Fwy NE and legally described below.

Legal Description: Tracts 1-A, 1-C, 2, 3, and 4, NORTH I-25 CORPORATE CENTER containing approximately 49.7 acres

Thank you for your consideration.

Sincerely,

Josh Rogers
SVP
Titan Development
North I-25 Corporate Center, LLC

NEW MEXICO
6300 Riverside Plaza, Ste. 200
Albuquerque, NM 87120

TEXAS
4903 Woodrow Ave, Bldg A
Austin, TX 78756

TITAN DEVELOPMENT

www.titan-development.com
www.tdrefii.fund
www.tdref.fund



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: North I-25 Corporate Center **Building Permit #:** _____ **Hydrology File #:** B18D001

Zone Atlas Page: B-18 **DRB#:** 1000310 **EPC#:** _____ **Work Order#:** _____

Legal Description: Tracts 1-A, 1-C, 2, 3, and 4, NORTH I-25 CORPORATE CENTER

City Address: 9201 Pan American Fwy NE

Applicant: North I-25 Corporate Center, LLC (Agent: Consensus Planning) **Contact:** Michael Vos, AICP

Address: 302 8th Street NW, Albuquerque, NM 87102

Phone#: (505) 764-9801 **Fax#:** _____ **E-mail:** vos@consensusplanning.com

Development Information

Build out/Implementation Year: 2022 **Current/Proposed Zoning:** NR-LM

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

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

Describe development and Uses:

Development currently consists of the I-25 Studios and PNM substation with an arroyo on the north side of the property. The Applicant is proposing to repeal a site plan for redevelopment of the site and no changes are proposed to the existing uses. Note: the apartment complex is subject to a separate plan that will remain.

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): _____

Number of Residential Units: _____

Number of Commercial Units: _____

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* _____

Expected Number of Employees (if known):* _____

Expected Number of Delivery Trucks/Buses per Day (if known):* _____

Trip Generations during PM/AM Peak Hour (if known):* _____

Driveway(s) Located on: Street Name Pan American Fwy and San Mateo

Adjacent Roadway(s) Posted Speed: Street Name San Mateo Blvd Posted Speed 35 mph

Street Name Pan American Fwy Posted Speed 45 mph

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

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Minor Collector (San Mateo) and Freeway/Commuter Corridor (Pan American Fwy)
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: N/A
(urban center, employment center, activity center)

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

Adjacent Roadway(s) Traffic Volume: San Mateo: ADT20 4,245 Volume-to-Capacity Ratio: Frontage: 0.12 AM & 0.38 PM
Frontage Road: ADT20 2,704 AWDT20 4,748 (if applicable) San Mateo: 0.63 AM NB & 0.46 PM SB
AWDT20 3,024 San Diego: 0.16 AM EB & 0.21 PM WB
Adjacent Transit Service(s): ABQ Ride Route 140 Nearest Transit Stop(s): West side of the subject property

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Proposed bike lanes and trail to north along San Diego and the arroyo
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Sidewalk along San Mateo and apartment portion of Modesto Ave

Relevant Web-sites for Filling out Roadway Information:

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

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

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

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

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

TIS Determination

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

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

Thresholds Met? Yes [] No ☒

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

Notes:

 P.E.

3/11/2022

TRAFFIC ENGINEER

DATE

Submittal

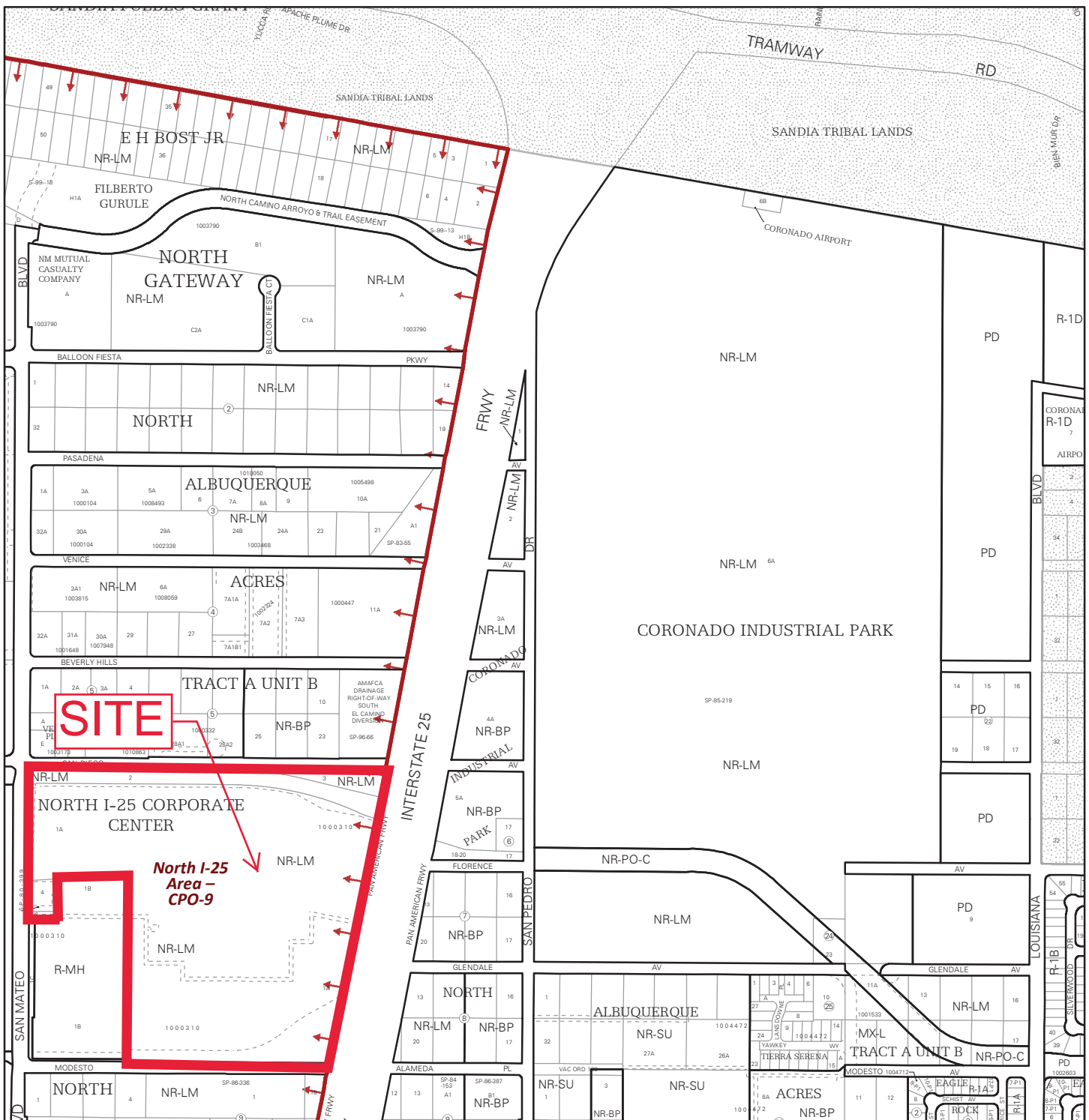
The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

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

Site Plan/Traffic Scoping Checklist

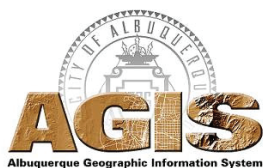
Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

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

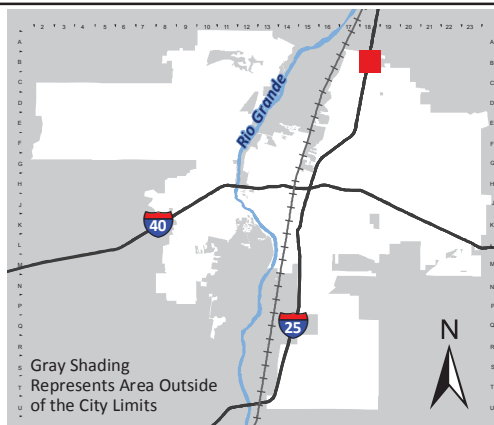


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 - Historic Protection Overlay (HPO) Zone
 - View Protection Overlay (VPO) Zone
- Gray Shading Represents Area Outside of the City Limits
- 0 250 500 1,000 Feet

PRE-APPLICATION MEETING NOTES

PA#: 22-030 Notes Provided (date): 2/14/2022

Site Address and/or Location: 9201 Pan American Freeway

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

Request Repeal the controlling site plan for 1000310

Basic Site Information

Current Use(s): Industrial

Size (acreage): 44.1401 acres

Zoning: NR-LM

Overlay Zone(s): North I-25 Area – CPO-10, Building

Height Sub-area 4

Comprehensive Plan Designations

Corridor(s): North I-25 Commuter Corridor

Development Area: Area of Change

Near Major Public Open Space (MPOS)? No

Center: N/A

Integrated Development Ordinance (IDO)

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

Proposed Use(s): N/A

Use Specific Standards: N/A

Applicable Definition(s): N/A

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

Notice

Neighborhood Meeting Offer Required? (see IDO Table 6-1-1). If yes, please refer to:

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

Process

Decision Type(s) (see IDO Table 6-1-1): EPC Site Plan – Major Amendment

Specific Procedure(s)*: 14-16-6-4(Z) Amendments of Pre-IDO Approvals, 14-16-6-6(I) Site Plan - EPC

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

Decision Making Body/ies: EPC Is this a PRT requirement? Yes

Handouts Provided

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

If you have additional questions, please contact Sergio Lozoya at planningprt@cabq.gov or at (505) 924-3349. Please include the PA# with your inquiry.

Additional Notes:

What is the intent of the applicant? Will there be a replacement Site Plan? Will the subject site be subdivided differently?

*If there is to be a new controlling Site Plan, one option is waiting for the IDO amendments to be approved. Once the new IDO is current, there will be a process for replacing Site Plans without having to repeal the controlling site plan *(so long as the site plan boundary remains the same).*



March 10, 2022 (Updated March 29, 2022)

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

Re: Repeal of the North I-25 Corporate Center Site Development Plan

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

Dear Mr. Chairman:

Pursuant to Section 6-4(X)(2)(C) of the Integrated Development Ordinance, the purpose of this letter and application is to request approval of an accelerated expiration or repeal of a Site Development Plan for Subdivision for the property located at 9201 Pan American Freeway NE. This plan was originally approved by the Environmental Planning Commission (EPC) and received final sign-off by the Development Review Board in October 2010 (Project #1000310). The plan underwent a Major Amendment to adjust the overall development concept and remove one tract, which has since been developed with apartments. The remaining property encompassing the subject site is legally described as Tracts 1-A, 1-C, 2, 3, and 4, North I-25 Corporate Center containing approximately 49.7 acres.

The site is zoned NR-LM (Non-residential Light Manufacturing) and home to the I-25 Studios and a PNM substation. It has become clear to the owner that the proposed redevelopment of the site that was originally proposed in 2009-2010, which included the demolition and removal of the I-25 Studios building (formerly Philips Semiconductor), was based on the faulty assumption that a viable, long-term use of the existing building was not practical. As specified in the IDO, the Environmental Planning Commission is hearing this case pursuant to the Major Amendment procedures in Subsection 14-16-6-4(Y)(3). Because none of the site has been developed according to this plan, which was last amended in 2016, it is set to expire in 2023 and this request will simply accelerate that expiration by approximately one year and allow them to explore alternative development options while keeping the existing building and film studio in place.



Figure 1. Site vicinity map showing the subject site in blue. Note: the apartments are not a part.

PRINCIPALS

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



PROJECT CONTEXT

History

Case history shows that the subject site was first annexed into the City of Albuquerque and on May 13, 1980 (AX-80-6 and Z-80-19) and developed with a Signetics (part of Phillips Semiconductor) fabrication facility. In 2000, a site master plan was developed to include temporary buildings and then updated to include an approximately 160,000 square foot office building on the east side of the facility. This office building was never built, and Philips vacated the site in 2003.

Titan Development bought the property in 2006 and the building was converted to the I-25 film studios. In 2010, the current Site Development Plan for a mixed-use office park, the North I-25 Corporate Center, was approved and granted final sign-off by the Development Review Board. This proposed development encompassed up to 900,000 square feet of new buildings consisting of 650,000 square feet of office, five restaurant or retail buildings, two hotels with approximately four hundred rooms, and a central park and plaza.

The plan was later amended in 2016 to remove nearly ten acres and 140,000 square feet of office uses for it to be developed with the Northpoint multi-family residential apartment community. After removal, the Northpoint property was separately site planned and is governed by a separate approval from the EPC. The 2016 approval extended the initial period of validity for the remaining portions of the Site Development Plan from 2017 to 2023. Because the Site Development Plan is still valid, the Applicant is requesting this accelerated expiration. None of the plan has been developed to-date.

Existing Conditions and Land Use

The subject site lies within the North I-25 Community Planning Area of the Comprehensive Plan and is designated as an Area of Change. It encompasses the majority of the Coronado Metropolitan Redevelopment Area.

The area surrounding the subject site includes a variety of commercial uses with some vacant lots to the north. Presbyterian Healthcare Services owns the large facility to the west across San Mateo Boulevard. In addition to the multi-family residential development abutting the subject site, the Wildflower Park and neighborhood are located to the southwest and consists of single-family residential homes. Other commercial properties in the area include offices, landscaping contractor’s yard, Trane HVAC supply, and automotive repair, among others.

Zoning

The subject site is zoned NR-LM (Non-residential Light Manufacturing), which is the same as most of the surrounding properties. Some properties to the north and east across Interstate 25 are zoned NR-BP (Non-residential Business Park). The apartment complex is zone R-MH (Residential Multi-family High Density), while the Wildflower single-family neighborhood is zoned R-1C. Wildflower Park is zoned NR-PO-A.

TABLE 1. Surrounding Zoning & Land Use		
NORTH	NR-LM and NR-BP	Office, vehicle repair, and commercial services
EAST	NR-LM and NR-BP	Construction contractor facility and vacant
SOUTH	NR-LM	Construction contractor facility, office, and warehousing
WEST	NR-LM, R-MH, and NR-PO-A	Manufacturing, multi-family residential, and park

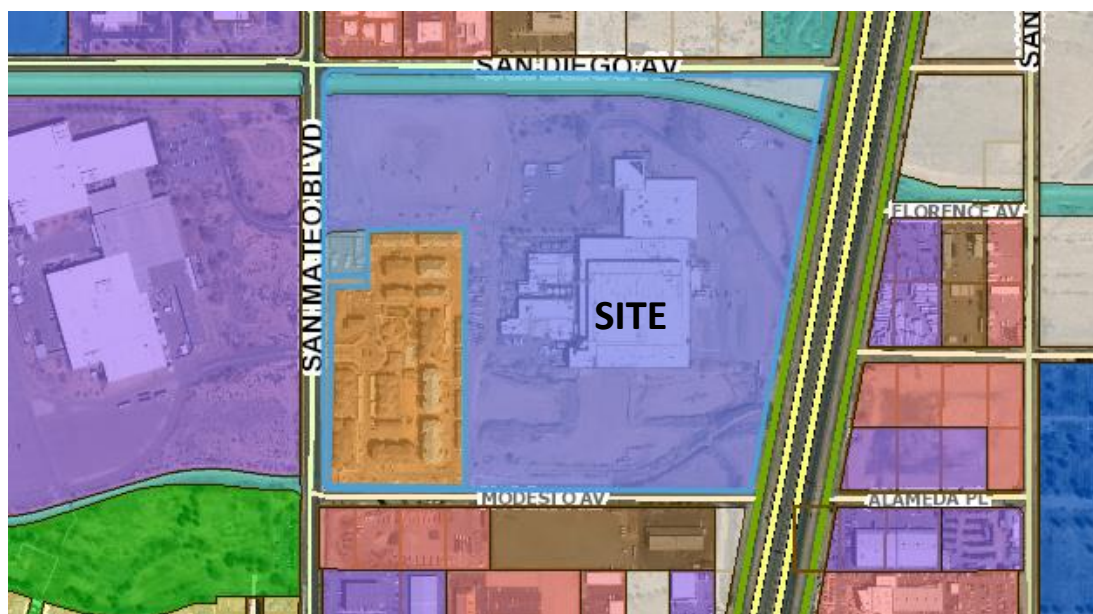


Figure 2. Land use context with the subject site bounded in blue.

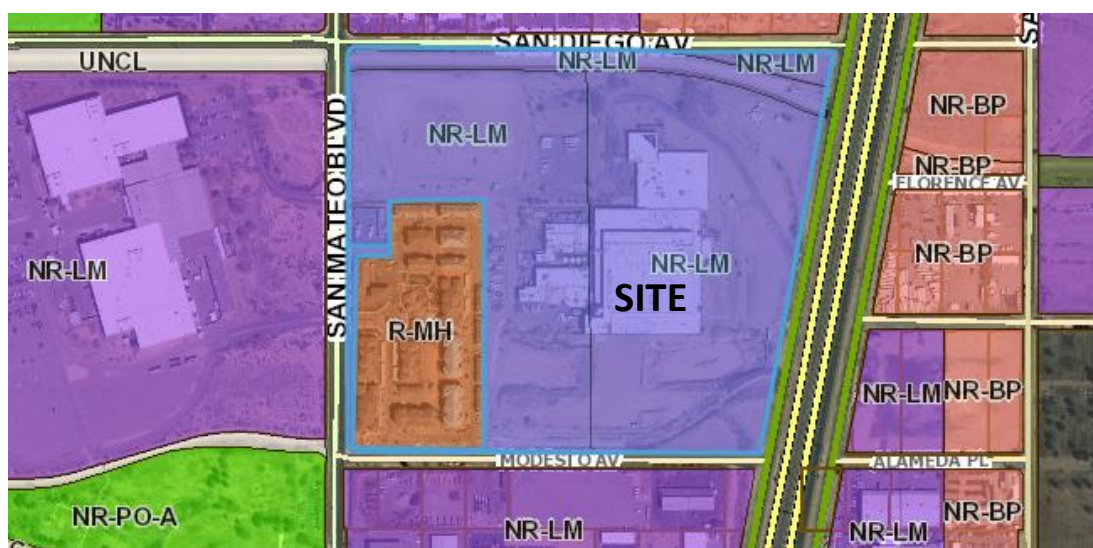


Figure 3. Existing zoning with the subject site bounded in blue.

SUMMARY OF REQUEST

The Applicant, North I-25 Corporate Center, LLC is requesting approval from the EPC for an accelerated expiration or repeal of the Site Development Plan, which will allow the existing development to remain and alternative development scenarios to be pursued through the relevant subdivision and site planning processes.

As the existing Site Development Plan replaced the prior approvals, which were also never fully realized, approval of this accelerated expiration will leave the site without a governing site plan. The existing development will be allowed to remain, as-is, with limited opportunities for any expansion or changes without a site plan approval in place. At such a time as additional development is desired by the owner, a new site plan based on the as-built conditions and any new proposed changes will be required to be approved through the Development Review Board because the site contains more than 50,000 square feet of

building and is on a parcel greater than 5 acres in size, both of which trigger Site Plan – DRB review in the IDO.

In the meantime, the owner may be able to subdivide the existing lots, also through the DRB, to create new development opportunities separate from the I-25 Studios’ property. Any subdivision action will be subject to DRB review and approval processes, and future development subject to the Site Plan thresholds in the IDO for either Administrative or DRB review.

JUSTIFICATION

As this letter demonstrates, the proposed repeal of the North I-25 Corporate Center Site Development Plan (Major Amendment) complies with the IDO and should be approved. Per IDO Section 6-4(Y)(3) Major Amendments, such amendments “may only be approved by the decision-making body that issued the permit or approval being amended.” As the EPC originally approved this Site Development Plan and amended it in 2016, the EPC is the appropriate decision-making body to hear and decide this request for repeal of the plan.

SITE PLAN CRITERIA

The Site Plan – EPC request complies with the criteria outlined in IDO Section 14-16-6-6(J)(3) as follows:

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

Applicant Response: *The Site Plan is consistent with the Comp Plan by furthering the following Goals and Policies:*

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

Applicant Response: *The request furthers this policy because repeal of the existing Site Development Plan frees the site to be developed according to the underlying zoning while also allowing for the continued use of the I-25 Studios with the potential to expand in the future via the Site Plan – DRB process should the owner choose to do so. As a site located in the North I-25 corridor, the property is ideally situated to take advantage of the flexibility that will be provided if the request for an accelerated expiration of this old plan is approved.*

Sub-policy i) Locate industrial development in Employment Centers or in existing industrial zones within the I-25 and I-40 corridors.

Applicant Response: *This sub-policy is directly furthered by this requested because repeal of the outdated Site Development Plan for the subject property will allow for more flexible opportunities for development in an existing NR-LM industrial zone district within the I-25 corridor.*

Policy 5.1.12 Commuter Corridors: Allow auto-oriented development along Commuter Corridors that are higher-speed and higher-traffic volume routes for people going across town, often as limited-access roadways.



Applicant Response: The subject site is located adjacent to the I-25 Commuter Corridor, so it is a suitable site for a large single-use development such as the current film studio, which will be allowed to remain upon repeal of the governing Site Development Plan.

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

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

Applicant Response: While the site is presently developed with a film studio that is still in use, the subject site includes a large amount of barren dirt that is clearly underutilized. Repeal of the governing Site Development Plan will allow the owner the flexibility to subdivide the property and add other productive uses to the site while allowing the film studio to simultaneously remain, thus furthering this policy and sub-policy.

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

Applicant Response: The request furthers this goal by eliminating an old Site Development Plan that has and will not be implemented, thus freeing the Applicant to pursue other development scenarios. This site has access to existing infrastructure and is in an infill location within a Metropolitan Redevelopment Area, so it is appropriate for development and the requested accelerated expiration of the governing Site Development Plan. Approval of this request will support continued use of the existing building and efficient use of the remaining portions of the land through the applicable IDO procedures.

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

Applicant Response: The proposed repeal of the Site Development Plan will allow the Applicant to consider alternative development scenarios in an infill location earlier than if they must wait for the plan to simply expire per the timeframes established in the IDO. Continued use of the existing film studio and potential development of the remaining site in an area with existing utilities is advantageous to the community since it uses an existing building and infrastructure.

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

Applicant Response: The project site is designated as an Area of Change and approval of this request furthers this goal by providing the Applicant added flexibility in the continued use of the existing building and for exploring different development scenarios than is shown in the existing Site Development Plan, which was based on the demolition of the existing building.

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.

Sub-policy b) Encourage development that expands employment opportunities.

Applicant Response: *The subject site is zoned NR-LM and is currently home to the I-25 Studios. Repeal of the Site Development Plan will allow the Applicant to consider additional development outcomes while keeping the existing film studio operation in place, which furthers the City and State efforts to support the film industry and provides ample employment opportunities, thus furthering this policy and sub-policy.*

Policy 5.7.2 Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

Sub-policy a) Create pathways for economic growth and support the business ecosystem by providing clear development codes and processes.

Applicant Response: *Repeal of the 2010 Site Development Plan, which was last amended in 2016, leaves the site subject to current IDO procedures and requirements. This creates a clear pathway for the Applicant to consider new options for development to support economic growth, thus furthering this policy and sub-policy.*

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

Applicant Response: *The prior zoning of the property was M-1 or SU-2 RC from the North I-25 Sector Development Plan. The original site development plan may have been approved under the prior Comprehensive Zoning Code Shopping Center Regulations due to the size of the site. As such, there are no terms or conditions applicable to the site. Repeal of the existing Site Development Plan will eliminate unneeded development standards originally implemented for a project that is no longer being pursued, and the site will comply with the IDO Development Standards moving forward.*

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

Applicant Response: *The Applicant is requesting the repeal of the governing Site Development Plan without any replacement currently. The existing development does not follow the approved plan but will remain. The Applicant understands that any future modification of the existing development or new development on the subject site will require approval of a Site Plan and compliance with all applicable provisions of the IDO, DPM, and other adopted regulations affecting the site.*



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

Applicant Response: *The City's existing infrastructure has adequate capacity for the proposed development. The site has been developed in its current configuration for many years and has access to the street network, drainage systems, and utilities. Repeal of the Site Development Plan, which proposes something substantially different will not affect these systems. Any future development will be evaluated and shall comply with the IDO and DPM requirements at the appropriate time.*

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

Applicant Response: *This application is for repeal of the existing Site Development Plan, which will result in the existing development remaining as-is. There will be no significant adverse impacts to the site or surrounding area due to this action. Keeping the existing film studio and those jobs is a benefit to the surrounding area and will support future economic development in the 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.

Applicant Response: *The property is not located within any approved Master Development Plan area, so this criterion does not apply.*

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

Applicant Response: *The site is not located in the Railroad and Spur Area and no cumulative impact analysis is needed, so this criterion does not apply.*

CONCLUSION

Based on all the information provided, on behalf of North I-25 Corporate Center, LLC, we respectfully request approval of this request for accelerated expiration and repeal of the 2010 North I-25 Corporate Center Site Development for Subdivision, last amended in 2016.

Sincerely,

Michael Vos, AICP
Senior Planner

STAFF INFORMATION

March 18, 2020

TO: Jim Strozier, Michael Vos: Consensus Planning

FROM: Sergio Lozoya, Current Planner
City of Albuquerque Planning Department

TEL: (505) 924-3349

RE: Project #2022-006724/SI-2022-00505, North I-25 Corporate Center, Site Plan – EPC, Major Amendment.

I've completed a first review of the proposed Major Amendment, Site Plan – EPC. I would like to discuss the request and have a few questions. I am available to answer questions about the process and requirements. Please provide the following:

⇒ A revised justification letter pursuant to the Site Plan – EPC criteria (one copy) by:

12 pm on Friday, March 25, 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 1-A, and Tract 1-C, Plat of Tracts 1-A Thru 1-C North I-25 Corporate Center (Being A Replat Of Tract 1, North I-25 Corporate Center)
Tract 2, Tract 3, and Tract 4 Bulk Land Plat Of Tracts 1 Through 4 North I-25 Corporate Center (Being A Replat of Signetics Albuquerque Facility) is this correct?
- C. It is my understanding that this request is for a Major Amendment, Site Plan – EPC to remove the controlling EPC Site Plan.

2) Process:

- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:
<http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>
- B. Timelines and EPC calendar: the EPC public hearing for April is the 21st. Final staff reports will be available one week prior, on April 14th.
- C. Agency comments will be distributed as staff receives them. I will email you a copy of the comments.

3) Notification & Neighborhood Issues:

Notification requirements for a zone change are explained in Section 14-16-6-4(K), Public Notice (IDO, p. 378). The required notification consists of: i) an emailed letter to neighborhood representatives indicated by the ONC, and ii) a mailed letter (first-class) to property owners within 100 feet of the subject site.

- A. It appears that notification offering the pre-application facilitated meeting is complete.
- B. It looks like a pre-application facilitated meeting was not requested. Is that correct? Did anyone respond and say “no thanks”?
- D. 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.
- E. Have any neighborhood representatives or members of the public contacted you so far?

4) Project Letter:

- A. In general, the project letter is good.
- B. Please describe the history of the site and associated site plan. How much of it was developed?
- C. Please describe future processes that would be in place to ensure that the subject site will be developed in accordance with the IDO.
- D. Please describe (briefly) future plans for the subject.

5) Site Plan - EPC Overview:

Note: A Site Plan - EPC justification is about the requirements of review and decision criteria 14-16-6-6 (J)(3) and how a proposed project can be demonstrated to fulfill them.

- A. Please expand on the policy analysis, add relevant policies and strengthen the ones used.

NOTIFICATION

From: Office of Neighborhood Coordination
To: Michael Vos
Subject: 9201 Pan American Fwy NE, Neighborhood Meeting Inquiry
Date: Tuesday, February 1, 2022 2:54:00 PM
Attachments: image001.png
image002.png
image003.png
image004.png

Dear Michael:

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
North Valley Coalition	Peggy	Norton	peggnorton@yahoo.com	P.O. Box 70232	Albuquerque	NM	87197	5058509293	5053459567
North Valley Coalition	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW	Albuquerque	NM	87104	5052490938	5053441364
District 4 Coalition of Neighborhood Associations	Daniel	Regan	dlreganabq@gmail.com	4109 Chama Street NE	Albuquerque	NM	87109	5052802549	
District 4 Coalition of Neighborhood Associations	Mildred	Griffiee	mgriffiee@noreste.org	PO Box 90986	Albuquerque	NM	87199	5052800082	
Wildflower Area NA	Larry	Caudill	ltcaudill@comcast.net	4915 Watercress Drive NE	Albuquerque	NM	87113		5058570596
Wildflower Area NA	Charles	Bates	cefisher.67@gmail.com	5000 Watercress Drive NE	Albuquerque	NM	87113	5053737998	

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

Please note the following:

- 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 your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

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

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

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each: <https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you.



Vanessa Baca
Manager

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3331 Office
E-mail: vanessabaca@cabq.gov
Website: www.cabq.gov/neighborhoods



From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Tuesday, February 01, 2022 12:12 PM
To: Office of Neighborhood Coordination <vos@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

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

Neighborhood Meeting Inquiry For:
Environmental Planning Commission
If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:
Contact Name
Michael Vos
Telephone Number
5057649801
Email Address
vos@consensusplanning.com
Company Name
Consensus Planning, Inc.
Company Address

From: [Michael Vos](#)
To: [Peggy Norton](#); newmexmba@aol.com; dlreganabq@gmail.com; mgriffie@noeste.org; ltcaudill@comcast.net; cefisher.67@gmail.com
Cc: ["Josh R. Rogers \(Josh\) \(jrogers@titan-development.com\)"](mailto:jrogers@titan-development.com)
Subject: Pre-Application Notification for the I-25 Studios Site
Date: Wednesday, February 2, 2022 2:26:00 PM
Attachments: [North I-25 Neighborhood Meeting Notice Packet.pdf](#)

Dear Neighbors,

This email is notification that Consensus Planning, Inc., on behalf of North I-25 Corporate Center, LLC, and Titan Development, is preparing a request to the Environmental Planning Commission (EPC) for an accelerated expiration and repeal of a Site Development Plan for Subdivision for the I-25 Studio property located at 9201 Pan American Fwy NE. The subject property is approximately 50 acres and is zoned NR-LM, Non-residential Light Manufacturing.

As described in your discussions with Josh Rogers from Titan Development, nothing is happening with the property at this time. The purpose of abandoning the Site Plan, which was originally approved in 2010, is to eliminate a Site Plan that will never be constructed on the property as the film studio is planned to remain. Attached is additional information and a full copy of the Site Plan drawings can be downloaded here: <https://www.dropbox.com/t/NWlIUrbhRcWwDjOl>

As part of the IDO regulations, you have an opportunity to discuss this application prior to submittal. Should you have any questions or would like to request a meeting regarding this anticipated application, please do not hesitate to contact me at vos@consensusplanning.com, or call 505-764-9801. Per the IDO, you have 15 days or until February 17, 2021, to request a meeting. If you do not want to meet regarding this request, please let us know so we may be able to proceed with our application to the City of Albuquerque.

Sincerely,

Michael Vos, AICP
CONSENSUS PLANNING, INC.
302 Eighth Street NW
Albuquerque, NM 87102
phone (505) 764-9801
vos@consensusplanning.com



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 (Repeal) of Site Plan for Subdivision

Decision-making Body: Environmental Planning Commission

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☒ Yes ☐ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

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

PART II – DETAILS OF REQUEST

Address of property listed in application: 9201 PAN AMERICAN FWY NE

Name of property owner: North I-25 Corporate Center, LLC

Name of applicant: Titan Development (Agent: Consensus Planning, Inc.)

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

Anticipated March 17, 2022 at 8:30 AM via Zoom

Address, phone number, or website for additional information:

Please contact Michael Vos with Consensus Planning for more information at vos@consensusplanning.com or by calling (505) 764-9801.

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

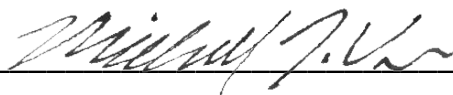
☒ Drawings, elevations, or other illustrations of this request.

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

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

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

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

 (Applicant signature) February 2, 2022 (Date)

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



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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

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

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

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

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

Date of Request*: February 2, 2022

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

Neighborhood Association (NA)*: Wildflower Area NA, North Valley Coalition, and District 4 Coalition

Name of NA Representative*: See attached

Email Address* or Mailing Address* of NA Representative¹: See attached

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

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

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

Meeting Date / Time / Location:

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

1. Subject Property Address* 9201 PAN AMERICAN FWY NE
Location Description Southeast corner of San Mateo and San Diego NE (I-25 Studios Property)
2. Property Owner* North I-25 Corporate Center, LLC
3. Agent/Applicant* [if applicable] Consensus Planning, Inc. / Titan Development
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 Repealing old Site Plan for Subdivision
 - ☐ Subdivision _____ (Minor or Major)

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

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

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

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

Summary of project/request^{3*}:

Repeal/Accelerated expiration of old Site Plan for Subdivision that was never
purused. Existing Studios development to remain.

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

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

Please contact Michael Vos with Consensus Planning for more information at
vos@consensusplanning.com or by calling (505) 764-9801.

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

1. Zone Atlas Page(s)^{*5} B-18
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:
- ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation:

No variances or waivers are anticipated at this time. Application is to simply
repeal old site plan that does not reflect current development.

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

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

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

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

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

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

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

Additional Information:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] +/- 50 acres _____
- b. IDO Zone District NR-LM _____
- c. Overlay Zone(s) [if applicable] North I-25 CPO-10 _____
- d. Center or Corridor Area [if applicable] I-25 Commuter Corridor _____

2. Current Land Use(s) [vacant, if none] Film Studio and utility substation _____

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION

SHEET INDEX

SEQ.	SHEET #	SHEET TITLE
1	AS-101	SITE DEVELOPMENT PLAN FOR SUBDIVISION
2	AS-102	CONCEPTUAL SITE PLAN
3	AS-103	CONCEPTUAL PEDESTRIAN PLAN
4	LS-101	CONCEPTUAL LANDSCAPE PLAN
5	VS-101	EASEMENT EXHIBIT
6	CG-101	CONCEPTUAL GRADING PLAN
7	CU-101	CONCEPTUAL UTILITY PLAN
8	A-701	DESIGN STANDARDS
9	A-702	DESIGN STANDARDS
10	A-703	DESIGN STANDARDS
11	A-704	DESIGN STANDARDS
12	A-705	DESIGN STANDARDS
13	A-706	DESIGN STANDARDS
14	A-707	DESIGN STANDARDS

Tract #17

AMAFCA ARROYO
3.77 Acres
NO BUILDINGS THIS TRACT

Project Summary

Minimum GSF with 1/200 Parking	638,792
Total Maximum Bldg GSF	767,842
Total Site Acreage	48.9
Total parking required Per CABQ Zoning Code	2,393
Total Parking Provided	2,464
Difference	71
% Difference	3%

Land Use Summary

Land Use	GSF
Office ("MIN"/"MAX" GSF)	386,200 - 515,250
Retail	18,000 MAX.
Restaurant	9,000 MAX.
Hotel	225,592 MAX.
Total Bldg. GSF ("MIN"/"MAX")	638,792 - 767,842

* MINIMUM GSF BASED ON 1/200 SF PARKING

** MAXIMUM GSF BASED ON CABQ MINIMUM PARKING REQUIREMENTS

NOTE: RETAIL USES LIMITED TO THOSE FIRST LISTED AS PERMISSIVE IN THE C-3 ZONE AND THOSE LISTED PERMISSIVE IN THE IP INDUSTRIAL PARK ZONE.

Total parking required pursuant to the Zoning Code (CABQ Parking Regulations 14-16-3-1)

Business NLSF (First Floor)*	151,425	Parking Req'd (1/200)	757
Business NLSF (Second through Fourth Floors)*	312,300	Parking Req'd (1/300)	1,041
Hotel Keys (Rooms) Tract # 1	250	Parking Req'd (1/key)	250
Hotel Keys (Rooms) Tract # 3	155	Parking Req'd (1/key)	155
NLSF Retail (Tract #2)	16,200	Parking Req'd (1/200 & 1/250 NLSF)	80
Restaurant (Tract #4) Occupants	167	Parking Req'd (1/3 Occupants)	56
Restaurant (Tract #6) Occupants	164	Parking Req'd (1/3 Occupants)	55
Total Parking Required			2,393

* Net Leasable Square Footage (NLSF) is estimated to be 90% of GSF

Notes:

- Tract uses and areas indicated on this sheet are consistent with those used in the traffic impact study for the North I-25 Corporate Center site, dated March 30th 2009, and prepared by Terry Brown. Intensity of development is to be maintained in accordance with the TIS (traffic impact study). Any proposal substantially exceeding the TIS may require a TIS amendment. Any revisions to the TIS shall require consultation with transportation staff and/or the city traffic engineer.
- Building heights are limited to 120' maximum and as further defined on sheet A-704 design standards.
- Subject site is zoned SU-2M-1. Parking requirements are pursuant to the zoning code 14-16-3-1. See parking table this sheet.
- Any variation of access point location which differs from what is shown in these drawings shall require consultation with and approval by the city traffic engineer.
- Private, blanket cross lot access, drainage, and dry utility easements granted on and for the benefit of tracts 1-15 and tracts 16 & 19. See sheet VS-101.
- Minor variations to parking totals per tract are allowed.
- Tracts 13, 15, 16, 19, 20, and 21 are common tracts owned and maintained by the Property Owner's Association.

NORTH I-25 CORPORATE CENTER

LEGAL DESCRIPTION:

Signetics Albuquerque facility as the same is shown and designated on the corrected amendment plat of land in section 12, T11N, R3E, N.M.P.M. blocks 6, 7 and 8, tract A, unit B, North Albuquerque Acres, filed in the office of the county clerk of Bernalillo county, New Mexico, on December 17, 1981, in plat book C19, folio 48, and containing 59.6622 acres, more or less.

LAND USE SUMMARY:

This SU2M-1 (light manufacturing zone) property is intended to be developed as a business park with a mix of commercial and office uses. Design standards are provided to integrate the mix of uses by establishing an architectural style, unified landscaping throughout, pedestrian linkages, lighting and signage standards, and compliance with the north I-25 sector development plan. The proposed mixture of commercial uses on the site is intended to appeal to surrounding areas, as well as provide some on-site amenities in support of the on-site office uses. Although zoned SU2M-1, the marketing effort will be toward the mixed commercial and office uses described above. The site includes a large open space area designed to encourage outdoor interaction and uses on the site. Pedestrian linkages as indicated on the pedestrian plan are located throughout the site to help tie buildings to each other and to the large open space area. These linkages also provide internal access to the site from bounding streets. Key points of emphasis described within this site development plan for subdivision are:

- Strong pedestrian linkages
- Unified architecture
- Open space areas
- Unified landscaping

VEHICULAR ACCESS & CIRCULATION TO AND THROUGH THE SITE:

One internal private way (see legend) that runs east and west between San Mateo Blvd. and Pan American freeway will provide vehicular access through the site. It is a private way 64' in width (40' curb to curb asphalt). It will serve as primary access to the site. Access to each individual tract is from one or sometimes both of the two access streets. access to the site from Pan American freeway (single direction traffic going south) is improved by the addition of deceleration lanes 300 feet in length. Two access points along Modesto are anticipated. One is to be a shared access point for both tracts #9 & #11. The other will be individual access points serving tract #3. While locations for the access points on Modesto are shown, actual locations may vary based on actual site layout and access needs. From San Mateo there will be access to the two internal streets mentioned above. Existing south bound turn lanes in the median at San Mateo will serve these access points. North bound traffic along San Mateo will not require new turn lanes into the site. There is no vehicular access to the site from San Diego ave. Because of the La Cueva arroyo lying along the site's northern boundary. The 12' AMAFCA access drive along the southern edge of the arroyo will be paved for bicycle and pedestrian traffic. A 15' wide gravel access way for AMAFCA will be maintained along the northern edge of the arroyo.

PEDESTRIAN ACCESS & CIRCULATION TO AND THROUGH THE SITE:

Each of the two east/west streets within the site are to have 6' sidewalks along each side. New pedestrian sidewalks will also be provided along San Mateo Blvd. and Modesto Ave. where pedestrians are most likely to approach the site. At the intersection of Modesto and San Mateo a new crosswalk made from colored, textured concrete shall be provided to both slow vehicular traffic and provide safer pedestrian access to the site. Each tract shall have a pedestrian connection to either San Mateo or Modesto or to at least one of the internal East/West streets that in turn provides pedestrian connection to San Mateo and the existing bus stop location located near the midpoint of the San Mateo boundary of the site. The north/south vehicular access way discussed above in vehicular access, is to accommodate at least one pedestrian walkway of at least 6' in width. These walkways will provide pedestrian connection to the two east/west connections within the site. A third north/south pedestrian circulation route shall also connect the north and south east/west connections between tracts #8 & #7 at the center of the site. A pedestrian route from tract #2 will run east and west to connect tracts #10 and #11. This route runs along the southern edge of tract #4 & #10 (the central commons/park area). Pedestrians will also be able to access the site from the proposed bicycle/pedestrian path on the southern edge of the La Cueva arroyo at the northern boundary of the site. Pedestrian access to tracts #1, #7, & #12 shall connect to this pedestrian/bicycle path. All pedestrian connections shall be as described in the design standards for this site development plan detailed on subsequent sheets.

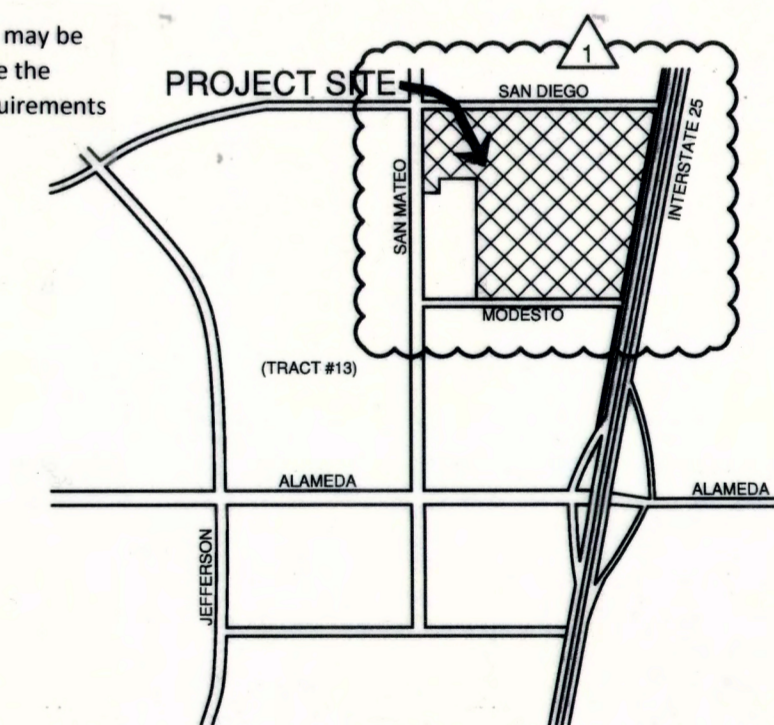
PHASING:

The first site plan for building permit (tract #13) shall be heard by the environmental planning commission for approval. Vehicular and pedestrian access from San Mateo sufficient to serve the needs of tract #13 will be constructed as a part of phase one. This will include the improvement of the existing bus stop on the East side of San Mateo. The central commons/park and remainder of the two main internal streets running East and West shall be constructed ahead of or concurrent with any next tracts development following the completion of tract #13. Development of other tracts will progress based on market conditions and demands.

NOTE: INFRASTRUCTURE LIST TO BE ESTABLISHED WITH FUTURE PLATTING OR SITE PLAN FOR BUILDING PERMIT

- REMOVAL OF A 9.96 ACRE TRACT FROM THIS SITE PLAN. ADJUSTMENTS TO THE REMAINING TRACTS AND CIRCULATION SYSTEM. THE REMAINING COMMON AREA TRACT (TRACT 13) ALONG SAN MATEO BOULEVARD HAS BEEN CALLED OUT AS COMMON POA TRACT. GENERAL NOTE G WAS ADDED TO INDICATE THAT TRACTS 13, 15, AND 18-21 ARE COMMON TRACTS TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION. LANDSCAPING WAS ALSO ADDED TO ALL OF THE COMMON TRACTS AS A USE.

- The installation of public waterline and public sanitary sewer may be required as a condition of future development approval, once the water service, fire protection, and sanitary sewer service requirements of any future development is known.



VICINITY MAP

SCALE: 1" = 1,000'-0"

PROJECT NUMBER: 1000310
Application Number: 15EPC-40073

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 1/15/16 and the Findings and Conditions in the Official Notification of Decision are satisfied.

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

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>Rogers M. Wind</i>	3/23/16
Traffic Engineering, Transportation Division	Date
<i>Barry Cadia</i>	03/23/16
ABCWUA	Date
<i>Carl S. Durand</i>	3-23-16
Parks and Recreation Department	Date
<i>John</i>	3-23-16
City Engineer	Date
<i>John</i>	3-23-16
Solid Waste Management	Date
<i>John</i>	3-23-16
DRB Chairperson, Planning Department	Date



Fanning Bard Tatum Architects AIA, Ltd.

6100 Indian School Rd. NE Ste 210
Albuquerque NM 87110

Phone 505/863.5200
Facsimile 505/864.5380
Web www.fbtarch.com

LEGEND

- PROPERTY LINES
- NEW PRIVATE PRIMARY (INTERNAL) WAY.
- NEW PRIVATE SECONDARY (INTERNAL) WAY.
- PEDESTRIAN/VEHICULAR CONNECTION
- PEDESTRIAN CONNECTION
- PEDESTRIAN/BIKE PATH

PROJECT NUMBER 1000310

APPLICATION NUMBER

EPC SITE DEVELOPMENT PLAN SIGNOFF

APPROVAL:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION

ABCWUA

PARKS AND RECREATION DEPARTMENT

CITY ENGINEER

ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)

SOLID WASTE MANAGEMENT

DRB CHAIRPERSON, PLANNING DEPARTMENT

NORTH I-25 CORPORATE CENTER

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From: [LARRY CAUDILL](#)
To: [Michael Vos](#)
Subject: Re: Pre-Application Notification for the I-25 Studios Site
Date: Wednesday, February 2, 2022 3:18:16 PM

Mr. Vos,

I appreciate your explanation and rationale for the requested accelerated expiration of the prior- approved Site Development Plan for the North I-25 Corporate Center site.

I have also spoken with Josh Rogers and I am satisfied that there is no need for a facilitated meeting. I trust that this will satisfy any concerns about that issue .

Sincerely, Larry T Caudill President, Wildflower Area Neighborhood Association

On 02/02/2022 2:26 PM Michael Vos <vos@consensusplanning.com> wrote:

Dear Neighbors,

This email is notification that Consensus Planning, Inc., on behalf of North I-25 Corporate Center, LLC, and Titan Development, is preparing a request to the Environmental Planning Commission (EPC) for an accelerated expiration and repeal of a Site Development Plan for Subdivision for the I-25 Studio property located at 9201 Pan American Fwy NE. The subject property is approximately 50 acres and is zoned NR-LM, Non-residential Light Manufacturing.

As described in your discussions with Josh Rogers from Titan Development, nothing is happening with the property at this time. The purpose of abandoning the Site Plan, which was originally approved in 2010, is to eliminate a Site Plan that will never be constructed on the property as the film studio is planned to remain. Attached is additional information and a full copy of the Site Plan drawings can be downloaded here:

<https://www.dropbox.com/t/NWIIUrBhRcWwDjOI>

As part of the IDO regulations, you have an opportunity to discuss this application prior to submittal. Should you have any questions or would like to request a meeting regarding this anticipated application, please do not hesitate to contact me at vos@consensusplanning.com, or call 505-764-9801. Per the IDO, you have 15 days or until February 17, 2021, to request a meeting. If you do not want to meet regarding this request, please let us know so we may be able to proceed with our application to the City of Albuquerque.

From: [Dan Regan](#)
To: [Michael Vos](#); ["Peggy Norton"](#); [newmexmba@aol.com](#); [mgriffie@noreste.org](#); [ltcaudill@comcast.net](#); [cefisher.67@gmail.com](#)
Cc: ["Josh R. Rogers \(Josh\)"](#); ["Jim Griffie"](#)
Subject: RE: Pre-Application Notification for the I-25 Studios Site
Date: Wednesday, February 2, 2022 3:31:10 PM

Michael,

I have some questions about what is being proposed and do not have time today to get into in-depth immersion in the issues.

I will deal with this as I can over the next week and get back with you & the others as soon as I possibly can. District 4 Coalition may want to have a Facilitated Meeting about some of the concerns that I have.

Thanks for the packet provided. If your "dropbox" link requires me making my computer vulnerable to external websites & their downloads, please know that I am not amenable to that occurring. Can you either supply the information in an attachment (or set of attachments) or supply me with a hardcopy.

Thanks for your help with all of the above.

Dan Regan
District 4 Coalition
Zoning / Development Committee, Chair

From: Michael Vos [mailto:Vos@consensusplanning.com]
Sent: Wednesday, February 2, 2022 2:26 PM
To: Peggy Norton <peggynorton@yahoo.com>; newmexmba@aol.com; dlreganabq@gmail.com; mgriffie@noreste.org; ltcaudill@comcast.net; cefisher.67@gmail.com
Cc: 'Josh R. Rogers (Josh)' (jrogers@titan-development.com)' <jrogers@titan-development.com>
Subject: Pre-Application Notification for the I-25 Studios Site

Dear Neighbors,

This email is notification that Consensus Planning, Inc., on behalf of North I-25 Corporate Center, LLC, and Titan Development, is preparing a request to the Environmental Planning Commission (EPC) for an accelerated expiration and repeal of a Site Development Plan for Subdivision for the I-25 Studio property located at 9201 Pan American Fwy NE. The subject property is approximately 50 acres and is zoned NR-LM, Non-residential Light Manufacturing.

As described in your discussions with Josh Rogers from Titan Development, nothing is happening with the property at this time. The purpose of abandoning the Site Plan, which was originally approved in 2010, is to eliminate a Site Plan that will never be constructed on the property as the film studio is planned to remain. Attached is additional information and a full copy of the Site Plan drawings can be downloaded here: <https://www.dropbox.com/t/NWlIUrbhRcWwDjOl>

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Sincerely,

Michael Vos, AICP

CONSENSUS PLANNING, INC.

302 Eighth Street NW

Albuquerque, NM 87102

phone (505) 764-9801

vos@consensusplanning.com

From: [Peggy Norton](#)
To: [newmexmba@aol.com](#); [dlreganabq@gmail.com](#); [mgriffie@noreste.org](#); [ltcaudill@comcast.net](#); [cefisher.67@gmail.com](#); [Michael Vos](#)
Cc: ["Josh R. Rogers \(Josh\) \(jrogers@titan-development.com\)"](#)
Subject: Re: Pre-Application Notification for the I-25 Studios Site
Date: Friday, February 4, 2022 1:08:05 PM

I did get a call from Josh Rogers and trust his explanation of the situation. We would not request a facilitated meeting to abandon the site plan.

Peggy Norton, President
North Valley Coalition

On Wednesday, February 2, 2022, 02:26:32 PM MST, Michael Vos <vos@consensusplanning.com> wrote:

Dear Neighbors,

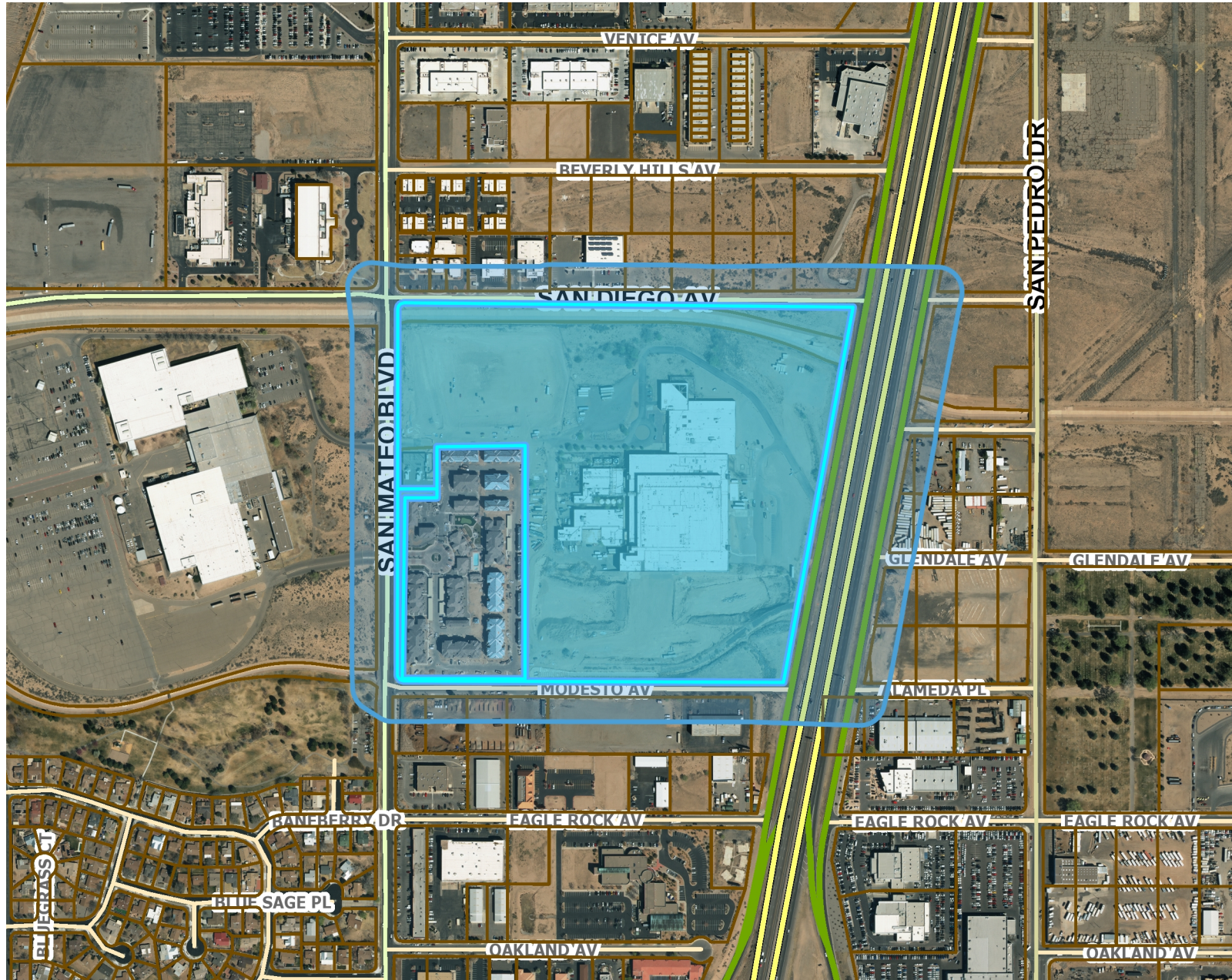
This email is notification that Consensus Planning, Inc., on behalf of North I-25 Corporate Center, LLC, and Titan Development, is preparing a request to the Environmental Planning Commission (EPC) for an accelerated expiration and repeal of a Site Development Plan for Subdivision for the I-25 Studio property located at 9201 Pan American Fwy NE. The subject property is approximately 50 acres and is zoned NR-LM, Non-residential Light Manufacturing.

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As part of the IDO regulations, you have an opportunity to discuss this application prior to submittal. Should you have any questions or would like to request a meeting regarding this anticipated application, please do not hesitate to contact me at vos@consensusplanning.com, or call 505-764-9801. Per the IDO, you have 15 days or until February 17, 2021, to request a meeting. If you do not want to meet regarding this request, please let us know so we may be able to proceed with our application to the City of Albuquerque.



9201 Pan American Fwy 100' Buffer Map



Legend

- Bernalillo County Parcels
- Primary Streets
 - Freeway
 - Principal Arterial
 - Minor Arterial
 - Local Streets
- BN and SF Railroad
- Other Streets
- Municipal Limits
 - Corrales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED
- World Street Map

Notes

Prepared by Consensus Planning 3/9/22

1,202 0 601 1,202 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
3/9/2022 © City of Albuquerque

1: 7,213

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

UPC	Owner	Owner Address	Owner Address 2	SITUS Address	SITUSADD2	Legal Description	Acres
101806520803930209	ALBUQUERQUE ANUSA LLC	200 SW 1ST AVE FLOOR 14	FORT LAUDERDALE FL 33301-2074	9100 PAN AMERICAN FWY	ALBUQUERQUE NM 87113	008NORTH ALBUQ ACRES TR A UNIT B LOT 13 LESS PORT TO R/W	0.68
101806520701630202	ALBUQUERQUE ANUSA LLC	200 SW 1ST AVE FLOOR 14	FORT LAUDERDALE FL 33301-2074	MODESTO AV NE	ALBUQUERQUE NM 87113	TRACT A UNIT B NORTH ALBUQUERQUE ACRES PORTION LOT 20 BLK 8	0.89
101806519701030201	ALBUQUERQUE ANUSA LLC	200 SW 1ST AVE FLOOR 14TH	FORT LAUDERDALE FL 33301-2074	MODESTO AV NE	ALBUQUERQUE NM 87113	EAST PORTION OF LOT 21 BLK 8 NORTH ALBUQUERQUE ACRES TRACT A UNIT B CONT O	0.054
101806523811430601	AMAFCA	2600 PROSPECT AVE NE	ALBUQUERQUE NM 87107-1836	FLORENCE AV NE	ALBUQUERQUE NM 87113	SLY PORTIONS LTS 17 18 19 BLK 6 TR A UNIT B NORTH ALB ACRESCONT 0.7089 AC +- OR 30,88	0.7089
101806518018330715	AMAFCA	2600 PROSPECT AVE NE	ALBUQUERQUE NM 87107-1836	SAN DIEGO AV NE	ALBUQUERQUE NM 87113	PLAT OF AMAFCA DRAINAGE R/W SOUTH EL CAMINO DIVERSION CONT3.1516 AC M/L OR 13:	3.1517
101706446051010815	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103-2248	9011 SAN MATEO BLVD NE	ALBUQUERQUE NM 87113	TR 1-A-2 SUBD PLAT FOR SPERRY SITE & WILDFLOWER PARK CONT 12.1716 AC M/L	12.17
101806500104930104	CITY OF ALBUQUERQUE	PO BOX 2248	ALBUQUERQUE NM 87103-2248	SAN MATEO BLVD NE	ALBUQUERQUE NM 87113	TR 1-C PLAT OF TRACTS 1-A THRU 1-C NORTH I-25 CORPORATECENTER (BEING A REPLAT OF T	0.7035
101806500304730105	CITY OF ALBUQUERQUE	PO BOX 2248	ALBUQUERQUE NM 87103-2248	9100 SAN MATEO BLVD NE	ALBUQUERQUE NM 87113	TR 1-B PLAT OF TRACTS 1-A THRU 1-C NORTH I-25 CORPORATECENTER (BEING A REPLAT OF T	9.9924
101806419551221011	DAL SANTO JOHN & HELEN	1200 WASHINGTON NE	ALBUQUERQUE NM 87110	ALAMEDA AV	ALBUQUERQUE NM 87113	* 012 009TR A EAST T OF LOT12 NO ALBUQ AC UNIT B	0.132
101806501517030727	DAMON BENJAMIN JR	PO BOX 2361	WINDOW ROCK AZ 86515-6515	9204 SAN DIEGO AV NE	ALBUQUERQUE NM 87113	LT D PLAT OF LOTS A, B, C, D AND E VERANO PLAZACONT .2212 AC	0.2212
101806500917030726	KATTERBACH PROPERTIES NM LLC	911 WAGON TRAIN DR SE	ALBUQUERQUE NM 87123-4141	9200 SAN DIEGO AV NE	ALBUQUERQUE NM 87113	LT E PLAT OF LOTS A, B, C, D AND E VERANO PLAZACONT .4282 AC	0.4282
101806521308830408	MELLOY BROTHERS MOTOR LTD CO	7707 LOMAS BLVD NE	ALBUQUERQUE NM 87110-7413	5804 FLORENCE AV NE	ALBUQUERQUE NM 87113	* 013 007TR A UNIT B NORTH ALBUQ AC E POR OF LOT 13	0.16
101806505817330704	MIDEB LLC	5401 SAN DIEGO AVE NE	ALBUQUERQUE NM 87113-2901	5401 SAN DIEGO AV NE	ALBUQUERQUE NM 87113	* 029 005TR A UNIT B NORTH ALBUQUERQUE ACRES	0.8864
101806504217230703	MIDEB LLC	5401 SAN DIEGO AVE NE	ALBUQUERQUE NM 87113-2901	5401 SAN DIEGO AV NE	ALBUQUERQUE NM 87113	* 030 005TR A UNIT B NORTH ALBUQUERQUE ACRES	0.8864
101806500108730101	NORTH I-25 CORPORATE CENTER LLC ATTN: ERIKA ZAHNLE - SR	6300 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE NM 87120-2617	SAN MATEO BLVD NE	ALBUQUERQUE NM 87113	TR 4 BULK LAND PLAT OF TRS 1 THRU 4 NORTH I-25 CORPORATECENTER (BEING A REPL OF SIC	0.6027
101806515914730103	NORTH I-25 CORPORATE CENTER LLC ATTN: ERIKA ZAHNLE - SR	6300 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE NM 87120-2617	SAN DIEGO AV NE	ALBUQUERQUE NM 87113	TR 3 BULK LAND PLAT OF TRS 1 THRU 4 NORTH I-25 CORPORATECENTER (BEING A REPL OF SIC	0.9401
101806507614930102	NORTH I-25 CORPORATE CENTER LLC ATTN: ERIKA ZAHNLE - SR	6300 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE NM 87120-2617	SAN DIEGO AV NE	ALBUQUERQUE NM 87113	TR 2 BULK LAND PLAT OF TRS 1 THRU 4 NORTH I-25 CORPORATECENTER (BEING A REPL OF SIC	3.2823
101806510717230707	NORTH I-25 CORPORATE CENTER LLC ATTN: ERIKA ZAHNLE - SR	6300 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE NM 87120-2617	SAN DIEGO AV NE	ALBUQUERQUE NM 87113	LT 28-A-2 PLAT OF LTS 28-A-1 & 28-A-2 BLK 5 TR A UNIT BNORTH ALBUQ ACRES (BEING A REP	0.9789
101806509807630110	NORTH I-25 CORPORATE CENTER LLC ATTN: ERIKA ZAHNLE - SR	6300 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE NM 87120-2617	9201 PAN AMERICAN FWY NE	ALBUQUERQUE NM 87113	TR 1-A PLAT OF TRACTS 1-A THRU 1-C NORTH I-25 CORPORATECENTER (BEING A REPLAT OF T	44.1401
101806410751220916	POTTER HIGHLANDS INVESTMENTS LLC	1776 S JACKSON ST	DENVER CO 80210-3801	5620 MODESTO NE	ALBUQUERQUE NM 87113	TRACT 1 REPLAT OF LOTS 5, 6, 7, 8 & 9 BLK 9 TRACT A UNIT B NORTH ALBUQUERQUE ACRES C	4.43
101706542809340127	PRESBYTERIAN HEALTHCARE SERVICES	PO BOX 26666	ALBUQUERQUE NM 87125-6666	9201 SAN MATEO NE	ALBUQUERQUE NM 87113	TRACT 1-A-1-A PLAT OF TRACTS 1-A-1-A & 1-A-1-B HONEYWELLSITE CONT 59.6960 AC	59.696
101806508117230706	SCHINHOFEN STEPHEN J & SCHINHOFEN KATHERINE L TRUSTEE	5678 GRANDVIEW AVE	YORBA LINDA CA 92886-5406	5501 SAN DIEGO AV NE	ALBUQUERQUE NM 87113	LT 28-A-1 PLAT OF LTS 28-A-1 & 28-A-2 BLK 5 TR A UNIT BNORTH ALBUQ ACRES (BEING A REP	1.5984
101806418851221012	STATE HIGHWAY COMM	PO BOX 1149	SANTA FE NM 87504-1149	ALAMEDA AV NE	ALBUQUERQUE NM 87113	* 012 009NO ALBU AC TR A UNIT B W PORT LT 12	0.3581
101706547519010240	SUMCO PHOENIX CORPORATION	9401 SAN MATEO BLVD NE	ALBUQUERQUE NM 87114	5031 SAN DIEGO AV NE	ALBUQUERQUE NM 87113	LT D-1C-1A PLAT OF TRS D-1B-1A & D-1C-1A SISTERS OF THEORDER OF ST DOMINIC CONT 9.1	9.831
101806503017030728	SYDASH PROPERTIES LLC ATTN: BRETT COOPER	753 W LA ENTRADA	CORRALES NM 87048-7244	9208 SAN MATEO BLVD NE	ALBUQUERQUE NM 87113	LT C PLAT OF LOTS A, B, C, D AND E VERANO PLAZACONT .2867 AC	0.2867
101806538026340510	UNITED STATES OF AMERICA IN TRUST FOR PUEBLO OF SANDIA	481 SANDIA LOOP RD	BERNALILLO NM 87004	ALBUQUERQUE NM 87113	ALBUQUERQUE NM 87113	LTS 3A THRU 6A & 7 CORONADO INDUSTRIAL PARK TOGETHERWITH LTS 1, 2, 8 & 9 OF LANDS	256.5802
101806404151220918	VIGIL KIMBERLY	PO BOX 91193	ALBUQUERQUE NM 87199-1193	5200 MODESTO AV NE	ALBUQUERQUE NM 87113	* 003 009TRA UNIT B NTH ALBU AC	0.8864
101806401051220920	VIGIL KIMBERLY	PO BOX 91193	ALBUQUERQUE NM 87199-1193	5200 MODESTO AV NE	ALBUQUERQUE NM 87113	* 001 009TRA UNIT B NTH ALBU AC	0.7252
101806402451220919	VIGIL KIMBERLY	PO BOX 91193	ALBUQUERQUE NM 87199-1193	5200 MODESTO AV NE	ALBUQUERQUE NM 87113	* 002 009TRA UNIT B NTH ALBUQ AC	0.8864
101806405851220917	VIGIL KIMBERLY	PO BOX 91193	ALBUQUERQUE NM 87199-1193	5200 MODESTO AV NE	ALBUQUERQUE NM 87113	* 004 009TRA UNIT B NTH ALBUQ AC	0.8864
101806522306830402	VIGIL PETE & SANDRA M	PO BOX 91193	ALBUQUERQUE NM 87199-1193	9200 PAN AMERICAN FRWY	ALBUQUERQUE NM 87113	* 019 007TR A UNIT B NORTH ALBUQ AC	0.8864
101806521106730401	VIGIL PETE & SANDRA M	PO BOX 91193	ALBUQUERQUE NM 87199-1193	PAN AMERICAN FWY	ALBUQUERQUE NM 87113	* 020 007TR A UNIT B NORTH ALBUQ AC EXC SE PORTION	0.49
101806522209130407	VIGIL PETE & SANDRA M	PO BOX 91193	ALBUQUERQUE NM 87199-1193	5804 FLORENCE AV NE	ALBUQUERQUE NM 87113	* 014 007TRACT A UNIT B NORTH ALBUQUERQUE ACRES	0.8864
101806512417230708	VINYARD GROUP LLC	2201 RIO GRANDE BLVD NW	ALBUQUERQUE NM 87107	SAN DIEGO AV NE	ALBUQUERQUE NM 87113	* 025 005TR A UNIT B NORTH ALBUQ ACR	0.8864
101806515817230710	VINYARD GROUP LLC	2201 RIO GRANDE BLVD NW	ALBUQUERQUE NM 87107	SAN DIEGO AV NE	ALBUQUERQUE NM 87113	* 023 005TR A UNIT B NORTH ALBUQ ACR	0.8864
101806514217030709	VINYARD GROUP LLC	2201 RIO GRANDE BLVD NW	ALBUQUERQUE NM 87107	SAN DIEGO AV NE	ALBUQUERQUE NM 87113	* 024 005TR A UNIT B NORTH ALBUQ ACR	0.8864
101806420551221009	WIRTH JOHN C J JR & BILLIE JEAN TRUSTEES WIRTH RVT	5604 ALAMEDA PL NE	ALBUQUERQUE NM 87113-2152	5606 ALAMEDA PL NE	ALBUQUERQUE NM 87113	* 13 9 NORTH ALBUQUERQUE ACRES TRACT A UNIT B CONT 0.71 AC	0.8864

ALBUQUERQUE ANUSA LLC
200 SW 1ST AVE FLOOR 14
FORT LAUDERDALE FL 33301-2074

AMAFCA
2600 PROSPECT AVE NE
ALBUQUERQUE NM 87107-1836

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

CITY OF ALBUQUERQUE
PO BOX 2248
ALBUQUERQUE NM 87103-2248

DAL SANTO JOHN & HELEN
1200 WASHINGTON NE
ALBUQUERQUE NM 87110

DAMON BENJAMIN JR
PO BOX 2361
WINDOW ROCK AZ 86515-6515

KATTERBACH PROPERTIES NM LLC
911 WAGON TRAIN DR SE
ALBUQUERQUE NM 87123-4141

MELLOY BROTHERS MOTOR LTD CO
7707 LOMAS BLVD NE
ALBUQUERQUE NM 87110-7413

MIDEB LLC
5401 SAN DIEGO AVE NE
ALBUQUERQUE NM 87113-2901

NORTH I-25 CORPORATE CENTER LLC
ATTN: ERIKA ZAHNLE - SR ACCT
6300 RIVERSIDE PLAZA LN NW SUITE 200
ALBUQUERQUE NM 87120-2617

POTTER HIGHLANDS INVESTMENTS LLC
1776 S JACKSON ST
DENVER CO 80210-3801

PRESBYTERIAN HEALTHCARE SERVICES
PO BOX 26666
ALBUQUERQUE NM 87125-6666

SCHINHOFEN STEPHEN J & SCHINHOFEN
KATHERINE L TRUSTEES SCHINHOFEN LVT
5678 GRANDVIEW AVE
YORBA LINDA CA 92886-5406

STATE HIGHWAY COMM
PO BOX 1149
SANTA FE NM 87504-1149

SUMCO PHOENIX CORPORATION
9401 SAN MATEO BLVD NE
ALBUQUERQUE NM 87114

SYDASH PROPERTIES LLC ATTN: BRETT
COOPER
753 W LA ENTRADA
CORRALES NM 87048-7244

UNITED STATES OF AMERICA IN TRUST
FOR PUEBLO OF SANDIA
481 SANDIA LOOP RD
BERNALILLO NM 87004

VIGIL KIMBERLY
PO BOX 91193
ALBUQUERQUE NM 87199-1193

VIGIL PETE & SANDRA M
PO BOX 91193
ALBUQUERQUE NM 87199-1193

VINYARD GROUP LLC
2201 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87107

WIRTH JOHN C J JR & BILLIE JEAN
TRUSTEES WIRTH RVT
5604 ALAMEDA PL NE
ALBUQUERQUE NM 87113-2152

**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 (Repeal) of Site Plan for Subdivision

Decision-making Body: Environmental Planning Commission

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☒ Yes ☐ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

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

PART II – DETAILS OF REQUEST

Address of property listed in application: 9201 PAN AMERICAN FWY NE

Name of property owner: North I-25 Corporate Center, LLC

Name of applicant: Titan Development (Agent: Consensus Planning, Inc.)

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

April 21, 2022 at 8:30 AM via Zoom - see next page for the Zoom information

Address, phone number, or website for additional information:

Please contact Michael Vos with Consensus Planning for more information at vos@consensusplanning.com or by calling (505) 764-9801.

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

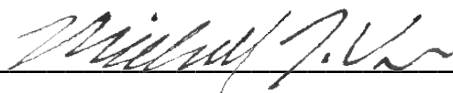
☒ Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if applicable. N/A. A meeting was not requested.

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

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

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

 (Applicant signature) March 10, 2022 (Date)

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

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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

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

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

April 21, 2022 EPC Zoom Meeting Information:

To join online with video: <https://cabq.zoom.us/j/2269592859>

To call in: (301) 715-8592

Meeting ID: 226 959 2859

Additional information, the staff report, and meeting agenda can be found online approximately one week before the hearing on the following website:

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

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

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

Date of Notice*: March 10, 2022

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

Property Owner within 100 feet*: _____

Mailing Address*: _____

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

1. Subject Property Address* 9201 Pan American Fwy NE
Location Description I-25 Studios site between San Mateo and I-25, south of San Diego Ave
2. Property Owner* North I-25 Corporate Center, LLC
3. Agent/Applicant* [if applicable] Consensus Planning, Inc. / Titan Development
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☒ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request¹*:

Accelerated expiration/repeal of Site Development Plan for Subdivision from 2010
that was amended in 2016. Proposed development on those plans will not be built.

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)

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

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

Date/Time*: April 21, 2022 at 8:30 AM via Zoom

Location*²: Join Zoom Meeting: <https://cabq.zoom.us/j/2269592859>

To call in: (301) 715-8592 Meeting ID: 226 959 2859

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

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

6. Where more information about the project can be found*³:

Please contact Michael Vos with Consensus Planning for more information at vos@consensusplanning.com or by calling (505) 764-9801.

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

1. Zone Atlas Page(s)*⁴ B-18
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

Explanation*:

No deviations, variances, or waivers are being requested at this time.

The request is to simply repeal a Site Development Plan for redevelopment of the property that is not going to occur.

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:

Pre-application notification was sent to the affected Neighborhood Associations on February 2, 2022 and a meeting was not requested.

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

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

² Physical address or Zoom link

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

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

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

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

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] Approximately 50 acres
 2. IDO Zone District NR-LM (Non-residential Light Manufacturing)
 3. Overlay Zone(s) [if applicable] North I-25 CPO-10
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Film studio, electric substation
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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

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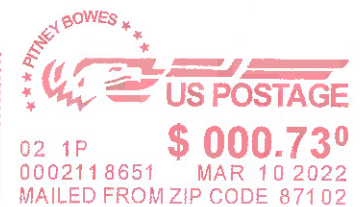
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