### Staff Report

**Agent**
Consensus Planning, Inc.

**Applicant**
Alamo Center LLC

**Request**
Site Plan – EPC, Major Amendment

**Legal Description**
Tracts B, C, D Alameda West Addition; Tract E-1-A and Tract E-1-B plat of tract E-1-A & E-1-B A Alameda West; Tract E-2, Tracts E-1 and E-2 Alameda West; a tract of land within the Town of Alameda Grant and a portion of Tract 5 Questa del Rio Subdivision MRGCD Map #25, zoned MX-M and NR-C, located at 10,127 Coors Blvd. NW, between 7 Bar Loop Rd. NW and Old Airport Rd. NW

**Location**
Between 7 Bar Loop Rd NW and Old Airport Rd. NW

**Size**
Approximately 17.5 acres

**Zoning**
MX-M

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**Summary of Analysis**
The request is for a Major Amendment to the controlling site development plan for an existing shopping center.

The applicant proposes to amend the prior approved site plan to facilitate the redevelopment of the southeastern portion of the site (approx. 1 acre) with two restaurants and a taproom with an outdoor patio.

The subject site is in an area of change and is located in a major transit corridor. The applicant notified the Westside Coalition of Neighborhood Associations (WSCONA) and property owners as required. There is no known opposition.

Staff recommends approval subject to conditions needed to create compliance and improve clarity.

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**Staff Recommendation**

APPROVAL of SI-2021-00985, based on the Findings beginning on p.18 and subject to the Conditions of Approval beginning on p.22

**STAFF PLANNER**
Leroy Duarte, Current Planner
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I. INTRODUCTION

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Request

The request is for Site Plan – EPC, Major Amendment, to an approximately 17.5-acre site legally described as Tracts B, C, D Alameda West Addition; Tract E-1-A and Tract E-1-B plat of tract E-1-A & E-1-B A Alameda West; Tract E-2, Tracts E-1 and E-2 Alameda West; a tract of land within the Town of Alameda Grant and a portion of Tract 5 Questa del Rio Subdivision MRGCD Map #25, zoned MX-M and NR-C, located at 10,127 Coors Blvd. NW, between 7 Bar Loop Rd. NW and Old Airport Rd. NW.

The applicant proposes to amend the prior approved site plan to facilitate:

Redevelopment of the southeastern portion of the site (approx. 1 acre) with two restaurants and a taproom. This area will remain part of the controlling site plan. The applicant wants to develop according to the controlling site plan.

The subject site is zoned MX-M (Mixed Use – Medium Intensity Zone District) and is developed with commercial uses; the majority being big-box commercial, but also includes retail, and restaurant uses. The subject site is vacant which.

EPC Role

The EPC is hearing this case as required by IDO section 14-16-6-4(Z) Amendments of Pre-IDO Approvals. Major amendments shall be reviewed by the decision-making body that issued the permit or approval being amended, following the procedures for the most closely equivalent decision in Part 14-16-6 (Administration and Enforcement). The amendment exceeds the thresholds found in IDO table 6-4-4: Allowable Minor Amendments, therefore it is classified as a Major Amendment pursuant to IDO section 14-16-6-4(Z)(1)(b).
Pursuant to IDO Section 14-16-6-4(Q), the decision-making body may impose conditions necessary to ensure compliance with the development standards of this IDO via the Site Plan-EPC Review and Decision Criteria of IDO Section 14-16-6-6(J). This is a quasi-judicial matter.

**Context**

The approximately 17.5-acre site is located at the southeast corner of the intersection of Seven Bar Loop Rd NW and Coors Blvd NW. The site is bounded by Old Airport Rd NW to the north, Coors Blvd NW to the east, Seven Bar Loop Rd NW to the south and a Multi-Family development on the west. The site is surrounded by various land uses including: commercial services (grocery store and retail) to the north, commercial services (bank and restaurant) to the east, commercial services (restaurants) to the south, and commercial services (retail) along with multi-family dwellings to the west.

The subject site is located in an Area of Change as designated by the Comprehensive Plan. The subject site is within the boundaries of the Northwest Mesa Community Planning Area (CPA) and the Coors Boulevard Overlay Zone (CPO-2).

**History**

The Alameda West Shopping Center was developed in 1982 (CZ-82-49) and was Zoned C-1 within unincorporated Bernalillo County. During that time the county did not require approval of a site development plan. In 1997 the City of Albuquerque annexed the developed shopping center. Upon annexation, the site was zoned SU-1 for C2 uses. Due to the development that had already taken place there is no approved site development plan (AX-97-3, Z-97-18; Annexation Ordinance 35-1998).

A DRB case in 1998 (DRB-98-60) was a request for preliminary and final plat approval for Tracts E-1 and E-2, Alameda West, Zoned SU-1 (for C-2 uses) and located on Seven Bar Loop Rd NW between Coors NW and Cottonwood Dr NW containing approximately 12.67 acres. Preliminary Plat was approved with conditions. Final sign off delegated to planning 5/4/98.

Project#1010929/16AA-10066 Administrative Amendment- Site Development- Approved for the addition of 1,912 sq. ft. to the existing shopping center. The applicant proposed the construction of a new sit-down restaurant to be constructed in the center of the existing Alameda West Shopping Center. In addition, the removal of existing restaurant outbuilding (2,743 sq. ft.) and reconstruction of a new restaurant (4,655 sq. ft.). Along with the new construction, the parking area surrounding the new building was to be reconfigured adding 2 new ADA accessible spaces and 2 additional parking spaces. The total new square footage of the center was to be 1,912 sq. ft. a net increase of 1.5%.

**Roadway System**

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

The LRRS map classifies Seven Bar Loop NW as a Major Collector Street and Coors Blvd NW as Regional Principal Arterial road.
Comprehensive Plan Designations

The Comprehensive Plan designates both Coors Blvd NW and Seven Bar Loop NW as a Major Transit Corridor. Major transit corridors are thought to be served by high frequency and local transit (e.g. Rapid Ride, local, and commuter buses). These corridors should prioritize transit above other modes of transportation to promote a convenient and efficient transit system. Walkability in these corridors is key to providing a safe environment for walkers, cyclists, and transit users. In addition, Cottonwood Center is a designated Employment Center. Employment Centers prioritize opportunities for industrial and business districts supported by retail and residential uses. Employment Centers tend to be auto-oriented and need to provide excellent access for trucks and connections to freight networks.

Comprehensive Plan Community Planning Area Designation

The subject site is located within the area designated as the Northwest Mesa CPA by the Comprehensive Plan. The Northwest Mesa CPA is characterized as a predominately residential community adjacent to the volcanoes and volcanic Northwest Mesa Escarpment that overlooks the river and mountains. Corrales and Rio Rancho border this area. The Coors Corridor provides many commercial opportunities with their shopping centers and large building setbacks along with dividing walls lining minor and arterial and collector streets that to separate residential development.

Trails/Bikeways

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

Coors Blvd NW currently has two types of existing bike trails. The first bike route has a portion of the street with a designated lane, whereas the second type of bike route shares the street with both cars and bicycles. There are plans for building/applying a proposed bike lane along Seven Bar Loop Rd NW, according to the LRBS map.

Transit

The subject site is well-served by transit. Coors Blvd NE is served by ABQ Ride 96-Crosstown Commuter Route and 155-Coors Blvd Route which has a peak service frequency of roughly 31 minutes. Ther Crosstown Commuter Route currently has reduced times due to Covid-19 with the route beginning at 5:16 am and ending at 5:59 pm, and no service on weekends. Whereas the 155-Coors Blvd Route has beginning service times starting at 5:36 am-10:25 pm (Southbound) and 6:35 am-10:24 pm (Northbound). Saturday times 6:57 am- 10:10 pm (Southbound) and 7:47 am- 10:24 pm (Northbound). Southbound route does not service Gun Club or Rio Bravo stops on Sundays starting at 10:09 am- 5:26 pm (Southbound) and 9:15 am- 4:33 pm (Northbound).

The Art Blue Line Route 790 runs along the subject site with no service on Sundays. Weekday times begin at 6:03 am- 8:00 pm with reduced times due to Covid-19. Saturday routes begin at 6:55 am (South and Eastbound) and run from 7:36 am-8:31 pm (West and Northbound).

Public Facilities/Community Services

Please refer to the Public Facilities Map (page 4), which shows public facilities and community services located within one mile of the subject site.
II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES

Integrated Development Ordinance (IDO)

Definitions
Restaurant: An establishment that serves food and beverages that are consumed on its premises by customers seated at tables and/or counters either inside or outside the building thereon and/or that may provide customers with take-out service of food and/or non-alcoholic beverages for off-site consumption. Sale of alcoholic beverages is controlled by other provisions in this IDO and the New Mexico State statutes regarding alcoholic drink sales. See also Bar and Taproom or Tasting Room.

Taproom or Tasting Room: An establishment associated with a local brewery, winery, or distillery operating under an approved Small Brewer’s License as governed by Section 60-6A-26.1 NMSA 1978, an approved Winegrower’s License as governed by Section 60-6A-11 NMSA 1978, or an approved Craft Distiller’s License as governed by Section 60-6A-6.1 NMSA 1978 where beer, wine, or spirits are available for consumption on-site. Any production of alcohol as regulated by State law under one of these licenses is considered artisan manufacturing. Any sale of alcohol for off-premises consumption as regulated by State law under these licenses is not considered liquor retail. See also Bar, Liquor Retail, and Manufacturing Definitions for Artisan Manufacturing.

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

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)
The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated an Area of Change. Areas of Change are places where growth should be directed and is desired. Areas of change should be the focus of new urban-scale development that benefit job creation and expanded housing options. By focusing growth in Areas of Change, additional residents, services, and jobs can be accommodated in locations ready for new development (Comprehensive Plan, 5-23).

Applicable Goals and policies are listed below. Staff analysis follows in plain text.

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 growth as a community of strong Centers connected by a multi-modal network of corridors because the subject site sits along two designated Corridors; Coors Blvd NW and Seven Bar Loop Rd NW are designated as a Major Transit corridor by the Comprehensive Plan. The subject site is also located in the Cottonwood Center which is a designated Employment Center. Staff finds that this request is consistent with Goal 5.1 Centers & Corridors.

Policy 5.1.5 – Employment Centers: Create centers that prioritize employment opportunities and foster synergy among business.
The request would facilitate the development of two restaurants and a taproom which would activate the corridor with more people using transit and walking to nearby commercial services. The proposed site plan would provide sidewalks for residents and pedestrian access from the surrounding site to other sites within the Alameda West Shopping Center; creating employment opportunities and fostering synergy amongst the surrounding businesses. The request would encourage development and make the nearby transit service accessible. The request is consistent with Policy 5.1.5 - Employment Centers.

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

The request would facilitate development of the subject site with restaurants and a taproom, which would provide additional opportunities for the residents to the west of the site to live, work, and shop in the area. The request would foster complete communities where residents can live and work together because the proposed development would be within walking distance of surrounding commercial development, and ABQ Ride Route 96, 790, and 155. The request is consistent with Goal 5.2 – Complete Communities.

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 subject site is already served by existing infrastructure and public facilities, so the redevelopment made possible by the request would generally promote efficient development patterns and use of land. 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 an infill site located in an area already served by existing infrastructure and public facilities. The request would support additional growth along two established Corridors, and therefore 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 subject site is located in an Area of Change, where growth is expected and desired. The request would encourage, enable, and direct growth to it. The request is consistent with Goal 5.6 – City Development Areas.

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

The subject site is located in the Cottonwood Employment Center. The request would encourage, enable, and direct growth to the center and along two designated major transit corridors. The request is consistent with Policy 5.6.2 - Areas of Change.

Goal 7.3 – Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes.

The subject site is located in the Character Protection Overlay Zone - Coors Boulevard - CPO-2. Context-sensitive and design development guidelines such as landscape, screening and buffering
are in place and reinforced for specific design. The request is consistent with Goal 7.3-Sense of Place.

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

The subject site is located where a discontinued drainage pond was left. The vacant parcel has been reclaimed and will provide infill development within the shopping center. Based on the current Coors Boulevard Overlay Protection zone within the site, the infill will enhance the built environment through not only, landscape and streetscape design but also architecturally. The request would encourage, enable, and direct growth to the center. The request is consistent with Policy 7.3.4-Infill.

Goal 7.5 – Context-sensitive Site Design: Design sites, buildings, and landscape elements to respond to the high desert environment.

The subject site landscape design uses all native species which are low water use and respond very well to the desert environment, including sun-shade awnings that are incorporated into the buildings design. The request is consistent with Goal 7.5-Context-sensitive Site Design.

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

The proposed development of the subject site will encourage business diversity within the shopping center. The request would give the public as well as surrounding residents a variety of services and outdoor patio that would create a place where businesses will stay and thrive. The request is generally consistent with Goal 8.1-Placemaking.

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

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

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

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

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

The subject site is zoned MX-M; therefore, the above criterion does not apply.

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

With the application of conditions of approval, the site plan will comply with all applicable provisions of the IDO. The request will need to be reviewed by the Development Review Board (DRB) to ensure compliance with applicable provisions of the Development Process Manual (DPM).
6-6(J)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

The request will be reviewed by the Development Review Board (DRB), 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 by two bodies - the EPC and the DRB. The EPCs’ conditions of approval will improve compliance with the IDO, which contains regulations to mitigate site plan impacts to surrounding areas. The DRB’s conditions will ensure infrastructure is adequately addressed so that a proposed development will not burden the surrounding area.

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

The subject property is not within an approved Master Development Plan; therefore, the above criterion does not apply.

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

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

III. SITE PLAN MAJOR AMENDMENT

Request
The request is for a Major Amendment of an existing site development plan, which was approved prior to the effective date of the IDO (May 17, 2018). Pursuant to IDO Section 1-10(A), prior approvals remain valid. The request exceeds one of the thresholds for a minor amendment in Table 6-4-4, so it cannot be classified as a Minor Amendment (which Staff can approve).
The request consists of the following major changes/additions to the existing, governing site development plan:

Redevelop the southeastern portion of the site (approx. 1 acre) with two restaurants and a taproom with outdoor patio.

The proposed site plan is required to comply with all applicable provisions of the IDO, the DPM, other adopted City regulations, and any other terms and conditions specific to the subject site in a prior approval. Regarding any instances of non-compliance or lack of clarity, Staff has crafted conditions of approval to address them.

Site Plan Layout/Configuration

The proposed Major Amendment will increase the Alameda West Shopping Center development by adding two restaurants, a tap room, and adjacent patio space on the parcel located at the southern corner of the shopping center, which had previously been used as a drainage pond. The drainage pond has since then, been reconfigured to allow new commercial development.

Section 5-1 Dimensional Standards:

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

Vehicular Access, Circulation, and Parking

The subject site is located at the intersection of Seven Bar Loop Nw and Coors Blvd. NW. Access will be on the westside using existing infrastructure already in place at the Alameda West Shopping Center.

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

5-5 Parking and Loading: Parking requirements are based off of the original site plan, which is calculated by original building square footage by the change of building square footage. Based on the table provided surplus parking spaces have been provided and exceeds the minimum requirements.

Pedestrian, Bicycle, and Transit Access

The subject site is located along a Major Transit Corridor. Transit is available serve members of the community who wish to access surrounding commercial services, jobs, or recreation. There are two transit stops that are within walking distance of the proposed development. The site plan proposes three pedestrian access points, which can be used to easily walk to and from the existing transit stops. There are two existing bike paths near the proposed site plan, as well as a proposed bike lane along Seven Bar Loop Rd.
The proposed development plans to provide a pedestrian sidewalk through the property connecting Coors Blvd NW to the shopping center, and build a new sidewalk adjacent to the New Mexico Gas Company parcel.

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

**Walls and Security**

A combination of walls or decorative fences and a vegetative screen that visually screens vehicular circulation areas, parking lots, and parked cars from Coors Boulevard has been implemented per IDO 14-16-3-4(C)(5)(c). Site plan proposes a 36” CMU stucco wall along the east side of the site.

**Landscaping**

The site plan is generally in compliance with the landscaping requirements pursuant IDO Section 5-6. The total site area (37,660 SF) minus the building area (5,600 SF) gives a net area of 32,060 SF. The minimum surface area of landscaping is 15% of net area (0.15*32,060 = 4,809 SF) the site plan provides a total of 12,432 SF of landscaped area; the minimum has surpassed substantially.

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

**Elevations/Architecture**

The proposed building follows façade design regulations pursuant to IDO Section 14-16-5-11-(E) as well as IDO Section 14-16-3-4(C). The street facing façade consists of 30% windows. Three (3) architectural features have also been incorporated that include: awnings over windows, sun shelves and raised planters.

**Signage**

There will be three (3) signs measuring 15 feet in length by 2 feet in width centered above each window on both the north and south facades. There will also be a monument sign on the east side measuring 12 feet- six inches in width and 20 feet in length. Signs comply with IDO Section 14-16-5-12(F).

**Grading and Drainage Plan**

The proposed site plan amendment utilizes a partially reclaimed drainage pond. A new drainage pond currently sits on the north end of the site. The new drainage pond will collect direct water flow through (3) 2- wide run-down openings on the north end parking lot. All offsite flows will be channeled into the proposed 12-foot-wide rundown opening on the east side of the site. Grading is ADA Compliant.
Utility Plan

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

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

The Solid Waste Management Department had concerns regarding the trash enclosure and stated enclosure will have to meet Solid Waste Departments minimum requirements. They also noted that a sanitary drains and gates to the trash enclosure would be required. Other concerns included disposing of recycled materials.

Neighborhood/Public

Notification requirements are found in 14-16-6, in the Procedures Table 6-1-1 and are further explained in 14-16-6-4(K), Public Notice. The affected, registered neighborhood organizations is the Westside Coalition of Neighborhood Associations which was notified as required. Property owners within 100 feet of the subject site were also notified as required.

A pre-application neighborhood meeting was not requested, nor was there any opposition from neighbors or property owners.

V. CONCLUSION

The request is for a Major Amendment to an existing site development plan, which has prior approval from the EPC. The applicant proposes to develop on Tract C (approx. 1 acre). The site would be developed into two (2) restaurants and a taproom.

The subject site is located at the intersection of a Major Transit Corridor. The subject site is located within a designated activity center. The request generally furthers applicable Comprehensive Plan policies regarding Community Identity, Land Use, and Housing.

Generally, not finding any conflicts with the IDO or other applicable regulations, Staff recommends approval subject to conditions, starting on page 22. The conditions are necessary to improve compliance in a few areas and to provide clarification.
FINDINGS – SI-20201-00985 August 19th, 2021 - Site Plan-EPC, Major Amendment

1. The request is for a Major Amendment of a Prior Approved Site Development Plan for a property legally described as Tracts B, C, D Alameda West Addition; Tract E-1-A and Tract E-1-B plat of tract E-1-A & E-1-B A Alameda West; Tract E-2, Tracts E-1 and E-2 Alameda West; a tract of land within the Town of Alameda Grant and a portion of Tract 5 Questa del Rio Subdivision MRGCD Map #25, zoned MX-M and NR-C, located at 10,127 Coors Blvd. NW, located between 7 Bar Loop Rd. NW and Old Airport Rd. NW, approx. 17.5 acres (the subject site).

2. The applicant proposes to amend the prior approved site plan in order to redevelop the southeastern portion of the site (approx. 1 acre) with two restaurants, a taproom, and outdoor patio.

3. The subject site is zoned MX-M (Mixed Use – Medium Intensity). The purpose of the MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors. Allowable uses are shown in IDO Table 4-2-1. Taproom and restaurants are permissive in the MX-M zone district.

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

5. The subject site is located in an Area of Change and at the intersection of two Major Transit Corridor at Seven Bar Loop NW and Coors Blvd NW.

6. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.

7. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 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 growth as a community of strong Centers connected by a multi-modal network of corridors because the subject site sits along two designated Corridors.
   B. Policy 5.1.5 – Employment Centers: Create centers that prioritize employment opportunities and foster synergy among business.
      The request would facilitate the development of two restaurants and a taproom which would activate the corridor with more people using transit and walking to nearby commercial services, encourage development, and make the nearby transit service accessible.
8. The request furthers the following, additional polices regarding Centers and Corridors from Comprehensive Plan Chapter 5: Land Use.

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

      The request would facilitate development of the subject site with restaurants and a taproom, which would provide additional opportunities for the residents to the west of the site to live, work, and shop in the area.

9. The request furthers the following, additional polices regarding Centers and Corridors from Comprehensive Plan Chapter 5: Land Use.

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

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

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

      The subject site is an infill site located in an area already served by existing infrastructure and public facilities. The request would support additional growth along two established Corridors.

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

      The subject site is located in an Area of Change, where growth is expected and desired the request would encourage, enable, and direct growth to it.

10. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 7: Urban Design

    A. Goal 7.3 – Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes.

       The request would reinforce the sense of place using the existing infrastructure and designing within the existing shopping center and under the guidelines of the Coors Boulevard Overlay Zone; creating architecture that will seemingly blend into its built environment.
B. Policy 7.3.4 Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

The request would allow the parcel of a partially reclaimed drainage pond to be re-developed into eateries and a taproom that will serve the surrounding areas, which in turn will enhance the built environment.

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

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

The proposed development of the subject site will encourage business diversity within the shopping center.

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

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

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

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

The subject site is zoned MX-M; therefore, this criterion does not apply.

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

With the application of conditions of approval, the site plan will comply with all applicable provisions of the IDO. The request will need to be reviewed by the Development Review Board (DRB) to ensure compliance with applicable provisions of the Development Process Manual (DPM). As per the IDO, the EPC will determine whether any deviations from typical Mixed-Use development are acceptable in this proposed major amendment.

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

The request will be reviewed by the Development Review Board (DRB), which is charged with addressing infrastructure and ensuring that infrastructure such as streets, trails, sidewalks, and drainage systems has sufficient capacity to serve a proposed development.
E. 14-16-6-6(J)(3)(e)  
The application mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent practicable.

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

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

The subject property is not within an approved Master Development Plan; therefore, this criterion does not apply.

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

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

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

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

RECOMMENDATION – PR-2021-005687, SI-2021-00985, August 19, 2021

APPROVAL of Project#2021, Case#SI-2021-00985, a Major Amendment to an existing Site Development plan, for approximately 17.5-acre site, located at the southwest corner of Seven Bar Loop Rd NW, and Coors Blvd NE (10127 Coors Blvd NW) based on the following findings and subject to the following conditions of approval.
CONDITIONS OF APPROVAL – SI-2021-00985

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB) to ensure all technical issues are resolved. The DRB is responsible for ensuring that technical EPC Conditions have been satisfied and that other applicable City requirements have been met.

2. 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.

3. The applicant shall meet with the Staff planner prior to applying to the DRB to ensure that all conditions of approval are addressed and met. Upon receiving sign-off from the DRB, the applicant shall submit a finalized version of the site plan for filing at the Planning Department.

4. Site Plan General:
   A. Setbacks standards for Coors Boulevard shall comply with IDO Section 14-16-3-4-(C)(3)(b)
   B. A HC Sign detail shall be provided.
   C. A Motorcycle sign detail shall be provided.
   D. A guard rail detail shall be provided.
   E. A wall screening detail shall be provided.

5. Pedestrian Access & Circulation:
   A. Proposed sidewalks within development shall be dimensioned to ensure compliance with DPM standards, pursuant to IDO subsection 14-16-5-3(D)(1)(a).
   B. A detail of crosswalk indicating dimensions and materials shall be provided.

6. Parking & Circulation:
   A. Parking calculations shall be shown clearly on-site plan, and shall comply with existing governing site plan.

7. Landscaping:
   A. All street trees must be planted in accordance to IDO Section 14-16-5-6(D)(1)(c).
   B. Remove Caryopteris Clandonensis Blue Mist Spirea ‘Dark Knight’ from plant list and substitute with a xeri plant.
8. Lighting:

   A. Provide a note on the Site Plan stating that lighting shall be provided in accordance with IDO section 14-16-5-8 Outdoor and Site Lighting.

   B. Provide lighting placement on site plan.

   C. Specify color for parking lot light pole.

9. Clarification:

   A. Specify color for dumpster enclosure detail.

10. Any relocation or alteration of existing PNM facilities is at the property owner’s expense. Adjusted and/or new electric utility easements and PNM facilities may be necessary and should be clearly shown on the site plan. Perimeter landscape design should abide by any easement restrictions and not impact PNM facilities.

Leroy Duarte  
Current Planner

Notice of Decision CC list:
Westside Coalition of Neighborhood Associations, Rene Horvath aboard111@gmail.com
Westside Coalition of Neighborhood Associations, Elizabeth Haley ekhaley@comcast.net
Alamo Center LLC, 13405 Pino Ridge Pl., Albuquerque NM, 87111
Consensus Planning, cp@consensusplanning.com
Legal, kmorrow@cabq.gov
EPC file
CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning / Code Enforcement

Long Range Planning

Metropolitan Redevelopment

Transportation Development Review Services

CITY ENGINEER

Hydrology

Transportation Development Services

MUNICIPAL DEVELOPMENT DEPARTMENT (DMD) TRANSPORTATION

No adverse comments.

POLICE DEPARTMENT/PLANNING

No adverse comments.

SOLID WASTE MANAGEMENT DEPARTMENT

Project #2021-005687 SI-2021-00985 Site Improvement Amendment to Site Plan – All proposed landscape will have to be removed from the trash enclosure (Site plan dated 04-15-21). A sanitary drain will be required. Gates to the trash enclosure will be required. The trash enclosure will have to meet the Solid Waste Departments minimum requirements. Where will recycle be disposed of?

TRANSIT DEPARTMENT

No adverse comments

PARKS AND RECREATION

No adverse comments

ABC WATER UTILITY AUTHORITY (ABCWUA)

No adverse comments

ALBUQUERQUE PUBLIC SCHOOLS

No adverse comments
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)

No adverse comments.

COUNTY OF BERNALILLO

No adverse comments.

MID-REGION COUNCIL OF GOVERNMENTS (MRCOG)

MID-REGION METROPOLITAN PLANNING ORGANIZATION (MRMPO)

No adverse comments.

PUBLIC SERVICE COMPANY OF NEW MEXICO

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

NMDOT does not have any comments at this time.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PNM GAS COMPANY

There are existing PNM facilities abutting the site and/or in easements along Coors Blvd. NW, Seven Bar Loop NW, and the site’s west/northwest side. Any relocation or alteration of existing PNM facilities is at the property owner’s expense. Adjusted and/or new electric utility easements and PNM facilities may be necessary and should be clearly shown on the site plan. Perimeter landscape design should abide by any easement restrictions and not impact PNM facilities.

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 www.pnm.com/erequest for PNM to review.

PETROGLYPH NATIONAL MONUMENT

AVIATION DEPARTMENT

KIRTLAND AIR FORCE BASE
Figure 1: Sign posting on Coors Boulevard NW.
Figure 2: Looking east from adjacent parking lot to the subject site.

Figure 3: Looking north from Seven Bar Loop Rd NW to the subject site.
Figure 4: Looking south from within the subject site.

Figure 5: Looking west from within the subject site.
Figure 6: Existing Vegetation on subject site.
Figure 7: Existing drainage pond on subject site looking west.

Figure 8: Existing drainage pond on subject site looking east.
HISTORY
CITY OF ALBUQUERQUE

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

December 15, 2017

Alamo Center LLC
6116 Buffalo Grass Ct. NE
Albuquerque, NM 87102

Project# 1000202
17EPC-40057 Site Development Plan for Building Permit Amendment

LEGAL DESCRIPTION:
The above action for all or a portion of Alameda West Shopping Center Tracts A-D, E-1, E-2, Gas Company of NM and Gas Company of NM Easement, zoned SU-1 for C-2 Uses, located on Seven Bar Loop Rd. NW, between Coors Blvd. NW and Cottonwood Dr. NW, containing approximately 22.5 acres. (B-14)

Staff Planner: Maggie Gould

PO Box 1293

On December 14, 2017 the Environmental Planning Commission (EPC) voted to APPROVE Project 1000202/17EPC-40057, a Site Development Plan for Building Permit Amendment, based on the following Findings and Conditions:

Albuquerque

FINDINGS:

NM 87103

1. This is a request for a Site Development Plan for Building Permit for for all or a portion of Alameda West Shopping Center Tracts A-D, E-1, E-2, Gas Company of NM and Gas Company of NM Easement, zoned SU-1 for C-2 Uses, located on Seven Bar Loop Rd. NW, between Coors Blvd. NW and Cottonwood Dr. NW, containing approximately 22.5 acres.

2. The request will allow the development of a 2,000 square foot restaurant with drive up service window. The use is allowed under the existing SU-1 for C-2 uses zoning.

3. The subject site is part of an existing shopping center site, however there are no specific design standards for the site.

4. Identify governing plans, overlay zones, special designations, SPS with Design Standards, etc.

5. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Coors Corridor Plan, Seven Bar 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 located in the area designated an Area of Change by the Comprehensive Plan.

Applicable policies include:

Policy 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.
OFFICIAL NOTICE OF DECISION
Project #1000202
December 14, 2017
Page 2 of 6

c) encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

h) Encourage all new development, especially in designated Centers and Corridors, to address transit connections, linkages, and opportunities within the proposed development.

The proposed development will occur in a center and will be an infill project and although the proposed development is not compact, it will add employment opportunities. The proposed development has access to existing transit. The request generally furthers Policy 5.1.1 Desired Growth and c) and h).

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

a) Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.

The request furthers Policy 5.2.1 Land Uses and a) because it will add an additional service that is convenient and located near the existing residential development to the east and west of the area. The site is within walking distance of the multifamily development to the west and along a bike path.

Policy 5.4.2 West Side Jobs: Foster employment opportunities on the West Side.

The request will add an additional commercial building on the west side, this will add to the employment opportunities in the area. The request furthers Policy 5.4.2 West Side Jobs.

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.

The subject site is within an Area of change. The proposed development adds a new use in an Area of Change where new development is appropriate. The request furthers Goal 5.6 City Development Areas.

7. The subject site is located within the Seven Bar Ranch Community designated in the WSSP which is bounded by the Calabacillas Arroyo and the County line, and between the Rio Grande and an area slightly west of the Rainbow Boulevard corridor. Applicable policies include:

Policy 1.6: Large areas dedicated to employment uses shall be preserved on the West Side at Seven Bar Ranch, Atrisco Business Park, and Double Eagle II Airport. Additional employment center development is also encouraged. The City of Albuquerque and Bernalillo County economic development programs shall actively encourage employers to locate in these employment centers.

The request places a commercial use that will add to employment options in the area in the Seven Bar Ranch Center. The request furthers Policy 1.6.

Policy 3.1: The Cottonwood Mall area shall be designated as the West Side's Regional Center. The boundaries of the Regional Center are shown on page 33. Development appropriate to a Regional Center, including the largest commercial and highest density development of anywhere on the West Side, shall occur in this location.
Policy 3.3: Development of the Regional Center shall be inclusive of mixed-uses, and multi-modal transportation systems. Connections to transit systems and bicycle/pedestrian linkages must be provided with all new development. The City will continue discussion regarding location of a transit center within the Regional Center.

The request generally furthers WSSP Policies 3.1 and 3.3 because the proposed commercial use is appropriate to a Regional and Neighborhood Center as defined by the WSSP. The proposed use is intended to serve the needs of the residents of the eastern portion of the Seven Bar Community. The Site Development Plan for Building Permit will be required to have connections to the sidewalk from the building. There are bus stops within 500 feet of the subject site.

8. The subject site lies within the boundaries of the Coors Corridor Plan (CCP) in Segment 4 (Calabacillas Arroyo to NM 528) and is not within a view preservation area (see p. 103) because it is west of Coors Boulevard. The following CCP policies and regulations apply:

Policy 3 Landscaped Front Yard, Design Regulation 1: The front yard landscaped street yard shall be 15 feet wide in segments 1 and 2 and 35 feet wide in segments 3 and 4.

The landscape plan shows a 15 foot wide landscape strip on the subject sit, however there is an additional 25 feet of landscaped area between Coors Boulevard and the site. This configuration meets the intent of the 35 foot landscape buffer.

Policy 4.b.5- Off-Street Parking: Generally, off-street parking facilities should be located to the rear of sites. Street frontages should be devoted to building architecture and landscaping.

The proposed parking area is located at the front and sides of the building due to the siting of the building. The street frontage along Coors Blvd. and Seven Bar Loop would be landscaped, and the front of the building would face the shopping center area. All building facades will have architectural details. The request complies with Policy 4.b.5- Off-Street Parking.

Design regulation 1 (4.b.5.B.1): Landscaping “in” and “around” the paved area. A minimum of 20% of the parking lot area shall be landscaped. The landscaping shall consist primarily of shade trees and shrubs and shall be distributed throughout the parking lot. Generally, peripheral landscaping should not be less than 5 ft. in width.

The proposed landscaping around the parking lot area consists of shade trees, shrubs and grasses meets the requirement. The request complies with Design regulation 1.

Policy 4.b.7-Access: Separate pedestrian and vehicular access should be provided. Pedestrian access to structures shall not utilize driveways as walkways. Pedestrian connections between uses in commercial developments shall be emphasized (p. 96).

Separate pedestrian connections from the sidewalk to the building, and from Coors Blvd. to the building, are proposed. Separate vehicular and pedestrian access are provided and driveways are not utilized as walkways. The request furthers Policy 4.b.7-Access.

Policy 4.b.10-Architectural Design: Architectural design should contribute to the enhancement of the overall visual environment of the Coors Corridor.

A. Architectural Design, Design Guideline 3: "Trade-Mark" type buildings are discouraged (p. 100).

B. Architectural Details, Design Guideline 2: The predominant building color should be compatible
with other buildings along the corridor and should reinforce the visual character of the environment of the proposed buildings. Differentiation of color should relate to material and/or plane differentiation or some other specific architectural purpose. Preferred colors are those used in traditional Southwest architecture. Integral coloring of concrete, stucco, and similar materials is encouraged (p. 101).

The proposed building would contribute to enhancing visual environment of the Coors Corridor and is not a not a franchise design. The request complies with Design Guideline 3 of Policy 4.b.10-Architectural Design. The proposed building will have colors in common with the existing building(see condition 4) would be compatible with the natural and built visual environment in the area. The proposed building will have changes in color material and plane to break up the mass and will have a stucco finish. The request complies with Design Guideline 2 of Policy 4.b.10-Architectural Details.

Policy 4.d.1-Signage: Signs should complement the appearance and function of the roadway and the corridor while protecting the unique views beyond the corridor. (p. 112)

Building-mounted signage is proposed on 3 elevations. One new monument signs is proposed. The building mounted signs will not block views. The request generally furthers CCP Policy 4.d.1-Signage.

9. The request is consistent with the intent of the Seven Bar Sector Development to have variety of services in the area. The color and material will be similar to the existing development in the shopping center.

10. The Westside Coalition of Neighborhoods was notified along with property owners within 100 feet of the boundary.

11. A facilitated meeting was not requested or recommended.

12. Staff has not received any comments as of this writing.

CONDITIONS:

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

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

3. All future signage will comply with requirements of the Zoning Code and the applicable plans.

4. Future colors and accent materials will be compatible with the existing development. Future development will incorporate at least a portion of the color palette of the existing shopping center.
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December 14, 2017
Page 5 of 6

5. A utility plan will be submitted with the final DRB submittal.

6. The applicant will coordinate with PNM regarding the PNM lines and easements prior to DRB submittal.

7. 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.

8. Solid waste approval is required prior to DRB sign off.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC’s decision or by DECEMBER 29, 2017. 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 recommendation.

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

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.

Sincerely,

[Signature]
Suzanne Lubar
Acting Planning Director

SL/MG
cc: Alamo Center LLC, 6116 Buffalo Grass Ct. NE, ABQ, NM 87102
    Treveston Elliott Architect, 811 12th St. NW, ABQ, NM 87102
    Westside Coali. of Neigh. Assoc., Gerald Worrall, 1039 Pinatubo Pl. NW, AB, NM 87120
    Westside Coali. of Neigh. Assoc., Harry Hendriksen, 10592 Rio Del Sole Ct. NW, ABQ, NM 87114
April 11, 2017

Martin J. Garcia, PE.
Anchor Engineering LLC
1035 South Bosque Loop
Bosque Farms, NM 87068

RE: Fast Food Restaurant
Grading and Drainage Plan
Engineer’s Stamp Date 4-7-2017 (File: B14D001)

Dear Mr. Garcia:

Based upon the information provided in your submittal received 4-7-2017, the above referenced Grading and Drainage Plan is approved for grading permit.

When submitting for building permit please address the following comments:

1. Provide size for the existing storm drain on the west side of the site.
2. Provide calculation for emergency overflow.
3. Provide more spot elevations along the curb and between curb cut on the south side of the pond.
4. Are sidewalk culverts being proposed at the same down spots? Roof flows should not discharge directly onto the sidewalk.
5. Provide details for the trash enclosure to ensure runoff will remain within the enclosure. Included a note that the drain must be connected to a Grease Trap then to the sewer system. Show the location of the Grease Trap and the inverts for the pipe.

If you have any questions, you can contact me at 924-3999.

Sincerely,

[Signature]

Shahab Biazar, P.E.
City Engineer, Planning Dept.
Development Review Services

MA/SB
ZONING

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

**Effective 4/17/19**

**City of Albuquerque**

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
- ☐ Archaeological Certificate (Form P3)
- ☐ Historic Certificate of Appropriateness – Minor (Form L)
- ☐ Alternative Signage Plan (Form P3)
- ☐ Minor Amendment to Site Plan (Form P3)
- ☐ WTF Approval (Form W1)

## Decisions Requiring a Public Meeting or Hearing
- ❑ Site Plan – EPC including any Variances – EPC (Form P1)
- ☐ Master Development Plan (Form P1)
- ☐ Historic Certificate of Appropriateness – Major (Form L)
- ☐ Demolition Outside of HPO (Form L)
- ☐ Wireless Telecommunications Facility Waiver (Form W2)

## Policy Decisions
- ☐ Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
- ☐ Adoption or Amendment of Historic Designation (Form L)
- ☐ Amendment of IDO Text (Form Z)
- ☐ Amendment to Zoning Map – EPC (Form Z)
- ☐ Amendment to Zoning Map – Council (Form Z)
- ☐ Amendment to Zoning Map – EPC (Form Z)

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

### APPLICATION INFORMATION

**Applicant:** Alamo Center LLC  
**Phone:** 505-764-9801  
**Email:** cp@consensusplanning.com

**Address:** 13405 Pino Ridge Place

**City:** Albuquerque  
**State:** NM  
**Zip:** 87111

**Professional/Agent (if any):** Consensus Planning  
**Phone:** 505-764-9801  
**Email:** cp@consensusplanning.com

**City:** Albuquerque  
**State:** NM  
**Zip:** 87102

**Proprietary Interest in Site:** List all owners:

### BRIEF DESCRIPTION OF REQUEST

Major amendment to the existing Site Plan - EPC to allow for commercial development on a parcel previously used for a drainage pond that has been partially reclaimed.

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

- **Lot or Tract No.:** Tract C Alameda West  
- **Block:**  
- **Unit:**  
- **MRGCD Map No.:**  
- **UPC Code:**

- **Zone Atlas Page(s):** B-14-Z  
- **Existing Zoning:** MX-M  
- **Proposed Zoning:**

- **# of Existing Lots:**  
- **# of Proposed Lots:**  
- **Total Area of Site (acres):** 0.8642

### LOCATION OF PROPERTY BY STREETS

- **Site Address/Street:** 10127 Coors Blvd NW  
- **Between:** 7 Bar Loop Rd NW  
- **and:** Old Airport Rd NW

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

Z-97-18/AX-97-3; DRB-98-60; PR-2018-001541

**Signature:**  
**Printed Name:** James Stozier  
**Date:** June 3, 2021  
**Applicant or Agent:**

### FOR OFFICIAL USE ONLY

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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)
- Signed Traffic Impact Study (TIS) Form
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-6(H)(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(O)
- 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
- If a meeting was requested/held, copy of sign-in sheet and meeting notes
- Sign Posting Agreement
- Required notices with content per IDO Section 14-16-6-4(K)(6)
- Office of Neighborhood Coordination notice inquiry response
- Copy of notification letter and proof of first class mailing
- 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, and proof of first class mailing
- Completed Site Plan Checklist
- Scaled Site Plan or Master Development Plan and related drawings (10 copies, 24” x 36” folded)
- 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) (1 copy, 24” x 36”)
- Site Plan or Master Development Plan and related drawings reduced to 8.5” x 11” format (1 copy)
- 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(M)(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: July 1, 2021
Printed Name: James Strozier
☐ Applicant or ☑ Agent

FOR OFFICIAL USE ONLY

Case Numbers: __________________________ Project Number: __________________________

Staff Signature: __________________________ Date: __________________________
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).

For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance
May 19, 2021

City of Albuquerque
Planning Department
600 2nd St NW
Albuquerque, NM 87102

Re: Letter of Authorization for Major Amendment Application -- Alameda West Shopping Center

To Whom It May Concern:

Alamo Center, a New Mexico Limited Liability Company, hereby authorizes Consensus Planning, and its employees, to obtain information, submit and process applications, represent the project at meetings and public hearings, and act as our agent related to the property located at 10127 Coors Blvd NW (the subject of this application). The subject property is legally described as Tract C Alameda West containing 0.8642 acres. Alamo Center LLC is also the owner of other associated properties at the Alameda West Shopping Center located at 10131 Coors Blvd NW legally described as Tracts B, D, and Tract E-1-A Plat of Tract E-1-A and E-1-B Alameda West subdivision.

Please contact me if you have any questions or need any additional information.

Sincerely,

Alamo Holdings, LLC

By:

Printed Name: [Signature]

Title: Manager, Principle
DATE: May 24, 2021

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): (Previous) Z-97-18/AX-97-3; DRB-98-06; PR-2018-001541
Agent: Consensus Planning
Applicant: Alamo Center LLC
Legal Description: Tract C Alameda West
Zoning: MX-M
Acreage: .8642
Zone Atlas Page(s): B-14-Z

CERTIFICATE OF NO EFFECT: ☑ Yes ☐ No

CERTIFICATE OF APPROVAL: ☐ Yes ☑ No

SUPPORTING DOCUMENTATION:
Historic Google Earth images

SITE VISIT: N/A

RECOMMENDATIONS:
Appears to have been disturbed by previous development (blading, landscaping) since at least 2002.

Therefore: CERTIFICATE OF NO EFFECT ISSUED-under criterion 2 "The property has been disturbed through previous land use"

SUBMITTED BY:

[Signature]

5/24/2021

Douglas H. M. Boggess, MA, RPA, Date
Senior Principal Investigator
Acting City Archaeologist
Lone Mountain Archaeological Services, Inc.

SUBMITTED TO:

Russell Brito, Planning Manager
City of Albuquerque Planning Department
Project Title: Alameda West Shopping Center
Building Permit #: 2018-001541
Hydrology File #: B14D001

Zone Atlas Page: B-14-Z
DRB#: MX-M
EPC#: 2018-001541
Work Order#: 

Legal Description: Tract C Alameda West
City Address: 10127 Coors Blvd NW

Applicant: Alamo Center LLC

Contact: Jim Strozier
Address: 6116 Buffalo Grass CT NE
Phone#: 505-764-9801
Fax#: 
E-mail: cp@consensusplanning.com

Development Information
Build out/Implementation Year: 2021-2022
Current/Proposed Zoning: MX-M

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

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

Describe development and Uses:
The site was previously a drainage pond that has been partially reclaimed to repurpose for commercial development. The site will host two restaurants @ 1,600 s. f. and 1,500 s. f. and a 2,500 s.f. patio, for a total building area of 5,600 s.f. with two 1,000 s.f. patios.

Days and Hours of Operation (if known): 11 AM - 9 PM weekdays, 11 AM -11 PM weekends

Facility
Building Size (sq. ft.): 5,600 s.f. with approximately 2,000 s.f. of patio space
Number of Residential Units: 
Number of Commercial Units: 3

Traffic Considerations
Expected Number of Daily Visitors/Patrons (if known):* 125 weekdays, 200 weekends

Expected Number of Employees (if known):* 20-30 at one time

Expected Number of Delivery Trucks/Buses per Day (if known):* 9 PER WEEK

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

Driveway(s) Located on: Street Name 7 Bar Loop NW
Adjacent Roadway(s) Posted Speed: Street Name Coors Blvd NW Posted Speed 35 mph
Street Name 7 Bar Loop NW Posted Speed 35 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: 7 Bar Loop NW, 4-urban major collector
Coors Blvd NW, 2-urban principal arterial

Comprehensive Plan Center Designation: Employment Center

Jurisdiction of roadway (NMDOT, City, County):

Adjacent Roadway(s) Traffic Volume:

Adjacent Transit Service(s): Bus Routes 96, 155, 94, 96

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Coors Bike Path; Coors Bike Lane; (Proposed) Bike Lane on 7 Bar Loop

Current/Proposed Sidewalk Infrastructure: Proposed sidewalk along Coors, through the site along 7 Bar Loop, and through the driveway of the site to the shopping center (no existing sidewalk)

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

City GIS Information: [http://www.cabq.gov/gis/advanced-map-viewer](http://www.cabq.gov/gis/advanced-map-viewer)


**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: Peak hour trips less than 100 per hour, within an Employment Center and the V/C is ~0.4 in the PM southbound

__________________________  
TRAFFIC ENGINEER  
5/25/2021  
DATE
PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-067 Date: 5/6/21 Time: N/A (sent via email to cp@consensusplanning.com)
Address: 10127 Coors Blvd NW

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

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

REQUEST:
Amendment to the existing Site Plan for the shopping center to allow for development of new commercial and restaurant buildings - see attached site plan.

SITE INFORMATION:
Zone: MX-M Size: 0.8642
Use: Drainage Overlay zone: Coors Boulevard – CPO-2
Comp Plan Area of: Change Comp Plan Corridor: (MT) Major Transit Corridors
660ft-Seven Bar Loop Rd; (MT) Major Transit Corridors 660ft-Coors Blvd
Comp Plan Center: Cottonwood/Employment MPOS or Sensitive Lands: x
Parking: 5-5 MR Area: x
Landscaping: 5-6 Street Trees: 5-6(D)(1)

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

PROCESS:
Type of Action: 6-6(J) Site Plan-EPC
Review and Approval Body: EPC Is this a PRT requirement? Yes
NOTES:
See the Integrated Development Ordinance

Download Forms & Applications
https://www.cabq.gov/planning/online-forms

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

Records requests
To request a site plan and/or Notice of Decision, please use ABQ Records web page:
https://www.cabq.gov/clerk/public-records
Please include the site’s address and the Case Tracking #s (see Zoning Comments) in your request.

Requests to Inspect Public Records
Any person may submit their request to inspect public records to the Office of the City Clerk by clicking on the following link to request records using our ABQ Records portal. https://cabq.nextrequest.com/
This enables us to respond to requests in the order in which they are received. Plus, it's a better way to share large files.
- Linda Rumpf, lrumpf@cabq.gov

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

For Building Safety Plan Review, contact Building Safety at 924-3963. Website:
https://www.cabq.gov/planning/building-safety-permits
PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# __21-067______________        Date: __ 5/6/21_________   Time: __N/A (sent via email)_____
Address:  10127 Coors Blvd NW

Your Questions

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

1. It is our understanding that amending the existing site plan will require a Major Amendment – EPC; is this correct?
2. What options are available to utilize excess parking for the Center as a whole for this additional square footage?
3. What will the responsibility be to this developer to build additional sidewalk connections outside of this lot, e.g. the NM Gas Company property to the north?

1. 6-6(J) Site Plan-EPC
2. Shared Parking Agreement that meets IDO requirements
3. Transportation question

Zoning Comments
Case Tracking: 1000202, 1010929

POSSE Case Tracking
**Application Date:** 09/06/2018
**POSSE Project Number:** PR-2018-001541
**POSSE Case Number:** VA-2018-00101
**Legacy Project Number:** 1000202,10109929, 1006941
**Specific Case Type:** Zoning Special Exception
**Case Subtype:** Variance - ZHE

**Application Date:** 09/09/2018
**POSSE Project Number:** PR-2018-001541
**POSSE Case Number:** VA-2018-00111
**Legacy Project Number:** 1000202,10109929, 1006941
**Specific Case Type:** Zoning Special Exception
**Case Subtype:** Variance - ZHE

**Address:** 10127 COORS BLVD NW
**Lot:** C   **Block:** 0000
**Subdivision:** ALAMEDA WEST
**Calculated GIS Acres:** 0.8595

**Old Zoning Designation:** SU-1
**Old Zoning Description:** FOR C-2 USES
As always, if you have specific questions pertaining to zoning and/or development standards you are encouraged to reach out to the zoning counter at (505) 924-3857 option 1.

Transportation Development Comments

List of General Guidelines for Transportation Development
For additional information contact Jeanne Wolfenbarger (924-3991)

Curb Cuts

- Follow DPM guidelines for residential and commercial curb cuts.

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

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

Clear Sight Triangle at Access Points and Intersections

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

Private Site and Parking Lot Design

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

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

- When developing a parking lot layout, include all dimensioning for construction purposes. Also include all curb, curb ramp and signage details.

- Parking Calculations must be provided and per the requirements in the IDO. Number of vehicular spaces, motorcycle spaces, and bicycle spaces shall be specified and follow IDO requirements.
• Demonstrate queuing capacity when needed in situations such as for drive-thru facilities. It is imperative to demonstrate that the queuing will not block accessways to the site or cause vehicles to back into the main roadway. Also, provide necessary one-way signage and pavement markings.

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

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

Traffic Studies and Traffic Signals

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

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

Platting and Public Infrastructure Requirements for Roadways

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

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

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

4. There is a Bikeway Master Plan that is prepared MRCOG which lays out proposed bicycle facilities including bicycle trails, bike lanes, and bike routes. The site would be required to provide such facilities along the site frontage if they have not been constructed yet. Right-of-way dedication would likely be required.

5. Depending on site’s use of an adjacent alleyway and on type of use for proposed site, alleyway improvements are required. This would include paving and/or proper right-of-way dedication to meet current width standards.
6. Follow DPM and MRCOG’s Long Range Master Plan for roadway width requirements. Provide roadway cross-section. (New roadway requirements and roadway widening is also coordinated with Department of Municipal Development, depending on what plans or projects they may have on a specific roadway.)

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

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

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

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

If you would have additional questions or would like to schedule a follow-up Zoom meeting please contact Linda Rumpf at lrumpf@cabq.gov
July 27, 2021

Environmental Planning Commission
600 2nd St NW
Albuquerque, NM 87102

RE: Request for a Site Plan – EPC Major Amendment

Dear Environmental Planning Commission:

The purpose of this letter is to request a Major Amendment to the existing Site Plan – EPC for a property located at 10127 Coors Blvd NW that is part of the overall Alameda West Shopping Center located at 10131 Coors Blvd NW. The subject site is comprised of .86 acres and is currently zoned MX-M, Mixed-Use – Moderate Intensity. This property is legally described as Tract C Alameda West subdivision containing .8642 acres more or less (87,645 s.f.). The subject property is part of the overall shopping center which contains 21.43 acres and is legally described as Tract A Alameda West Containing 6.0979 Acres, Tract B Alameda West Containing 0.8790, Tract C Alameda West Containing 0.8642 Acres, Tract D Alameda West Containing 0.9107 Acres, Tract E-1-A Plat of Tract E-1-A & E-1-B Alameda West Containing 10.9189 Acres, and Tract E-1-B Plat of Tract E-1-A & E-1-B Alameda West Containing 0.6874 Acres. The site plan for the Alameda West Shopping Center excludes the Alberton’s parcel, Tract A containing 6.098 acres. The shopping center is zoned MX-M with the exception of Tracts E-1-A, E-1-B, and A which are zoned NR-C, Non-Residential – Commercial.

Since the current Site Plan was originally approved before the IDO, and this request meets the Major Amendment criteria listed in IDO Section 14-6-6-4(Y)(3), it is subject to approval by the closest equivalent process. In this case, that is the Site Plan – EPC process. The previous case numbers related to this project are Z-97-18/AX-97-3, DRB-98-60, and PR-2018-001541.

Figure 1. Subject site red. Alameda West Shopping Center striped in red.
THE REQUEST

The Applicant requests a Major Amendment to the existing Alameda West Shopping Center, Site Plan – EPC to allow for the development of two restaurants, a tap room, and adjacent patio space on the parcel located at the southern corner of the Shopping Center. This parcel was previously used as a drainage pond but has been reconfigured to allow for new commercial development. The project site is included in the overall site plan for the shopping center which was last amended on August 29, 2019 by the Development Review Board to allow for the replat of Tract E. The replat separated the parcel containing a Weck’s drive through approved as an Administrative Amendment in September of 2016. The cumulative accounting of the previous Administrative Amendments exceeds the threshold established for Minor Amendments. This request is therefore a Major Amendment to the existing Site Plan – EPC and is subject to approval by the original approval body. This request will allow new, infill development pursuant to the included site plan for Tract C.

SITE HISTORY

The Alameda West Shopping Center was originally developed in unincorporated Bernalillo County prior to the annexation by the City of Albuquerque. The property has evolved over time to include several restaurants and commercial retailers, as well as an Albertson’s grocery store on a separately platted parcel. Tract E of the shopping center was developed to include a new Weck’s restaurant in 2017.

As part of the ongoing maintenance and management of the shopping center, significant enhancements have been made to the signage, landscaping, and buildings in recent years. These enhancements include building a coyote fence around the New Mexico Gas Company parcel to conceal industrial equipment and create a more aesthetically appealing site environment.

*Image 1: Site improvements including coyote fence*

The proposed development on Tract C will expand the existing variety of food and drink options in the area and complement the adjacent Cottonwood Mall development. Additionally, façade improvements are proposed to the two restaurants west of the subject property that front onto 7 Bar Loop NW. These adjustments will create design continuity along 7 Bar Loop between the proposed building and the existing site buildings.
EXISTING CONDITIONS

The site is located in the Coors Boulevard CPO-2, an Employment Center (Cottonwood Center), and along a Major Transit Corridor as designated in the Comprehensive Plan. The site is part of the Alameda West Shopping Center which contains a mix of commercial uses and a separate New Mexico Gas Company parcel adjacent to the north side of the site.

Surrounding land use and zoning: The subject site is part of a larger group of parcels that include both MX-M, Mixed-Use – Moderate Intensity and NR-C, Non-Residential – Commercial zoning. Nearby uses are primarily commercial with several pockets of single family residential. Many of the land uses are related to the Cottonwood Mall and surrounding commercial activity.

<table>
<thead>
<tr>
<th>TABLE 1. Surrounding Zoning &amp; Land Use</th>
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<td>NORTH</td>
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<td>WEST</td>
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Transportation: The site is located along a Major Transit Corridor at the intersection of Coors Blvd NW and 7 Bar Loop NW. The 2019 Average Daily Traffic (ADT) volumes for these streets are 16,711 and 5,071 respectively. The site is serviced by several bus routes, including Route 96 and 155 with stops on 7 Bar Loop NW and Coors Blvd NW,
Route 94 and 96 with stops on Coors Blvd NW toward Coors Blvd Bypass NW, and Rapid Ride stops for Routes 96, 155, and 790 at the intersection of 7 Bar Loop and Coors Dr NE to the east of the site. Coors Blvd NW is designated as a bike route and contains stretches with a designated bike lane. There is also a proposed bike lane along 7 Bar Loop NW.

Pedestrian connectivity in the area is limited, with the only nearby sidewalks are located on the south side of 7 Bar Loop NW from the intersection at Coors Blvd NW around the Cottonwood mall, and set back from the street at the parcel located at 10090 Coors Blvd NW. The sidewalks at 10090 Coors Blvd NW do not connect to the intersection at 7 Bar Loop NW and Coors Blvd NW. There are no other sidewalks located on Coors Blvd NW for any of the parcels adjacent to the site. (See Exhibit A)

As part of this project, the owner plans to provide a pedestrian sidewalk through the property connecting Coors Blvd NW to the shopping center drive and build a new sidewalk adjacent to the gas company parcel. These pedestrian improvements will allow pedestrians to get from the intersection of Coors Blvd NW and 7 Bar Loop NW to the shopping center. (See Exhibit A)

INTEGRATED DEVELOPMENT ORDINANCE JUSTIFICATION CRITERIA

The following explanation summarizes how the request for a Major Amendment to the existing Site Plan – EPC meets the IDO criteria pursuant to IDO Section 14-16-6-4(Z)(1)(b) Major Amendments.

1. 6-4(Z)(1)(b) Major Amendments

   Application response: The existing Site Plan was approved prior to the IDO, and the proposed amendment to the existing Site Plan – EPC. Since there were several Administrative Amendments approved previously that used the allowed 10 percent change, this amendment does not meet the criteria set forth for minor amendments pursuant to IDO Section 14-6-6-4(Z)(1)(a). As a Major Amendment it is subject to review and decision by the original decision-making body which is the EPC. The original site plan was created prior to annexation of the site by the City of Albuquerque, but at some point an as built site plan was approved by the EPC.

2. 6-6(J)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as amended.

   Applicant Response: The major amendment to the existing Site Plan – EPC is consistent with the ABC Comp Plan as amended, and directly facilitates the polices and sub-policies identified below.

   Policy 5.1.1: Sub-Policy c) Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

   Applicant Response: This Major Amendment request fulfills this sub-policy by bringing additional employment to a property previously used as a drainage pond that has been partially reclaimed to allow for commercial development in an Employment Center and along a Major Transit Corridor.
Policy 5.1.5: Sub-policy a) Prioritize office and commercial employment in areas with good access via automobile and transit.

Applicant Response: This Major Amendment request fulfills this sub-policy by bringing commercial employment to an area that is well connected by both auto and public transportation routes along 7 Bar Loop and Coors Blvd, which are both designated as a Major Transit Corridor at their intersection adjacent to the subject parcel. Additional information about transportation and pedestrian connectivity is included in the Existing Conditions section of this justification letter.

Policy 5.1.5: Sub-policy f) Provide safe and convenient pedestrian and bicycle access to and mobility within Employment Centers.

Applicant Response: This Major Amendment request creates new pedestrian access to the Alameda West Shopping Center and ensures pedestrians are routed safely and efficiently through the subject site. This fulfills this sub-policy by creating safe and convenient pedestrian access routes within the Cottonwood Employment Center.

Policy 5.2.1: Sub-Policy g) Locate quality commercial development and redevelopment in existing commercial zones and designated Centers and Corridors as follows:

ii. In larger area-wide shopping centers located near intersections of arterial streets and provided with access via transit;

Applicant Response: This Major Amendment allows for commercial development at the intersection of an urban major collector (7 Bar Loop Rd NW) and an urban principal arterial (Coors Blvd NW) that are both considered part of a Major Transit Corridor. The site has access to bus stops along both roadways within 400 feet on 7 Bar Loop NW and 1,500 feet on Coors Blvd NW. This Major Amendment also fulfills this policy by allowing for development within an existing commercial zone as part of the Alameda West Shopping Center, adjacent to the commercial activity within Cottonwood Mall.

Policy 5.2.1: Sub-Policy h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

Applicant Response: The development of the subject parcel fulfills this sub-policy because it will allow for the creation of new buildings that are complementary in use to the existing Alameda West Shopping Center. Additionally, this building will be compatible in form and scale to the rest of the Alameda West Shopping Center. More specifically, the property owner is planning changes to the two restaurant buildings located immediately west of the subject parcel in the shopping center to create a unified design aesthetic.

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

Applicant Response: The reclamation of part of this site to allow for commercial development directly facilitates this sub-policy by allowing a more productive use on a lot that was previously used only for drainage purposes. This clearly
encourages a more productive use on an under-utilized lot and will better serve the neighborhood and shopping center overall.

**Policy 5.6.2: Sub-policy b) Encourage development that expands employment opportunities.**

**Applicant Response:** This Major Amendment request expands employment opportunities in an Employment Center and Area of Change by bringing three new commercial concepts to this previously unused lot. This directly facilitates this sub-policy by creating new jobs and adding additional commercial activity to the Alameda West Shopping Center.

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

**Applicant Response:** As previously referenced, the owner of the Alameda West Shopping Center is planning exterior enhancements to the two restaurant buildings located along the west of the shopping center. These buildings will blend in style and materials with the new building proposed for this Major Amendment. This ABC Comp Plan policy is therefore fulfilled by this Major Amendment request as it will help enhance the built environment at this corner, and blend in style and building materials with surrounding structures on this block.

**Policy 8.2.1: Local Business: Emphasize local business development.**

**Applicant Response:** The two restaurants and tap room proposed as part of this Major Amendment are all local businesses that will bring additional economic vitality to the Coors Blvd area and Cottonwood Employment Center as articulated in the ABC Comp Plan. This policy is thus fulfilled by bringing additional local business development to this area of Albuquerque.

**Policy 8.1.3: Sub-Policy b) Prioritize infrastructure improvements to support business development in areas with high potential for employment opportunities, such as the I-25 Corridor and West Side Employment Centers.**

**Applicant Response:** This Major Amendment facilitates this sub-policy because it allows for new business development in the Cottonwood Employment Center as identified in the ABC Comp Plan. The two restaurants and taproom will create additional employment opportunities in this employment center.

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

**Applicant Response:** The site is not located in a NR-SU or PD zoning district.

4. **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:** This Major Amendment to the site plan is consistent with all requirements specified in the 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 original site plan was approved pre IDO and this Major Amendment adds new development on a previously unused parcel without changing the existing approved Site Plan. The changes to the building square footage and parking result in a surplus of 92 spaces per the original parking requirements. The additional building square footage and parking is detailed in the table on the next page.

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<thead>
<tr>
<th>Original Building Square Footage</th>
<th>132,433 s. f.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Building Square Footage</td>
<td>138,033 s. f. (4 percent)</td>
</tr>
<tr>
<td>Original Required Parking</td>
<td>496 spaces</td>
</tr>
<tr>
<td>Proposed Required Parking</td>
<td>514 spaces</td>
</tr>
<tr>
<td>Proposed Parking Provided</td>
<td>606 spaces</td>
</tr>
</tbody>
</table>

5. **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 proposed major amendment to the existing Site Plan – EPC will be adequately served by the existing street, drainage, and utility infrastructure. The street network around the site has been determined adequate by the City Traffic Engineer (see traffic scoping form). The drainage system for the Alameda West Shopping Center was reconfigured to move the drainage pond and partially reclaim the subject parcel for this Major Amendment. This drainage plan has already been reviewed and approved by the City. The sidewalk system will be enhanced by the new development, which will build sidewalks around and through the site, and eliminate the existing driveway median from the Alameda West Shopping Center entrance on 7 Bar Loop NW (see attached site plan). This Major Amendment improves the existing sidewalk system which is currently minimal (see Exhibit A) by incorporating pedestrian circulation to the Shopping Center and routing pedestrians safely through the site and past the New Mexico Gas Company parcel (see Site Plan).

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

*Applicant Response:* The amendment to the existing Site Plan – EPC enhances the existing site by adding additional commercial uses on a previously unusable parcel. The proposed development will not cause adverse impacts to the project site or surrounding area.

7. **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 subject property is not located within an approved Master Development Plan.

8. 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 subject property does not require a cumulative impact analysis pursuant to IDO section 6-6(J)(3)(g). The Major Amendment to the Site Plan – EPC does 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.

CONCLUSION

On behalf of Alamo Center LLC, we respectfully request the EPC’s approval of this Major Amendment to the existing approved Site Plan – EPC. We believe this amendment will enhance the existing Site Plan and benefit the overall Alameda West Shopping Center and the Coors Blvd NW area.

Sincerely,

James K. Strozier, FAICP
Principal
STAFF INFORMATION
July 16, 2021

TO: Jim Strozier, Consensus Planning
FROM: Leroy Duarte, Staff Planner
City of Albuquerque Planning Department
TEL: (505) 924-3452
RE: Project #2021-005687, Alamo Center LLC

I’ve completed a first review of this application for a site plan-EPC. I have some questions and suggestions. I am available to answer questions about the process and requirements. Please provide the following:

⇒ A revised site plan (2 full-sized copies 24x36, with the governing site plan incorporated as the end),

**12 pm on Monday, July 26, 2021.** If you have difficulty with this deadline, please let me know. There is a drop-off box at the front of Plaza del Sol.

1) **Introduction:**

A. Though I’ve done my best for this review, additional items may arise as the case progresses. If so, I will inform you as soon as I can.

B. Legal description: It has come to my attention previous AA case # PR2018-001541 site plan governs all tracts on site. Legal description will need to include all the tracts of the shopping center.

C. Please expand on the policy analysis provided. Include additional goals and policies and expand on the policies already provided.

2) **Significant Issues:**

A. An existing site plan governs the subject site, as evident because the request is referred to as a Major Amendment. Please include a copy of the existing site plan with the submittal.

B. Why do you believe this case is a Major Amendment to an existing site plan rather than a whole new site plan?

C. As done in PRT meetings, every project begins with a look at IDO definitions. The project is referred to as” restaurant” and “taproom”

**Restaurant**

An establishment that serves food and beverages that are consumed on its premises by customers seated at tables and/or counters either inside or outside the building thereon and/or that may provide customers with take-out service of food and/or non-alcoholic beverages for off-site consumption. Sale of alcoholic beverages is controlled by other
provisions in this IDO and the New Mexico State statutes regarding alcoholic drink sales. See also Bar and Taproom or Tasting Room.

**Taproom or Tasting Room**
An establishment associated with a local brewery, winery, or distillery operating under an approved Small Brewer’s License as governed by Section 60-6A-26.1 NMSA 1978, an approved Winegrower’s License as governed by Section 60-6A-11 NMSA 1978, or an approved Craft Distiller’s License as governed by Section 60-6A-6.1 NMSA 1978 where beer, wine, or spirits are available for consumption on-site. Any production of alcohol as regulated by State law under one of these licenses is considered artisan manufacturing. Any sale of alcohol for off-premises consumption as regulated by State law under these licenses is not considered liquor retail. See also Bar, Liquor Retail, and Manufacturing Definitions for Artisan Manufacturing.

D. It seems that no PRT was done for this project, no agency comments have been provided.

3) Process:
   A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:
      
   
   B. Timelines and EPC calendar: these are unclear as of this writing. The EPC public hearing for August is scheduled for the 19th. Final staff reports will be available one week prior to the hearing.

4) Notification:
   A. New notification buffer will be required as the parcel is part of a larger governing site plan. (PR2018-001541 AA)
   
   B. Have any meetings occurred about the proposed project? Please tell me about them and provide documentation for the record (emails, notes, etc.).
   
   C. Address for Alamo Center owner is incorrect and does not match with address sheet provided.

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

6) Project Letter & Major Amendment:
   A. The project letter refers to the site plan being consistent with the ABC Com Plan. Please expand policy analysis and include additional goals and policies. Also expand more on the policies already provided.
   
   B. Please provide drainage and hydrology reports approving the reclamation of drainage pond.
7) Site Plan - General:
   A. Please include a copy of the existing, approved site development plan with the proposed site plan.
   B. All relevant IDO requirements apply, and the site plan needs to incorporate them. Some relevant requirements include, but are not limited to, the following:
      i. Coors Boulevard- CPO-2 Overlay Zone 3-4(C)
      ii. Use-Specific Standards- 4-3(D)(8)
      iii. Mixed-use zone dimensional standards, Table 5-1-2
      iv. Parking, Table 5-5-1 and 5-5(G) (Using Site Plan Parking?) re-do/update parking calcs to incorporate the new uses.
      v. Edge Buffer Landscaping, 5-6(E)
      vi. Wall Design, 5-7(F)(3)
      vii. Outdoor Lighting, 3-4(C)(5)(d)
      viii. Building Design in Mixed Use Districts, 5-11(E)

Site Plan Review
Please put the sheets in the following standard order: main site plan sheet, detail sheet, landscape plan, grading and drainage plan, utility plan, elevations, existing governing site plan (any AAs on top of the site plan itself).

8) Main Sheet (A-083):

General
   A. Please dimension all setbacks.
   B. Show proposed lighting with lighting details. 3-4(C)(5)(d)
   C. Label dumpster on plan.
   D. Please add type of screening facing Coors per 3-4(C)(5)(c)
   E. Setbacks standards for Coors Boulevard to be 35’ 3-4-(C)(3)(b)

Parking and Access
   A. Provide parking table as shown in project letter.
   B. Provide parking calculations
   C. Provide bicycle parking pursuant to 5-5(E).
   D. Check with Fire regarding emergency access to the site and within it.

Pedestrian Access and Connectivity
   A. Pedestrian access to the site is poor. Please provide a pedestrian gate access point for people walking from the Coors/7 Bar Loop intersection (note: some of these clients may not have cars).
B. Ensure that the proposed sidewalk and walkways are sufficiently wide. Show the math. 5-3-(D)(3)(a).

C. Specify material for crosswalk and use material that complies with 5-3-(D)(3)(c).

Walls
A. A combination of walls or decorative fences and a vegetative screen that visually screens vehicular circulation areas, parking lots, and parked cars from Coors Boulevard. 3-4 (C)(5)(c)

9) Sheet A-083:
A. Please provide a refuse enclosure detail, both looking down and at it. Specify materials, colors, and dimensions.

B. Please provide a wall detail for all proposed walls, facing front and side, and include dimensions, materials, and colors.

C. Is any signage proposed? If so, a detail with dimensions, colors, and materials specified is required.

D. A detail of the crosswalk, indicating dimensions and materials, is also needed.

10) Landscaping Plan:
Consistency
A. Label landscaping plan correctly.

B. Please dimension trees. 5-6(C)(4)(h)

C. Tree types not listed on City of Albuquerque’s Plant Palette Juniper Horiz (female only to be used) & Pinus Mugo

D. Sub-out Caryopteris Clandonensis (High water usage plant)

E. Parking lot interior trees 5-6(F)(2)

11) Grading and Drainage Plan:
A. Please provide hydrology documentation for approved plan.

B. If curb notches are needed to direct water toward landscaping beds, please show them and provide a curb notch detail.

12) Utility Plan:
A. Check with Fire staff to ensure there are sufficient fire hydrants.

13) Elevations:
A. The façade design regulations in Building Design in Mixed Use Districts, 5-11(E) apply. Please ensure that the elevations comply.

B. Pursuant to Building Design in Mixed Use Districts, 5-11(E)(1) the ground floor height must be at least 12 feet. & 5-11(E)(2) which features are to be used.
C. Provide a table of colors and materials proposed, and indicate where each is on the elevations using keyed notes.

D. Please provide a color rendering (3 copies, 8.5 by 11).

E. Is any signage proposed on the buildings? If so, it must be shown and dimensioned, and a detail provided.

F. Provide vertical and horizontal dimensions on all elevations and their relationship to windows, doors, etc.
NOTIFICATION
Dear Applicant,

Please find the neighborhood contact information listed below.

<table>
<thead>
<tr>
<th>Association Name</th>
<th>First Name</th>
<th>Last Name</th>
<th>Email</th>
<th>Address Line 1</th>
<th>City</th>
</tr>
</thead>
<tbody>
<tr>
<td>Westside Coalition of Neighborhood Associations</td>
<td>Rene</td>
<td>Horvath</td>
<td><a href="mailto:aboard111@gmail.com">aboard111@gmail.com</a></td>
<td>5515 Palomino Drive NW</td>
<td>Albuquerque</td>
</tr>
<tr>
<td>Westside Coalition of Neighborhood Associations</td>
<td>Elizabeth</td>
<td>Haley</td>
<td><a href="mailto:ekhaley@comcast.net">ekhaley@comcast.net</a></td>
<td>6005 Chaparral Circle NW</td>
<td>Albuquerque</td>
</tr>
</tbody>
</table>

You will need to e-mail each of the listed contacts and let them know that you are applying for a permit for your project. You can use this online link to find template language if you’re not sure what information you need to include in your e-mail. [https://www.cabq.gov/planning/urban-design-development/public-notice](https://www.cabq.gov/planning/urban-design-development/public-notice)

If your permit application or project requires a neighborhood meeting, you can click on this link to find template language to use in your e-mail notification: [http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance](http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance)

If you have questions about what type of notification is required for your particular project, 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#page=393](https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393)

Once you have e-mailed the contact individuals 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 permit application and submit it to the Planning Department for approval. **PLEASE NOTE:** The ONC does not have any jurisdiction over any other aspect of your permit application beyond the neighborhood contact information. We can’t answer questions about sign...
postings, pre-construction meetings, permit status, site plans, or project plans, so we encourage you to contact the Planning Department at: 505-924-3860 or visit: https://www.cabq.gov/planning/online-planning-permitting-applications with those types of questions.

If your permit or project 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.

Thanks,

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

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

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] On Behalf Of webmaster@cabq.gov
Sent: Wednesday, March 03, 2021 11:47 AM
To: Office of Neighborhood Coordination <cp@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

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
Jim Strozier
Telephone Number
505-764-9801
Email Address
cp@consensusplanning.com
Company Name
Consensus Planning

Company Address
302 8th St NW

City
Albuquerque

State
NM

ZIP
87102

Legal description of the subject site for this project:
TR C ALAMEDA WEST CONT 0.8642 AC M/L OR 37,645 SF M/L

Physical address of subject site:
10127 COORS BLVD NW ALBUQUERQUE NM 87114

Subject site cross streets:
7 Bar Loop NW and Coors Blvd NW

Other subject site identifiers:
This site is located on the following zone atlas page:
B-14-Z

This message has been analyzed by Deep Discovery Email Inspector.
Dear Ms. Haley, Ms. Horvath, and the Westside Coalition of Neighborhood Associations,

This is a notification that Consensus Planning is preparing an application for a major amendment to an existing Site Plan originally approved by the Environmental Planning Commission (EPC) for the Albertsons Shopping Center located at the northwest corner of the intersection of Coors Boulevard NW and 7 Bar Loop NW. Per the IDO, this amendment will need to be reviewed and approved by the EPC as well. The specific amendment being considered will allow for the addition of two new buildings for retail and restaurants on the vacant parcel at the corner (formerly the drainage pond). This property is legally described as TR C ALAMEDA WEST CONT 0.8642 AC M/L OR 37,645 SF M/L containing 0.8642 acres. The existing zoning is MX-M – Mixed Used Medium Intensity and the proposed uses are permissive in this zone.

Please see the attached City form and the propose site plan for the property. As part of the City process and in accordance with the City’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(c) Neighborhood Meeting, we are providing you an opportunity to discuss the application prior to our submittal to the EPC. Should you have any questions or if you would like to request a meeting regarding this pending application, please do not hesitate to email me at cp@consensusplanning.com or contact us by phone at 505-764-9801. Per City requirements, you have 15 days or until March 19, 2021 to request a meeting.

Jim Strozier, FAICP
Consensus Planning, Inc.
302 8th Street NW
(505) 764-9801
Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: March 4, 2021

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)*: Westside Coalition of Neighborhood Associations

Name of NA Representative*: Elizabeth Haley, Rene Horvath

Email Address* or Mailing Address* of NA Representative¹: aboard111@gmail.com; ekhaley@comcast.net

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: cp@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* 10127 COORS BLVD NW ALBUQUERQUE NM 87114

   Location Description: Northwest corner of Coors Boulevard NW and 7 Bar Loop NW

2. Property Owner* Alamo Center LLC

3. Agent/Applicant* [if applicable] Consensus Planning

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]

   □ Conditional Use Approval
   □ Permit ___________________________________________ (Carport or Wall/Fence – Major)
   ✔ Site Plan Major Amendment
   □ Subdivision ___________________________________________ (Minor or Major)

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

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.
[Note: Items with an asterisk (*) are required.]

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

Summary of project/request:
______________________________________________________________________________
______________________________________________________________________________

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*:
______________________________________________________________________________

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

1. Zone Atlas Page(s)*  B-14-Z

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

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

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

Explanation:
______________________________________________________________________________
______________________________________________________________________________
______________________________________________________________________________

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

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

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

5 Available online here: http://data.cabq.gov/business/zoneatlas/
5. **For Site Plan Applications only**, attach site plan showing, at a minimum:
   - ✔ a. Location of proposed buildings and landscape areas.
   - ✔ b. Access and circulation for vehicles and pedestrians.
   - ☐ c. Maximum height of any proposed structures, with building elevations. *Not available yet.*
   - ☐ d. **For residential development**: Maximum number of proposed dwelling units.
   - ✔ e. **For non-residential development**:
     - ✔ Total gross floor area of proposed project.
     - ☐ Gross floor area for each proposed use.

**Additional Information:**

1. From the IDO Zoning Map:
   a. **Area of Property [typically in acres]** 0.8642
   b. **IDO Zone District** MX-M
   c. **Overlay Zone(s) [if applicable]** Character Protection Overlay Zone - 2 Coors Boulevard
   d. **Center or Corridor Area [if applicable]**

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

**Useful Links**

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

**IDO Interactive Map**
https://tinyurl.com/IDOzoningmap

**Cc:** N/A [Other Neighborhood Associations, if any]
SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

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

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

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

4. TIME
   Signs must be posted from ___________________________To ______________________________

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

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

________________________________________   _________________________________
(Applicant or Agent) (Date)

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

PROJECT NUMBER: __________________________________

Rev. 1/11/05
Public Notice Inquiry For:
    Environmental Planning Commission
If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:
Contact Name
    Jim Strozier
Telephone Number
    5057649801
Email Address
    anderle@consensusplanning.com
Company Name
    Consensus Planning
Company Address
    10127 COORS BLVD NW ALBUQUERQUE NM 87114, 7 Bar Loop NW and Coors Blvd NW
City
    Albuquerque
State
    NM
ZIP
    87102
Legal description of the subject site for this project:
    TR C ALAMEDA WEST CONT 0.8642 AC M/L OR 37,645 SF M/L
Physical address of subject site:
    10127 COORS BLVD NW ALBUQUERQUE NM 87114
Subject site cross streets:
    7 Bar Loop NW and Coors Blvd NW
Other subject site identifiers:
This site is located on the following zone atlas page:
    B-14-Z
Dear Ms. Haley, Ms. Horvath, and the Westside Coalition of Neighborhood Associations,

This is a notification that Consensus Planning submitted an application for a Major Amendment to an existing Site Development Plan originally approved by the Environmental Planning Commission (EPC). The application is for a parcel located at 10127 Coors Blvd NW, within the Albertsons Shopping Center located at the northwest corner of the intersection of Coors Boulevard NW and 7 Bar Loop NW. The specific amendment being considered will allow for the addition of two new buildings for retail and restaurants on the vacant parcel at the corner (formerly the drainage pond). This property is legally described as TR C ALAMEDA WEST CONT 0.8642 AC M/L OR 37,645 SF M/L containing 0.8642 acres. The existing zoning is MX-M – Mixed Used Medium Intensity and the proposed uses are permissive in this zone.

The EPC Hearing will be held on August 19, 2021 at 8:30 a.m. Please see Zoom information below.

Join Zoom Meeting
https://cabq.zoom.us/j/2269592859
Meeting ID: 226 959 2859
One tap mobile
+12532158782,2269592859# US (Tacoma)
+13462487799,2269592859# US (Houston)

Dial by your location
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 669 900 6833 US (San Jose)
+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)
+1 646 558 8656 US (New York)
Meeting ID: 226 959 2859
Find your local number: https://cabq.zoom.us/u/abeuj1Ao7

Please do not hesitate to contact us with any questions. Please contact Strozier at cp@consensusplanning.com or by phone at (505) 764-9801.

Jim Strozier, FAICP
Consensus Planning, Inc.
302 8th Street NW
PART I - PROCESS

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

Application Type: SITE PLAN - EPC, MAJOR AMENDMENT

Decision-making Body: EPC

Pre-Application meeting required: ✓ Yes □ No

Neighborhood meeting required: ✓ Yes □ No

Mailed Notice required: ✓ Yes □ No

Electronic Mail required: ✓ Yes □ No

Is this a Site Plan Application: ✓ Yes □ No  Note: if yes, see second page

PART II – DETAILS OF REQUEST

Address of property listed in application: 10127 Coors Blvd NW

Name of property owner: Alamo Center LLC

Name of applicant: Alamo Center LLC

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

August 19, 2021 at 8:30 AM via Zoom; see attached for Zoom meeting information

Address, phone number, or website for additional information:

For questions please contact Jim Strozier at cp@consensusplanning.com or 505-764-9801

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

✓ Zone Atlas page indicating subject property.

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

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

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

IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).

PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

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

_____________________________ (Applicant signature)  July 1, 2021 (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.
<table>
<thead>
<tr>
<th>PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Provide a site plan that shows, at a minimum, the following:</td>
</tr>
<tr>
<td>□ a. Location of proposed buildings and landscape areas.</td>
</tr>
<tr>
<td>□ b. Access and circulation for vehicles and pedestrians.</td>
</tr>
<tr>
<td>□ c. Maximum height of any proposed structures, with building elevations.</td>
</tr>
<tr>
<td>□ d. For residential development: Maximum number of proposed dwelling units.</td>
</tr>
<tr>
<td>□ e. For non-residential development:</td>
</tr>
<tr>
<td>□ Total gross floor area of proposed project.</td>
</tr>
<tr>
<td>□ Gross floor area for each proposed use.</td>
</tr>
</tbody>
</table>
Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association

Date of Notice*: July 1, 2021

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

Neighborhood Association (NA)*: Westside Coalition of Neighborhood Associations
Name of NA Representative*: Rene Horvath, Elizabeth Haley
Email Address* or Mailing Address* of NA Representative1: aboard111@gmail.com; ekhaley@comcast.net

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

1. Subject Property Address*: 10127 Coors Blvd NW
   Location Description

2. Property Owner*: Alamo Center LLC

3. Agent/Applicant*: [if applicable] Consensus Planning / Alamo Center LLC

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
   □ Conditional Use Approval
   □ Permit ________________________________ (Carport or Wall/Fence – Major)
   √ Site Plan – Major Amendment
   □ Subdivision ____________________________ (Minor or Major)
   □ Vacation ______________________________ (Easement/Private Way or Public Right-of-way)
   □ Variance
   □ Waiver
   □ Other: ____________________________________________________________

Summary of project/request2*: Amendment to the existing Site Plan - EPC for the commercial center to allow for the development of new commerical and restaurant buildings - see attached site plan.

---

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

2 Attach additional information, as needed to explain the project/request.
[Note: Items with an asterisk (†) are required.]

5. This application will be decided at a public meeting or hearing by†:
   - □ Zoning Hearing Examiner (ZHE)
   - □ Development Review Board (DRB)
   - □ Landmarks Commission (LC)
   - □ Environmental Planning Commission (EPC)
   Date/Time†: August 19, 2021 at 8:30 AM via Zoom; see attached for Zoom meeting information
   Location†: Online Meeting

   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†:
   Contact Jim Strozier for more information, cp@consensusplanning.com or 505-764-9801

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

1. Zone Atlas Page(s)† B-14-Z

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

3. The following exceptions to IDO standards have been requested for this project†:
   - □ Deviation(s)
   - □ Variance(s)
   - □ Waiver(s)

   Explanation†:
   __________________________________________________________
   __________________________________________________________
   __________________________________________________________

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:
   A meeting was not requested.
   __________________________________________________________
   __________________________________________________________
   __________________________________________________________
   __________________________________________________________
   __________________________________________________________

† Physical address or Zoom link
‡ Address (mailing or email), phone number, or website to be provided by the applicant
§ Available online here: http://data.cabq.gov/business/zoneatlas/
5. **For Site Plan Applications only**, attach site plan showing, at a minimum:

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

**Additional Information** *(Optional)*:

From the IDO Zoning Map:

1. Area of Property *(typically in acres)* 0.8642
2. IDO Zone District MX-M
3. Overlay Zone(s) *(if applicable)* Character Protection Overlay Zone
4. Center or Corridor Area *(if applicable)*
   Current Land Use(s) *(vacant, if none)* vacant

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

**Useful Links**

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

Cc: ________________________________ [Other Neighborhood Associations, if any]

_______________________________

---

*Available here: https://tinyurl.com/idozoningmap*
SITE PLAN – EPC, MAJOR AMENDMENT

10127 COORS BOULEVARD NW

SITE PLAN MATERIALS

Please find all site plan materials at the DropBox link below:

https://www.dropbox.com/sh/dut5qesd8jcix0e/AABSJwpgCVhTH7kYTv3qRCSma?dl=0
<table>
<thead>
<tr>
<th>Owner Address</th>
<th>Owner Address 2</th>
<th>SITUS Address</th>
<th>SITUSADD2</th>
<th>Legal Description</th>
<th>Property Class</th>
<th>Acres</th>
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<tbody>
<tr>
<td>15822 BERNARDO CENTER DR SUITE A</td>
<td>SAN DIEGO CA 92127-2362</td>
<td>10126 COORS BLVD NW</td>
<td>ALBUQUERQUE NM 87114</td>
<td>LT 2A-1 PLAT OF LTS 1A, 2A-1 &amp; 2B-1 NE POR OF BLACK</td>
<td>C</td>
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<td>2025 RIO GRANDE BLVD NW</td>
<td>ALBUQUERQUE NM 87104</td>
<td>COORS BLVD NW</td>
<td>ALBUQUERQUE NM 87114</td>
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<td>V</td>
<td>2.4677</td>
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<tr>
<td>500 THROCKMORTON ST SUITE 300</td>
<td>FORT WORTH TX 76102-3745</td>
<td>3550 OLD AIRPORT AVE NW</td>
<td>ALBUQUERQUE NM 87114</td>
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<td>MOORESVILLE NC 28117-8520</td>
<td>3500 NM 528 NW</td>
<td>ALBUQUERQUE NM 87114</td>
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<td>6116 BUFFALO GRASS CT NE</td>
<td>ALBUQUERQUE NM 87111-8327</td>
<td>10127 COORS BLVD NW</td>
<td>ALBUQUERQUE NM 87114</td>
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<td>V</td>
<td>0.8642</td>
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<tr>
<td>2323 BRYAN ST SUITE 2200</td>
<td>DALLAS TX 75201-2655</td>
<td>10000 COORS BYPASS NW</td>
<td>ALBUQUERQUE NM 87114</td>
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<td>ALBUQUERQUE NM 87114-4022</td>
<td>10100 COORS BLVD NW</td>
<td>ALBUQUERQUE NM 87114</td>
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<td>10141 COORS BLVD NW</td>
<td>ALBUQUERQUE NM 87114</td>
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<td>10416 MORNING STAR DR NE</td>
<td>ALBUQUERQUE NM 87111-7539</td>
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<td>LT 2-C LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD</td>
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<td>7830 ORLANDO AVE</td>
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<td>COORS BLVD NW</td>
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<td>ALBUQUERQUE NM 87114</td>
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<td>PO BOX 8530</td>
<td>ALBUQUERQUE NM 87198-8530</td>
<td>10090 COORS BLVD NW</td>
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<td>C</td>
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<tr>
<td>6116 BUFFALO GRASS CT NE</td>
<td>ALBUQUERQUE NM 87111-8327</td>
<td>10131 COORS BLVD NW</td>
<td>ALBUQUERQUE NM 87114</td>
<td>TR D ALAMEDA WEST CONT 0.9107 AC</td>
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<tr>
<td>17 HOGAN CT</td>
<td>SANDIA PARK NM 87047-9477</td>
<td>10131 COORS BLVD NW</td>
<td>ALBUQUERQUE NM 87114</td>
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<td>2700 ALEJANDRO LN NW</td>
<td>ALBUQUERQUE NM 87104-3112</td>
<td>10131 COORS BLVD NW</td>
<td>ALBUQUERQUE NM 87114</td>
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<tr>
<td>PO BOX 1025</td>
<td>ALBUQUERQUE NM 87103</td>
<td>COORS</td>
<td>ALBUQUERQUE NM 87114</td>
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<td>V</td>
<td>0.7975</td>
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<tr>
<td>3232 BRYAN ST SUITE 2200</td>
<td>DALLAS TX 75201-2655</td>
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<td>ALBUQUERQUE NM 87114</td>
<td>TR B1B1 PLAT OF TRACTS 1-A, 1-B, 1-A, 1-B, 1-B-1, 1-B-2</td>
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<td>4400 CARLISLE BLVD NE</td>
<td>ALBUQUERQUE NM 87107-4813</td>
<td>10051 COORS BLVD NW</td>
<td>ALBUQUERQUE NM 87114</td>
<td>LT 12-B-1 PLAT OF LOTS 12-B-1 &amp; 12-B-2 QUESA DEL</td>
<td>C</td>
<td>1.9499</td>
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<td>P.O. BOX 7019</td>
<td>INDIANAPOLIS IN 46207</td>
<td>10000 COORS BLVD NW</td>
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<td>6116 BUFFALO GRASS CT NE</td>
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<td>10131 COORS BLVD NW</td>
<td>ALBUQUERQUE NM 87114</td>
<td>TR E-1-A PLAT OF TRACT E-1-A &amp; E-1-B ALAMEDA</td>
<td>C</td>
<td>10.9188</td>
</tr>
</tbody>
</table>
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*: July 1, 2021

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* 10127 Coors Blvd NW ____________________________

   Location Description __________________________________________________________

2. Property Owner* Alamo Center LLC ____________________________________________

3. Agent/Applicant* [if applicable] Consensus Planning / Alamo Center LLC ____________

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]

   - Conditional Use Approval
   - Permit ____________________________ (Carport or Wall/Fence – Major)
   - Site Plan -- Major Amendment
   - Subdivision ____________________________ (Minor or Major)
   - Vacation ____________________________ (Easement/Private Way or Public Right-of-way)
   - Variance
   - Waiver
   - Other: ________________________________

   Summary of project/request1*: ______________________________________________________

This request is for an amendment to the existing Site Plan - EPC for the commercial center to allow for development of new commercial and restaurant buildings - see attached site plan.

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.
Date/Time*: August 19, 2021 at 8:30 AM via Zoom; see attached for Zoom meeting information

Location*: Online Meeting via Zoom, see attached details

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*:
   Email Jim Strozier at cp@consensusplanning.com or 505-764-9801

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

1. Zone Atlas Page(s)*: B-14-Z

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

3. The following exceptions to IDO standards have been requested for this project*:
   □ Deviation(s) □ Variance(s) □ Waiver(s)
   Explanation*:

   ____________________________________________________________
   ____________________________________________________________
   ____________________________________________________________
   ____________________________________________________________
   ____________________________________________________________
   ____________________________________________________________

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:
   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.*

   ____________________________________________________________
   ____________________________________________________________
   ____________________________________________________________
   ____________________________________________________________

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

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] 0.8642
2. IDO Zone District MX-M
3. Overlay Zone(s) [if applicable] Character Protection Overlay Zone - 2 Coors Boulevard
4. Center or Corridor Area [if applicable] 

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

---

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

**Useful Links**

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

https://tinyurl.com/IDOzoningmap

---

⁵ Available here: https://tinurl.com/idozoningmap
OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT

PART I - PROCESS
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:

<table>
<thead>
<tr>
<th>Application Type:</th>
<th>Decision-making Body: Environmental Planning Commission</th>
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<tbody>
<tr>
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</tr>
<tr>
<td>Pre-Application meeting required:</td>
<td>❑ Yes ☐ No</td>
</tr>
<tr>
<td>Neighborhood meeting required:</td>
<td>❑ Yes ☐ No</td>
</tr>
<tr>
<td>Mailed Notice required:</td>
<td>❑ Yes ☐ No</td>
</tr>
<tr>
<td>Electronic Mail required:</td>
<td>❑ Yes ☐ No</td>
</tr>
</tbody>
</table>

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: 10127 & 10131 Coors Blvd NW
Name of property owner: Alamo Center LLC
Name of applicant: Alamo Center LLC

Date, time, and place of public meeting or hearing, if applicable:
August 19, 2021 at 8:30 AM via Zoom; see attached for Zoom meeting information

Address, phone number, or website for additional information:
Contact Jim Strozier for more information, cp@consensusplanning.com or 505-764-9801

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

❑ Zone Atlas page indicating subject property.
❑ Drawings, elevations, or other illustrations of this request.
❑ Summary of pre-submittal neighborhood meeting, if applicable.
❑ Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).

PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

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

(Applicant signature)  July 22, 2021 (Date)

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

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

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.

The Site Plans for this project can be accessed at the following link:
https://www.dropbox.com/sh/dut5qesd8jcix0e/AABSJwpqCVhTH7kYTv3qRCSma?dl=0
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*: July 22, 2021

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* 10127 & 10131 Coors Blvd NW ____________________________
   Location Description __________________________________________________________

2. Property Owner* Alamo Center LLC

3. Agent/Applicant* [if applicable] Consensus Planning / Alamo Center LLC

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
   - Conditional Use Approval
   - Permit ______________________________ (Carport or Wall/Fence – Major)
   - Site Plan – Major Amendment to a Site Plan
   - Subdivision __________________________ (Minor or Major)
   - Vacation ______________________________ (Easement/Private Way or Public Right-of-way)
   - Variance
   - Waiver
   - Other: __________________________________________________

Summary of project/request1*:

This request is for a Major Amendment to the existing Site Plan for the commercial center to allow for development of two restaurants and a taproom - see site plan.

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*: August 19, 2021 at 8:30 AM via Zoom; see attached for Zoom meeting information

Location*: Online Meeting via Zoom, see attached details

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:
   Email Jim Strozier at cp@consensusplanning.com and 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-14-Z

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

3. The following exceptions to IDO standards have been requested for this project*:
   □ Deviation(s) □ Variance(s) □ Waiver(s)
   Explanation*:

   ________________________________________________________________
   ________________________________________________________________
   ________________________________________________________________
   ________________________________________________________________
   ________________________________________________________________
   ________________________________________________________________

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:
   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 Map:

1. **Area of Property [typically in acres]** 21.4271
2. **IDO Zone District** MX-M
3. **Overlay Zone(s) [if applicable]** Character Protection Overlay Zone (CPO-2)
4. **Center or Corridor Area [if applicable]**
   - **Current Land Use(s) [vacant, if none]** vacant

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4(L)](https://ido.abc-zone.com/), 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/](https://ido.abc-zone.com/)

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

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5 Available here: [https://tinurl.com/idozoningmap](https://tinurl.com/idozoningmap)
AUGUST 19, 2021 at 8:30 AM

Meeting Link:
https://cabq.zoom.us/j/2269592859

Meeting ID: 226 959 2859
One tap mobile
+12532158782,,2269592859# US (Tacoma)
+13462487799,,2269592859# US (Houston)

Dial by your location
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 669 900 6833 US (San Jose)
+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)
+1 646 558 8656 US (New York)

Meeting ID: 226 959 2859
Find your local number: https://cabq.zoom.us/u/abeuj1Ao7
SITE PLAN REDUCTIONS
SITE DATA:

City of Albuquerque
Location: 10131 Coors Blvd. NW
Zoning: MX-M / NR-C
Zoning Atlas Page: B-14
Setbacks: No change
Height: No change
Parking:

FIRST 15,000 SQ. FT @ 200 SQ. FT 75
NEXT 45,000 SQ. FT @ 250 SQ. FT 180
NEXT 77,829 SQ. FT @ 300 SQ. FT 260
TOTAL REQUIRED: 515
HC required 16
Motorcycle required 7

TOTAL PROVIDED: 616
HC provided 21
Motorcycle provided 12

NOTE: A-01 (Albertsons not included in retail center)
(Albertsons Parcel- 72,000 sq. ft. building w/ 254 spaces)

NEW SITE DATA:

I.B.C.
Total New Bld. Area = 5,600 sq.ft.
Occupancy: A-2
Construction Type: Existing Vb
Separation: 1-Hour Btw. Suites
Sprinkler: No

Description: Major amendment to add new pad site for 5,600 sq.ft. building for 2 restaurants and a tap room.

1 REPLACE FORMER DRAINAGE POND WITH NEW TAPROOM AND RESTAURANTS WITH PATIOS, FOR SPECIFIC DETAILS SEE SHEETS 2-7.
SITE DATA

LEGAL DESCRIPTION: TRACT C 84 ACRES

Site Plan EPC - Enlarged Tract C
60'-0"
**File Name:** Site Plan - EPC Enlarged

**Tract C: Site Details**

- Housing: Per manufacturer. Horizontal mounted light lens shall not project below light shield. Off-site luminance shall not be greater than 1,000 foot lamberts or 200 foot lamberts from any residential property line.
- Finish grade or paving color, to match architecture.

**Diameter Enclosure Detail**
- Scale: 1/8" = 1'-0"
- Steel door hinged on the side, with gate for open/closed.
- New 8" CMU wall w/ masonry finish.

**Diameter Enclosure Wall Detail**
- Scale: 1/8" = 1'-0"
- #4 rebar @ 2' c/c @ 4" @ 8" @ 10" @ 12"
- 6" Concrete Slab 6,000 psi aggregate concrete slab 4,000 psi
- Steel doors polished w/ primer
- 1/2" expansion joint...

**Pedestrian Building Grade**
- Top of street: 2' / 1'-0"

**Standard Sidewalk Detail**
- Scale: 1/8" = 1'-0"
- Per City Code.
- Concrete with reinforcing cage.
- Required length 12'-10".
- Concrete with reinforcing cage.
- Required length 12'-10".
- Concrete with reinforcing cage.
- Required length 12'-10".

**Standard Curb / Color Detail**
- Scale: 1/8" = 1'-0"
- Per City Code.
- Concrete with reinforcing cage.
- Required length 12'-10".
- Concrete with reinforcing cage.
- Required length 12'-10".
- Concrete with reinforcing cage.
- Required length 12'-10".

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**NOTICE**

- Pour inspection required by code.
- Required by code.
- Required by code.
- Required by code.
- Required by code.
- Required by code.

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**Date:**

**Sheet:** SHEET 3 OF 7

**Site Plan - EPC Enlarged**

**Tract C: Site Details**