



Environmental Planning Commission

Agenda Number: 2
Project #: PR-2019-002309
Case #: SI-2021-00370
Hearing Date: May 20, 2021

Staff Report

Agent	Consensus Planning, Inc.
Applicant	Butterfly Holdings LLC
Request	Site Plan – EPC, Major Amendment
Legal Description	Lot 1-A-1 and 5-A-1, La Mirada Subdivision (being comprised of Lots 1-A and 5-A)
Location	Between Montgomery Blvd. NE and La Mirada Pl. NE (4315 Wyoming Blvd. NE)
Size	Approximately 15.5 acres
Zoning	MX-M

Staff Recommendation

APPROVAL of SI-2021-002370, based on the Findings beginning on p.22 and subject to the Conditions of Approval beginning on p. 27.

Staff Planner
Sergio Lozoya, Current Planner

Summary of Analysis

The request is for a Major Amendment to the controlling site development plan for an existing shopping center for an approximately 15.5 acre site.

The applicant proposes to amend the prior approved site development plan in the following manner:

1. Redevelop the southwestern portion of the subject site (approx. 8.5 acres) with a Townhouse subdivision. This area will be reviewed using a new site plan, which will go through the Development Review Board (DRB) process.

2. Remove the remainder of the subject site from the governing site plan and allow for future redevelopment to be subject to IDO regulations.

The applicant notified neighborhood associations and property owners as required. The Loma Del Rey NA requested a meeting. A meeting was held and the neighborhood is generally supportive of this request.

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

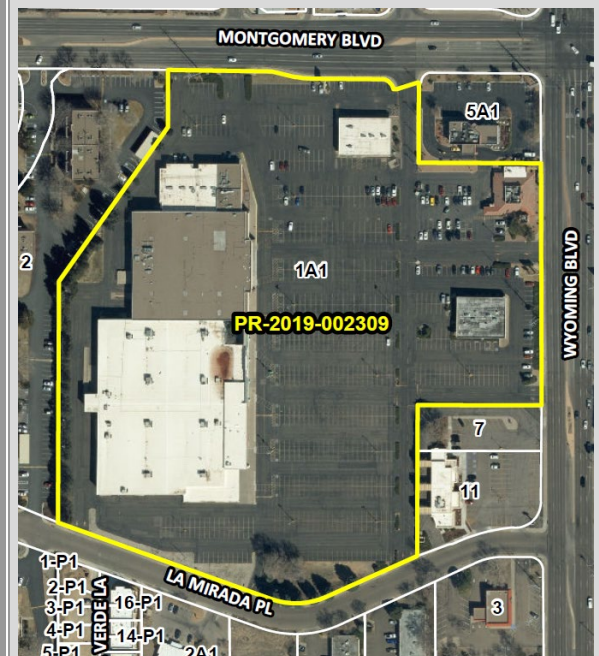


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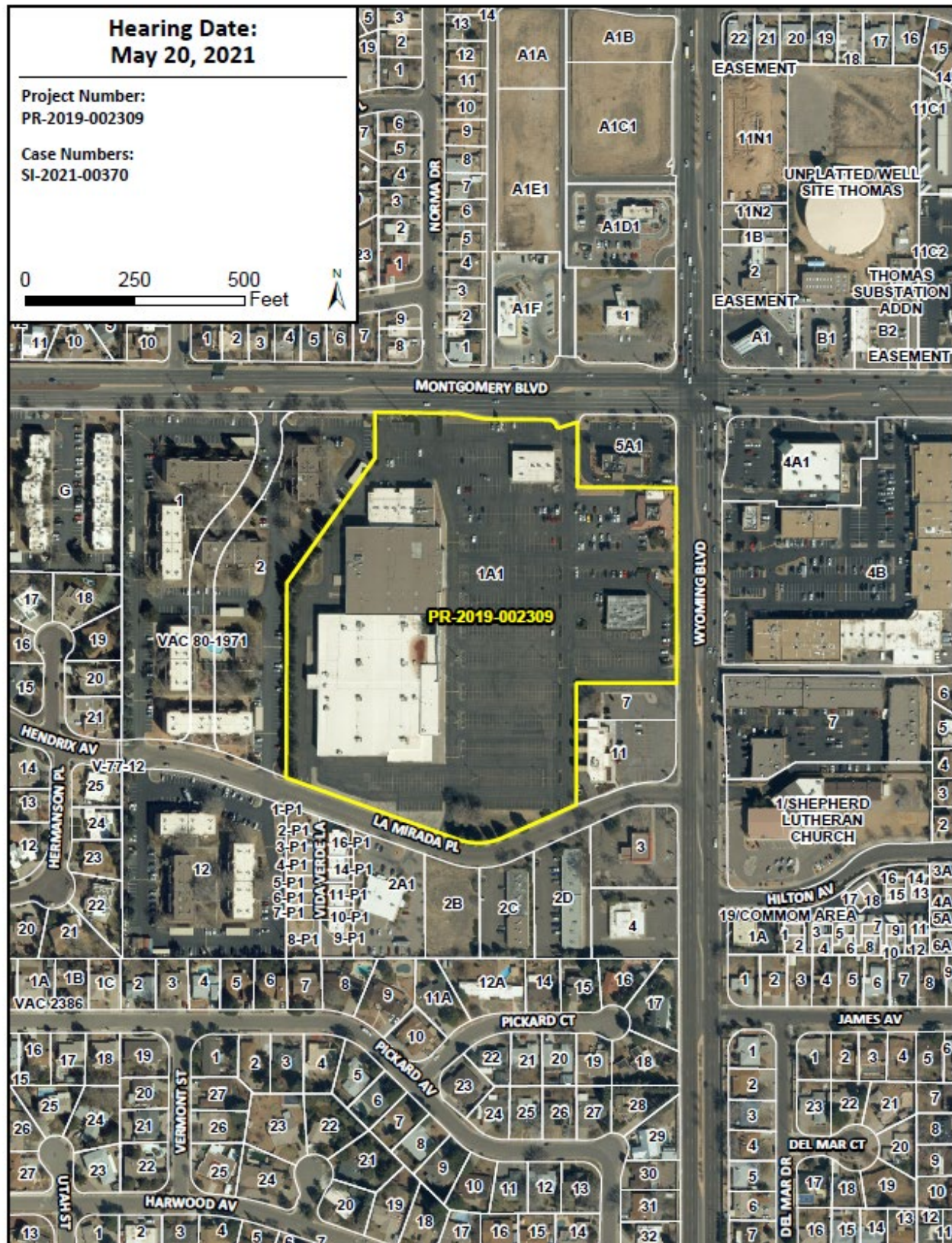
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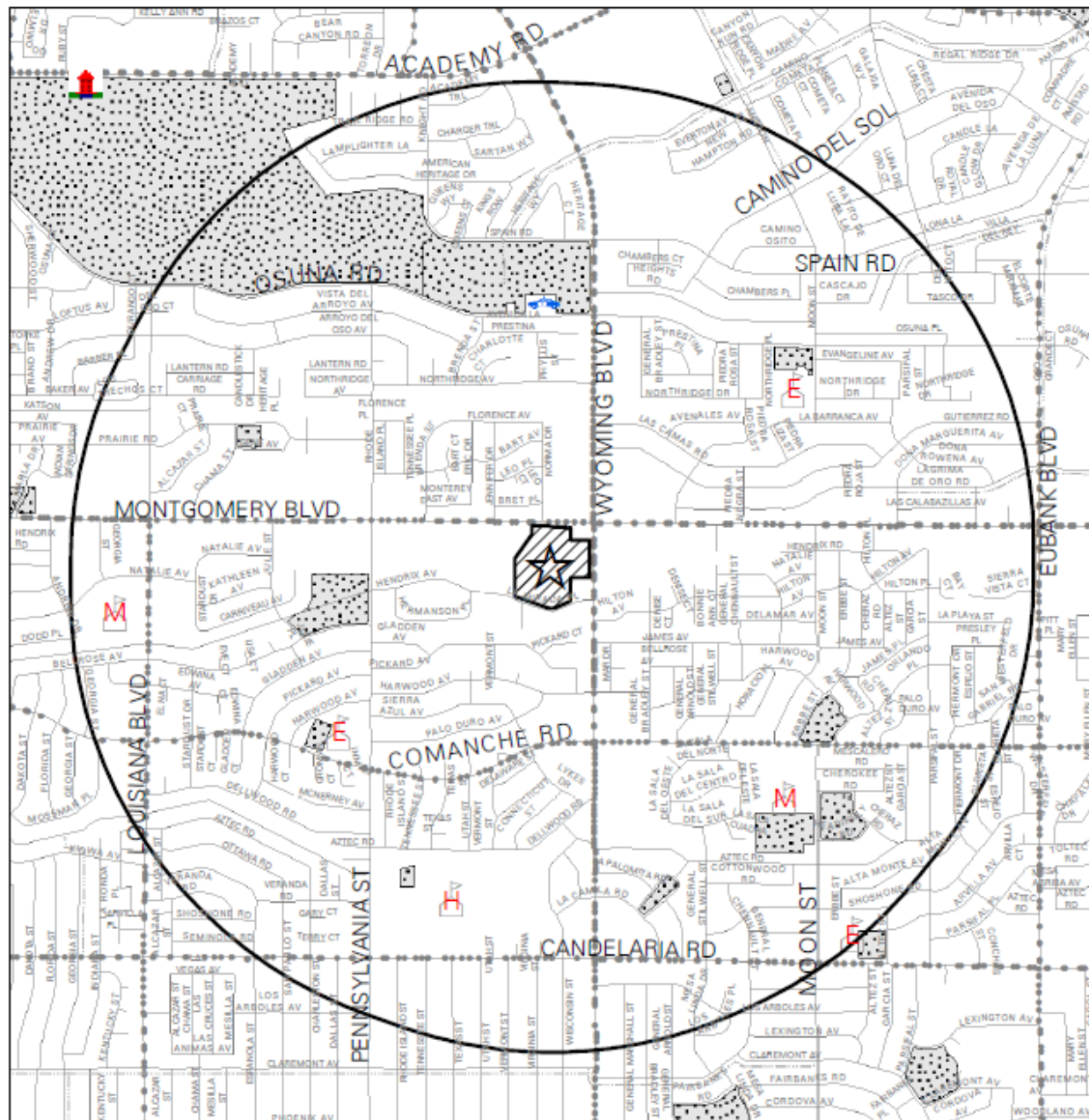
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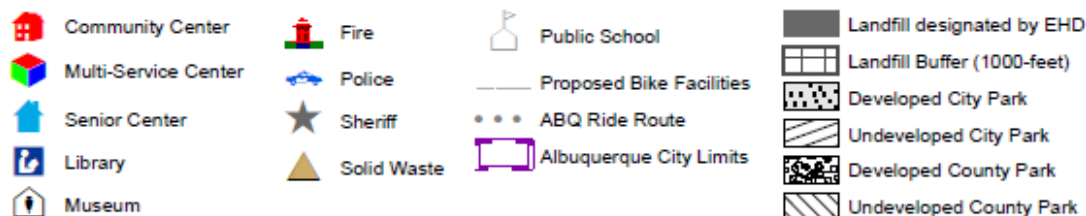
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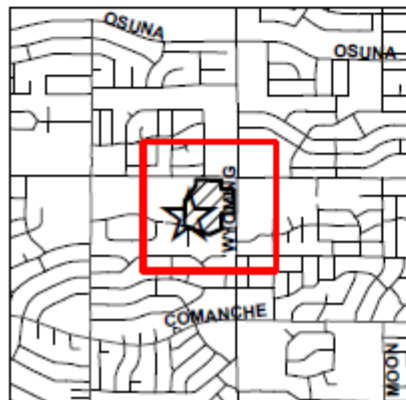
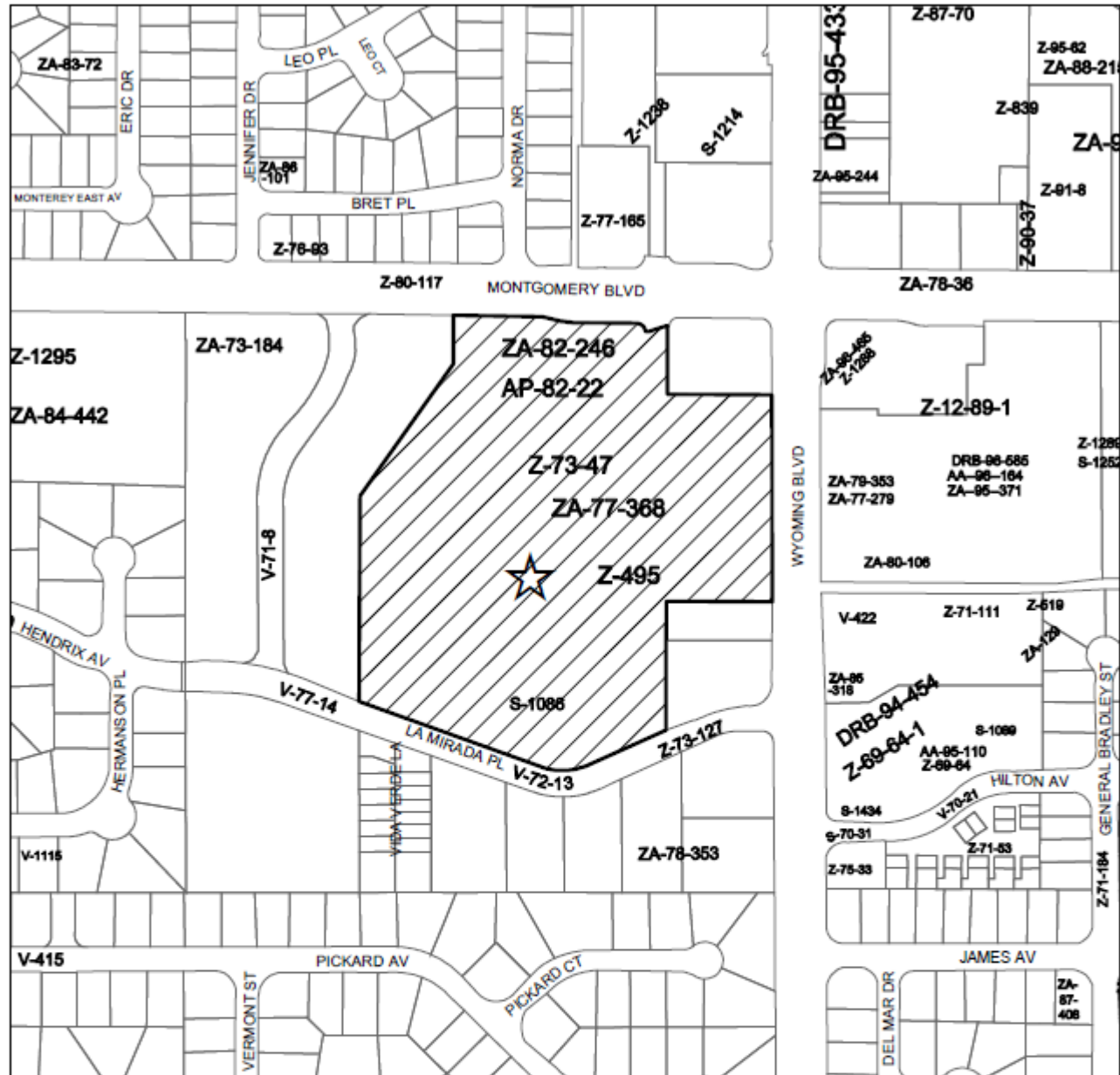




Public Facilities Map with One-Mile Buffer



Project Number: PR-2019-002309



HISTORY MAP

Note: Gray shading indicates County.

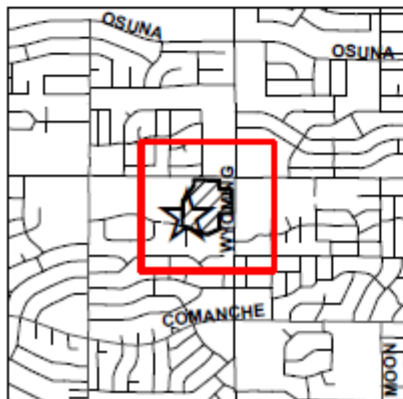
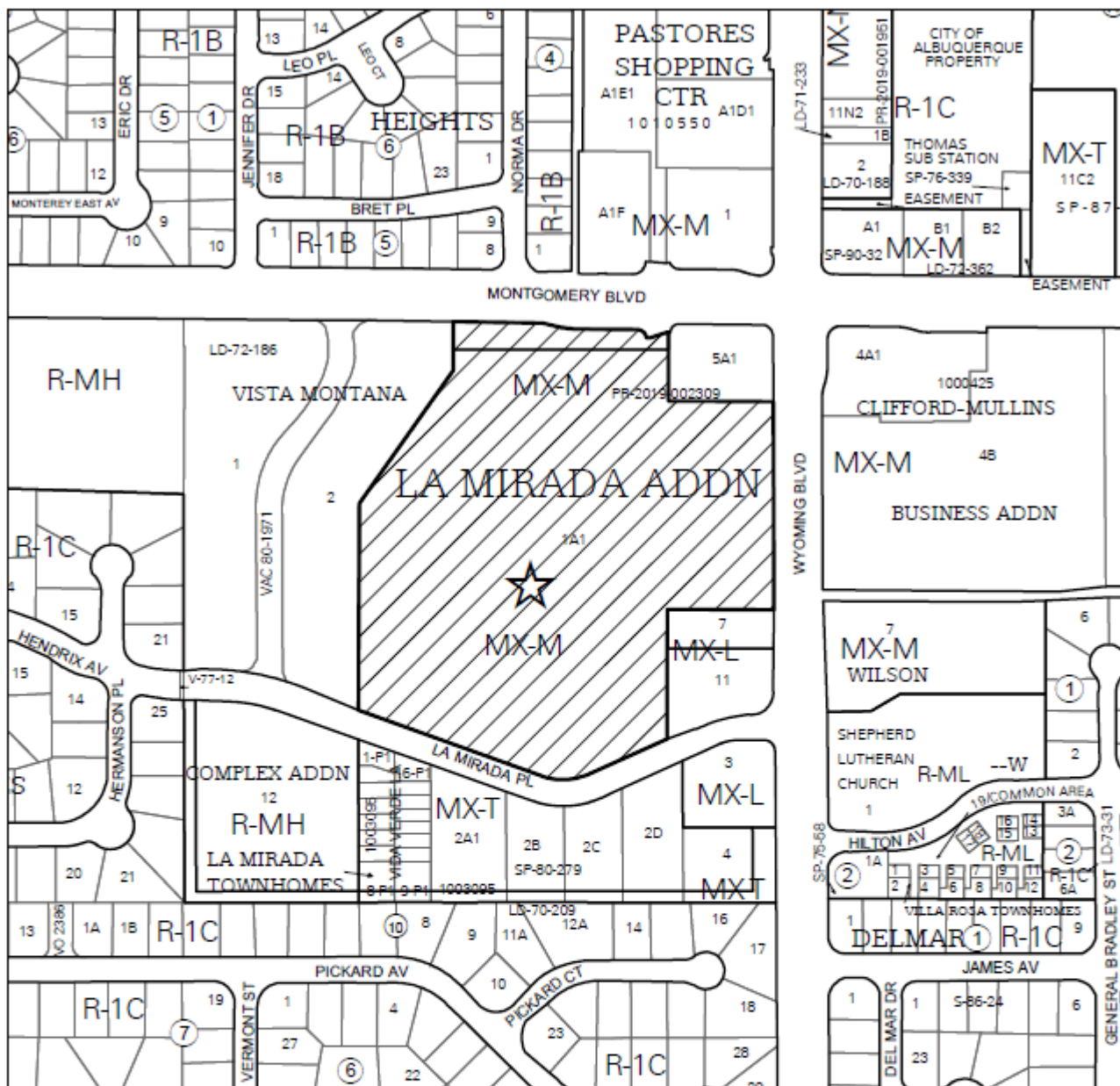


1 inch = 300 feet

Hearing Date:
5/20/2021

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IDO ZONING MAP

Note: Gray shading indicates County.

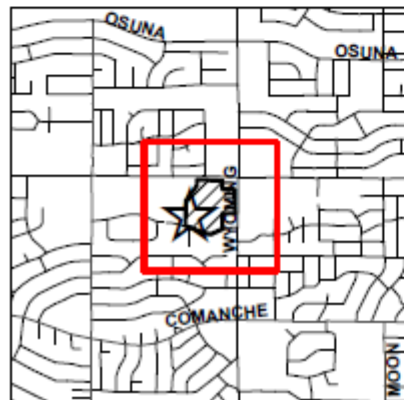


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LAND USE MAP

Note: Gray shading
Indicates County.

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



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I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	MX-M	Area of Change	General Retail
<i>North</i>	MX-M/R1-B	Area of Change / Area of Consistency	Bank, Restaurant, Single-family Residential
<i>South</i>	MX-T/MX-L	Area of Change / Area of Consistency	Bank, Offices, General Retail, Dwelling Townhouses, Medical/Dental Clinic
<i>East</i>	MX-M	Area of Change	General Retail
<i>West</i>	R-MH	Area of Change / Area of Consistency	Multi-family Dwelling

Request

The request is for Site Plan – EPC, Major Amendment, for an approximately 15.5-acre site legally described as Lot 1-A-1 and 5-A-1, La Mirada Subdivision (being comprised of Lots 1-A and 5-A), located at 4315 Wyoming Blvd. NE between Montgomery Blvd. NE and La Mirada Pl. NE (the subject site).

The applicant proposes to amend the prior approved site development plan in the following manner:

1. Redevelop the southwestern portion of the subject site (approx. 8.5 acres) with a Townhouse subdivision. This area will be reviewed using a new site plan, which will go through the Development Review Board (DRB) process.
2. Remove the remainder of the subject site from the governing site plan and allow for future redevelopment to be subject to IDO regulations.

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. A large portion of the subject site is dedicated to asphalt parking designed for the big-box stores, which are mostly vacant.

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 15.5-acre site is located at the southwest corner of the intersection of Wyoming Blvd NE and Montgomery Blvd NE. The site is bounded by Montgomery Blvd NE to the north, Wyoming Blvd NE to the east, La Mirada Dr NE to the south and a Multi Family development on the west. The site is surrounded by various land uses including: residential (single family homes), commercial services (bank and restaurant) to the north, commercial services (general retail) to the east, commercial services (bank, personal services), offices, medical/dental offices, and residential (townhouses) to the south, and 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 Southwest Mesa Community Planning Area (CPA).

History

In 1973 a 6.5-acre portion of the site was rezoned from P-1 and P-2 to C-2. The site development plan for the subject site was initially approved by the EPC on February 23, 1977 (Z-73-47). The plan for the roughly 15.5-acre site is a general shopping center including a department store, food center, smaller retail shops, a restaurant and required parking area. At the time of approval, the provided parking exceeded required parking by 119 spaces. Since build out, the subject site remains largely unchanged except for two administrative amendments in the 1980's. These amendments were minor, one in 1986 was for an additional building, and one in 1989 for additional storage space. More recently there were two administrative amendments (one in 2008 and one in 2014) for small additions to the Range Café, which is located on the eastern portion of the lot, along Wyoming Blvd.

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 both Wyoming Blvd NE and Montgomery Blvd NE as Regional Principal Arterial roads.

Comprehensive Plan Corridor Designation

The Comprehensive Plan designates Montgomery Blvd NE 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.

The Comprehensive Plan designates Wyoming Blvd NE as a Multi Modal Corridor. Multi-modal corridors are intended to encourage the redevelopment of aging, auto-oriented commercial strip development to a more mixed use, pedestrian-oriented environment that focuses heavily on providing safe, multi-modal transportation options.

Comprehensive Plan Community Planning Area Designation

The subject site is located within the area designated as the Mid Heights CPA by the Comprehensive Plan. The Mid Heights CPA is characterized by 1950's suburbs and major arroyos that form linear parks with multi-use trails. There is a predominance of the grid pattern formed by principal and minor arterial streets. Commercial strips in this area border the major streets, and there are great views of the Sandia Mountains to the east, particularly when traveling on east/west roads.

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.

Neither Wyoming Blvd NE nor Montgomery Blvd NE have existing bike trails. There does not seem to be any plans for building/applying bike lanes on either road, however, it is noted on the LRBS map that both roads have existing wide shoulders. This indicates that there is potential space for a bike lane, should it be proposed.

Transit

The subject site is well-served by transit. Montgomery Blvd NE is served by ABQ Ride Route 5, which has a peak service frequency of roughly 25 minutes. There is bus service on weekdays and reduced service on the weekends. This route runs along Montgomery starting at the Montgomery/Tramway Park & Ride, down to Carlisle and Lomas, then to Alvarado Transportation Center before circling back.

Wyoming Blvd NE is served by ABQ Ride Route 31. This route begins on Wyoming and near Kirtland Air Force Base and runs through Wyoming Blvd NE to Alameda with a peak service frequency of 30 minutes, and reduced service on the weekends.

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

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

Dwelling, Townhouse: A group of 3 or more dwelling units divided from each other by vertical common walls, each having a separate entrance leading directly to the outdoors at ground level. For the purposes of this IDO, this use is considered a type of low-density residential development, whether the townhouses are platted on separate lots or not. See also Development Definitions for Low-density Residential

Center and Corridor Definitions:

Major Transit (MT) Corridor: A Corridor designation from the Comprehensive Plan. High-frequency transit service is planned.

Major Transit (MT) Area: Lots within 660 feet in any direction of the centerline of a Major Transit Corridor as designated by the ABC Comp Plan, as amended.

Useable Open Space: Outdoor space to be preserved on-site and managed privately to help ensure livable conditions on each site by providing light and air and meeting visual, psychological, and recreational needs. These areas can be used for a variety of purposes and are not required to be at ground level. Usable open space may include, but is not limited to, lawns; community gardens; decorative and native plantings; open balconies; rooftop decks; plazas; courtyards; covered patios open on at least 2 sides; walkways; landscaped medians, buffers, or setbacks; active and passive recreational areas; fountains; swimming pools; wooded areas; and water courses. Such space shall be available for entry and use by users of the development. Required drainage facilities or land within an easement for overhead utilities that are not landscaped shall not count toward required usable open space. Usable open space does not include public right-of-way, private ways, parking lots, off-street parking, driveways, drive aisles other private vehicular surfaces, or buildings other than swimming pool rooms.

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.

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

Chapter 4: Community Identity

Goal 4.1 – Character: Enhance, protect, and preserve distinct communities.

The subject site is located in the northeast heights, in a highly commercial area with surrounding single-family homes. The request would enhance, protect, and preserve this distinct community by providing residential uses, which would replace a currently under-utilized commercial development consisting largely of asphalt surface parking and vacant buildings. Removing a portion of the subject site would allow for development of underutilized space that would

generally enhance and protect this community. This request generally furthers Goal 4.1 Character.

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

The request would facilitate the development of 66 townhouses on a site that is largely underused and unoccupied. The development would abut a multi-family development, and is also near single-family dwellings. The proposed Townhouses would provide an appropriate scale (in between multi-family and single-family), proper location of development, and a mix of housing options. This request generally furthers Policy 4.1.2 – Identity and Design.

Policy 4.1.4: Neighborhoods: Enhance, protect and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

The proposed site plan would generally enhance, protect, and preserve the nearby neighborhoods because it would facilitate the development of a largely vacant site and underutilized parking lot. Developing this space to be townhomes would enhance the area, protect housing values, and preserve the neighborhood. The development of the site and subsequent occupancy promotes the areas long-term health and vitality. The request generally furthers Policy 4.1.4 Neighborhoods.

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 subject site sits along two designated Corridors; Montgomery Blvd NE is designated as a Major Transit Corridor, and Wyoming Blvd NE is designated as a Multi-Modal corridor by the Comprehensive Plan. The subject site is not in a designated Activity Center. However, the request would facilitate residential development along two designated Corridors, and generally, low-density residential development is intended outside of Centers. Staff finds that this request partially furthers Goal 5.1 Centers & Corridors.

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

The request would facilitate the development of 66 town homes which would activate the corridor with more people using transit and walking to nearby commercial services. The proposed site plan includes walkways for residents and pedestrian access from the surrounding site. The request would encourage a residential development and makes the nearby transit service accessible. The request furthers Policy 5.1.10-Major Transit Corridors.

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 66 Townhouses, which would provide additional opportunities for residents 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 5 and 31. The request generally furthers Goal 5.2 – Complete Communities.

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

The requested site plan amendment would create healthy, sustainable and distinct communities with a mix of uses by locating the residential development near a mix of commercial uses. The location of the subject site near this commercial development would generally promote walkability, which contributes to the health of the community. There are three pedestrian access points to the development, which promote convenience and accessibility to the surrounding commercial services. The request furthers Policy 5.2.1 – Land Uses.

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

The new boundary for the proposed site plan would allow the surrounding lots do be developed under the IDO MX-M Zone District standards. The development under the original site plan was largely underutilized and has not changed for several years. New development under MX-M standards would facilitate development that brings goods, services, and amenities, all of which are within walking distance from the proposed Townhouses and the surrounding neighborhoods. The request furthers subpolicy 5.2.1a.

Subpolicy e) Create healthy, sustainable communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The subject's sites location along two designated corridors promotes convenient accessibility to commercial services. The surrounding sites release from the site plan regulation to the IDO MX-M zone district guidelines will facilitate the development of a mix of uses that are conveniently accessible from surrounding neighborhoods. Staff finds that subpolicy 5.2.1e is furthered.

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

The request would encourage more productive use of the currently under-utilized lot which is comprised of largely vacant commercial space and surface parking by facilitating the development of 66 townhouses. Staff finds that subpolicy 5.2.1n is furthered.

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 furthers 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 furthers Policy 5.3.1-Infill Development.

Policy 5.3.2 – Leapfrog Development: Discourage growth in areas without existing infrastructure and public facilities.

The request would facilitate development where infrastructure and public facilities already exist (see page 4) and would be infill development as opposed to fringe development where there is no infrastructure. The request furthers Policy 5.3.2 – Leapfrog Development.

Goal 5.4 – Jobs-Housing Balance: Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande.

The request would facilitate residential development at a site that is near existing commercial and office development, which are often where jobs are located. The subject site is served well by transit and residents living there would have access to jobs in the area. However, the request does not prioritize job growth west of the Rio Grande. The request partially furthers Goal 5.4 Jobs-Housing Balance.

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 generally furthers Goal 5.6-City Development Areas.

Chapter 9: Housing

Goal 9.1 Supply: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

The request would facilitate the development of approximately 66 Townhouses, which ensures a sufficient supply and range of high-quality housing types. The subject site is located at the intersection of two designated Corridors (Multi-Modal, and Major Transit) and near multi-family and single-family housing. The addition of Townhouses provides ensures that the area will meet current and future needs at a variety of price levels to ensure more balanced housing options. The request generally furthers Goal 9.1 Supply.

Goal 9.3 Density: Support increased housing density in appropriate places with adequate services and amenities.

The request would allow and support development of residential uses, among them the slightly denser Townhouse residential. The subject site is an appropriate place for such development because it is along a Major Transit Corridor, and a Multi-Modal Corridor. The request furthers housing Goal 9.3-Density

Policy 9.3.1 Centers & Corridors: Encourage higher density, multi-unit housing and mixed-use development in Downtown, Urban, Activity, and Village Centers, and along Premium and Major Transit Corridors to capture growth, relieve development pressure at the edge of the urban footprint, and maintain low densities in rural areas.

The request would allow residential uses, specifically Townhouses (mixed-use development) to develop near appropriate uses such as jobs and services, and along a Major Transit Corridor. The release of the surrounding geography to the IDO MX-M regulation could facilitate additional mixed-use development along a Major Transit Corridor. The request partially furthers Policy 9.3.1 Centers & Corridors.

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). As per the IDO, the EPC will determine whether any deviations from typical Mixed-Use development are acceptable in this proposed major amendment.

- 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 no 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:

The governing geography of the site plan will be reduced to the approximately 8.5 acres of the southwestern portion of the site. The new site plan proposes a residential development of 66

Townhouses. The surrounding area will be subdivided and released from the Site Plan governance, to IDO MX-M regulation.

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. Rather than describe what's shown on the proposed site plan (see attachment), the following analysis focuses on applicable requirements

Site Plan Layout/Configuration

The proposed major site amendment reduces the area governed by the site plan from roughly 15.5 acres down to 8.5 acres (at the southwestern portion of the site). The proposed Townhouses are placed surrounding a centralized open space feature. There are 22 Townhouses surrounding the open space feature at the center of the site, and the remaining 44 houses are at the outer perimeter of the subject site.

Section 5-1 Dimensional Standards:

The MX-M zone district does not have minimum lot sizes, however the lots shown vary in size. The plans call for a minimum of 30 feet for lot width, and a minimum of 85 feet for the lot length. All townhouses are proposed to have a minimum 20' driveway. The maximum building height allowed is 48 feet, however, there is no proposal as to the height of the Townhouses, other than maintaining the height restriction (up 48 feet).

Vehicular Access, Circulation, and Parking

The subject site is located at the intersection of Wyoming Blvd NE, and Montgomery Blvd NE. The subdivision is gated and there is one entrance which is accessible from La Mirada Pl NE. Residents can turn onto La Mirada Pl NE when traveling North/South on Wyoming Blvd NE.

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

5-5 Parking and Loading: Pursuant to IDO table 5-5-1, Parking requirements for residential development are 1 space per dwelling unit up to 2 bedrooms, and 2 spaces for dwellings with 3 or more bedrooms. At this point, the number of bedrooms is not known. The proposed site plan includes a 20-foot driveway and garages at each dwelling, which is intended to cover the required parking. Pursuant to IDO Subsection 5-5(C)(5)(c)2, the minimum number of off-street parking spaces required may be reduced by 10 percent if the proposed development is located within 330' in any direction of any transit stop or transit station with a peak service frequency between 15 minutes and 45 minutes. The proposed site plan claims to qualify for this reduction, however a bus stop with dimension to the site boundary is not shown on the drawings. Pursuant to IDO Subsection 5-

5(C)(8)(a) Accessible Parking, ADA parking is not required for residential development. No motorcycle parking, nor bicycle parking is required.

Pedestrian, Bicycle, and Transit Access

The subject site is located along a Major Transit Corridor, and a Multi-Modal 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 residential 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 no existing bike paths near the proposed site plan.

The proposed residential development includes walkways that connect to existing sidewalks at La Mirada Pl NE. Pursuant to IDO 5-3(D)(3), the walkways provide adequate connectivity to the surrounding commercial development and transit stops. The sidewalks within the development are not dimensioned on the site plan, however, using the provided scale look to be about 5' in width.

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

Walls and Security

Retaining walls and screening walls surrounding the subject property are proposed. The walls facing public streets and are designed pursuant to IDO Subsection 5-7(E)(3) Wall design. The design includes 6' maximum height, with brown split face concrete masonry units (CMU), capped with brown split face CMU with continuous 2-inch overhang, and split face pilasters at intervals of 12' which also project at a minimum of 2" from public side of screen wall.

The walls will run along the length of the perimeter of the site, and access to the site will be controlled by a gate at the main entrance off of La Mirada Pl NE. Section views of the retaining/screening walls on the Conceptual Grading Plan. There are 3 main types of wall shown, two of which (Section A-A, and Section B-B), are terraced and show a max height of 6' for the retaining wall, and a max height between 4 feet and 6 feet for the screening wall. The retaining wall and screening wall are terraced, and finished grade varies for each. The third wall section (Section C-C) combines the retaining wall and screening wall into one, the retaining portion has a height varying from 2 feet to 4 feet, and the perimeter wall has a height varying from 4 feet to 6 feet.

Landscaping

The site plan is generally in compliance with the landscaping requirements pursuant IDO Section 5-6. The minimum surface area of 15% total area minus the building area (.15*209,405) brings the minimum required landscaping of this site to approximately to 31,411 feet. The proposed subject site provides a total of 51,278 square feet of landscape, which exceeds the requirement by 19,867 square feet. The landscape plan also shows a 25% (7,900 square feet) coverage of ground level plants.

The site plan proposes a mix of deciduous trees, evergreen trees, shrubs, desert accents, flowering plants, grasses, deciduous shrubs, and evergreen shrubs. Landscaping will be watered through an automated irrigation system, including a drip system zones where required. A plan for the irrigation system was not included in the drawings. J. All street trees must be planted in accordance to IDO Section 14-16-5-6(D)(1)(c).

Elevations/Architecture

No elevations are provided on the proposed site plan.

Signage

There is one monument sign proposed at the entrance of the proposed residential development. The sign measures 10 feet in length, 3 feet in height, and 2 feet in depth. The letters on the sign are proposed to be 1.5 feet in height and 6 inches in width. The sign reads “Mirada Nueva”. The monument sign is to be constructed with CMU block with a stucco finish. The stucco color proposed is a brown earth tone with a faux ledgerstone accent. The letters will be constructed of metal.

Grading and Drainage Plan

The proposed site plan amendment is being subdivided into a residential neighborhood and future offsite commercial. The offsite portion of the proposed site plan will be divided into three drainage basins, offsite basins one and two will drain through the proposed subdivision through drainage infrastructure located at the northeast corner of the subdivision. Basin three will drain to a proposed drainage channel located on the west side of the subdivision. All offsite flows will be channeled into the proposed water quality pond, located at the southeast corner of the residential development. The residential area will also drain into the water quality pond, via surface flows and a storm sewer. The small area at the entrance of the subdivision will drain directly onto Hendrix Ave NE/La Mirada Pl NE, as the changes in grade prevent it from being captured and redirected into the water quality pond.

Utility Plan

Water and sewer lines for the subdivision will tie into the existing infrastructure on La Mirada Pl NE. The water and sewer lines will run under the proposed street within the subdivision. The water and sewer lines will then branch into the Townhouses, which will connect from the street facing side. The fire marshal has approved the Fire 1 plan, which shows appropriate location and amount of fire hydrants.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

Transportation Development Review Services had several comments, which will be addressed in the conditions. They are requiring a Traffic Impact Study (TIS), which was provided by the applicant. They are requiring that all sidewalk minimums (5 feet) shall be met within the subdivision, which may require the widening proposed roadway easements. A major comment they

had was to provide an additional access point, due to the number of units. Transportation Development Review Services also requested that the applicant provide a turning template, to ensure that the design allows access and maneuverability within the subdivision for emergency vehicles. The applicant has provided the turning template, and is included in this packet under Applicant Information.

The Transit Department commented on existing routes currently servicing the area. APS commented, stating that the area that the subject site is located in is currently served by three schools: Comanche Elementary School, Cleveland Middle School, and Sandia High School.

CPTED had numerous comments regarding safety and lighting, these comments can be found in the agency comments section. Other agency comments include: Albuquerque Bernalillo County Water Utility Authority (ABCWUA), Albuquerque Metropolitan Arroyo Flood Control (AMAFCA), New Mexico Department of Transportation (NMDOT), Mid-Region Metropolitan Planning Organization, and others. All agency comments can be found on page...

Neighborhood/Public

Notification requirements are found in 14-16-6, in the Procedures Table 6-1-1 and are further explained in 14-16-6-4(K), Public Notice. The affected, registered neighborhood organizations are the Loma Del Rey NA, District 4 Coalition of Neighborhood Associations, and District 7 Coalition of Neighborhood Associations. Property owners within 100 feet of the subject site were also notified as required.

A pre-application neighborhood meeting was requested and held on March 4, 2021 with members of the Loma Del Rey NA. Major concerns included traffic generation the intersection of La Mirada Pl NE and Wyoming Blvd NE, phasing of construction, and prices of the proposed townhouses. The neighborhood is hopeful that the proposed development will improve surrounding property values and remove some of the nuisances that take place at the large vacant parking lot (street racers congregating), and are generally supportive of the development.

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 amend the boundaries of the existing governing site plan to the Townhouse development boundaries (southwestern portion of the lot). The governed area would change from roughly 15.5 acres, down to roughly 8.5 acres. The governed portion would be developed into Townhouses, the remaining portion of the site would be subdivided and released from site plan governance to IDO regulation under the MX-M zone district guidelines.

The subject site is located at the intersection of a Major Transit Corridor, and a Multi Modal Corridor. The subject site is not 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 regulations, Staff recommends approval subject to conditions needed to improve compliance in a few areas and to provide clarification.

FINDINGS – SI-20201-00370 May 20th, 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 Lot 1-A-1 and 5-A-1, La Mirada Subdivision (being comprised of Lots 1-A and 5-A), located at 4315 Wyoming Blvd. NE between Montgomery Blvd. NE and La Mirada Pl, NE, approximately 15.5 acres.
2. The applicant proposes to amend the prior approved site development plan in the following manner:
 - A. Redevelop the southwestern portion of the subject site (approx. 8.5 acres) with a Townhouse subdivision. This area will be reviewed using a new site plan, which will go through the Development Review Board (DRB) process.
 - B. Remove the remainder of the subject site from the governing site development plan and allow for future redevelopment to be subject to IDO regulations.
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. Townhouses are a permissive use 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 a Multi-Modal Corridor (Wyoming Blvd NE) and Major Transit Corridor (Montgomery Blvd NE).
6. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
7. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 4: Community Identity
 - A. Goal 4.1 Character: Enhance, protect, and preserve distinct communities.

The request would enhance, protect, and preserve this distinct community by providing residential uses, which would replace a currently underutilized commercial development consisting largely of asphalt surface parking and vacant buildings.
 - B. Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of the neighborhoods by ensuring the appropriate scale and location of the development, mix of uses, and character of building design.

The request would facilitate the development of 66 townhouses on a site that is largely underused and unoccupied. The development would be a multi-family development, and is also near single-family dwellings. The proposed Townhouses would provide an appropriate scale (in between multi-family and single family), proper location of development, and a mix of housing options.

- C. Policy 4.1.4 Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

The proposed site plan would generally enhance, protect, and preserve the nearby neighborhood because it would facilitate the development of a largely vacant site and an underutilized parking lot. Developing this space to be townhomes would enhance the area, protect housing values, and preserve the neighborhood. The development of the site and subsequent occupancy promotes the area's long term health and vitality.

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

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

The subject site sits along two designated corridors; Montgomery Blvd NE is designated as a Major Transit Corridor, and Wyoming Blvd NE is designated as a Multi-Modal corridor by the Comprehensive Plan. The subject site is not in a designated Activity Center. However, the request would facilitate residential development along two designated Corridors, and generally low-density residential development is intended outside of Centers.

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

The request would facilitate the development of 66 townhouses which would activate nearby Corridors with more residents using transit and walking to nearby commercial services. The proposed Site Plan includes walkways for residents and pedestrian access from the surrounding site. The request would encourage residential development and makes the nearby transit service accessible.

9. The request furthers the following, additional policies 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 the development of the subject site with 66 Townhouses, which would provide additional opportunities for residents 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 5 and 31.

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

The request would create healthy, sustainable and distinct communities with a mix of uses by locating the residential development near a mix of commercial uses. The location of the subject site near existing commercial development would generally promote walkability, which contributes to the health of the community. There are three pedestrian access points from the subject site to surrounding development, which promote convenience and accessibility.

- C. Sub Policy 5.2.1 a: Encourage development and redevelopment that brings goods, services, and amenities within walking distance of neighborhoods and promotes good access for all residents.

The proposed boundary for the Site Plan would allow the surrounding lots to be developed under the IDO MX-M Zone District standards. The development under the original site plan was largely underutilized and has not changed for several years. The request facilitates development under MX-M standards, which would bring goods, services, and amenities, all of which are within walking distance from the proposed Townhouses and the surrounding neighborhoods.

- D. Sub Policy 5.2.1 e: Create healthy, sustainable communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The subject site location along two designated corridors promotes convenient accessibility to commercial services. The surrounding sites release from Site Plan regulation to the IDO MX-M zone district guidelines will facilitate the development of a mix of uses that are conveniently accessible from surrounding neighborhoods.

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

The request would encourage more productive use of the currently under-utilized lot which is comprised of largely vacant commercial space and surface parking by facilitating the development of 66 Townhouses.

10. The request furthers the following, additional policies 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. Policy 5.3.2 Leapfrog Development: Discourage growth in areas without existing infrastructure and public facilities.

The request would facilitate the development where infrastructure and public facilities already exist. And would be infill development as opposed to fringe development where there is no infrastructure.

- D. Goal 5.4 Jobs-Housing Balance: Balance jobs and housing by encouraging growth near employment across the region and prioritizing job growth west of the Rio Grande.

The request would facilitate residential development at a site that is near existing commercial and office development, which are often where jobs are located. The subject site is served well by transit and residents living there would have access to jobs in the area. However, the request does not prioritize job growth west of the Rio Grande.

- E. 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.

11. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 9: Housing

- A. Goal 9.1 Supply: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

The request would facilitate the development of approximately 66 Townhouses, which ensures a sufficient supply and range of high-quality housing types. The subject site is located at the intersection of two designated Corridors (Multi-Modal, and Major Transit) and near multi-family and single-family housing. The addition of Townhouses provides ensures that the area will meet current and future needs at a variety of price levels to ensure more balanced housing options.

- B. Goal 9.3 Density: Support increased housing density in appropriate places with adequate services and amenities.

The request would allow and support development of residential uses, among them the slightly denser Townhouse residential development. The subject site is an appropriate place for such development because it is located along a Major Transit Corridor.

- C. Policy 9.3.1 Centers & Corridors: Encourage higher density, multi-unit housing and mixed-use development in Downtown, Urban, Activity, and Village Centers, and along Premium and Major Transit Corridors to capture growth, relieve development pressure at the edge of the urban footprint, and maintain low densities in rural areas.

The request would allow residential uses, specifically Townhouses (mixed-use development) to develop near appropriate uses such as jobs and services, and along a Major Transit Corridor. The release of the surrounding geography to the IDO MX-M regulation could facilitate additional mixed-use development along a Major Transit Corridor.

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) As demonstrated by the policy analysis of the site plan, the request is consistent with applicable Comprehensive Goals and Policies.
 - B. 14-16-6-6(J)(3)(b) The subject site is zoned MX-M; therefore, this criterion does not apply.
 - C. 14-16-6-6(J)(3)(c) With the application of conditions of approval, the site plan 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 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 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) 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) 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 applicant's policy-based response adequately demonstrates that the request furthers a preponderance of applicable Goals and policies regarding Centers and Corridors (Major Transit and Multi-Modal Corridors), infill and efficient development patterns, and jobs-housing

balance, and does not present any significant conflicts with the Comprehensive Plan. Therefore, the request is consistent with the City's health, safety, morals, and general welfare.

14. The affected, registered neighborhood organizations are the Loma Del Rey NA, District 4 Coalition of Neighborhood Associations, and District 7 Coalition of Neighborhood Associations. Property owners within 100 feet of the subject site were also notified as required.
15. A pre-application neighborhood meeting was requested and held on March 4, 2021 with members of the Loma Del Rey NA. The public was generally supportive of the proposal as indicated in the facilitated meeting minutes.
16. As of this writing, Staff has not been contacted and is unaware of any opposition.

RECOMMENDATION – PR-2019-002309, SI-2021-00370, May 20, 2021

APPROVAL of Project #2019, Case # SI-2021-00370, a Major Amendment to an existing Site Development plan, for an approximately 15.5-acre site, located at the intersection of Wyoming Blvd NE, and Montgomery Blvd NE (4315 Wyoming Blvd NE).

CONDITIONS OF APPROVAL – SI-2021-00370

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. Pedestrian Access & Circulation:
 - A. The general notes state that there will be two pedestrian entrances in addition to pedestrian access at the main gate, but only one is shown. The secondary access shall be shown on site plan, or clarification of keyed note three (is it two access points at the same location?) shall be provided.
 - B. Proposed sidewalks within development to be dimensioned to ensure compliance with DPM standards, pursuant to IDO subsection 14-16-5-3(D)(1)(a).

5. Parking & Circulation:

- A. Parking calculations shall be shown clearly on site plan, and shall comply with IDO table 5-5-1.
- B. Transit stops within 330' shall be shown and dimensioned to demonstrate eligibility for parking reductions, pursuant to IDO subsection 14-16-5-5(C)(5)(c)2.
- C. Turning template provided by the applicant to be reviewed and approved by Transportation Development Services.

6. Landscaping:

All street trees must be planted in accordance to IDO Section 14-16-5-6(D)(1)(c).

7. Walls:

Pursuant to IDO table 5-7-1 Maximum Wall Height, maximum wall height in Mixed Use zone districts is 8 feet. Currently, wall sections show terraced walls with a range of up to 12 feet in height. Any wall that is proposed to be higher than 8 feet will need additional approval from the City Engineer, pursuant to IDO Subsection 14-16-5-7(F)(1)(a).

8. Lighting:

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.

9. Clarification:

- A. A typical dimension for building setbacks shall be shown on Site Plan, pursuant to IDO subsection 14-16-5-1(D).
- B. Provide a note on the Site Plan stating that all design standards shall be met pursuant to IDO section 14-16-5-11(C) Low-Density Residential Development.

10. Conditions from Transportation Development Review Services:

- A. This project is part of an overall project that involves a required Traffic Impact Study to determine off-site improvements. Traffic Impact Study recommendations shall be placed onto an infrastructure list.
- B. Based on the number of units, show a second access for emergency purposes. If sharing access with an adjacent parcel, a shared access agreement is required.
- C. Per new DPM requirements, a 5-foot sidewalk is required on each side of the proposed roadway. This would need the proposed overall easement width to be widened.

- D. A minimum 75-foot centerline radius is required at the turns in the roadway.
- E. Provide turning template to ensure that turn-around space is sufficient in front of the proposed gate location.
- F. Minimum sidewalk width requirements on La Mirada shall be met

Sergio Lozoya

**Sergio Lozoya
Current Planner**

Notice of Decision CC list:

Loma Del Rey NA, Carol Orona, oronacarol@hotmail.com

Loma Del Rey NA, Brian Eagan, eagan.brian@gmail.com

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

District 7 Coalition of Neighborhood Associations, David Haughawout, davidh.d7@comcast.net

District 7 Coalition of Neighborhood Associations, Lynne Martin, lmartin900@aol.com

Legal, kmorrow@cabq.gov

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning / Code Enforcement

Long Range Planning

Transportation Development Review Services

- This project is part of an overall project that involves a required Traffic Impact Study to determine off-site improvements. Traffic Impact Study recommendations shall be placed onto an infrastructure list.
- Based on the number of units, show a second access for emergency purposes. If sharing access with an adjacent parcel, a shared access agreement is required.
- Per new DPM requirements, a 5-foot sidewalk is required on each side of the proposed roadway. This would need the proposed overall easement width to be widened.
- A minimum 75-foot centerline radius is required at the turns in the roadway.
- Provide turning template to ensure that turn-around space is sufficient in front of the proposed gate location.
- Minimum sidewalk width requirements on La Mirada shall be met.

CITY ENGINEER

Hydrology

Transportation Development Services

MUNICIPAL DEVELOPMENT DEPARTMENT (DMD) TRANSPORTATION

No comments.

POLICE DEPARTMENT/PLANNING

- Ensure adequate lighting throughout the project, to include parking areas, pedestrian walkways, and common areas such as courtyards.
- Ensure natural surveillance and clear lines of sight throughout the property. Natural surveillance requires a space free from natural and physical barrier (i.e. open picket vs. solid fences). Establish a clear line of sight from the parking areas to the townhomes and from the townhomes to the parking areas.
- Ensure that landscaping is installed so as not to obstruct windows, doors, entryways, or lighting.
- Ensure that landscaping is maintained to provide natural surveillance, trimming trees up to create a canopy of at least six feet; and trimming shrubs and bushes down to three feet.
- Ensure adequate locking devices (i.e. deadbolt locks) on residential units.
- Ensure that addresses are posted and clearly visible.
- Ensure eye-viewers on primary and secondary entrance doors to residential units.
- Limit and clearly delineate access to the property; i.e. Resident Parking and Visitor Parking.

- Clearly delineate public, semi-public, semi-private, and private space throughout the project.
- Install *No Trespassing* signs that cite the City Ordinance so that they are visible immediately upon entering the property.

SOLID WASTE MANAGEMENT DEPARTMENT

TRANSIT DEPARTMENT

No comments

PARKS AND RECREATION

The Street Tree Ordinance does not apply due street classification and low-density residential use. Street trees are appreciated, however the parking strips look narrow. If trees are to be planted, the parking strips should contain enough soil volume to sustain the tree long term given the eventual full size of the tree. Please refer to IDO Section 5-6(D)(1)(c) for minimum dimensions per size of tree. Tree grates are not recommended.

ABC WATER UTILITY AUTHORITY (ABCWUA)

1. An availability statement is required prior to ABCWUA approval.
2. Each proposed lot shall have that has an existing structure on it will be required to have its separate private water services, private sanitary sewer services and accounts.
3. Each proposed lot shall have access to public waterline and sanitary sewer. Shared services and accounts between any properties will not be allowed. There are existing accounts for the property. Please work with Customer Service to understand potential costs and/or credits associated with separating accounts.
4. There may be a need for onsite public waterline and/or sanitary sewer to prevent any proposed lot from being land locked (e.g. proposed Lot 6).

ALBUQUERQUE PUBLIC SCHOOLS

Residential development at this location will have impacts to the following schools: Comanche Elementary School, Cleveland Middle School, and Sandia High School.

- i. **Residential Units: 74**
- ii. **Est. Elementary School Students: 19**
- iii. **Est. Middle School Students: 8**
- iv. **Est. High School Students: 8**
- v. **Est. Total # of Students from Project: 35**

*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district

School Capacity

School	2019-2020 Enrollment	Facility Capacity	Space Available
Comanche Elementary School	367	443	76
Cleveland Middle School	635	700	65
Sandia High School	1,835	1,879	44

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

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

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

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)

No adverse comments.

COUNTY OF BERNALILLO

No adverse comments.

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 along the street frontages of Montgomery Blvd and Wyoming Blvd NE, and along the site's northern northeastern side. There are also underground electric lines within the easternmost parking area and behind the northwestern building. Any relocation or alteration of existing PNM facilities is at the property owner's expense.

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. Aerial view of the site.

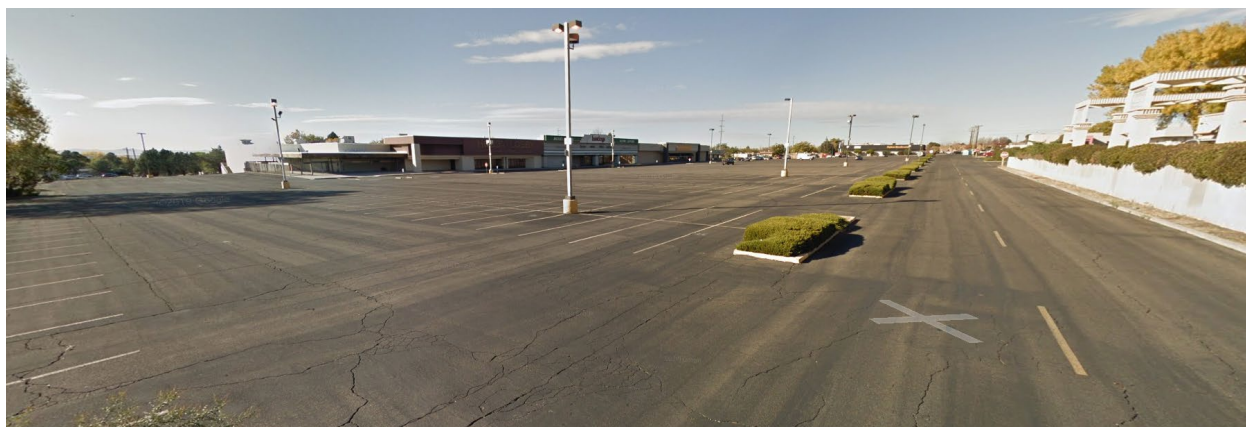


Figure 2. Southeast Corner of the site looking northwest.



Figure 3. Within the site looking east.



Figure 4: Within the site looking west.



Figure 5: Near the southwest corner looking northeast.



Figure 6: Northeast corner (along Montgomery Blvd NE) of the subject site looking southwest.

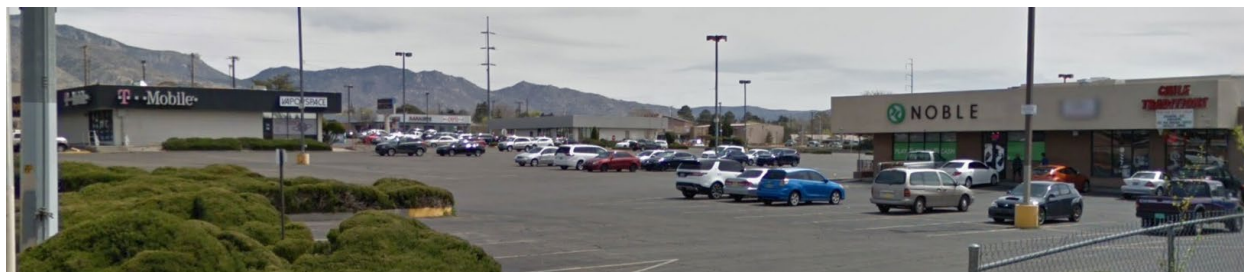


Figure 7: Northwest corner (along Montgomery Blvd NE) of the subject site looking southeast.



Figure 8: Looking northwest toward the subject site from Wyoming Blvd NE.

HISTORY

WYOMING & MONTGOMERY N.E. ALBUQ., N.M.

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**HANDICAPPED
ONLY**

Z 73-1 (Amended, 1148-71, Theodore Pettit for G.L. Connors)

3-17-27

[Signature] 3-7-7

Robert A. Long 3-8-77

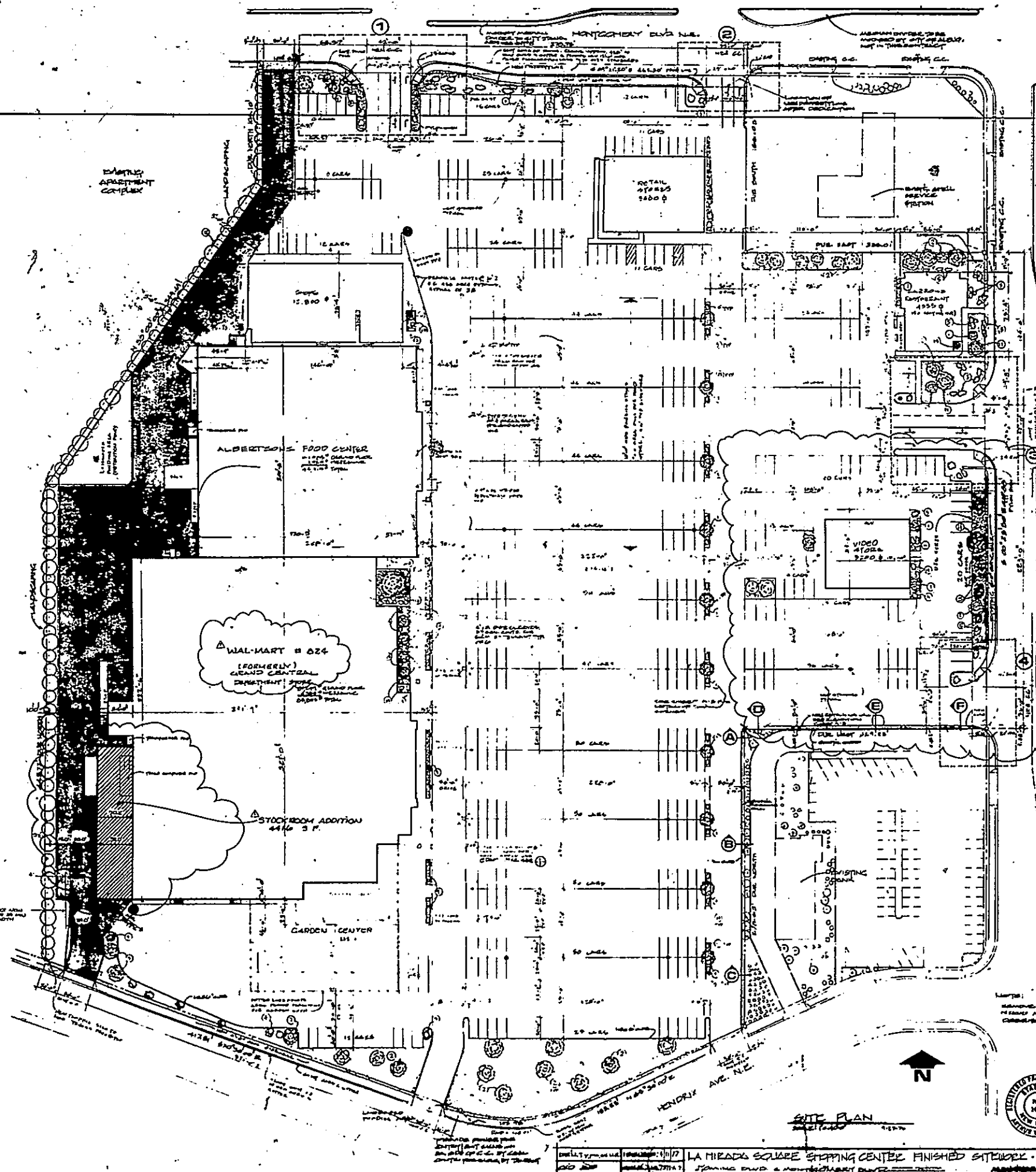
W. L. 3-9-77

J. W. Quinn - P3977

1 of 1



Z-73-4708



LA MIRADA SQUARE

WYOMING & MONTGOMERY NE ALBUQ, N.M.

- LANDSCAPE LEGEND**
- ① FOUNDATIONAL RED LINE PLANT TREES
 - ② BUSHES - 10' - 15' HIGH
 - ③ UNBUSHED - 10' - 15' HIGH
 - ④ YUCCA - 10' - 15' HIGH
 - ⑤ JACARANDA (10' - 15' HIGH)
 - ⑥ CASHA YUCCA
 - ⑦ 1' - 2' HIGH ALBIS
 - ⑧ 1' - 2' HIGH ALBIS
 - ⑨ 1' - 2' HIGH ALBIS
 - ⑩ 1' - 2' HIGH ALBIS
 - ⑪ 1' - 2' HIGH ALBIS
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PROJECT DATA

| | |
|----------------------|-----------------|
| TOTAL CONSTRUCTION | 100,000 SQ. FT. |
| PARKING REQUIRED | 100 SPACES |
| PARKING PROVIDED | 100 SPACES |
| WATER CANAL REQUIRED | 100 SPACES |

SEE ADMINISTRATIVE DEVELOPMENT PLAN AMENDMENT APPROVED SEPT. 1966

HANDICAPPED ONLY

DETAIL

ADMINISTRATIVE DEVELOPMENT PLAN AMENDMENT FILE NO. 7-73-47

APPROVED BY THE PLANNING DEPARTMENT

DATE: 3-2-77

DATE: 3-2-77

DATE: 3-2-77

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|--------|--------------|
| 1 | 3-2-77 | Initial plan |
| 2 | 3-2-77 | Revised plan |
| 3 | 3-2-77 | Revised plan |
| 4 | 3-2-77 | Revised plan |
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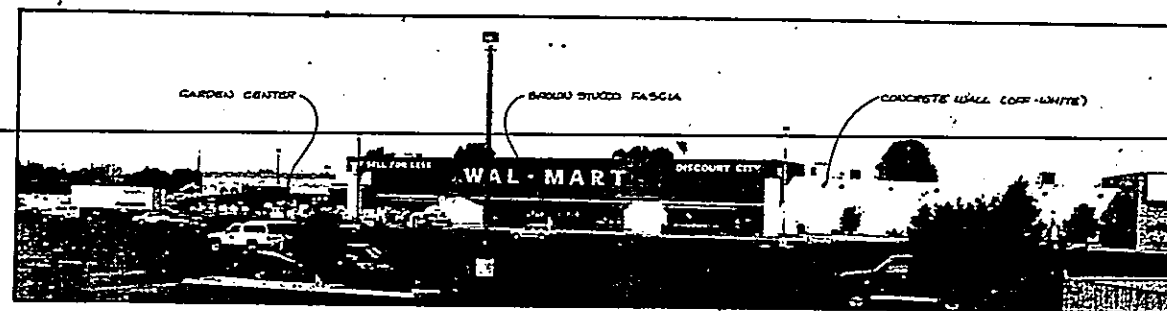
CITY OF ALBUQUERQUE

PLANS

FILE D

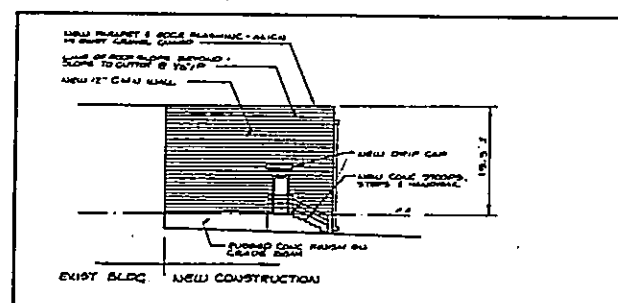
2

#PLAN



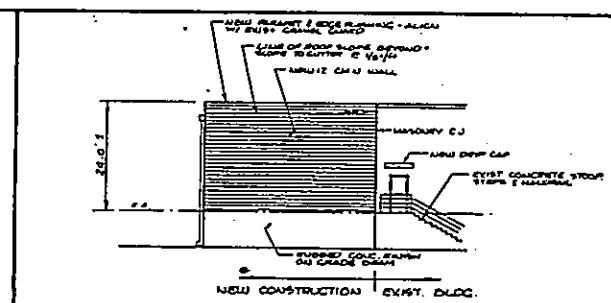
EAST ELEVATION

NOTE: New c.m.u. walls shall be finished with 1 coat block filler followed by exterior paint to match the existing color (off-white).



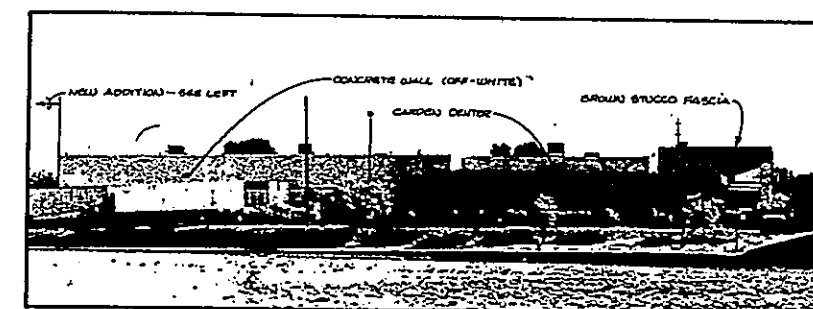
NORTH ELEVATION - ADDITION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION - ADDITION

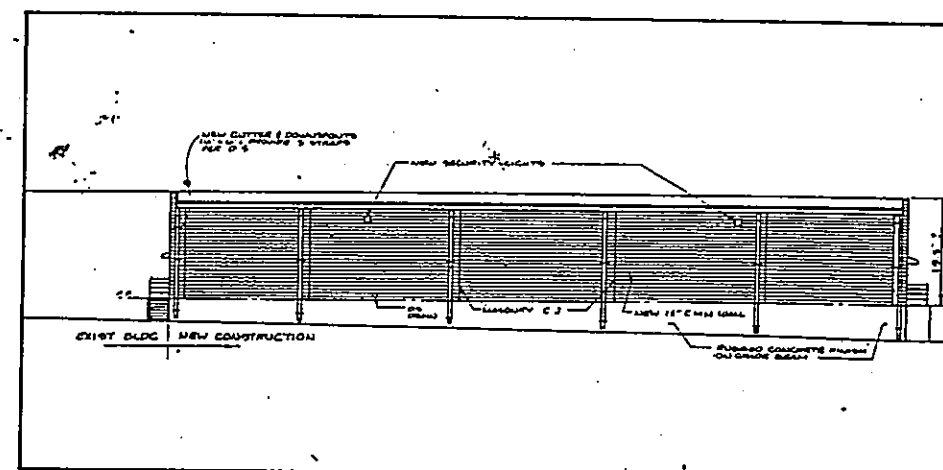
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION



WEST ELEVATION



WEST ELEVATION - ADDITION

SCALE: 1/8" = 1'-0"

2-23-47
2 of 2



JEFF MORTENSEN & ASSOCIATES, INC.
8711 DALLAS, N.E. CALBUQUERQUE, N.M. 87110
O ENCHILAS O TELEPHONE 689 365-5611 O

BUILDING ELEVATIONS
WAL-MART STORE # 824 STOCKROOM ADDITION

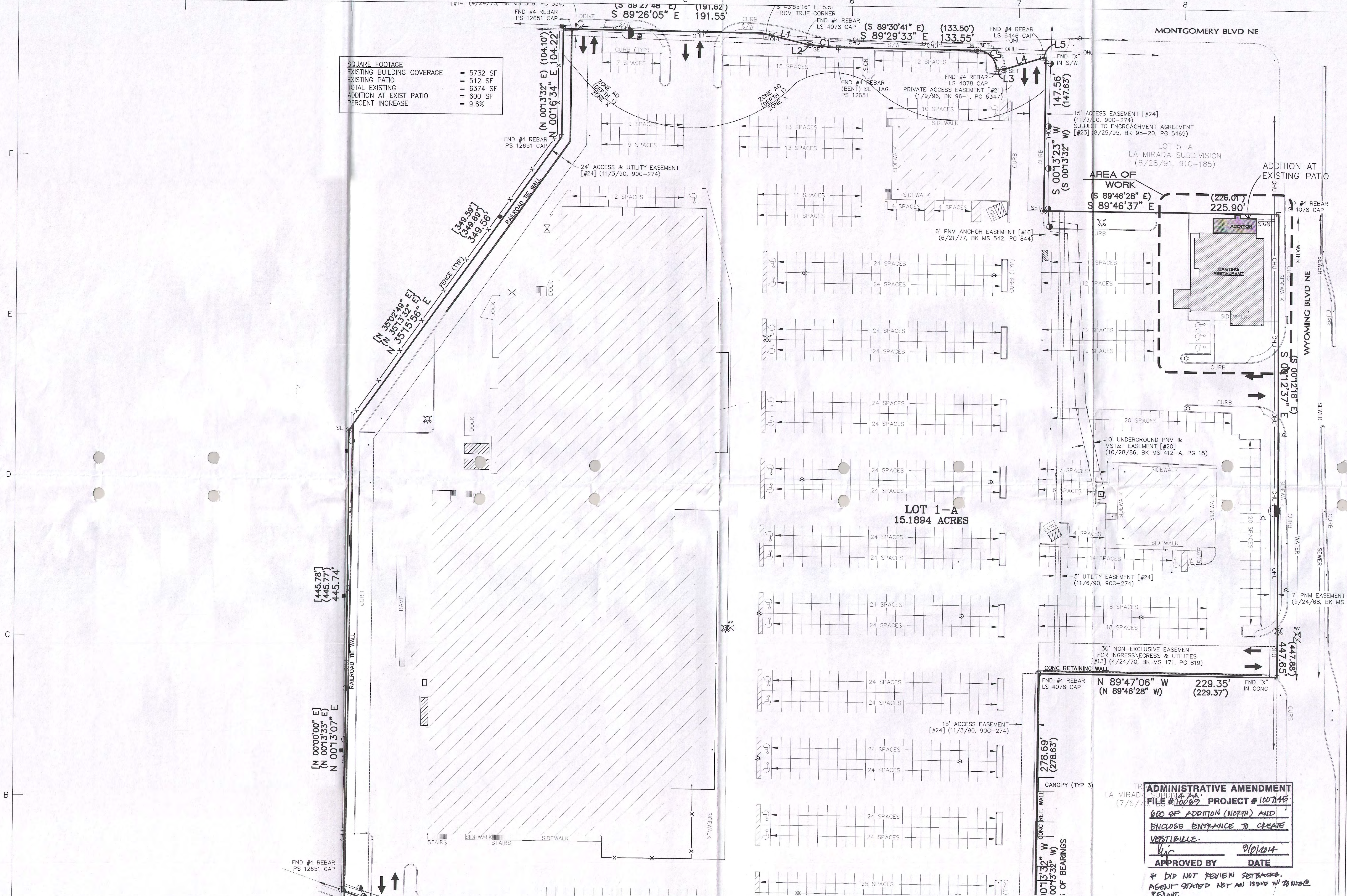
| | | | | | | | |
|-------------|--------|------|--|----|--|------|--|
| DESIGN BY | | DATE | | BY | | DATE | |
| DRAWN BY | S.C.H. | | | | | | |
| APPROVED BY | J.G.M. | | | | | | |

JOB NO. 890421

DATE 6-89

SHEET 2 OF 2

| SQUARE FOOTAGE | |
|----------------------------|-----------|
| EXISTING BUILDING COVERAGE | = 5732 SF |
| EXISTING PATIO | = 512 SF |
| TOTAL EXISTING | = 6374 SF |
| ADDITION AT EXIST PATIO | = 600 SF |
| PERCENT INCREASE | = 9.6% |



A1 EXISTING SITE PLAN SHOWING ADDITION
1" = 40'-0"

ADMINISTRATIVE AMENDMENT
FILE #1007145
PROJECT #1007145
 600 SF ADDITION (NORTH) AND
 ENCLOSE ENTRANCE TO CREATE
 VESTIBULE.
 APPROVED BY Var DATE 9/10/2014
 * DID NOT REVIEW SETBACKS.
 AGENT STATED NOT AN ISSUE IN THIS CASE.
 PERMIT.



ARIA
 STUDIO CONSULTANTS, INC
 PO BOX 937
 EDGEWOOD NM, 87015
 DANIEL@ARIASCINC.COM
 (505) 506-2314

relevant design solutions
ARCHIS design LLC
 PO BOX 90218 ALBUQUERQUE
 NEW MEXICO 87119 (505) 948-6986

RANGE CAFE
ADDITION & RENOVATION
 4401 WYOMING BLVD NE
 ALBUQUERQUE, NEW MEXICO

Date: July 31, 2014
 Revisions:
 Sheet Title:
Site Plan

Sheet No.
AS101

ZONING

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

APPLICANT INFORMATION



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

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

APPLICATION INFORMATION

| | | |
|---|-----------|--------------------------------------|
| Applicant: Butterfly Holdings, LLC | | Phone: (505) 896-9032 |
| Address: 333 Rio Rancho Blvd, Suite 202 | | Email: jarrodl@aswinc.com |
| City: Rio Rancho | State: NM | Zip: 87124 |
| Professional/Agent (if any): Consensus Planning, Inc. | | Phone: (505) 764-9801 |
| Address: 302 8th Street NW | | Email: fishman@consensusplanning.com |
| City: Albuquerque | State: NM | Zip: 87102 |
| Proprietary Interest in Site: Contract Purchaser | | List all owners: M&M Co. |

BRIEF DESCRIPTION OF REQUEST

Major Amendment to the 1977 La Mirada Shopping Center Site Plan.

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

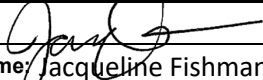
| | | |
|---|---|--|
| Lot or Tract No.: 1-A-1 | Block: | Unit: |
| Subdivision/Addition: La Mirada Subdivision | MRGCD Map No.: | UPC Code: 101906048047020404L1 |
| Zone Atlas Page(s): G-19 | Existing Zoning: MX-M | Proposed Zoning: No Change |
| # of Existing Lots: 1 | # of Proposed Lots: 67+ via future plat | Total Area of Site (acres): 15.2 acres |

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 4315 Wyoming Blvd NE Between: Montgomery Blvd NE and: La Mirada Place NE

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

Z-73-47, 1007145, and PR-2019-002309

Signature:  Date: 3/17/21
 Printed Name: Jacqueline Fishman, AICP ☐ Applicant or ☒ Agent

FOR OFFICIAL USE ONLY

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

FORM P1: SITE PLAN – EPC

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

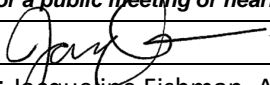

- ☐ SITE PLAN – EPC
☐ MASTER DEVELOPMENT PLAN
☒ MAJOR AMENDMENT TO SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN
☐ EXTENSION OF SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN

- ☒ Interpreter Needed for Hearing? No 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
- ☒ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
- ☒ 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: 3/17/21 |
| Printed Name: Jacqueline Fishman, AICP | <input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent |
| FOR OFFICIAL USE ONLY | |
| Case Numbers: | Project Number: |
| | |
| | |
| | |
| Staff Signature: |  |
| Date: | |

January 22, 2021

City of Albuquerque
Development Review Board
600 2nd Street
Albuquerque, New Mexico, 87102

Re: Owners Authorization; Lot 1-A, La Mirada Subdivision/La Mirada shopping center

To Whom it may concern,

This letter authorizes representatives of Butterfly Holdings, LLC and Consensus Planning, Inc. to act on behalf of the M-M Company on Plat, Site Plan, variance, and vacation issues associated with the subject property. This letter does not authorize Butterfly Holdings, LLC and Consensus Planning, Inc. to execute and approve any Preliminary Plat, Final Plat, Site Pan, variance application or vacation issue without M-M Co.'s further consent or joinder.

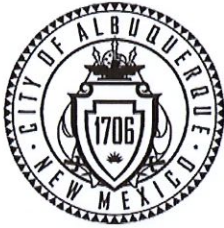
Sincerely,

M-M Co., a New Mexico partnership

By: Tower 22, LLC, General Partner

By: 

Brian J. Matteucci, Member



Tim Keller, Mayor
Sarita Nair, CAO

City of Albuquerque
P.O. Box 1293 Albuquerque, NM 87103
Planning Department
David S. Campbell, Director

DATE: December 9, 2019

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): PR-2019-002309
Agent: Consensus Planning, Inc.
Applicant: M&M Co. and G&L Investments
Legal Description: Lots 1-A and 5-A, La Mirada Subdivision
Zoning: MX-M
Acreage: 16.0374 acres
Zone Atlas Page(s): G-19

CERTIFICATE OF NO EFFECT: ☒ Yes ☐ No

CERTIFICATE OF APPROVAL: ☐ Yes ☒ No

SUPPORTING DOCUMENTATION:


Google Earth Images indicating recent mechanical disturbance

SITE VISIT: N/A

RECOMMENDATIONS:

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

SUBMITTED BY:

 12/9/2019
Douglas H. M. Boggess, MA, RPA Date
Senior Principal Investigator
Acting City Archaeologist

SUBMITTED TO:

Russell Brito, Planning Manager
City of Albuquerque Planning Department



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: La Mirada Building Permit #: _____ Hydrology File #: _____

Zone Atlas Page: G-19-Z DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: (Land Only) LT 1-A-1 PLAT FOR LOTS 1-A-1 AND 5-A-1 LA MIRADA SUBDIVISION (BEING COMPRISED OF LOTS 1-A AND 5-A LA MIRADA SUBDIVISION)

City Address: 4315 Wyoming Blvd NE Albuquerque, NM 87109

Applicant: Tierra West, LLC Contact: Jonathan Niski

Address: 5571 Midway Park Place NE Albuquerque, NM 87109

Phone#: 505-858-3100 Fax#: 505-858-1118 E-mail: jniski@tierrawestll.com

Development Information

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

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

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

Describe development and Uses:

Residential development with future commercial parcels

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): _____

Number of Residential Units: 74

Number of Commercial Units: 7

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* See attached Trip Generation Analysis

Expected Number of Employees (if known):* _____

AM 535 trips
PM 563 trips

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

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

Driveway(s) Located on: Street Name Hendrix Avenue for Residential and Montgomery and Wyoming for Future Commercial

Adjacent Roadway(s) Posted Speed: Street Name Hendrix Avenue Posted Speed 35 MPH

Street Name Montgomery and Wyoming Posted Speed 45 MPH

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Major Transit Corridor / Montgomery Blvd NE
(arterial, collector, local, main street)

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

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

Adjacent Roadway(s) Traffic Volume: 37,500 vpd Volume-to-Capacity Ratio: 0.63 NB PM
(if applicable)

Adjacent Transit Service(s): Yes, Montgomery and Wyoming Nearest Transit Stop(s): Montgomery and Wyoming intersection

Is site within 660 feet of Premium Transit?: Yes No

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

Current/Proposed Sidewalk Infrastructure: Yes perimeter sidewalks

Relevant Web-sites for Filling out Roadway Information:

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

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

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

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

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

TIS Determination

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

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

Thresholds Met? Yes ☒ No ☐

Mitigating Reasons for Not Requiring TIS: _____ Previously Studied: ☐

Notes:

M. P. E.

3/16/2021

TRAFFIC ENGINEER

DATE

Submittal

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

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

Site Plan/Traffic Scoping Checklist

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

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



April 30, 2021

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

Re: Approval of a Major Site Plan Amendment for the La Mirada Shopping Center

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

Dear Mr. Chairman:

The purpose of this letter is to request approval of a Major Amendment to the Site Plan for the La Mirada Shopping Center, which was originally approved by the Environmental Planning Commission (EPC) in February 1977 (Z-73-47). The subject site is legally described as Tract 1-A-1, La Mirada Subdivision, containing approximately 15.2 acres (See Figure 1) and is zoned MX-M (Mixed-use Moderate Intensity). The Environmental Planning Commission is hearing this case as a Major Amendment to the pre-IDO approval because such amendments are required to return to the original decision-making body via the most similar process to the original decision per IDO Section 14-16-6-4(Z).

Prior to preparing this Major Amendment, the Applicant had several meetings with City staff to determine the appropriate procedure for redeveloping the subject site and addressing the 1977 Site Development Plan. In addition to the required Pre-application Review Team (PRT) meeting, a Sketch Plat was reviewed by the Development Review Board, and individual meetings were held with the Zoning Enforcement Officer and Development Review Planning Manager. These meetings confirmed the requirement for the Major Amendment through the Environmental Planning Commission due to the continued validity of the prior approval and scope of the proposed changes.

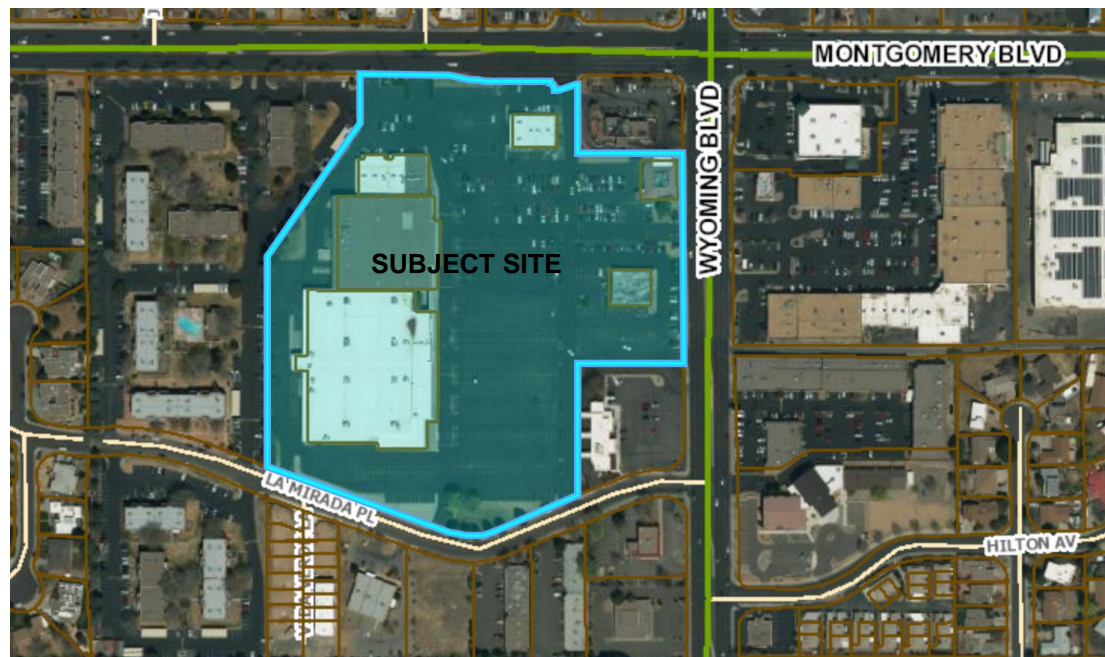


Figure 1. Site vicinity map showing the subject site in blue.

PRINCIPALS

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



PROJECT CONTEXT

History

In 1973, 6.5 acres of the subject site was rezoned from P-1 and P-2 to C-2 (Community Commercial), which facilitated development of the overall site as a shopping center. The original Site Development Plan for the subject site was approved by the EPC in 1977 under the shopping center regulations of the Comprehensive Zoning Code. The Site Plan showed the proposed shopping center in largely the configuration that exists today.

Two Administrative Amendments to the Site Plan were approved in the 1980s. First, the video rental store building, which is currently home to a travel agency within the parking lot along Wyoming Boulevard, was amended in 1986. In 1989, a storeroom addition was approved for the Walmart store that was using the space at the time. Administrative Amendments in 2008 and 2014 were approved for small expansions and renovations of The Range Café located in the northeastern corner of the site, just south of the Taco Cabana, which is not a part of the approved Site Plan.

Existing Conditions and Land Use

The subject site lies mostly within the Mid Heights Community Planning Area of the Comprehensive Plan and is designated as an Area of Change. Montgomery Boulevard is a designated Major Transit Corridor and Wyoming Boulevard is a Multi-Modal Corridor. ABQ Ride Routes 5 and 31 pass the site with stops on Montgomery Boulevard and Wyoming Boulevard and peak frequencies of 25 and 45 minutes, respectively. Wyoming Boulevard also has a Commuter Route 98. No bicycle facilities are in the immediate vicinity although the adjacent local road network connects riders to bicycle lanes on Pennsylvania Street to the west of the site.

Located at the intersection of two Principal Arterial roadways, the area surrounding the subject site includes a significant amount and variety of commercial uses. There is a shopping center, as well as a Walgreen's and Target stores to the east, several drive-through restaurants and banks along the adjacent streets, and professional offices to the south. Multi-family residential development is to the west of the site. Beyond these uses are predominantly single-family residential neighborhoods that are common throughout the Northeast Heights of Albuquerque. Across La Mirada Place at the southwest corner of the site is a small infill development with townhouses.

Zoning

All the properties located at the Wyoming Boulevard and Montgomery Boulevard intersections are zoned MX-M (Mixed-use Moderate Intensity). Moving south and east away from this busy intersection, MX-L (Low Intensity) and MX-T (Transition) zoning progresses down to the surrounding single-family neighborhoods, which generally consist of R-1B and R-1C zoning and lot sizes. R-ML (Residential Multi-family Low Density) is to the southeast of the subject site across Wyoming Boulevard and the larger multi-family residential developments to the west are zoned R-MH (High Density).

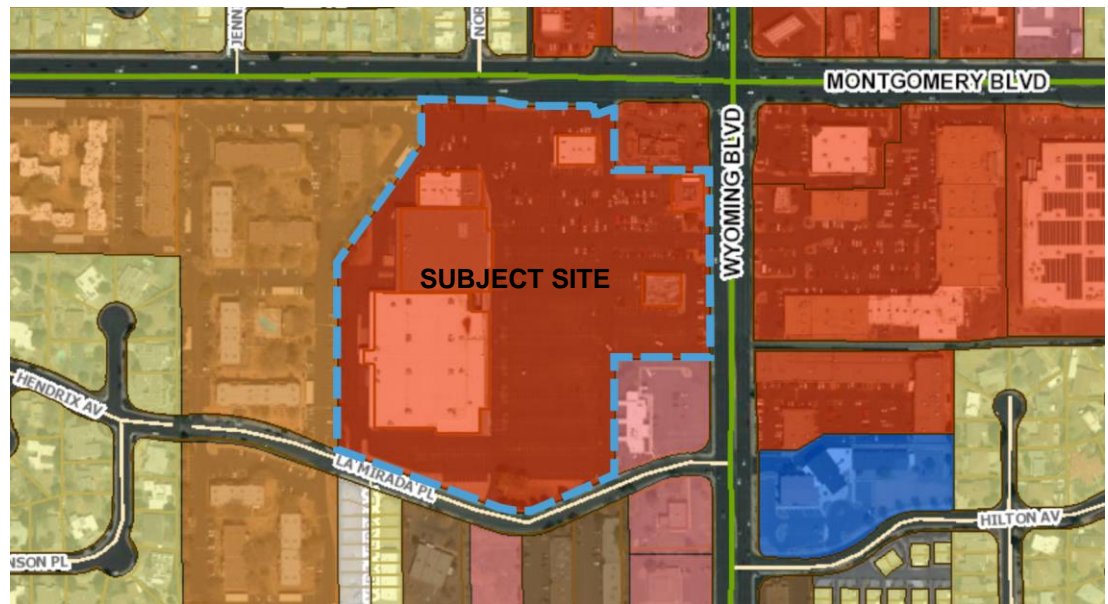


Figure 2. Land use context with the subject site bounded in blue.

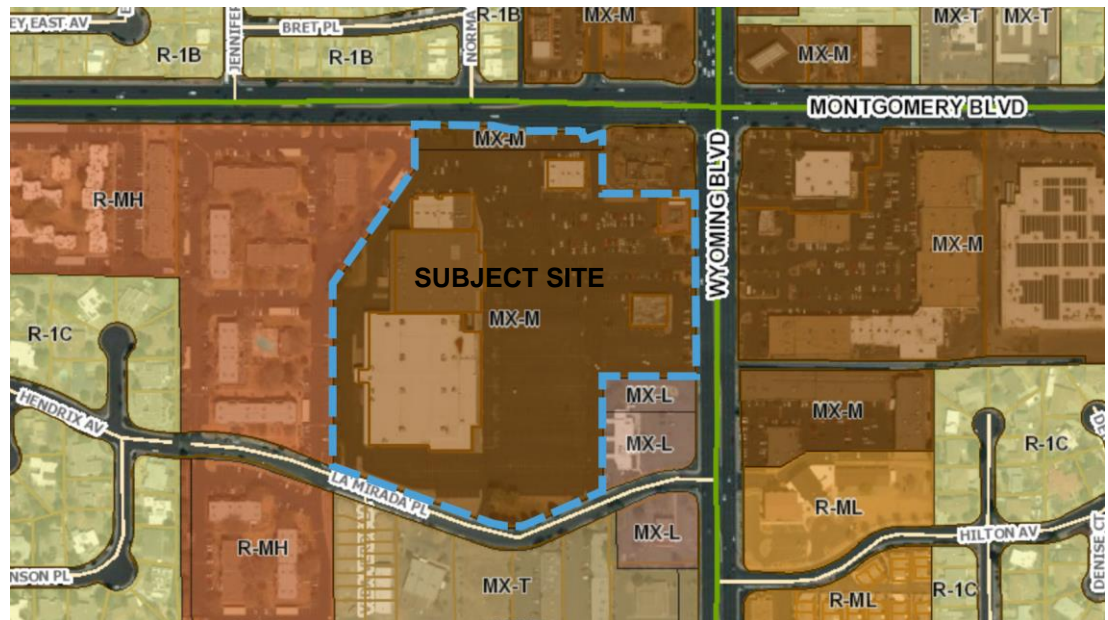


Figure 3. Existing zoning with the subject site bounded in blue.

TABLE 1. Surrounding Zoning & Land Use

| | | |
|--------------|----------------------------|---|
| NORTH | MX-M and R-1B | Drive-through restaurants and bank; Single-family residential |
| EAST | MX-M, MX-T, R-ML, and R-1C | General retail, church, school, townhouses, and single-family residential |
| SOUTH | MX-L, MX-T, R-MH, and R-1C | Multi-family residential, townhouses, bank, and offices |
| WEST | R-MH and R-1C | Multi-family and single-family residential |

SUMMARY OF REQUEST

The Applicant, Butterfly Holdings, LLC, is requesting approval of a Major Amendment to the 1977 Site Development Plan to accomplish the following:

1. Redevelop the southwestern portion of the site with a townhouse subdivision.
2. Remove the remaining commercial pad sites from the prior Site Plan approval, so they will be subject only to the development standards and processes of the Integrated Development Ordinance. Note: The Applicant intends to keep the Range Café as is and any future expansions or changes would be subject to IDO rules. The Bank of America and Taco Cabana properties are not a part of the site and this Major Amendment does not affect their properties.

PROPOSED DEVELOPMENT

The proposed townhouse subdivision will be located on approximately 8.3 acres of the original 15.2-acre shopping center site. This subdivision will consist of approximately 66 lots with typical minimum dimensions of 30 feet by 85 feet (approximate lot size of 2,550 square feet). There is no minimum lot size in the MX-M zone district; however, this lot size is slightly larger than the minimum townhouse lot sizes in the R-T and R-ML zone districts.

The site plan shows building pads with typical front and rear setbacks and a side setback for the end units of each group of townhomes. These units will vary between approximately 1,300 and 2,200 square feet and each is planned to have a 1- or 2-car garage, depending on the size of the unit. Most will be for 2 cars. A driveway provided for each unit will also allow for parking of two cars, so the parking requirements of the redevelopment are adequately satisfied.

The main entry to the development is from La Mirada Place at the south side and is planned to be a gated community. A stormwater detention pond in the southeast corner will provide the required drainage functions for the development while a community open space is provided in the center of the subdivision. This open space provides additional landscaping and walking paths in addition to the typical 5-foot sidewalks along the interior roadways. An emergency access and pedestrian gate will be provided in the northeast corner of the development to allow access for residents to the future commercial pads and development on the remainder of the old shopping center site.

At this time, the commercial portion is being excluded from the site plan because specifics of future users are not known. By focusing this site plan on the residential portion only, the commercial development can occur through the IDO prescribed processes, such as Administrative or DRB approval instead of requiring additional future actions by the EPC. This ensures a predictable and streamlined process once those users are known.

JUSTIFICATION

As this letter and the submitted Site Plan demonstrates, the proposed Major Amendment complies with the IDO and should be approved. Townhouses are a permissive use in the underlying MX-M zone and redevelopment of the existing shopping center, which has largely been vacant for many years will be a positive for the subject site and surrounding neighborhoods.

Per IDO Section 14-16-6-4(Z)(1)(b) Major Amendments, the proposed amendment shall follow the procedures for the most closely equivalent decision in the IDO. For this project,



which was originally approved by the EPC, the Site Plan – EPC process and decision-making criteria are the most closely equivalent procedures within the IDO. This request meets those criteria as described below.

SITE PLAN CRITERIA

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

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

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

Goal 4.1 Character: Enhance, protect, and preserve distinct communities.

Policy 4.1.1 Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

Applicant Response: *The project encourages quality development that will enhance the character of the surrounding area by redeveloping a largely vacant shopping center site with quality housing and allowing the remaining commercial areas to develop and redevelop according to the development standards and procedures of the IDO. The Applicant will be demolishing the existing large building on the site to allow room for the proposed townhouses. The proposed townhouses will fit into the character of the surrounding neighborhood that currently includes single-family residential, multi-family residential to the west, and existing townhouses to the south and southeast of the subject site. The Applicant has met with the adjacent Loma Del Rey Neighborhood Association and they are generally supportive of redevelopment of the shopping center that will benefit the surrounding community.*

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

Applicant Response: *The project will protect the identity and cohesiveness of the surrounding neighborhoods by providing new townhouses that will be consistent with the location and building design of the area that includes existing townhouses to the south and southeast of the subject site. The remaining area along Wyoming Boulevard and Montgomery Boulevard will achieve a mixed-use development along two Principal Arterial roadways that are also designated as a Multi-Modal Corridor (Wyoming) and Major Transit Corridor (Montgomery).*

Policy 4.1.4 Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

d) Encourage transformative change in neighborhoods expressing the desire for revitalization.

Applicant Response: *The proposed redevelopment of the shopping center will enhance the surrounding neighborhood by eliminating the existing large vacant building on the site and*

replacing it with new housing that will help stabilize and improve property values in the area. The Applicant met with the Loma Del Rey Neighborhood Association regarding this project, and the neighbors have made it clear they desire revitalization through the quality redevelopment of this site. The shopping center has been attracting negative activity that will cease when it is fully redeveloped and incorporated into this neighborhood.

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

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

- 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.
- g) Encourage residential infill in neighborhoods adjacent to Centers and Corridors to support transit ridership.

Applicant Response: The subject site is located adjacent to both a Major Transit Corridor (Montgomery Boulevard) and a Multi-Modal Corridor (Wyoming Boulevard). The project fulfills the intent of this goal and policy by redeveloping a portion of the vacant shopping center site along these corridors with residential infill that will accommodate growth and support transit ridership on ABQ Ride Routes 5, 31, and 98. The remaining property will be redeveloped as commercial pad sites.

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

- c) Encourage mixed-use development in Centers and near intersections.

Applicant Response: Montgomery Boulevard is a Major Transit Corridor, and the proposed redevelopment of the site is for townhouses and commercial uses. This combination of residential and commercial development further expands on the mixed-use nature of the surrounding area near a major intersection, which includes multi-family residential, townhouses, several restaurants, and a variety of retail shopping destinations.

Policy 5.1.11 Multi-Modal Corridors: Design safe Multi-Modal Corridors that balance the competing needs of multiple modes of travel and become more mixed-use and pedestrian-oriented over time.

- a) Encourage the redevelopment of aging auto-oriented commercial strip development to a more mixed-use, pedestrian-oriented environment.

Applicant Response: The current vacant shopping center was originally approved in 1977 and includes an oversized field of parking with little to no landscaping or pedestrian connections between the buildings and the adjacent streets. Approval of the proposed Major Amendment will facilitate redevelopment of this old, auto-oriented development with new housing that includes pedestrian connections between the townhouse development to La Mirada Place and to the proposed commercial area. By excluding the remainder of the property from the Site Plan, intended for commercial use, it must comply with the IDO requirements, which include pedestrian walkways and connections to adjacent sidewalks,

ample landscaping including street trees, and other amenities that will improve the overall quality of the area from a pedestrian perspective.

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

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

- b) Encourage development that offers choice in transportation, work areas, and lifestyles.**
- d) Encourage development that broadens housing options to meet a range of incomes and lifestyles.**
- n) Encourage more productive use of vacant lots and under-utilized lots, including surface parking.**

***Applicant Response:** The redevelopment of the shopping center will broaden housing options by bringing more for sale townhouses to the market in a location that is predominantly detached single-family and multi-family residential. This redevelopment is occurring on a site that is largely vacant and under-utilized, including a large asphalt parking lot that does not include much existing landscaping or other features. This development and the future commercial development facilitated by this Major Amendment will offer greater choices to existing and future residents in transportation, work areas, and lifestyles.*

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.

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

***Applicant Response:** The project furthers this goal and policy by redeveloping an existing site within the City that is surrounded by existing development, infrastructure, and public facilities.*

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.

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.

- b) Foster a range of housing options at various densities according to each Center or Corridor type.**
- g) Encourage development where adequate infrastructure and community services exist.**
- h) Encourage development in areas with a highly connected street grid and frequent transit service.**

Applicant Response: The request furthers this goal and policy by providing for the redevelopment of a site designated as an Area of Change along two different corridors. The proposed redevelopment provides for additional housing in this Area of Change and facilitates later commercial redevelopment utilizing the procedures of the IDO. As an infill site, there is adequate existing infrastructure, including a highly connected street grid and frequent transit on both Montgomery Boulevard and Wyoming Boulevard.

Goal 7.2 Pedestrian-Accessible Design: Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts.

Policy 7.2.1 Walkability: Ensure convenient and comfortable pedestrian travel.

- a) Improve the pedestrian environment through coordinated design of subdivisions, streets, development sites, and buildings.
- b) Improve pedestrian safety and comfort by providing wider sidewalks, street trees and landscape buffers, lighting, on-street parking, street furniture, and waiting areas and median refuges at large or busy intersections.
- e) Promote trees and landscape elements in the public right-of-way, along trails, and within private development to ensure a high-quality, pleasant, and healthy built environment.
- g) Design subdivisions to ensure that all residences are no more than ¼ mile from an opening or access point to the major street network so that pedestrians and bicyclists can reach other destinations and/or transit service.

Applicant Response: The proposed Major Amendment and redevelopment of the shopping center to include residential uses and allow later commercial development through the Site Plan – Administrative process will improve the walkability of the site and surrounding area by eliminating an existing large parking lot that has no landscaping or pedestrian amenities and replacement of the site plan associated with it. The proposed townhouse subdivision includes pedestrian connections and amenities within the subdivision, as well as to the adjacent sidewalk on La Mirada Place and into the commercial development area at the northeast corner of the development. Street trees will be added along La Mirada as shown on the proposed landscape plan and amenity spaces within the development will provide a pleasant space for residents. The pedestrian access points to the subdivision will provide easy access to the commercial uses next door and to transit stops on both Wyoming Boulevard and Montgomery Boulevard.

Goal 9.1 Supply: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

Policy 9.1.1 Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

Applicant Response: The requested Site Plan furthers this goal and policy by providing new, high-quality townhouses as another housing option in addition to detached single-family residential and multi-family residential in the Northeast Heights of Albuquerque.

Policy 9.1.2 Affordability: Provide for mixed-income neighborhoods by encouraging high-quality, affordable and mixed income housing options throughout the area.

- b) Encourage a diversity of housing types, such as live/work spaces, stacked flats, townhouses, urban apartments, lofts, accessory dwelling units, and condominiums.
- c) Encourage housing types that maintain the scale of existing single-family neighborhoods while expanding housing options.

Applicant Response: *The proposed Major Amendment to redevelop the shopping center with townhouses furthers this policy by providing for the expansion of diverse housing types in the area in a scale that is compatible with the surrounding single-family neighborhoods.*

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

Applicant Response: *The property is not zoned NR-SU or PD and there are no special provisions from prior zoning designations or regulations applicable to the subject site. The 1977 Site Development Plan that is being amended was required due to the shopping center regulations of the Comprehensive Zoning Code and was reviewed and approved to show compliance with those regulations. However, it did not establish any special provisions upon future development, so the proposed plan has been designed for compliance with the current regulations of the Integrated Development Ordinance.*

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

Applicant Response: *The proposed development complies with the applicable provisions of the IDO for the MX-M (Mixed-use Moderate Intensity) zone district. Townhouses are a permissive use under the existing zoning designation and there are no lot size requirements. The proposed building setbacks meet or exceed the minimums required by the zoning and there are no maximums applicable to the subject site. The proposed townhouses will meet the building height limitations and building design standards for low-density residential development as provided in the IDO.*

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

Applicant Response: *The City's existing infrastructure has adequate capacity for the proposed development. A trip generation analysis was completed that shows the proposed traffic generation from the amended site plan is less than generated by the shopping center when fully occupied. The subject site is in an infill location and is surrounded by fully built-out roadways that include adequate water, sewer, and storm drainage for the proposed redevelopment. The development includes a drainage detention pond to meet first flush requirements and any water or sewer extensions or roadway improvements that are required due to this redevelopment will be completed by the developer.*

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: *Overall, the redevelopment will be a significant improvement over the existing conditions of the vacant shopping center, which is attracting negative activity, and the associated asphalt parking field that does not include existing mitigation measures. As described above, the proposed Site Plan and development will reduce the amount of overall traffic on the site and includes a drainage detention pond that mitigates the potential for stormwater leaving the site to impact any surrounding properties. The landscape plan for the townhouse development also includes significant improvements to the streetscape along La Mirada that further mitigates any potential adverse impacts from this redevelopment on surrounding properties.*

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

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

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

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

NEIGHBORHOOD COORDINATION

The Applicant had a facilitated neighborhood meeting on March 4, 2021 with the affected Loma Del Rey Neighborhood Association, which is supportive of redevelopment of the old shopping center. A copy of the facilitator's report is part of this application.

While there is overall support for the proposed redevelopment, neighbors asked questions regarding project specifics, such as traffic at the La Mirada Place and Wyoming Boulevard intersection, construction phasing, and prices of the proposed townhomes. The Applicant will perform the studies and analyses, as required by the City of Albuquerque. The Applicant has completed a trip generation analysis, which was provided to City Transportation.

The neighbors are hopeful that new home construction will result in improved property values in the surrounding area and remove some of the nuisance issues that result from having a large vacant parking lot, including people congregating and street racing on Montgomery.



CONCLUSION

Based on all the information provided, on behalf of Butterfly Holdings, LLC, we respectfully request approval of the proposed Major Amendment Site Plan – EPC request for redevelopment of the La Mirada Shopping Center with townhouse residential and removal of the remaining commercial tracts for them to be developed according to the development standards and procedures of the IDO.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jacqueline Fishman', is written over the typed name.

Jacqueline Fishman, AICP
Principal

PRE-APPLICATION REVIEW TEAM (PRT) MEETING REQUEST

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

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

| Official Use only | | |
|------------------------------|--------------------------|----------------|
| PA#: 20-258 | Received By: Linda Rumpf | Date: 12/17/20 |
| APPOINTMENT DATE & TIME: N/A | | |

Applicant Name: Paul Wymer Phone#: 505-239-6009 Email: paulw@aswinc.com

PROJECT INFORMATION:

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

Size of Site: 16.19 acres Existing Zoning: MX-M Proposed Zoning: No Change

Previous case number(s) for this site: _____

Applicable Overlays or Mapped Areas: _____

Residential – Type and No. of Units: _____

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

Mixed-use – Project specifics: Du-plex, tri-plex, and 4 plex residential units on approx. 9 acres, plus 8 Commercial Pads.

LOCATION OF REQUEST:

Physical Address: 4401 Wyoming Blvd., NE Zone Atlas Page (Please identify subject site on the map and attach) G-19

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

Redevelopment of an existing shopping center with du-plex, tri-plex, and 4-plex residential units on approximately 9 acres and approx. 8 commercial pads with potential for each to have drive up service windows.

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

1. Confirm MX-M zoning allows duplex, triplex, and 4-plex units as permissive (approx. 9-10 DU/acre).
2. Per the previous PRT notes from October 2020, the approval process is a Site Plan submittal to DRB. Can a subdivision plat be submitted in advance of the Site Plan submittal? Following creation of individual Tracts, each would then submit a Site Plan to DRB, once the end users are known.
3. Each of the Commercial pad sites may have drive up service windows. Please comment on drive up service window requirements.
4. Please discuss any traffic issues that may arise. Will the change in use from a shopping center to the proposed mixed use (residential and commercial) trigger the need for a T.I.A.?
5. The residential portion of the project will be gated with a single, divided entry access or (continued on next page)

PRT Questions continued (Zone Atlas G-19, 4401 Wyoming Blvd.)

5. (continued) strategically located emergency entry/exit. Please comment if there are concerns or specific details we should be aware of.

6. Please comment on Impact Fees. This is a redevelopment/infill parcel with existing infrastructure already serving the site.

7. The roadways will be private to be maintained by a Home Owner's Association. What is the minimum roadway section permitted?

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-258 Date: 1/12/21 Time: N/A (sent via email to paulw@aswinc.com)

Address: 4401 Wyoming BLVD NE

AGENCY REPRESENTATIVES p

Planning: Linda Rumpf (lrumpf@cabq.gov)

Zoning/Code Enforcement: Carl Garcia (cagarcia@cabq.gov)

Fire Marshal: Bob Nevárez (rnevarez@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)

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: Redevelopment of an existing shopping center with du-plex, tri-plex and 4-plex residential units on approximately 9 acres and approx. 8 commercial pads with potential for each to have drive up service windows.

SITE INFORMATION:

Zone: MX-M

Size: 16.19 acres

Use: Commercial Retail

Overlay zone: x

Comp Plan Area of: Change

Comp Plan Corridor: (MT) Major Transit Corridors
660ft-Montgomery Blvd

Comp Plan Center: x

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: District 7 Coalition of NAs

**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: 6-4(Z) AMENDMENTS OF PRE-IDO APPROVALS / 6-6(I) SITE PLAN –DRB

Review and Approval Body: Prior Approving Body / DRB Is this a PRT requirement? See Table 6-1-1

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-258 Date: 1/12/21 Time: N/A (sent via email)

Address: 4401 Wyoming BLVD NE

NOTES:

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

1. Confirm MX-M zoning allows duplex, triplex, and 4-plex units as permissive (approx. 9-10 DU/acre).
2. Per the previous PRT notes from October 2020, the approval process is a Site Plan submittal to DRB. Can a subdivision plat be submitted in advance of the Site Plan submittal? Following creation of individual Tracts, each would then submit a Site Plan to DRB, once the end users are known.
3. Each of the Commercial pad sites may have drive up service windows. Please comment on drive up service window requirements.
4. Please discuss any traffic issues that may arise. Will the change in use from a shopping center to the proposed mixed use (residential and commercial) trigger the need for a T.I.A.?
5. The residential portion of the project will be gated with a single, divided entry access or (continued on next page)

Revised 10/4/2018
X:\PLAN\SHARES\PL-Share\PRT

PRT Questions continued (Zone Atlas G-19, 4401 Wyoming Blvd.)

5. (continued) strategically located emergency entry/exit. Please comment if there are concerns or specific details we should be aware of.
6. Please comment on Impact Fees. This is a redevelopment/infill parcel with existing infrastructure already serving the site.
7. The roadways will be private to be maintained by a Home Owner's Association. What is the minimum roadway section permitted?

See the **Integrated Development Ordinance**

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

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:

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-258 Date: 1/12/21 Time: N/A (sent via email)

Address: 4401 Wyoming BLVD NE

- [Neighborhood Meeting](http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance) or <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>
- [Public Notice](http://www.cabq.gov/planning/urban-design-development/public-notice) or <http://www.cabq.gov/planning/urban-design-development/public-notice>

Records requests

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

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

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

Requests to Inspect Public Records

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

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

- Linda Rumpf, lrumpf@cabq.gov

File Submittal

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

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

For Building Safety Plan Review, contact Building Safety at 924-3963. Website:

<https://www.cabq.gov/planning/building-safety-permits>

Zoning Comments

- Address: 4315 WYOMING BLVD NE
Lot: 1A1 Block: 0000
Subdivision: LA MIRADA
- Z-73-47 for Site Development Plan-**1-10** TRANSITIONS FROM PREVIOUS REGULATIONS
- (MT) Major Transit Corridors 660ft
- Type: Change
- Type: Change
- IDO Zoning: MX-M
- Old Zoning Designation: C-2
- Old Zoning Description: (SC)
- Deeded Assessed Acres: 15.1868

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-258 Date: 1/12/21 Time: N/A (sent via email)

Address: 4401 Wyoming BLVD NE

- Calculated GIS Acres: 15.1863

USES/USE SPECIFIC STANDARDS/DEFINITIONS

- Duplex-Not allowed per Table 4-2-1 / Duplex was not mentioned on previous PRT
- Triplex-Permissive
 - 4-3(B)(7) Dwelling, Multi-family- Use specific standard
 - Definition
 - Dwelling, Multi-family A building, multiple buildings, or a portion of a building located on a single lot, containing 3 or more dwelling units, each of which is designed for or occupied by one family only, with separate housekeeping and cooking facilities for each, and that does not meet the definition of a townhouse dwelling. Within mixed-use development, a building containing 2 or more dwelling units is considered multi-family. See also Development Definitions for Multi-family.
- 4-plex-Permissive
 - 4-3(B)(7) Dwelling, Multi-family-Use specific standard
 - Definition
 - Dwelling, Multi-family A building, multiple buildings, or a portion of a building located on a single lot, containing 3 or more dwelling units, each of which is designed for or occupied by one family only, with separate housekeeping and cooking facilities for each, and that does not meet the definition of a townhouse dwelling. Within mixed-use development, a building containing 2 or more dwelling units is considered multi-family. See also Development Definitions for Multi-family.
- Table 5-1-2: Mixed-use Zone District Dimensional Standards
- 5-3 ACCESS AND CONNECTIVITY
- 5-5 PARKING AND LOADING
- 5-6 LANDSCAPING, BUFFERING, AND SCREENING
- 5-7 WALLS AND FENCES
- 5-8 OUTDOOR AND SITE LIGHTING
- 5-11(D) MULTI-FAMILY RESIDENTIAL DEVELOPMENT

PROCESS

- 6-4(Z) AMENDMENTS OF PRE-IDO APPROVALS
- 6-6(I) SITE PLAN – DRB

Transportation Development comments

1. Provide a trip generation to determine TIS requirements. Include information such as number of residential units or square footage of commercial space on a Traffic Scoping form.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-258 Date: 1/12/21 Time: N/A (sent via email)

Address: 4401 Wyoming BLVD NE

2. A turn-around shall be required in advance of any private gated entrance. A queuing analysis shall also be performed to ensure that vehicles are not backing up into the right-of-way.
3. For any drive-thru, analyze sufficient storage capacity for queuing purposes. Minimum drive-thru requirements are shown on IDO/DPM, but a specific queuing analysis shall be provided based on the use.
4. The Transportation Chapter in the Development Process Manual lays out criteria for private roadway widths and if sidewalk is required based on number of lots.

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.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-258 Date: 1/12/21 Time: N/A (sent via email)

Address: 4401 Wyoming BLVD NE

- 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

5. 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.
6. 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

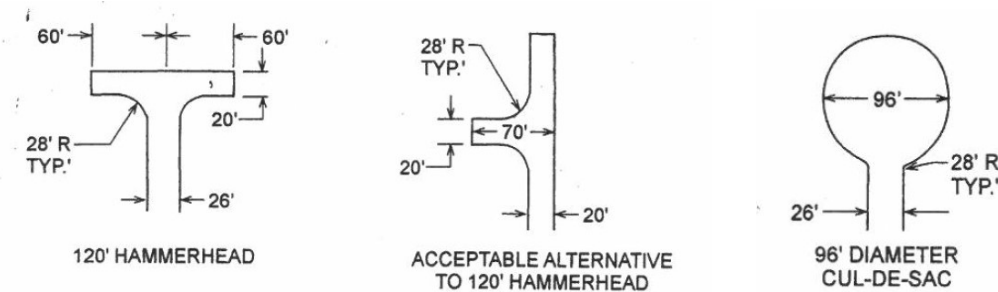
1. When submitting to DRB, all public roadway improvements that are required shall be shown on an infrastructure list. Public improvements must be included on a public work order set of drawings.
2. All public roadway facilities must be within public right-of-way including the entire width of the public 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.)

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-258 Date: 1/12/21 Time: N/A (sent via email)

Address: 4401 Wyoming BLVD NE

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 conference call meeting please contact Linda Rumpf at lrumpf@caba.gov

DEVELOPMENT REVIEW BOARD

Code Enforcement Comments

Disclaimer: Comments provided are based upon information received from applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning staff.

Carl Garcia, Code Supervisor
Planning Department
505-924-3838 cagarcia@cabq.gov

DATE: 2/3/2021

AGENDA ITEM NO: 19

DRB PROJECT NUMBER:

9. PR-2019-002309

PS-2021-00014 -SKETCH PLAT

PROJECT NAME:

CONSENSUS PLANNING agent(s) for **BUTTERFLY HOLDINGS, LLC** request(s) the aforementioned action(s) for all or a portion of **LOT 1-A, LA MIRADA SUBDIVISION**, zoned MX-M, located at **4315 WYOMING between MONTGOMERY BLVD and LA MIRADA PL**, containing approximately 15.1894 acre(s). (G-19)

REQUEST:

1. SUBDIVIDE EXISTING PARCEL INTO 8 PARCELS

COMMENTS:

1. CE reviewed this project and has no comments or objections.

DEVELOPMENT REVIEW BOARD - HYDROLOGY SECTION
Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2019-002309 Hearing Date: 02-03-2021
Project: Lot1A La Mirada Agenda Item No: 19

| | | | |
|---|---|---|--|
| <input checked="" type="checkbox"/> Sketch Plat | <input type="checkbox"/> Minor Preliminary / Final Plat | <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Final Plat |
| <input type="checkbox"/> Temp Sidewalk Deferral | <input type="checkbox"/> Sidewalk Waiver/Variance | <input type="checkbox"/> Site Plan for Bldg. Permit
<input type="checkbox"/> Site Plan for Subdivision | <input type="checkbox"/> Bulk Land Plat |
| <input type="checkbox"/> SIA Extension | <input type="checkbox"/> DPM Variance | <input type="checkbox"/> Vacation of Public Easement | <input type="checkbox"/> Vacation of Public Right of Way |

ENGINEERING COMMENTS:

- There is an existing cross-lot drainage easement on Lot 1A, for the benefit of Lot 5A.
- Hydrology will need a Conceptual Grading and Drainage Plan prior to approval of Preliminary Plat. There are existing storm drains that not only collect drainage from Lot 5A but also the other existing buildings on Lot 1A.
- Depending on the Conceptual G&D, Cross Lot Drainage Easement note specifying the beneficiary and maintenance agreement may be required.

RESOLUTION/COMMENTS:

Code Enforcement:

Water:

Transportation:

Planning:

☐ APPROVED
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG
Delegated For: _____
SIGNED: ☐ I.L. ☐ SPSP ☐ SPBP ☐ FINAL PLAT
DEFERRED TO _____

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

DRB Project Number: 002309
Arno/Claremont

AGENDA ITEM NO: 19

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. Access easements and/or shared access agreements appear to be needed for the proposed developments. Based on the size of the lots and required parking per lot, a shared parking agreement may be needed as well. Follow DPM standards on widths of access easements and any internal sidewalk requirements.
2. At PRT, there was discussion about adding gates to entrances. If this is still planned, queuing analysis is needed to ensure that vehicles will not back out into the major street, and a turn-around shall be provided in front of the gate entrance.
3. If not submitting site plans through DRB, submit for review through Traffic Circulation Layout process.
4. Submit a Traffic Scoping form for the proposed development to determine traffic study requirements. Recommendations within the Traffic Study shall determine any infrastructure requirements that will need to be placed onto an infrastructure list.

. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Jeanne Wolfenbarger, P.E.
Transportation Development
505-924-3991 or jwolfenbarger@cabq.gov

DATE: February 3, 2021

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



**Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: Kristopher Cadena, P.E.
Phone: 505.289.3301**

| | | |
|---|---|-----------------------------------|
| DRB Project No:

PR-2019-002309 | Date:

02/03/21 | Item No:

#19 |
| Zone Atlas Page:

G-19 | Legal Description: Lot(s) 1-A, LA MIRADA SUBDIVISION

Location: 4315 WYOMING between MONTGOMERY BLVD and LA MIRADA PL | |
| Request For:
PS-2021-00014 - SKETCH PLAT | | |
| | | |

ABCWUA Comment:

Please provide written description of how the following comments were addressed with the next submittal.

1. Prior to plat approval, an availability statement will be required.
2. Each proposed lot shall have that has an existing structure on it will be required to have its separate private water services, private sanitary sewer services and accounts.
3. Each proposed lot shall have access to public waterline and sanitary sewer. Shared services and accounts between any properties will not be allowed. There are existing accounts for the property. Please work with Customer Service to understand potential costs and/or credits associated with separating accounts.
4. There may be a need for onsite public waterline and/or sanitary sewer to prevent any proposed lot from being land locked (e.g. proposed Lot 6).

PROPERTY OWNERS: LEMAR C. ROGERS

REQUEST: MINOR SUBDIVISION PLAT COMBINING TWO EXISTING LOTS INTO ONE NEW LOT

Design standards for properties within 330 feet of MPOS (Petroglyph National Monument) in IDO Section 5-2(H)(1) apply. No comments after previous reviews. No objection to request.

17. PR-2019-002738 SD-2021-00018 - PRELIMINARY/FINAL PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for McDONALD'S REAL ESTATE COMPANY

request(s) the aforementioned action(s) for all or a portion of: LOTS A & B BLOCK 101, BEL AIR

SUBDIVISION, zoned MX-M, located at 5900 MENAUL BLVD NE, containing approximately 0.9457 acre(s).

(H-18)

PROPERTY OWNERS: MCDONALDS REAL ESTATE COMPANY

REQUEST: LOT CONSOLIDATION FOR 2 LOTS INTO 1 LOT

Menaul is a Community Principal Arterial and San Pedro is a Major Collector both requiring street trees if new development meets applicability in IDO Section 5-6(B). No comments after previous reviews (Sketch Plat).

No objection to request.

SKETCH PLAT

18. PR-2021-004985 PS-2021-00016 -SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for BETH BROWNELL request(s) the aforementioned action(s) for all or a portion of: H-3A-1 & H-4A-1, BLOCK 2, STRONGHURST ADDITION zoned R-1D, located on ARNO ST between CLAREMONT AVE and COMMERCIAL ST , containing approximately 0.4082 acre(s). (H-15)

PROPERTY OWNERS: BROWNELL L BETH TRUSTEE

REQUEST: LOT CONSOLIDATION OF 2 LOTS INTO 1 LOT, VACATION OF EXISTING PRIVATE UTILITY AND ROAD EASEMENT

No Comments.

19. PR-2019-002309 PS-2021-00014 -SKETCH PLAT

CONSENSUS PLANNING agent(s) for BUTTERFLY HOLDINGS, LLC request(s) the aforementioned

action(s) for all or a portion of LOT 1-A, LA MIRADA SUBDIVISION, zoned MX-M, located at 4315

WYOMING between MONTGOMERY BLVD and LA MIRADA PL, containing approximately 15.1894 acre(s).

(G-19)

PROPERTY OWNERS: XXX

REQUEST: SUBDIVIDE EXISTING PARCEL INTO 8 PARCELS

Wyoming and Montgomery both Regional Principle Arterials requiring street trees if new development meets applicability in IDO Section 5-6(B).

21. ACTION SHEET MINUTES: January 27, 2021

ADJOURN



Development Review Board

Planning Dept. - Sketch Plat Comments

Project #:PR-2019-002309

Application #PS: -2021-0014

Meeting Date/Item Number: 19

Standard comments:

- This PR# has been assigned to this subject site. Any applications (vacations, platting, site plans, etc..) for this subject site MUST reference this PR#. It must be noted on the application with the submittal for future actions.
 - Must submit any DRB signed off site plans, variances and/or NOD with submittal for building permit.
 - Note that the document titles listed in the submitted PDF must not include symbols (+, &, etc....) and title should be a short and abbreviated as possible.
-

Plat must have City Surveyor signature, surveyor signature and owners' signature. We recommend that the plat is signed by the utilities prior to submittal.

Existing Site Plan will require an amendment to show the new lot lines

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

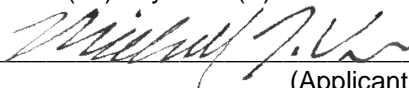
4. TIME

Signs must be posted from _____ To _____

5. REMOVAL

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

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



(Applicant or Agent)

3/17/21
(Date)

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

PROJECT NUMBER: PR-2019-002309

STAFF INFORMATION

Lozoya, Sergio

From: Lozoya, Sergio
Sent: Friday, April 23, 2021 10:24 AM
To: 'Jackie Fishman'; 'Michael Vos'
Subject: RE: Project Memo La Mirada
Attachments: Site Plan EPC La Mirada - SL.pdf

Hello,

Please see revised PM.

Thanks,



SERGIO LOZOYA

current planner
urban design & development
o 505.924.3349
e slozoya@cabq.gov
cabq.gov/planning

From: Lozoya, Sergio
Sent: Friday, April 23, 2021 10:03 AM
To: 'Jackie Fishman' <fishman@consensusplanning.com>; Michael Vos <Vos@consensusplanning.com>
Subject: Project Memo La Mirada

Hello Jackie and Michael,

Please see attached project memo.

Thanks,



SERGIO LOZOYA

current planner

urban design & development

o 505.924.3349

e slozoya@cabq.gov

cabq.gov/planning

April 23, 2021

TO: Jackie Fishman, Consensus Planning, Inc.
FROM: Sergio Lozoya, Current Planner
City of Albuquerque Planning Department
TEL: (505) 924-3349
RE: Project #2019-002309, La Mirada Shopping Center Site Plan

I've completed a first review of this application for a Site Plan-EPC, Major Amendment. 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 (digital) by **12 pm on Friday April 30, 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 (Or we can coordinate a pickup).

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. This is what I have for the legal description: Lot 1-A-1 and 5-A-1. La Mirada Subdivision (being comprised of Lots 1-A and 5-A), located at 4315 Wyoming Blvd. NE, between Montgomery Blvd. NE and La Mirada Pl. NE, approximately 15.5 acres (G-19-Z)
- C. Please tell me about your project and relevant related information.

2) General Items:

- A. What is the timeline for completing building design (square footage, elevations, garages, etc)?
- B. As done in PRT meetings, every project begins with a look at IDO definitions.

Area of Change

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

Dwelling, Townhouse

A group of 3 or more dwelling units divided from each other by vertical common walls, each having a separate entrance leading directly to the outdoors at ground level. For the purposes of this IDO, this use is considered a type of low-density residential development, whether the townhouses are platted on separate lots or not. See also *Development Definitions* for *Lowdensity Residential*.

Major Transit (MT) Corridor

A Corridor designation from the Comprehensive Plan.

Usable Open Space

Outdoor space to be preserved on-site and managed privately to help ensure livable conditions on each site by providing light and air and meeting visual, psychological, and recreational needs. These areas can be used for a variety of purposes and are not required to be at ground level. Usable open space may include, but is not limited to, lawns; community gardens; decorative and native plantings; open balconies; rooftop decks; plazas; courtyards; covered patios open on at least 2 sides; walkways; landscaped medians, buffers, or setbacks; active and passive recreational areas; fountains; swimming pools; wooded areas; and water courses. Such space shall be available for entry and use by users of the development. Required drainage facilities or land within an easement for overhead utilities that are not landscaped shall not count toward required usable open space. Usable open space does not include public right-of-way, private ways, parking lots, off-street parking, driveways, drive aisles other private vehicular surfaces, or buildings other than swimming pool rooms.

- C. A valid sign posting agreement is required. The sign posting agreement in the file was not signed by Staff and no dates are provided (Sign should be up by May 4, 2021). Also, please pick up the signs, ensure they are posted according to the dates provided, and provide evidence for the record that the signs have been posted. Please contact Maggie Gould to complete the sign posting agreement, she can be reached at MGould@cabq.gov

3) Process:

- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:
<http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>
- B. Agency Comments are due to me April 26, 2021. I will put together all the comments I have received and provide them to you by end of day April 27, 2021.
- C. Final deadline for submittal of revised materials to be reviewed in full consideration is May 10, 2021. However, to allow proper time for review I ask for any revised materials to be submitted by April 30, 2021. Let me know if you foresee any issues with this timeline.

4) Notification:

- A. Notification was properly done.

5) Neighborhood Issues:

- A. I reviewed the meeting notes with the neighborhood, have there been any conversations or issues brought up since the meetings?

6) Project Letter & Major Amendment:

- A. Please describe the proposed Townhouses (approximate square footage, single or two story, etc.).
- B. Please provide the key talking points discussed at the neighborhood meeting in the project letter (issues/resolutions).

7) Site Plan- General:

- A. 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. Mixed-use zone dimensional standards, Table 5-1-2.
 - ii. Parking, Table 5-5-1.
 - iii. Outdoor Lighting, 5-8.
 - iv. Landscaping, Buffering, and Screening, 5-6.
 - v. Wall and Fences, 5-7, and Maximum Wall Height, Table 5-7-1
 - vi. Building Design in Low-Density Residential Development, 5-11(C).

8) Site Plan (S-1):

Pedestrian Access and Connectivity

- A. Please show all proposed pedestrian access points.
- B. Please dimension and call out sidewalks.

9) Landscaping Buffering, and Screening:

- A. Is there an irrigation plan being developed?

10) Grading and Drainage Plan:

- A. No comments at this time.

11) Utility Plan:

- A. Check with Fire staff to ensure there are sufficient fire hydrants.

12) Elevations:

- A. Are there any elevations in development? If so, can a typical drawing be provided?

Lozoya, Sergio

From: Lozoya, Sergio
Sent: Tuesday, April 27, 2021 4:11 PM
To: 'Michael Vos'
Subject: RE: Precedent Cases

Hey Michael,

Thanks so much for the thorough response!

Best,



SERGIO LOZOYA

current planner
urban design & development
o 505.924.3349
e slozoya@cabq.gov
cabq.gov/planning

From: Michael Vos <Vos@consensusplanning.com>
Sent: Tuesday, April 27, 2021 2:17 PM
To: Lozoya, Sergio <slozoya@cabq.gov>
Subject: RE: Precedent Cases

Hey Sergio,

Sure thing. The two that I mentioned were Overlook at Oxbow (the Poole property, which was ultimately withdrawn) and Catalonia at the Trails. Neither one had building elevations considered by EPC, or DRB for that matter.

One that I didn't mention but was also approved without elevations was the Inspiration subdivision, which has houses under construction now. Lastly, another one, which originally pre-dated the IDO and didn't have elevations, but we did a Major Amendment was the Valle Prado subdivision, also in the Trails. Elevations were not required in the amendment.

Overlook: PR-2018-001402
Catalonia: PR-2018-001198
Inspiration: PR-2018-001759
Valle Prado: PR-2018-001991

Thanks,

Michael Vos, AICP
CONSENSUS PLANNING, INC.
302 Eighth Street NW
Albuquerque, NM 87102

phone (505) 764-9801
vos@consensusplanning.com

From: Lozoya, Sergio <slozoya@cabq.gov>
Sent: Tuesday, April 27, 2021 11:25 AM
To: Michael Vos <Vos@consensusplanning.com>
Subject: Precedent Cases

Hey Michael,

I was wondering if you could share the precedent cases of EPC-Site Plan that had no elevation drawings at the time of the hearing? You mentioned them during our project meeting but I did not jot them down.

Much appreciated.

Thanks,



SERGIO LOZOYA
current planner
urban design & development
o 505.924.3349
e slozoya@cabq.gov
cabq.gov/planning

NOTIFICATION



REQUEST

MAJOR AMENDMENT TO
CITY PLAN FOR A SELECT
TOWNHOUSE SUBDIVISION AND
TO PERMIT FUTURE COMMERCIAL ACTIVITIES
BEYOND CENTERLINE (Pursuant to Ordinance 14-01)

The City of Albuquerque Environmental Planning Commission will hold a public hearing on the above-named project on the date and at the location indicated below. All persons have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 224-3867 or contact the applicant.

Required to be posted from May 5, 2014 to May 14, 2014
by Compass Planning & Survey, Inc. (505) 244-7801

Applicant/Agent
REFER TO FILES PR-2014-00234 02-001-00710

It is illegal to use an unlicensed person to provide or attempt to provide any of the above services.



REQUEST

MAJOR AMENDMENT TO
SITE PLAN FOR A 66-LOT
TOWNHOUSE SUBDIVISION AND
TO REWANT FUTURE COMMERCIAL APPROVALS
FOR 200 CRITERIA (ENCLAVE FROM DRAFT PLAN)

The City of Albuquerque Environmental Planning Commission will hold a public hearing with Town and State representatives for the proposed site plan amendment on May 20, 2021 at 8:30 AM. All persons have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 934-5850 or contact the applicant. Required to be posted from May 5, 2021 to May 4, 2021 by Environmental Planning, Inc. (EPI) Holdings LLC : (505) 241-1544
REFER TO FILES PS-2014-002104 ST-2021-00370

From: Carmona, Dalaina L.
To: Michael Vos
Subject: 4315 Wyoming Blvd NE Neighborhood Meeting Inquiry
Date: Thursday, February 11, 2021 3:22:59 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image007.png
ZoneAtlasG-19-Z_Site.pdf

Dear Applicant,

Please find the neighborhood contact information listed below.

| Association Name | First Name | Last Name | Email | Address Line 1 | City | State | Zip | Mobile Phone | Phone |
|---|------------|------------|------------------------|--------------------------|-------------|-------|-------|--------------|------------|
| Loma Del Rey NA | Carol | Orona | oronacarol@hotmail.com | 8416 Palo Duro Avenue NE | Albuquerque | NM | 87111 | 5053632685 | 5052948016 |
| Loma Del Rey NA | Brian | Eagan | eagan.brian@gmail.com | 7160 Elk Creek Road NE | Albuquerque | NM | 87113 | 5054808894 | 5055882712 |
| District 4 Coalition of Neighborhood Associations | Daniel | Regan | dlreganabq@gmail.com | 4109 Chama Street NE | Albuquerque | NM | 87109 | 5052802549 | |
| District 4 Coalition of Neighborhood Associations | Mildred | Griffiee | mgriffiee@noreste.org | PO Box 90986 | Albuquerque | NM | 87199 | 5052800082 | |
| District 7 Coalition of Neighborhood Associations | David | Haughawout | davidh.d7@comcast.net | 2824 Chama Street NE | Albuquerque | NM | 87110 | 5055141965 | 5058884424 |
| District 7 Coalition of Neighborhood Associations | Lynne | Martin | lmartin900@aol.com | 1531 Espejo NE | Albuquerque | NM | 87112 | 5059804107 | 5052940435 |

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>

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>

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>

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: Thursday, February 11, 2021 11:51 AM
To: Office of Neighborhood Coordination <vos@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

Michael J Vos
Telephone Number
5057649801
Email Address
vos@consensusplanning.com

Company Name
Consensus Planning, Inc.

Company Address
302 8th Street NW

City
Albuquerque

State
NM

ZIP
87102

Legal description of the subject site for this project:
Tract 1-A-1, La Mirada Subdivision

Physical address of subject site:
4315 Wyoming Blvd NE

Subject site cross streets:
Wyoming Blvd and Montgomery Blvd

Other subject site identifiers:
Southwest corner of the referenced intersection excluding the Taco Cabana

This site is located on the following zone atlas page:
G-19

=====
This message has been analyzed by Deep Discovery Email Inspector.

From: [Michael Vos](#)
To: oronacarol@hotmail.com; eagan.brian@gmail.com; [Dan & Liz Regan](#); mgriffie@noreste.org; davidh.d7@comcast.net; lmartin900@aol.com
Cc: [Jackie Fishman](#)
Subject: Neighborhood Meeting Notice for Site Plan - EPC at 4315 Wyoming Boulevard NE
Date: Monday, February 15, 2021 8:00:00 PM
Attachments: [Neighborhood Meeting Notice - Information.pdf](#)
[ZoneAtlasG-19-Z Site.pdf](#)
[SITE PLAN CONCEPT 2-15-21.pdf](#)

Dear Neighbors,

This email is notice that Consensus Planning is preparing an application on behalf of Butterfly Holdings, LLC for a Major Amendment to the Site Plan for the La Mirada Shopping Center, which is located at the southwest corner of Wyoming Boulevard and Montgomery Boulevard NE. The address of the site is 4315 Wyoming Boulevard NE and the current owner is M&M Co.

The original Site Development Plan for the shopping center was approved in the 1970s. The intent of the major amendment is to redevelop a large portion of the property with townhouses, as depicted on the attached conceptual site plan, while reserving several commercial pad sites along both Montgomery and Wyoming Boulevards for future development. It should be noted that the Taco Cabana property is on a separate lot that is not a part of this site plan and the Range Café is intended to remain. The redevelopment will be compliant with the existing MX-M: Mixed-use Moderate Intensity zoning of the property.

As part of the IDO regulations, we are providing you an opportunity to discuss this application prior to submittal. Should you have any questions or would like to request a meeting regarding this anticipated application, please do not hesitate to email Jackie Fishman at fishman@consensusplanning.com or myself at vos@consensusplanning.com, or contact us by phone at (505) 764-9801. Per the IDO, you have 15 days or until March 2, 2021 to request a meeting. If you do not want to schedule a meeting, please let us know so that we can continue our application process.

Sincerely,

Michael Vos, AICP

CONSENSUS PLANNING, INC.

302 Eighth Street NW

Albuquerque, NM 87102

phone (505) 764-9801

vos@consensusplanning.com

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



PART I - PROCESS

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

Application Type: Major Amendment to Site Plan - EPC

Decision-making Body: Environmental Planning Commission

Pre-Application meeting required: X Yes ☐ No

Neighborhood meeting required: X Yes ☐ No

Mailed Notice required: X Yes ☐ No

Electronic Mail required: X Yes ☐ No

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

PART II – DETAILS OF REQUEST

Address of property listed in application: 4315 Wyoming Blvd NE

Name of property owner: M&M Co.

Name of applicant: Butterfly Holdings, LLC (Agent: Consensus Planning, Inc.)

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

Address, phone number, or website for additional information: Please contact Jackie Fishman with Consensus Planning at fishman@consensusplanning.com or call (505) 764-9801 for more information.

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

X Zone Atlas page indicating subject property.

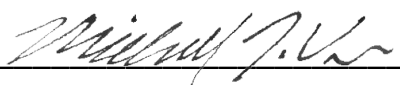
X Drawings, elevations, or other illustrations of this request.

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

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

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

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

 (Applicant signature) 2/15/21 (Date)

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

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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

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

X a. Location of proposed buildings and landscape areas.

X b. Access and circulation for vehicles and pedestrians.

X c. Maximum height of any proposed structures, with building elevations.

X d. For residential development: Maximum number of proposed dwelling units.

☐ e. For non-residential development:

☐ Total gross floor area of proposed project.

☐ Gross floor area for each proposed use.

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

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

Date of Request*: February 15, 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)*: Loma Del Rey NA, District 7 Coalition, and District 4 Coalition

Name of NA Representative*: See attached contact list

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

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: fishman@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* 4315 Wyoming Blvd NE
Location Description Southwest corner of Wyoming Blvd and Montgomery Blvd excluding the Taco Cabana site
2. Property Owner* M&M Co.
3. Agent/Applicant* [if applicable] Consensus Planning, Inc. / Butterfly Holdings, LLC
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☒ Site Plan
 - ☐ Subdivision _____ (Minor or Major)

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

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

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

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

Summary of project/request^{3*}:

Major Amendment of the 1970s era Site Plan for the La Mirada Shopping Center to include redevelopment of a major portion of the site with townhouses and excluding several commercial pad sites to be developed in the future with commercial uses per the underlying MX-M zoning.

5. This type of application will be decided by^{*}: ☐ City Staff
OR at a public meeting or hearing by:
☐ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)
☐ Landmarks Commission (LC) ☒ Environmental Planning Commission (EPC)
☐ City Council
6. Where more information about the project can be found^{*4}:
Please contact Jackie Fishman at fishman@consensusplanning.com or Michael Vos at vos@consensusplanning.com or call (505) 764-9801 for more information.

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

1. Zone Atlas Page(s)^{*5} G-19 (see attachment)
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:
☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)
Explanation:
No deviations or waivers are anticipated at this time.

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

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

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

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

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

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- ☒ a. Location of proposed buildings and landscape areas.*
 - ☒ b. Access and circulation for vehicles and pedestrians.*
 - ☒ c. Maximum height of any proposed structures, with building elevations.*
 - ☒ d. **For residential development***: Maximum number of proposed dwelling units.
 - ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:
- a. Area of Property [typically in acres] approximately 15.2 acres
 - b. IDO Zone District MX-M (Mixed-use Moderate Intensity)
 - c. Overlay Zone(s) [if applicable] N/A
 - d. Center or Corridor Area [if applicable] Montgomery Boulevard Major Transit Corridor
2. Current Land Use(s) [vacant, if none] Commercial Retail (mostly vacant shopping center)
- _____

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Loma Del Rey Neighborhood Association [Other Neighborhood Associations, if any]

District 7 Coalition

District 4 Coalition

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

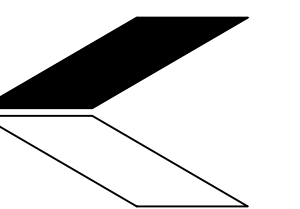
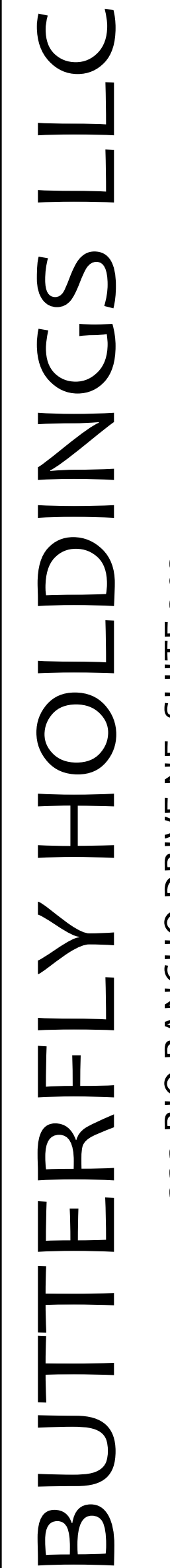
GROSS SUBDIVISION ACREAGE: 15.1868 ACRES±
 ZONE ATLAS INDEX NO: G-19-Z
 NO. OF TRACTS CREATED: 13
 NO. OF LOTS CREATED: 82
 EXISTING ZONING: MX-M
 PROPOSED ZONING: NO CHANGE

1. SUBDIVISION TO INCLUDE VEHICULAR AND PEDESTRIAN GATES WITH PRIMARY ACCESS FROM LA MIRADA LANE.
2. RESIDENTIAL STRUCTURES SHALL CONFORM TO ALL IDO REQUIREMENTS FOR MX-M ZONED PROPERTY INCLUDING HEIGHT RESTRICTIONS, SETBACK REQUIREMENTS, FACADE TREATMENTS, USABLE OPEN SPACE PROVISIONS, OFF STREET PARKING REQUIREMENTS, ETC.
3. EASEMENTS FOR UTILITY ALIGNMENTS WILL BE DEDICATED BY FUTURE PLATTING ACTION TO MUTUALLY BENEFIT ADJUTING PROPERTIES.
4. GATED PEDESTRIAN CONNECTIONS AND ENTRIES TO THE ADJUTING PROPERTIES LOCATED NORTH AND EAST OF THE PROPERTY WILL BE PROVIDED AS SHOWN
5. TRACTS A, B, C AND D TO BE OWNED AND MAINTAINED BY AN HOA.
6. PRIVATE ACCESS ROADS ARE TO BE MAINTAINED BY AN HOA - TRACT E.
7. BOTH MONTGOMERY AND WYOMING BLVD.'S ARE PUBLIC TRANSIT ROUTES.
8. A 6'-0" +/- TALL OPAQUE WALL WILL BE BUILT SURROUNDING THE RESIDENTIAL DEVELOPMENT.

- ① DIVIDED ENTRY WITH 22' INGRESS AND EGRESS LANES.
- ② VEHICLE AND PEDESTRIAN GATE
- ③ PEDESTRIAN ACCESS GATE TO COMMERCIAL PARCELS

TYPICAL MULTI-UNIT RESIDENTIAL BUILDING
HATCHED AREA DEPICTS HOME LOCATION
ON INDIVIDUALLY OWNED LOT.

SITE DEVELOPMENT PLAN



DATE: /1/2021

SITE DEVELOPMENT PLAN

| | |
|-------|----------|
| SALE: | AS NOTED |
|-------|----------|

MEET:

5-1

From: [Sarah Matosian](#)
To: [Michael Vos](#)
Cc: [Loma del Rey NA](#)
Subject: Re: Loma del Rey Neighborhood Association
Date: Friday, February 26, 2021 4:02:17 PM

Hi Michael,

My board met this past week and would like to schedule a meeting with you to ask some questions regarding the development going up at La Mirada Shopping Center.

When are you available? We all have crazy schedules and will try to make it work with a given time you provide.

Thanks,

Sarah



CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

On Mon, Feb 22, 2021 at 9:52 PM Michael Vos <Vos@consensusplanning.com> wrote:

Hi Sarah,

We will keep you in the loop with the emails and notices regarding the La Mirada Shopping Center redevelopment we are working on. Attached is our pre-application notice email from last week that you may have seen.

Regarding permanent updates to the City's notification list, you will want to reach out to the City's Office of Neighborhood Coordination (ONC) at onc@cabq.gov to make sure they have the correct contacts going forward and others will include the correct individuals in other notices for projects in your area.

Best,

Michael Vos, AICP

CONSENSUS PLANNING, INC.

302 Eighth Street NW

Albuquerque, NM 87102

phone (505) 764-9801

vos@consensusplanning.com

From: Sarah Matosian <dooah79@gmail.com>
Sent: Sunday, February 21, 2021 8:20 PM
To: Michael Vos <Vos@consensusplanning.com>
Subject: Loma del Rey Neighborhood Association

Hello,

Please add me to the distribution list as the President of the Loma del Rey Neighborhood Association.

Sarah Matosian

505-553-6580



CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

From: Carmona, Dalaina L.
To: Michael Vos
Subject: 4315 WYOMING BLVD NE Public Notice Inquiry
Date: Friday, March 12, 2021 4:49:23 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image007.png
ZoneAtlasG-19-Z_Site.pdf

Dear Applicant,

Please find the neighborhood contact information listed below.

| Association Name | First Name | Last Name | Email | Address Line 1 | City | State | Zip | Mobile Phone | Phone |
|---|------------|------------|------------------------|--------------------------|-------------|-------|-------|--------------|------------|
| Loma Del Rey NA | Sarah | Matosian | dooah79@gmail.com | 8908 Delamar Avenue NE | Albuquerque | NM | 87111 | 5055536580 | |
| Loma Del Rey NA | Carol | Orona | oronacarol@hotmail.com | 8416 Palo Duro Avenue NE | Albuquerque | NM | 87111 | 5053632685 | 5052948016 |
| District 4 Coalition of Neighborhood Associations | Daniel | Regan | dlreganabq@gmail.com | 4109 Chama Street NE | Albuquerque | NM | 87109 | 5052802549 | |
| District 4 Coalition of Neighborhood Associations | Mildred | Griffiee | mgriffiee@noreste.org | PO Box 90986 | Albuquerque | NM | 87199 | 5052800082 | |
| District 7 Coalition of Neighborhood Associations | David | Haughawout | davidh.d7@comcast.net | 2824 Chama Street NE | Albuquerque | NM | 87110 | 5055141965 | 5058884424 |
| District 7 Coalition of Neighborhood Associations | Lynne | Martin | lmartin900@aol.com | 1531 Espejo NE | Albuquerque | NM | 87112 | 5059804107 | 5052940435 |

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit: <https://www.cabq.gov/planning/urban-design-development/public-notice>

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

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

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

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

<https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

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

PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your 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: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, 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: Thursday, March 11, 2021 9:13 PM
To: Office of Neighborhood Coordination <vos@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

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

Michael Vos

Telephone Number

5057649801

Email Address

vos@consensusplanning.com

Company Name

Consensus Planning, Inc.

Company Address

302 8th Street NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

LT 1-A-1 PLAT FOR LOTS 1-A-1 AND 5-A-1 LA MIRADA SUBDIVISION

Physical address of subject site:

4315 WYOMING BLVD NE

Subject site cross streets:

Wyoming and Montgomery Blvd NE

Other subject site identifiers:

Southwest corner of the referenced intersection

This site is located on the following zone atlas page:

G-19

=====
This message has been analyzed by Deep Discovery Email Inspector.

From: [Michael Vos](#)
To: [Sarah Matosian](#); [oronacarol@hotmail.com](#); [Dan & Liz Regan](#); [mgriffie@noreste.org](#); [davidh.d7@comcast.net](#); [lmartin900@aol.com](#)
Cc: [Jackie Fishman](#)
Subject: Emailed Notice for Major Site Plan Amendment - 4315 Wyoming Blvd NE
Date: Wednesday, March 17, 2021 6:35:00 PM
Attachments: [Emailed Notice Information.pdf](#)
[CABO Official Notice Form.pdf](#)
[ZoneAtlasG-19-Z Site.pdf](#)

Dear Neighbors,

This email is notification that Consensus Planning has submitted an application to the City of Albuquerque for a Major Amendment to the 1977 La Mirada Shopping Center Site Plan. The property is located at 4315 Wyoming Boulevard NE (southwest corner of Wyoming Boulevard and Montgomery Boulevard) and is legally described as Lot 1-A-1, La Mirada Subdivision. The current zoning is MX-M, Mixed-use Moderate Intensity.

As we discussed with you at the facilitated neighborhood meeting on March 4, 2021, the proposed Major Amendment is to redevelop the shopping center with a new 66-unit townhouse development in the southwestern portion of the site. This will involve demolition of the existing large, vacant building on the property. The remainder of the site will be excluded from the site plan and developed as commercial pad sites. The Range Café will remain, and the Taco Cabana and Bank of America are not a part of the Site Plan and are unaffected by this request. Additional required information is attached to this email.

A copy of the proposed site plan and the facilitated meeting report can be downloaded at the following link: <https://www.dropbox.com/t/LvE9zpPNrF1pD4VY>

The Public Hearing on this request by the Environmental Planning Commission (EPC) will be on Thursday, May 20, 2021 beginning at 8:30 AM via Zoom. The following information is how to connect to the Zoom meeting:

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>

Should you have any questions or concerns please do not hesitate to reach out to Jackie Fishman, Principal with Consensus Planning at (505) 764-9801 or fishman@consensusplanning.com or myself with the contact information below.

Sincerely,

Michael Vos, AICP

CONSENSUS PLANNING, INC.

302 Eighth Street NW

Albuquerque, NM 87102

phone (505) 764-9801

vos@consensusplanning.com

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



PART I - PROCESS

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

Application Type: Site Plan - EPC Major Amendment

Decision-making Body: Environmental Planning Commission (EPC)

Pre-Application meeting required: X Yes ☐ No

Neighborhood meeting required: X Yes ☐ No

Mailed Notice required: X Yes ☐ No

Electronic Mail required: X Yes ☐ No

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

PART II – DETAILS OF REQUEST

Address of property listed in application: 4315 Wyoming Boulevard NE

Name of property owner: M & M Co.

Name of applicant: Butterfly Holdings, LLC (Agent: Consensus Planning, Inc.)

Date, time, and place of public meeting or hearing, if applicable: May 20, 2021 at 8:30 AM via Zoom

Information on how to join the Zoom hearing is on the next page.

Address, phone number, or website for additional information: Contact Jackie Fishman with Consensus Planning at (505) 764-9801 or fishman@consensusplanning.com for additional information.

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

X Zone Atlas page indicating subject property.

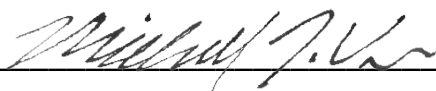
X Drawings, elevations, or other illustrations of this request.

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

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

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

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

 (Applicant signature) 3/15/21 (Date)

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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

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

X a. Location of proposed buildings and landscape areas.

X b. Access and circulation for vehicles and pedestrians.

X c. Maximum height of any proposed structures, with building elevations.

X 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.

view/Download a copy of the Site Plan drawings and Pre-Application Meeting Notes here:

<https://www.dropbox.com/t/LvE9zpPNrF1pD4VY>

May 20, 2021 EPC Hearing Zoom Information:

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>

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

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

Date of Notice*: March 17, 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)*: Loma Del Rey NA, District 7 Coalition, and District 4 Coalition

Name of NA Representative*: See attached

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

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

1. Subject Property Address* 4315 Wyoming Boulevard NE
Location Description Southwest corner of Wyoming Boulevard and Montgomery Boulevard NE
2. Property Owner* M & M Co.
3. Agent/Applicant* [if applicable] Consensus Planning, Inc. / Butterfly Holdings, LLC
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☒ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²*:

Major Amendment to the 1977 Site Development Plan for the La Mirada Shopping Center to redevelop a portion of the site with 66 townhouses. The remainder of the site to be developed with commercial pad sites via separate site plans according to the applicable IDO procedures. The Range Cafe, Taco Cabana, and Bank of America are not a part and will be unchanged by this request.

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*: May 20, 2021 at 8:30 AM

Location*³: Via Zoom: <https://cabq.zoom.us/j/2269592859> Meeting ID: 226 959 2859
By Phone: +1 346 248 7799 Find your local number: <https://cabq.zoom.us/j/2269592859>

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

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

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

Contact Jackie Fishman with Consensus Planning at (505) 764-9801 or fishman@consensusplanning.com for more information. A copy of the Pre-Application Neighborhood Meeting notes and Site Plan can be viewed and downloaded here: <https://www.dropbox.com/t/LvE9zpPNrF1pD4VY>

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

1. Zone Atlas Page(s)*⁵ G-19
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

Explanation*:

No Waivers are anticipated or are being requested at this time.

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 copy of the Facilitated Meeting report can be viewed or downloaded via the following Dropbox link: <https://www.dropbox.com/t/LvE9zpPNrF1pD4VY>. The primary issues and concerns raised were focused on traffic, particularly at the intersection of La Mirada Place and Wyoming Boulevard. Other questions asked about pricing, code compliance, and timing of construction. The neighbors were generally supportive of redevelopment of the long vacant and underutilized shopping center and were hopeful to see less negative activity and increased property values from the revitalization.

³ Physical address or Zoom link

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

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

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

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- ☒ a. Location of proposed buildings and landscape areas.*
 - ☒ b. Access and circulation for vehicles and pedestrians.*
 - ☒ c. Maximum height of any proposed structures, with building elevations.*
 - ☒ d. **For residential development***: Maximum number of proposed dwelling units.
 - ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 15.2 acres
 2. IDO Zone District MX-M (Mixed-use Moderate Intensity)
 3. Overlay Zone(s) [if applicable] N/A
 4. Center or Corridor Area [if applicable] Major Transit and Multi-Modal Corridors
- Current Land Use(s) [vacant, if none] General Retail and other commercial retail and service uses
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

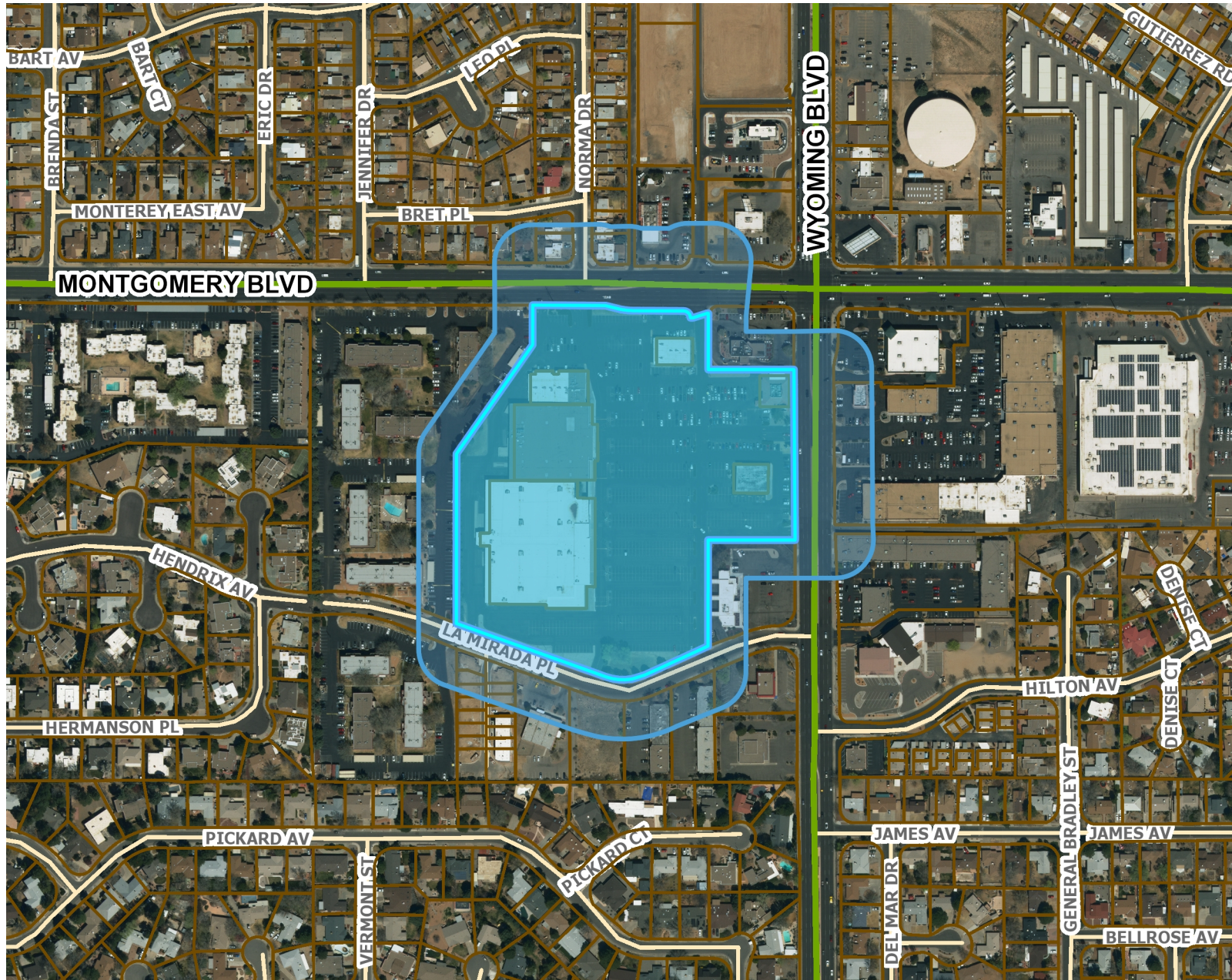
<https://tinyurl.com/IDOzoningmap>

Cc: Loma Del Rey NA, District 7 Coalition, [Other Neighborhood Associations, if any]
and District 4 Coalition

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



100-Foot Property Owner Buffer Map



Legend

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

Notes

Prepared by Consensus Planning
3/15/21

780 0 390 780 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
3/15/2021 © City of Albuquerque

1: 4,677

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

| UPC | Owner | Owner Address | Owner Address 2 | SITUS Address | SITUSADD2 | Legal Description | Acres |
|----------------------|---|------------------------------------|---------------------------------|----------------------------|---|--|---------|
| 101906047240610930 | ADAMS FERRELL & JANET | 12309 LOS ARBOLES AVE NE | ALBUQUERQUE NM 87111-2071 | 8200 LA MIRADA PL NE | ALBUQUERQUE NM 87110 * | 2-B SUMMARY PLAT LT 2 OF LA MIRADA SUB'D CONT 0.6286AC | 0.6286 |
| 101906051144211205 | BANK OF AMERICA ATTN: CORP REAL ESTATE ASSESSMENTS | 101 N TYRON ST | CHARLOTTE NC 28246-0100 | 4301 WYOMING NE | ALBUQUERQUE NM 87109 TR A | REPLAT OF LOTS 7 & 11 OF LA MIRADA SUBD | 1.26 |
| 101906144501140306 | BEGGIO SEAN | 8220 BRET PL NE | ALBUQUERQUE NM 87109-1716 | 8220 BRET PL NE | ALBUQUERQUE NM 87109 * | 006 005PRA-CON HEIGHTS SUB'D | 0.1377 |
| 101906147300941231 | DRISCOLL JOHN & CATHELEEN | 3005 CASA DEL NORTE DR NE | ALBUQUERQUE NM 87111-5614 | 4500 NORMA DR NE | ALBUQUERQUE NM 87109 * | 001 004PRA CON HTS SUB | 0.1492 |
| 101906145900940308 | DURANGO PABLO E & DURANGO JANE C & DURANGO-COHEN PABLO LUIS ETAL | 3944 SELMI GROVE | RICHMOND CA 94806-1864 | 4501 NORMA DR NE | ALBUQUERQUE NM 87109 * | 008 005PRA CON HTS SUB | 0.1469 |
| 101906051250811208 | G & L INVESTMENTS CO INC | 317 6TH ST NW | ALBUQUERQUE NM 87102 | 8330 MONTGOMERY BLVD NE | ALBUQUERQUE NM 87109 LT 5-A-1 | PLAT FOR LOTS 1-A-1 AND 5-A-1 LA MIRADA SUBDIVISION(BEING COMPRISE | 0.8506 |
| 101906051439910915 | LAND HOLDING - 4201 WYOMING LLC | 4416 WYOMING BLVD NE | ALBUQUERQUE NM 87111-3146 | 4201 WYOMING NE | ALBUQUERQUE NM 87110 *3 | SUMMARY PLAT OF LTS 3 4 6 8 9 10 13 & 14 OF LA MIRADA SUBD | 0.8354 |
| 102006002944622119 | LOS ALTOS CENTER LLC | 6121 INDIAN SCHOOL RD NE SUITE 218 | ALBUQUERQUE NM 87110 | 4200 WYOMING BLVD NE | ALBUQUERQUE NM 87111 * | 007 001REPL OF THE REPL OF THE WILLIAM WILSON SUB | 2.5129 |
| 101906048047020404L1 | M & M CO | 8220 LA MIRADA RD NE SUITE 700 | ALBUQUERQUE NM 87109-1659 | 4315 WYOMING BLVD NE | ALBUQUERQUE NM 87109 (LAND ONLY) | LT 1-A-1 PLAT FOR LOTS 1-A-1 AND 5-A-1 LA MIRADASUBDIVISION (BEI | 15.1868 |
| 101906048047020404B1 | M & M CO | 8220 LA MIRADA RD NE SUITE 700 | ALBUQUERQUE NM 87109-1659 | 4401 WYOMING BLVD NE | ALBUQUERQUE NM 87109 (BLDG ONLY) | LT 1-A-1 PLAT FOR LOTS 1-A-1 AND 5-A-1 LAMIRADA SUBDIVISION (BEI | 0 |
| 101906048047020404B4 | M & M CO | 8220 LA MIRADA RD NE SUITE 700 | ALBUQUERQUE NM 87109-1659 | 8200 8 MONTGOMERY BLVD NE | ALBUQUERQUE NM 87109 (BLDG ONLY) | LT 1-A-1 PLAT FOR LOTS 1-A-1 AND 5-A-1 LA MIRADASUBDIVISION (BEI | 0 |
| 101906048047020404B5 | M & M CO | 8220 LA MIRADA RD NE SUITE 700 | ALBUQUERQUE NM 87109-1659 | 8220 MONTGOMERY BLVD NE | ALBUQUERQUE NM 87109 (BLDG ONLY) | LT 1-A-1 PLAT FOR LOTS 1-A-1 AND 5-A-1 LA MIRADASUBDIVISION (BEI | 0 |
| 101906048047020404B6 | M & M CO | 8220 LA MIRADA RD NE SUITE 700 | ALBUQUERQUE NM 87109-1659 | 4331 WYOMING BLVD NE | ALBUQUERQUE NM 87109 (BLDG ONLY) | LT 1-A-1 PLAT FOR LOTS 1-A-1 AND 5-A-1 LA MIRADASUBDIVISION (BEI | 0 |
| 101906048047020404B3 | M & M CO C/O ALBERTSONS LLC | 8220 LA MIRADA RD NE SUITE #300 | ALBUQUERQUE NM 87109-1657 | 4315 WYOMING BLVD NE | ALBUQUERQUE NM 87109 (BLDG ONLY) | LT 1-A-1 PLAT FOR LOTS 1-A-1 AND 5-A-1 LA MIRADASUBDIVISION (BEI | 0 |
| 101906048047020404B2 | M & M CO WAL MART 01-0824 #8013 C/O WAL-MART PROP TAX DEPT MS 0555 | 8220 LA MIRADA RD NE SUITE #300 | ALBUQUERQUE NM 87109-1657 | 4315 WYOMING BLVD NE A & B | ALBUQUERQUE NM 87109 (BLDG ONLY) | LT 1-A-1 PLAT FOR LOTS 1-A-1 AND 5-A-1 LA MIRADASUBDIVISION (BEI | 0 |
| 101906150301740503 | MATTEUCCI PAUL J ETUX ETAL C/O THOMSON PROPERTY TAX SERVICES | PO BOX 2609 | CARLSBAD CA 92018 | 8333 MONTGOMERY BLVD NE | ALBUQUERQUE NM 87109 ALL OF TRACT 1 EXC THE NLY PORT & EXC THOSE PORTIONS ADJ TOTHE SOUTH & EA | | 0.7715 |
| 101906149201840502 | MAUNEY INVESTMENTS LLC & ETAL C/O RYAN LLC | PO BOX 2609 | CARLSBAD CA 92018-2609 | N/A | ALBUQUERQUE NM 87109 A NLY PORTION OF TR 1 & AN ELY PORTION OF THE SLY PORTION OF TR 2 EXC SLY PC | | 0.388 |
| 101906148701640509 | MCDONALDS CORPORATION C/O CONQUISTADORES INC | PO BOX 92500 | ALBUQUERQUE NM 87199-2500 | 8315 MONTGOMERY BLVD NE | ALBUQUERQUE NM 87109 TR A-1-F | SUBDIVISION TRACTS A-1-A, A-1-B, A-1-C, A-1-DA-1-E & A-1-F LOS PASTORE | 0.9264 |
| 102006003448022157 | MONTGOMERY CROSSING LLC & WYOMING CROSSING LLC | 8950 W OLYMPIC BLVD SUITE 372 | BEVERLY HILLS CA 90211-3565 | 4410 WYOMING BLVD NE | ALBUQUERQUE NM 87111 LOT 4-B | PLAT OF LOTS 4-A-1 AND 4-B CLIFFORD-MULLINSBUSINESS PARK CONT 6.37 | 6.3736 |
| 101906145101140307 | SAUVEGEAU OMER HENRY ETUX | 8224 BRET PL NE | ALBUQUERQUE NM 87109-1716 | 8224 BRET PL NE | ALBUQUERQUE NM 87109 *007 | 005PRA CON HEIGHTS SUB | 0.1791 |
| 101906145901540309 | SCHROEDER SALLY A | 4505 NORMA DR NE | ALBUQUERQUE NM 87109-1735 | 4505 NORMA DR NE | ALBUQUERQUE NM 87109 * | 009 005PRA CON HTS SUB | 0.1492 |
| 101906045340710938 | SELIGMAN JAMES A & ANA CARRILLO | 1525 32ND CIR SE | RIO RANCHO NM 87124-1913 | 4216 VIDA VERDE LN NE | ALBUQUERQUE NM 87110 LT 13-P1 | PLAT OF LTS 1-P1 THRU 16-P1 LA MIRADA TOWNHOMES(A REPL OF LT 2-A-1 | 0.0495 |
| 101906044540910947 | SELIGMAN JAMES A & ANA CARRILLO | 1525 32ND CIR SE | RIO RANCHO NM 87124-1913 | 4219 VIDA VERDE LN NE | ALBUQUERQUE NM 87110 LT 4-P1 | PLAT OF LTS 1-P1 THRU 16-P1 LA MIRADA TOWNHOMES(A REPL OF LT 2-A-2 | 0.0602 |
| 101906045341010937 | SELIGMAN JAMES A & ANA CARRILLO | 1525 32ND CIR SE | RIO RANCHO NM 87124-1913 | 4220 VIDA VERDE LN NE | ALBUQUERQUE NM 87110 LT 14-P1 | PLAT OF LTS 1-P1 THRU 16-P1 LA MIRADA TOWNHOMES(A REPL OF LT 2-A-1 | 0.0531 |
| 101906044541210948 | SELIGMAN JAMES A & ANA CARRILLO | 1525 32ND CIR SE | RIO RANCHO NM 87124-1913 | 4223 VIDA VERDE LN NE | ALBUQUERQUE NM 87110 LT 3-P1 | PLAT OF LTS 1-P1 THRU 16-P1 LA MIRADA TOWNHOMES(A REPL OF LT 2-A-2 | 0.0602 |
| 101906045341310936 | SELIGMAN JAMES A & ANA CARRILLO | 1525 32ND CIR SE | RIO RANCHO NM 87124-1913 | 4234 VIDA VERDE LN NE | ALBUQUERQUE NM 87110 LT 15-P1 | PLAT OF LTS 1-P1 THRU 16-P1 LA MIRADA TOWNHOMES(A REPL OF LT 2-A-1 | 0.0495 |
| 101906044541510949 | SELIGMAN JAMES A & ANA CARRILLO | 1525 32ND CIR SE | RIO RANCHO NM 87124-1913 | 4227 VIDA VERDE LN NE | ALBUQUERQUE NM 87110 LT 2-P1 | PLAT OF LTS 1-P1 THRU 16-P1 LA MIRADA TOWNHOMES(A REPL OF LT 2-A-2 | 0.0559 |
| 101906045341610925 | SELIGMAN JAMES A & ANA CARRILLO | 1525 32ND CIR SE | RIO RANCHO NM 87124-1913 | 4228 VIDA VERDE LN NE | ALBUQUERQUE NM 87110 LT 16-P1 | PLAT OF LTS 1-P1 THRU 16-P1 LA MIRADA TOWNHOMES(A REPL OF LT 2-A-1 | 0.0879 |
| 101906044541910950 | SELIGMAN JAMES A & ANA CARRILLO | 1525 32ND CIR SE | RIO RANCHO NM 87124-1913 | 4231 VIDA VERDE LN NE | ALBUQUERQUE NM 87110 LT 1-P1 | PLAT OF LTS 1-P1 THRU 16-P1 LA MIRADA TOWNHOMES(A REPL OF LT 2-A-2 | 0.084 |
| 101906046440310934 | SPECIAL "K" INVESTMENTS INC | 11741 SKY VALLEY WAY NE | ALBUQUERQUE NM 87111 | 8120 LA MIRADA PL NE | ALBUQUERQUE NM 87110 LT 2-A-1 | PLAT OF LOTS 2-A-1 AND 2-A-2 LA MIRADA SUBDIVISIONA REPLAT OF LOT 2 | 1 |
| 101906147301641230 | STEADMAN RICHARD EARL & JOSEPHINE ELEANOR | 4504 NORMA DR NE | ALBUQUERQUE NM 87109-1736 | 4504 NORMA DR NE | ALBUQUERQUE NM 87109 * | 002 004PRA CON HTS SUB | 0.1377 |
| 101906041441010916 | VUKOTA LA ENTRADA APARTMENT HOMES LP | 5251 DTC PKWY SUITE 101 | GREENWOOD VILLAGE CO 80111-2795 | 8000 MONTGOMERY BLVD NE | ALBUQUERQUE NM 87110 LAND DIVISION | PLAT OF VISTA MONTANO COMPLEX COMPR LT 12 & POR LT 14 LA N | 3.68 |
| 101906041448511112 | VUKOTA LA ENTRADA APARTMENT HOMES LP | 5251 DTC PKWY SUITE 1001 | GREENWOOD VILLAGE CO 80111-2795 | 8000 MONTGOMERY BLVD NE | ALBUQUERQUE NM 87109 LAND DIVISION | PLAT OF VISTA MONTANO COMPLEX COMPR LTS 1 & 2LA MIRADA & | 7.7 |
| 101906048440610931 | W & M CO | 317 6TH ST NW | ALBUQUERQUE NM 87102 | 8210 LA MIRADA PL NE 100-7 | ALBUQUERQUE NM 87110 * | 2-C SUMMARY PLAT LT 2 OF LA MIRADA SUB'D CONT 0.6347AC | 0.6347 |
| 101906049740710932 | W & M CO | 317 6TH ST NW | ALBUQUERQUE NM 87102 | 8220 LA MIRADA PL NE | ALBUQUERQUE NM 87110 * | 2-D SUMMARY PLAT LT 2 OF LA MIRADA SUB'D CONT 0.8206AC | 0.8206 |
| 101906148904940508 | W & M CO | 317 6TH ST NW | ALBUQUERQUE NM 87102 | 4615 WYOMING BLVD NE | ALBUQUERQUE NM 87109 TR A-1-E-1 | SUBDIVISION TRACTS A-1-C-1, A-1-D-1, & A-1-E-1LOS PASTORES SHOPPIN | 1.5271 |
| 102006002050822117 | WG ALBUQUERQUE NM MONTGOMERY LANDLORD LLC C/O WALGREEN CO RE PROPERTY TAX DEP PO BOX 1159 | DEERFIELD IL 60015-6002 | | 8400 MONTGOMERY BLVD NE | ALBUQUERQUE NM 87111 LOT 4-A-1 | PLAT OF LOTS 4-A-1 AND 4-B CLIFFORD-MULLINSBUSINESS PARK CONT 1. | 1.4502 |

ADAMS FERRELL & JANET
12309 LOS ARBOLES AVE NE
ALBUQUERQUE NM 87111-2071

BANK OF AMERICA ATTN: CORP REAL
ESTATE ASSESSMENTS
101 N TYRON ST
CHARLOTTE NC 28246-0100

BEGGIO SEAN
8220 BRET PL NE
ALBUQUERQUE NM 87109-1716

DRISCOLL JOHN & CATHLEEN
3005 CASA DEL NORTE DR NE
ALBUQUERQUE NM 87111-5614

DURANGO PABLO E & DURANGO JANE
C & DURANGO-COHEN PABLO LUIS
ETAL
3944 SELMI GROVE
RICHMOND CA 94806-1864

G & L INVESTMENTS CO INC
317 6TH ST NW
ALBUQUERQUE NM 87102

LAND HOLDING - 4201 WYOMING LLC
4416 WYOMING BLVD NE
ALBUQUERQUE NM 87111-3146

LOS ALTOS CENTER LLC
6121 INDIAN SCHOOL RD NE SUITE 218
ALBUQUERQUE NM 87110

M & M CO
8220 LA MIRADA RD NE SUITE 700
ALBUQUERQUE NM 87109-1659

M & M CO C/O ALBERTSONS LLC
8220 LA MIRADA RD NE SUITE #300
ALBUQUERQUE NM 87109-1657

M & M CO WAL MART 01-0824 #8013
C/O WAL-MART PROP TAX DEPT MS
0555
8220 LA MIRADA RD NE SUITE #300
ALBUQUERQUE NM 87109-1657

MATTEUCCI PAUL J ETUX ETAL C/O
THOMSON PROPERTY TAX SERVICES
PO BOX 2609
CARLSBAD CA 92018

MAUNEY INVESTMENTS LLC & ETAL
C/O RYAN LLC
PO BOX 2609
CARLSBAD CA 92018-2609

MCDONALDS CORPORATION C/O
CONQUISTADORES INC
PO BOX 92500
ALBUQUERQUE NM 87199-2500

MONTGOMERY CROSSING LLC &
WYOMING CROSSING LLC
8950 W OLYMPIC BLVD SUITE 372
BEVERLY HILLS CA 90211-3565

SAUVEGEAU OMER HENRY ETUX
8224 BRET PL NE
ALBUQUERQUE NM 87109-1716

SCHRODER SALLY A
4505 NORMA DR NE
ALBUQUERQUE NM 87109-1735

SELIGMAN JAMES A & ANA CARRILLO
1525 32ND CIR SE
RIO RANCHO NM 87124-1913

SPECIAL "K" INVESTMENTS INC
11741 SKY VALLEY WAY NE
ALBUQUERQUE NM 87111

STEADMAN RICHARD EARL &
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4504 NORMA DR NE
ALBUQUERQUE NM 87109-1736

VUKOTA LA ENTRADA APARTMENT
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5251 DTC PKWY SUITE 101
GREENWOOD VILLAGE CO 80111-2799

W & M CO
317 6TH ST NW
ALBUQUERQUE NM 87102

WG ALBUQUERQUE NM
MONTGOMERY LANDLORD LLC C/O
WALGREEN CO RE PROPERTY TAX DEPT
PO BOX 1159
DEERFIELD IL 60015-6002

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



PART I - PROCESS

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

Application Type: Site Plan - EPC Major Amendment

Decision-making Body: Environmental Planning Commission (EPC)

Pre-Application meeting required: X Yes ☐ No

Neighborhood meeting required: X Yes ☐ No

Mailed Notice required: X Yes ☐ No

Electronic Mail required: X Yes ☐ No

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

PART II – DETAILS OF REQUEST

Address of property listed in application: 4315 Wyoming Boulevard NE

Name of property owner: M & M Co.

Name of applicant: Butterfly Holdings, LLC (Agent: Consensus Planning, Inc.)

Date, time, and place of public meeting or hearing, if applicable: May 20, 2021 at 8:30 AM via Zoom

Information on how to join the Zoom hearing is on the next page.

Address, phone number, or website for additional information: Contact Jackie Fishman with Consensus Planning at (505) 764-9801 or fishman@consensusplanning.com for additional information.

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

X Zone Atlas page indicating subject property.

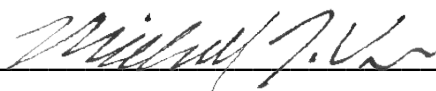
X Drawings, elevations, or other illustrations of this request.

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

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

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

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

 (Applicant signature) 3/15/21 (Date)

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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

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

X a. Location of proposed buildings and landscape areas.

X b. Access and circulation for vehicles and pedestrians.

X c. Maximum height of any proposed structures, with building elevations.

X 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.

view/Download a copy of the Site Plan drawings and Pre-Application Meeting Notes here:

<https://www.dropbox.com/t/LvE9zpPNrF1pD4VY>

May 20, 2021 EPC Hearing Zoom Information:

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>

CITY OF ALBUQUERQUE, PLANNING DEPARTMENT, 600 2ND ST. NW, ALBUQUERQUE, NM 87102 505.924.3860

www.cabq.gov

Printed 11/1/2020

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

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

Date of Notice*: March 16, 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* 4315 Wyoming Boulevard NE
Location Description Southwest corner of Wyoming Boulevard and Montgomery Boulevard NE
2. Property Owner* M & M Co.
3. Agent/Applicant* *[if applicable]* Consensus Planning, Inc. / Butterfly Holdings, LLC
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☒ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request¹*:

Major Amendment to the 1977 Site Development Plan for the La Mirada Shopping Center to redevelop a portion of the site with 66 townhouses. The remainder of the site to be developed with commercial pad sites via separate site plans according to the applicable IDO procedures. The Range Cafe, Taco Cabana, and Bank of America are not a part and will be unchanged by this request.

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*: May 20, 2021 at 8:30 AM

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

Meeting ID: 226 959 2859

By Phone: +1 346 248 7799

Find your local number: <https://cabq.zoom.us/j/2269592859>

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:

Contact Jackie Fishman with Consensus Planning at (505) 764-9801 or fishman@consensusplanning.com for additional information. A copy of the Pre-Application Neighborhood Meeting Notes and Site Plan can be viewed and downloaded here: <https://www.dropbox.com/t/LvE9zpPNrF1pD4VY>

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

1. Zone Atlas Page(s)*⁴ G-19
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s)

☐ Variance(s)

☐ Waiver(s)

Explanation*:

No Waivers are anticipated or are being requested at this time.

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 copy of the Facilitated Meeting report can be viewed or downloaded via the following Dropbox link: <https://www.dropbox.com/t/LvE9zpPNrF1pD4VY>. The primary issues and concerns raised were focused on traffic, particularly at the intersection of La Mirada Place and Wyoming Boulevard. Other questions asked about pricing, code compliance, and timing of construction. The neighbors were generally supportive of redevelopment of the long vacant and underutilized shopping center and were hopeful to see less congregation of cars in the empty parking lot and increased property values from the revitalization.

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

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

☒ b. Access and circulation for vehicles and pedestrians.*

☒ c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

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

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

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

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

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 15.2 acres
 2. IDO Zone District MX-M (Mixed-use Moderate Intensity)
 3. Overlay Zone(s) [if applicable] N/A
 4. Center or Corridor Area [if applicable] Major Transit and Multi-Modal Corridors
- Current Land Use(s) [vacant, if none] General Retail and other commercial retail and service uses
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

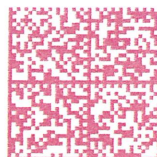
IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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

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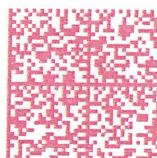


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BANK OF AMERICA ATTN: CORP REAL
ESTATE ASSESSMENTS
101 N TYRON ST
CHARLOTTE NC 28246-0100

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SPECIAL "K" INVESTMENTS INC
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ALBUQUERQUE NM 87111

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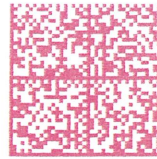
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W & M CO
317 6TH ST NW
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STEADMAN RICHARD EARL &
JOSEPHINE ELEANOR
4504 NORMA DR NE
ALBUQUERQUE NM 87109-1736

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MONTGOMERY CROSSING LLC &
WYMOMING CROSSING LLC
8950 W OLYMPIC BLVD SUITE 372
BEVERLY HILLS CA 90211-3565

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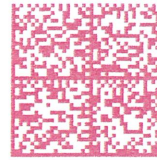


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MONTGOMERY LANDLORD LLC C/O
WALGREEN CO RE PROPERTY TAX DEPT
PO BOX 1159
DEERFIELD IL 60015-6002

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M & M CO C/O ALBERTSONS LLC
8220 LA MIRADA RD NE SUITE #300
ALBUQUERQUE NM 87109-1657

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C/O RYAN LLC
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ALBUQUERQUE NM 87199-2500

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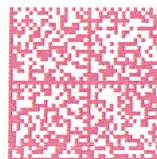


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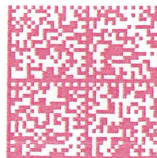


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ETAL
3944 SELMI GROVE
RICHMOND CA 94806-1864

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LOS ALTOS CENTER LLC
6121 INDIAN SCHOOL RD NE SUITE 218
ALBUQUERQUE NM 87110

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M & M CO
8220 LA MIRADA RD NE SUITE 700
ALBUQUERQUE NM 87109-1659

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PO BOX 2609
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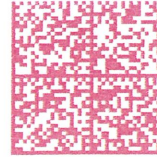


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SCHRODER SALLY A
4505 NORMA DR NE
ALBUQUERQUE NM 87109-1735

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NM 87102

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M & M CO WAL MART 01-0824 #8013
C/O WAL-MART PROP TAX DEPT MS
0555
8220 LA MIRADA RD NE SUITE #300
ALBUQUERQUE NM 87109-1657

Planning
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NM 87102

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VUKOTA LA ENTRADA APARTMENT
HOMES LP
5251 DTC PKWY SUITE 101
GREENWOOD VILLAGE CO 80111-2799

FACILITATED MEETING REPORT

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Project #: Pre-application

Property Description/Address: La Mirada Development.

Date Submitted: March 5, 2021

Submitted By: Philip Crump and Jocelyn M. Torres

Meeting Date/Time: March 4, 2021, 4:30 – 6:30 PM

Meeting Location: Via Zoom

Facilitator: Philip Crump

Co-facilitator: Jocelyn M. Torres

Applicant: AMREP SW d/b/a Butterfly Holdings, LLC

Agent – Jackie Fisher ~~Fisher~~ **Fishman** & Michael Vos, Consensus Planning, Inc.

Neighborhood Associations/Interested Parties – Loma del Rey NA (LdR), District 4 and District 7 Neighborhood Coalitions, Neighbors.

Background/Meeting Summary:

The Developer proposes a major Amendment to the 1970s Site Plan for the La Mirada Shopping Center, in the area currently occupied by a long-departed Walmart building, with a gated development of 68 ~~68~~ **66** townhouses within approximately 15-16 acres located at La Mirada on the southwest corner of Montgomery and Wyoming NE. Future plans include commercial development of the surrounding acreage. The property currently has both empty and occupied commercial buildings. The Developer will demolish the large vacant buildings on the west side of the property. It hopes to include existing tenants, such as T-Mobile, in the new commercial development. The townhouses will range from approximately 1500 to 2100 square feet. All will have built-in garages and will include one and two-story buildings. There will be three pedestrian access gates, in addition to the main entrance. The surrounding wall will likely be six feet tall. The existing Taco Cabana, Range and Bank of America are located on separate lots outside of this development.

Outcomes:

- *Areas of Agreement:*
 - Participants voiced support for the planned townhouse development.
 - Participants were notified of the April 1, 2021 Application deadline and the May 20, 2021 EPC Hearing via Zoom.
- *Unresolved Issues & Concerns:*
 - Specifics, such as traffic analyses, construction fencing, landscaping design, etc., will be resolved as the development progresses.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

- *Key Points:*

- Neighbors hope that increased property values and an improved use of this property will result from the planned development.
- Neighbors expressed considerable concern regarding the impact of increased traffic at the intersection of La Mirada and Wyoming, which is a primary feeder for Sandia Base.
- The EPC generally approves the site plan with conditions, thereafter reviewed for final approval by the DRB.

Meeting Specifics:

1) Introduction.

Facilitator: Philip Crump: phcrumpsf@gmail.com. Co-facilitator: Jocelyn M. Torres, nmlawyer09@comcast.net. Participants will receive a meeting report. Philip Crump and Jocelyn M. Torres appeared as neutral facilitators for the City of Albuquerque. Jarrod Likar appeared on behalf of the Developer. Jackie Fisher appeared as a Consultant/Owner of Consensus Planning. Michael Vos appeared as a Consensus Consultant and expert on the IDO.

2) Townhouse Development.

- a) The Developer seeks to replace the prior 1970's site plan with the proposed townhouse development, which requires EPC review and approval.
 - i) The existing zoning is MXM mixed use moderate. It allows residential development-- not single family--but it allows townhouses.
 - ii) The gated community will include a private storm water detention pond, open space, pedestrian gates, shade structures and a possible park and playground.
 - iii) All townhouses will be two-story, with 20-foot driveways, garages and zero lot lines.
 - iv) The townhouses will be priced **at an estimated \$350K to \$450K** ~~from 300 to 400 thousand dollars.~~
 - v) The residents will be actual owners.
 - vi) There has been no discussion regarding restrictive covenants on short or long-term leasing.
 - vii) There are currently no age or pet restrictions for the townhome development.
- b) Neighbors see this project as a revitalization that will benefit the area
- c) The townhouse construction will likely begin in the summer of 2022 and will take 18 months to complete.
 - i) The builder cannot be identified at this time.
 - ii) The same builder will likely construct the entire development.
 - (1) They will be going with the lowest build price**

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

- (a) The builder did not mention an architectural firm that will be doing the design.
- iii) The builder will follow the newest Albuquerque Building Code, including its energy efficiency requirements.
 - iv) Landscaping will be done by Yellowstone Landscapers.
 - v) Mature trees will remain and will be pruned.
 - vi) The Developer plans to grade the site to maximize backyard east-facing mountain views.
- d) Neighbors are concerned about traffic to be generated at the La Mirada/Wyoming intersection.
- i) The Developer will perform traffic studies or trip generation analyses required by the City.
 - ii) Townhouses generate less traffic than commercial development.
 - iii) The Developer will perform median development on Wyoming if required by the City.
- e) Current issues, construction plans and future commercial development.
- i) Neighbors are concerned about the idle congregation of people on this property and drag races on Montgomery.
 - ii) Plans will include necessary fencing during construction.
 - iii) The Developer does not have specific plans for commercial development at this time.
 - (1) Neighbors want the existing businesses, which have struggled during the pandemic, to be able to remain.
 - (2) In the future, the current commercial structures will be demolished and replaced by multi-business buildings.
- f) Property management and water quality.
- i) Silver Sage will manage the property.
 - ii) Water quality in the detention pond will be monitored.

Action Items: Application deadline April 1, 2021 and EPC Hearing May 20, 2021.

Application Hearing Details:

- The Application is due April 1, 2021.
- The EPC hearing will be conducted on May 20, 2021.
- Neighbors will be provided necessary notice and links regarding the application and hearing dates.

Meeting Adjourned.

Names & Affiliations of Attendees:

| | |
|----------------|--------------------|
| Jackie Fishman | Consensus Planning |
| Michael Vos | Consensus Planning |
| Jarrold Likar | Amrep Southwest |
| Sarah Matosian | LdR NA Pres |
| Brian Eagan | LdR NA former Pres |

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Carol Orona
Jessica Armijo

LdR NA
LdR NA

SITE PLAN REDUCTIONS

DEVELOPMENT DATA

Legal Description: Lot 1-A-1, La Mirada Subdivision containing 8.3236 acres

Zoning: MX-M

Land Use: Townhouses

Pedestrian and Vehicular Access:

- Primary vehicular access is from La Mirada Place NE, an existing urban local roadway. The subdivision shall be gated and the new roadway serving the subdivision shall be privately owned and maintained by a Homeowners' Association.
- Pedestrian access will be private, gated access from La Mirada Place NE and in two locations from the adjacent MX-M properties, as shown on the Site Plan.
- Transit access is provided on Montgomery Boulevard (Route 5) and Wyoming Boulevard (Route 31).

Lot Sizes: The MX-M zone does not have minimum lot size or width requirements. The typical lot size is 2,550 square feet and typical width is 30 feet.

Setbacks: Development shall comply with the minimum setbacks of the MX-M Zone District

Front, minimum: 5 feet

Side, minimum: 0 feet

Street side, minimum: 5 feet

Rear, minimum: 15 feet

Density: 9.0 Dwelling Units per Acre

Maximum Building Height allowed: 48 feet

Building Design: Townhouses shall comply with the building design requirements of IDO Section 14-16-5-11(C) Low-Density Residential Development

Usable Open Space: Per the Townhouse Use-specific Standards in IDO Section 14-16-4-3(B)(5)(a), usable open space is required in the amount of 200 square feet per 1 Bedroom, 250 square feet per 2 Bedroom, and 300 square feet per 3+ Bedroom dwelling unit. The total usable open space required, assuming 3 bedrooms per unit is 22,200 square feet, 27,975.42 square feet is provided.

Parking Requirements: 1 space per dwelling unit up to 2 bedroom and 2 spaces for each 3+ bedroom dwelling unit. Required parking may be reduced by 10% due to proximity to transit. The site is located within 330 feet of the nearest bus stop for Route 31, which has a peak frequency of between 30 and 45 minutes. Townhomes are proposed with @ car garages and 20' driveways.

Site Lighting: Site lighting shall be a maximum of 20 feet tall, fully shielded, and compliant with the Night Sky Protection Act.

GENERAL NOTES:

1. EASEMENTS FOR UTILITY ALIGNMENTS WILL BE DEDICATED BY FUTURE PLATTING ACTION TO MUTUALLY BENEFIT ABUTTING PROPERTIES.
2. TRACTS A, B, C AND D TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
3. PRIVATE ACCESS ROADS ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
4. PERIMETER AND LOT FENCING SHALL BE 6'-0" SPLIT FACE CMU.
5. EXISTING STRUCTURES ON SITE TO BE DEMOLISHED FOLLOWING APPROVAL OF THIS REQUEST AND SUBSEQUENT SUBDIVISION PLAT REQUEST.
6. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA.
7. ALL INTERNAL SIDEWALKS WILL BE 5' IN WIDTH.

KEYED NOTES:

- ① DIVIDED ENTRY WITH 22' INGRESS AND EGRESS LANES.
- ② VEHICLE AND PEDESTRIAN GATE.
- ③ PEDESTRIAN ACCESS GATE TO COMMERCIAL LOTS.
- ④ PROJECT MONUMENT SIGN WITHIN ENTRANCE MEDIAN, SEE LANDSCAPE PLAN FOR MONUMENT SIGN DIMENSIONS, COLORS AND DETAIL.
- ⑤ HANDICAP RAMP LOCATIONS
- ⑥ 6' TALL SPLIT FACE CMU PRIVACY WALL, SEE CONCEPTUAL GRADING AND DRAINAGE PLAN FOR WALL SECTIONS AND DETAILS
- ⑦ 6' TALL SPLIT FACE CMU PRIVACY WALL W/REAR ACCESS GATE
- ⑧ EXISTING SIDEWALK WIDTHS ON LA MIRADA PLACE

PROJECT NUMBER: _____

Application Number: _____

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

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

DRB SITE DEVELOPMENT PLAN APPROVAL:

| | |
|---|------|
| Traffic Engineering, Transportation Division | Date |
| ABCWUA | Date |
| Parks and Recreation Department | Date |
| City Engineer/Hydrology | Date |
| Code Enforcement | Date |
| * Environmental Health Department (conditional) | Date |
| Solid Waste Management | Date |
| DRB Chairperson, Planning Department | Date |

Site Vicinity

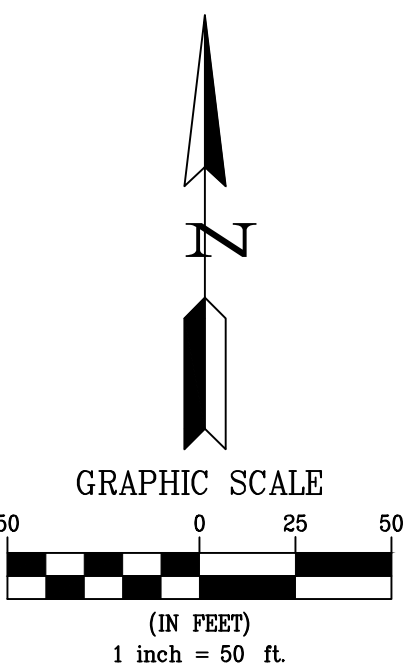
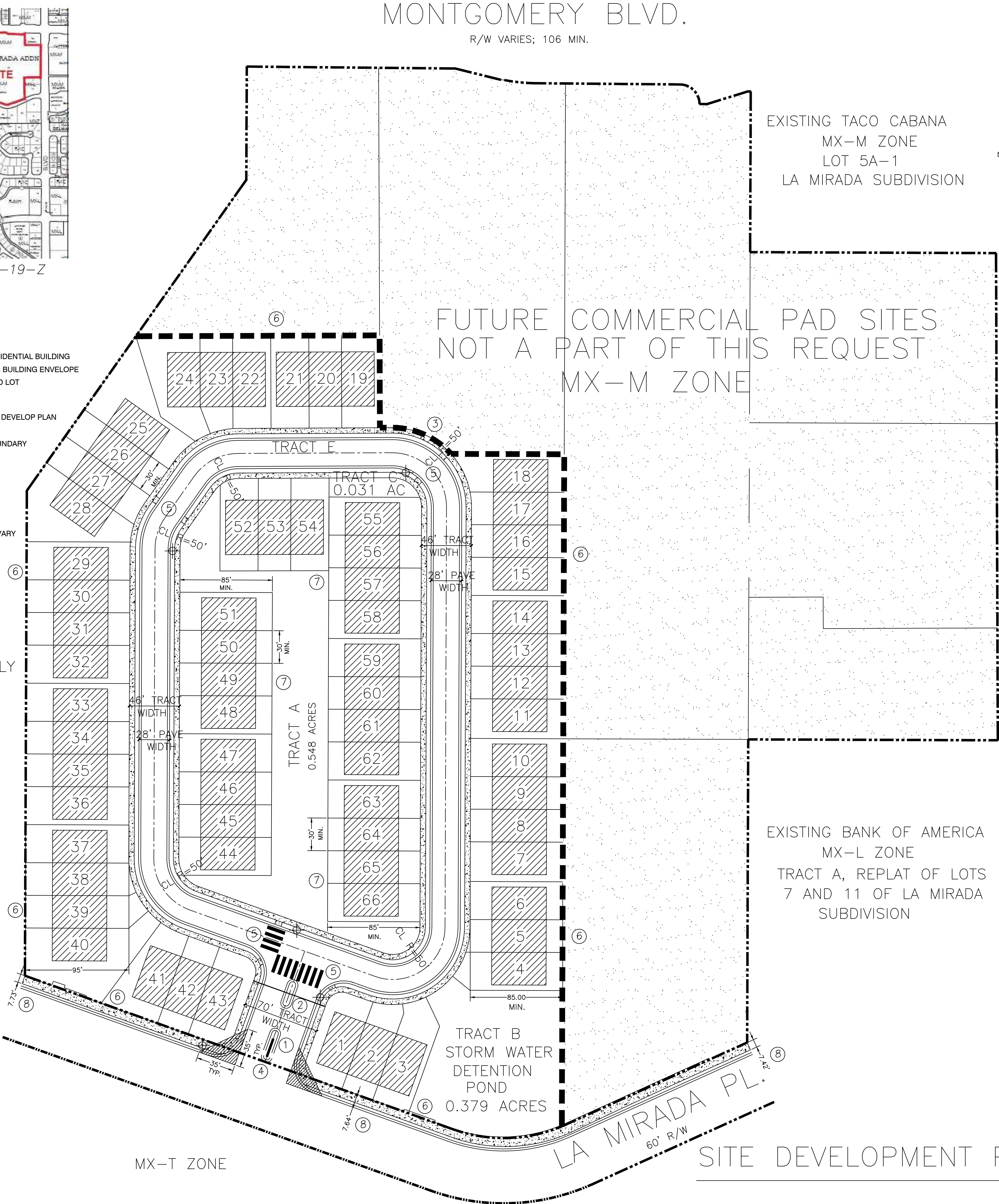


ZONE ATLAS PAGE G-19-Z

Legend

- TYPICAL MULTI-UNIT RESIDENTIAL BUILDING
HATCHED AREA DEPICTS BUILDING ENVELOPE
ON INDIVIDUALLY OWNED LOT
- NOT A PART OF THE SITE DEVELOP PLAN
- EXISTING PROPERTY BOUNDARY
- SITE PLAN BOUNDARY
- ROADWAY CENTERLINE
- CURB AND GUTTER
- 20' TALL STREET LIGHT
EXACT LOCATIONS MAY VARY

EXISTING MULTI-FAMILY
R-MH ZONE
LOTS 1 AND 2
LA MIRADA AND VA



WYOMING BLVD.
106' R/W

SITE DEVELOPMENT PLAN

LA MIRADA SQUARE

SITE DEVELOPMENT PLAN
ENVIRONMENTAL PLANNING COMMISSION

DATE:
3/9/2021

SHEET:

S-1

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MONTGOMERY BLVD.

FUTURE COMMERCIAL PAD SITES
NOT A PART OF THIS REQUEST
MX-M ZONE

LANDSCAPE CALCULATIONS

| | |
|-----------------------|------------|
| TOTAL AREA OF PROJECT | 308,366 SF |
| LESS BUILDING | 98,961 SF |
| NET LOT AREA | 209,405 SF |

| | |
|-------------------------------------|-----------|
| REQUIRED LANDSCAPE AREA | |
| MINIMUM 15% OF NET LOT AREA | 31,411 SF |
| ACTUAL LANDSCAPE AREA | 51,278 SF |
| LANDSCAPE AREA REQUIREMENT EXCEEDED | 19,867 SF |

| | |
|-----------------------------------|------------|
| LANDSCAPE COVERAGE REQUIRED - 75% | 23,559 SF |
| COVERAGE PROVIDED | 100,571 SF |
| REQUIREMENT EXCEEDED | 77,012 SF |

| | |
|--|----------|
| REQUIRED 25% COVERAGE BY GROUND-LEVEL PLANTS | 7,853 SF |
| ACTUAL COVERAGE BY GROUND-LEVEL PLANTS | 7,900 SF |
| REQUIREMENT EXCEEDED | 47 SF |

| | |
|-------------------|----------|
| SOD ALLOWED (10%) | 3,141 SF |
| SOD ACTUAL | 3,038 SF |

STREET TREES REQUIRED (1 TREE PER 25 LF)
21 TREES

DWELLING UNIT TREES REQUIRED
(1 TREE PER 1ST STORY UNIT + 1 TREE PER 2ND
STORY UNIT. 66 UNITS TOTAL)
66 TREES

| | |
|----------|------------------------------------|
| PROVIDED | 86 TREES
(IN COMMON AREA) |
| | 69 TREES
(AT RESIDENTIAL UNITS) |

PLANT SCHEDULE AREA

| DECIDUOUS TREES | QTY | BOTANICAL / COMMON NAME | SIZE | H X W |
|------------------|-----|--|---------|-----------|
| | 2 | ACER NEGUNDO 'SENSATION' / SENSATION BOX ELDER MAPLE | 2" B&B | 40' X 30' |
| | 2 | CHLOPSIS LINEARIS 'ART'S SEEDLESS' / ART'S SEEDLESS DESERT WILLOW | 24"BOX | 20' X 25' |
| | 2 | COTINUS COGGYGRIA / SMOKE TREE | 15 GAL | 15' X 15' |
| | 4 | FORESTIERIA NEOMEXICANA / NEW MEXICAN PRIVET | 24"BOX | 15' X 15' |
| | 18 | GLEDITSIA TRIACANTHOS INERMIS / THORNLESS COMMON HONEYLOCUST | 2" B&B | 50' X 45' |
| | 8 | LAGERSTROEMIA INDICA / CRAPE MYRTLE | 15 GAL | 15' X 15' |
| | 3 | POPULUS X ACUMINATA / LANCELEAF POPLAR | 2" B&B | 50' X 50' |
| | 16 | PRUNUS CERASIFERA / FLOWERING PLUM | 2" B&B | 20' X 20' |
| | 45 | PYRUS CALLERYANA 'CLEVELAND SELECT' / CLEVELAND SELECT PEAR | 2" B&B | 25' X 15' |
| | 13 | QUERCUS GAMBELII / GAMBEL OAK | 2" B&B | 25' X 25' |
| | 2 | QUERCUS MUEHLENBERGII / CHINKAPIN OAK | 2" B&B | 40' X 40' |
| | 22 | ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM | 2" B&B | 40' X 40' |
| | 3 | VITEA AGNUS-CASTUS / CHASTE TREE | 24"BOX | 20' X 20' |
| EVERGREEN TREES | QTY | BOTANICAL / COMMON NAME | SIZE | H X W |
| | 7 | PINUS CEMBOIDES EDULIS / PINYON PINE | 6" B&B | 30' X 20' |
| | 8 | PINUS NIGRA / AUSTRIAN BLACK PINE | 10' B&B | 20' X 10' |
| SHRUBS | QTY | BOTANICAL / COMMON NAME | SIZE | H X W |
| | 38 | JUNIPERUS SABINA 'BUFFALO' / BUFFALO JUNIPER | 5 GAL | 2' X 5' |
| | 36 | POTENTILLA FRUTICOSA / BUSH CINQUEFOIL | 5 GAL | 3' X 3' |
| DESERT ACCENTS | QTY | BOTANICAL / COMMON NAME | SIZE | H X W |
| | 6 | DASYLIRON TEXANUM / TEXAS SOTOL | 5 GAL | 5' X 5' |
| | 3 | HESPERALOE PARVIFLORA / RED YUCCA | 5 GAL | 3' X 4' |
| | 3 | NOLINA MICROCARPA / BEARGRASS | 5 GAL | 5' X 6' |
| | 7 | YUCCA BACCATA / BANANA YUCCA | 5 GAL | 4' X 5' |
| FLOWERING PLANTS | QTY | BOTANICAL / COMMON NAME | SIZE | H X W |
| | 15 | NEPETA X FAASSENII 'SELECT BLUE' / CATMINT | 1 GAL | 1' X 2' |
| | 2 | PENSTEMON PALMERI / PALMER'S PENSTEMON | 5 GAL | 4' X 2' |
| GRASSES | QTY | BOTANICAL / COMMON NAME | SIZE | H X W |
| | 34 | BOUTELLOUA GRACIOSA 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA | 1 GAL | 3' X 3' |
| | 31 | CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS | 1 GAL | 30" X 2' |
| | 17 | HELIOTRICHON SEMPERVIRENS / BLUE OAT GRASS | 1 GAL | 2' X 2' |
| | 44 | MUEHLENBERGIA CAPILLARIS 'REGAL MIST' TM / MUHLY | 1 GAL | 3' X 3' |
| DECIDUOUS SHRUBS | QTY | BOTANICAL / COMMON NAME | SIZE | H X W |
| | 8 | BUDDLEJA DAVIDII / BUTTERFLY BUSH | 5 GAL | 4' X 4' |
| | 36 | CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / BLUE MIST SPIREA | 1 GAL | 3' X 3' |
| | 9 | EUONYMUS ALATUS 'COMPACTUS' / COMPACT BURNING BUSH | 5 GAL | 6' X 6' |
| | 11 | LAVANDULA ANGSTIFOLIA / ENGLISH LAVENDER | 1 GAL | 3' X 3' |
| | 30 | RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC | 5 GAL | 4' X 4' |
| | 16 | ROSA X 'KNOCKOUT' TM / ROSE | 5 GAL | 6' X 5' |
| | 30 | SALVIA GREGGII / AUTUMN SAGE CHERRY | 1 GAL | 2' X 3' |
| EVERGREEN SHRUBS | QTY | BOTANICAL / COMMON NAME | SIZE | H X W |
| | 22 | CERCOCARPUS INTRICATUS / LITTLE LEAF MOUNTAIN MAHOGONY | 5 GAL | 6' X 6' |
| | 3 | CERCOCARPUS LEDIFOLIUS / CURL-LEAF MOUNTAIN MAHOGONY | 5 GAL | 15' X 15' |
| | 11 | COTONEASTER PARNEYI / COTONEASTER | 5 GAL | 10' X 15' |
| | 36 | ERICAMERIA LARICIFOLIA / TURPENTINE BUSH | 5 GAL | 3' X 4' |
| | 12 | FALLUGIA PARADOXA / APACHE PLUME | 5 GAL | 6' X 7' |
| | 17 | RHAPHIOLEPIS INDICA / INDIAN HAWTHORN | 5 GAL | 3' X 4' |

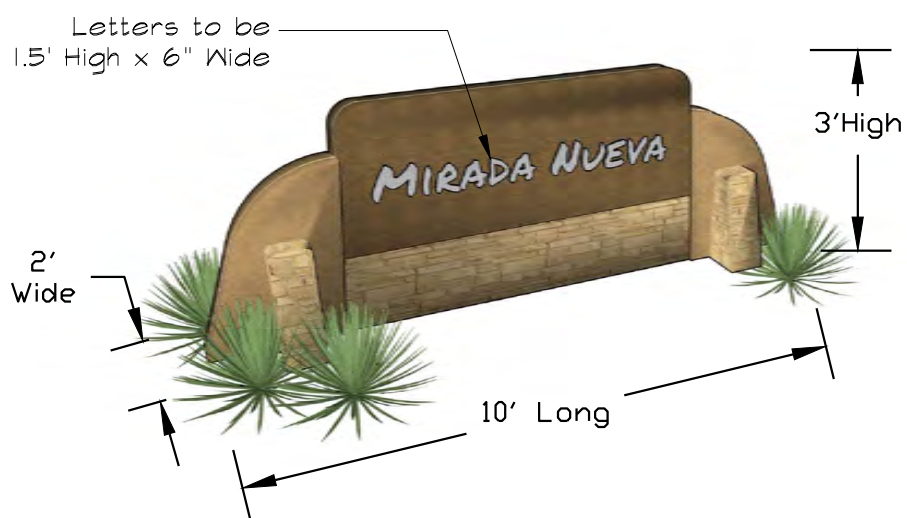
REFERENCE NOTES SCHEDULE AREA

| SYMBOL | DESCRIPTION | QTY | DETAIL |
|--------|-------------------------------|-----------|--------|
| | BOULDER | 11 | |
| | BENCH | 4 | |
| SYMBOL | DESCRIPTION | QTY | DETAIL |
| | MOUNTAINAIR BROWN 7/8" GRAVEL | 20,305 SF | |
| | LUCY ROSE 1" GRAVEL | 2,382 SF | |
| | 2-4" WALLIN COBBLE | 5,200 SF | |
| | TURF GRASS | 3,038 SF | |
| | 1" WALLIN | 15,583 SF | |
| | NATIVE SEED | 4,770 SF | |

GENERAL LANDSCAPE NOTES

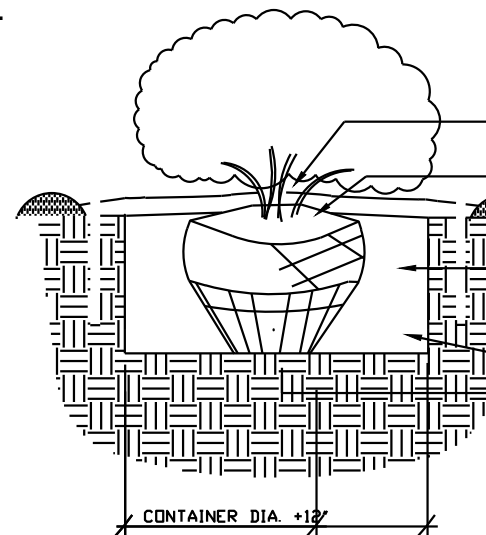
- CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS BEFORE EXCAVATION AND PLANTING.
- RESPONSIBILITY FOR MAINTENANCE: THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPE DURING CONSTRUCTION AND DURING A 90 DAY-MAINTENANCE PERIOD FOLLOWING SUBSTANTIAL COMPLETION. THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE FOLLOWING THE 90-DAY MAINTENANCE PERIOD.
- THE PROPERTY OWNER SHALL MAINTAIN RIGHT-OF-WAY (ROW) LANDSCAPING IN A NEAT AND HEALTHY CONDITION.
- STATEMENT OF COMPLIANCE WITH CITY OF ALBUQUERQUE: THE LANDSCAPING SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO) INCLUDING, BUT NOT LIMITED TO, GENERAL LANDSCAPING REGULATIONS, WATER CONSERVATION LANDSCAPING AND WATER WASTE REGULATIONS, POLLEN-RELATED REGULATIONS, MINIMUM VEGETATIVE COVERAGE REQUIREMENTS AND STREET TREE REGULATIONS.
- TIMING OF LANDSCAPE INSTALLATION: INSTALLATION OF THE LANDSCAPING SHALL BE COMPLETE WITHIN 60 DAYS OF THE RELATED BUILDING'S OCCUPANCY.
- SURFACE TREATMENT: LANDSCAPE AREAS SHALL BE COVERED WITH MULCH.
- LANDSCAPE, FENCING, AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3' AND 8' (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.
- LANDSCAPING WILL BE WATERED WITH AN AUTOMATED IRRIGATION SYSTEM THAT INCLUDES DRIP ZONES FOR LANDSCAPING.
- MINIMUM PLANT SIZES ARE AS PER CITY OF ALBUQUERQUE STANDARDS: 2" CALIPER TREES, 6" HEIGHT CONIFERS, AND 1 GALLON SHRUBS.
- AREAS DISTURBED DURING CONSTRUCTION, INCLUDING AREAS NOT WITHIN THE PROPERTY LINE, WILL BE STABILIZED.
- ROOF DRAINS: SURFACE DRAINAGE OFF DOWNSPOUTS SHALL BE DIRECTED AWAY FROM BUILDINGS INTO LANDSCAPE AREAS OR ENGINEERED DRAINAGE SYSTEMS. REFER TO CIVIL.
- VEGETATIVE SCREENING SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10' OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5' OF CLEARANCE ON THE REMAINING SIDES FOR SAFE OPERATION AND MAINTENANCE.
- NEW PLANTINGS DO NOT INCLUDE HIGH WATER TURF.
- ORGANIC BARK MULCH IS PROVIDED AT EACH TREE FROM ROOT BALL EXTENDING OUT TO DRIPLINE PER CITY OF ALBUQUERQUE IDO 14-16-5-6(C)(5)(b).
- WHERE MULCH IS ADJACENT TO CONCRETE OR ASPHALT, FINISH GRADE OF MULCH SHALL 1/2" BELOW TOP OF CONCRETE, UNLESS OTHERWISE INDICATED.
- PLANT MATERIAL SHALL BE FREE OF DISEASE AND INSECTS AND SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI) OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL LANDSCAPING CONTIGUOUS TO INDIGENOUS AREAS TO BE PLANTED WITH INDIGENOUS TREES AND SHRUBS.
- BENCH TO BE INSTALLED ON CONCRETE PAD.

WYOMING BLVD.



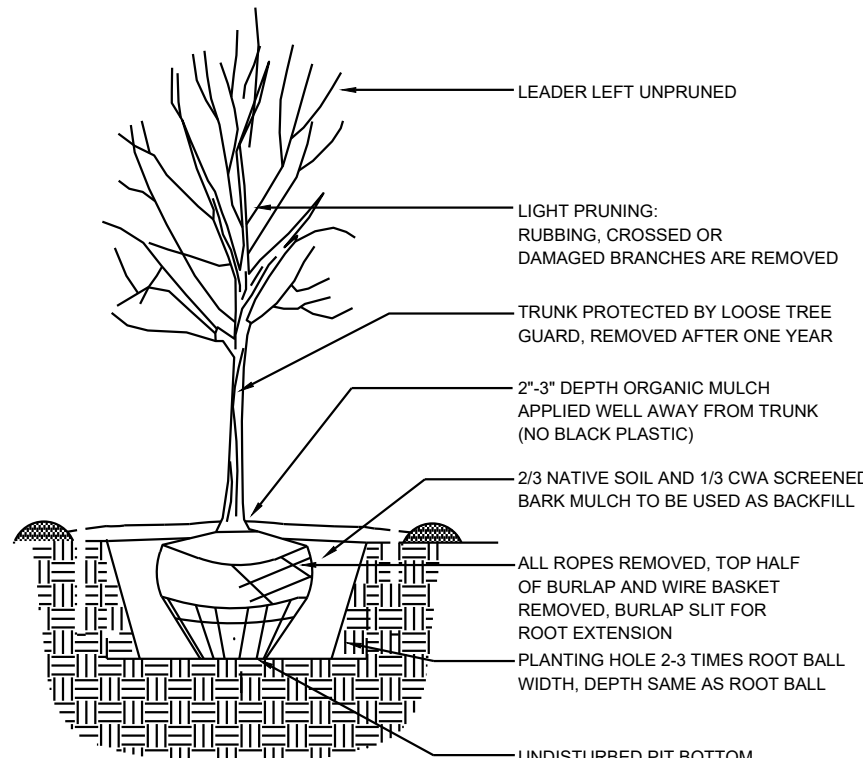
MONUMENT SIGN

The monument sign to be constructed of CMU block with a stucco finish. The stucco color to be a brown earth tone with a faux ledgerstone accent. The letters to be constructed of metal.



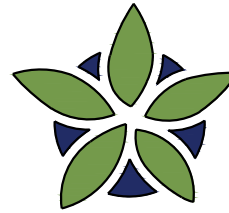
SHRUB PLANTING DETAIL

N.T.S.



TREE PLANTING DETAIL

N.T.S.



YELLOWSTONE
LANDSCAPE

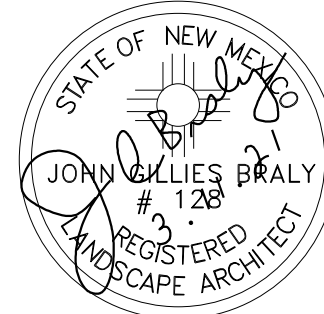
www.yellowstonelandscape.com

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505.898.9615

design@yellowstonelandscape.com



Date: 3/4/2021

Revisions:

▲ 3/8/2021

▲ 3/9/2021

▲ 3/11/2021

▲

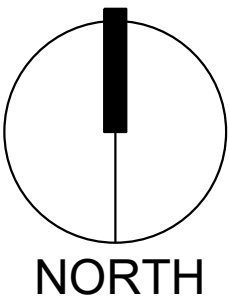
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Drawn by: PL

Reviewed by: JB

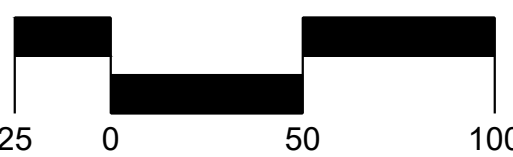
Mirada Nueva
La Mirada PL.

Albuquerque, New Mexico



NORTH

Scale: 1" = 50'

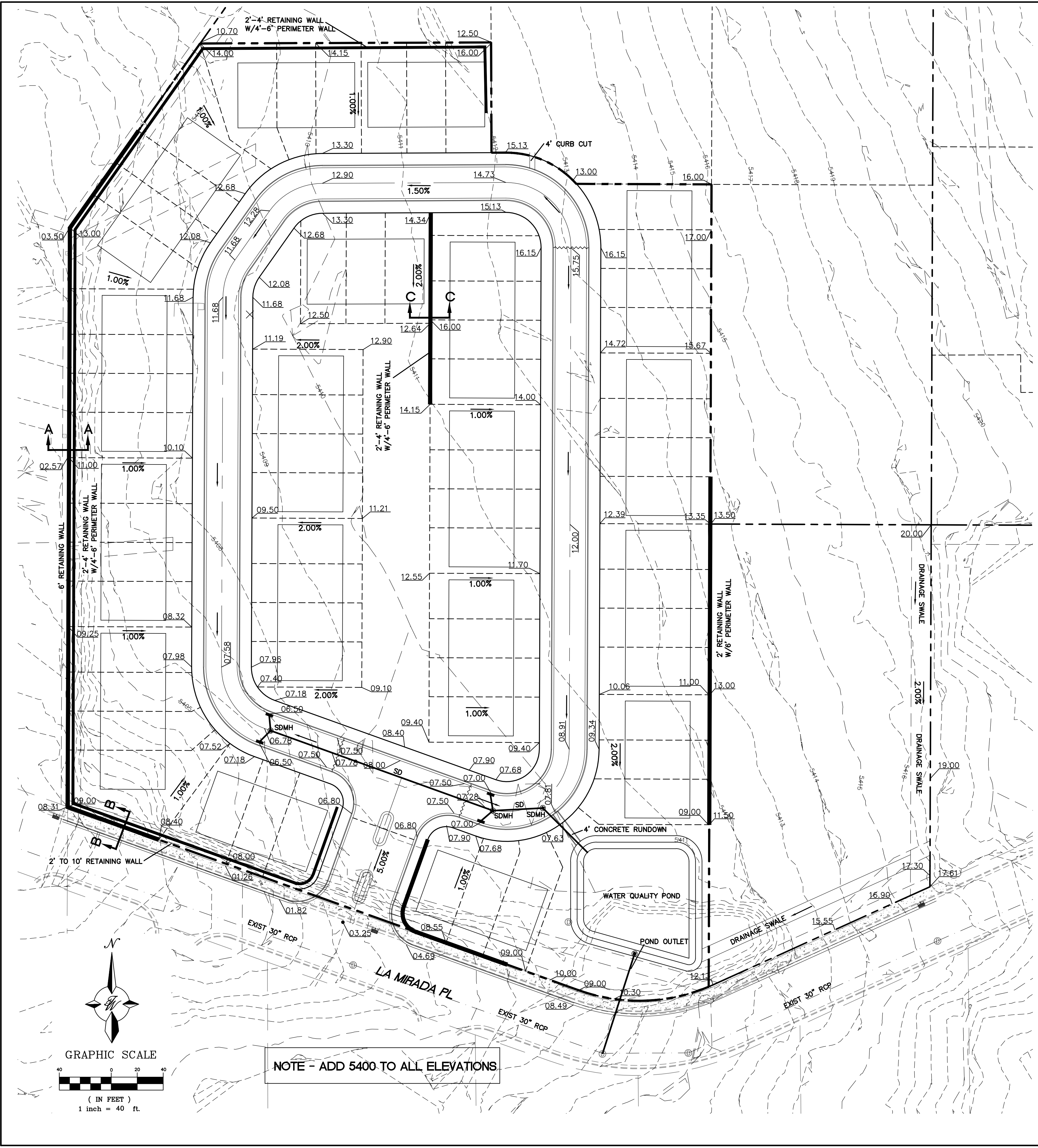


Sheet Title:

Landscape
Plan

Sheet Number:

LS-01



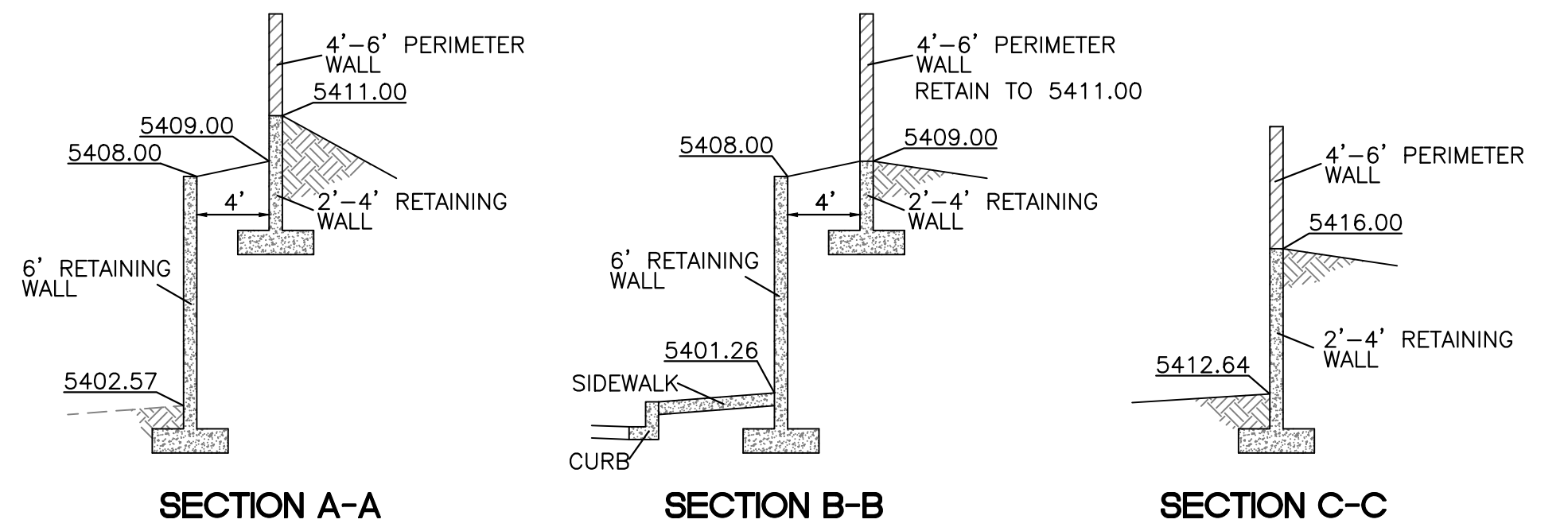
- LEGEND**
- CURB & GUTTER
 - BOUNDARY LINE
 - BUILDING
 - EXISTING CURB & GUTTER
 - PROPOSED HYDRANT
 - NEW SD MH
 - NEW CURB INLET
 - EXISTING SAS MH
 - EXISTING GATE VALVE
 - EXISTING WATERLINE
 - EXISTING SAS
 - RETAINING WALL
 - WATER VLOCK

- NOTICE TO CONTRACTORS**
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
 - ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
 - TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 - BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
 - MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
 - WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

- EROSION CONTROL NOTES:**
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 - REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 - ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.
 - ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL BE STABILIZED IN ACCORDANCE WITH COA SPECS OR 3" GRAVEL.

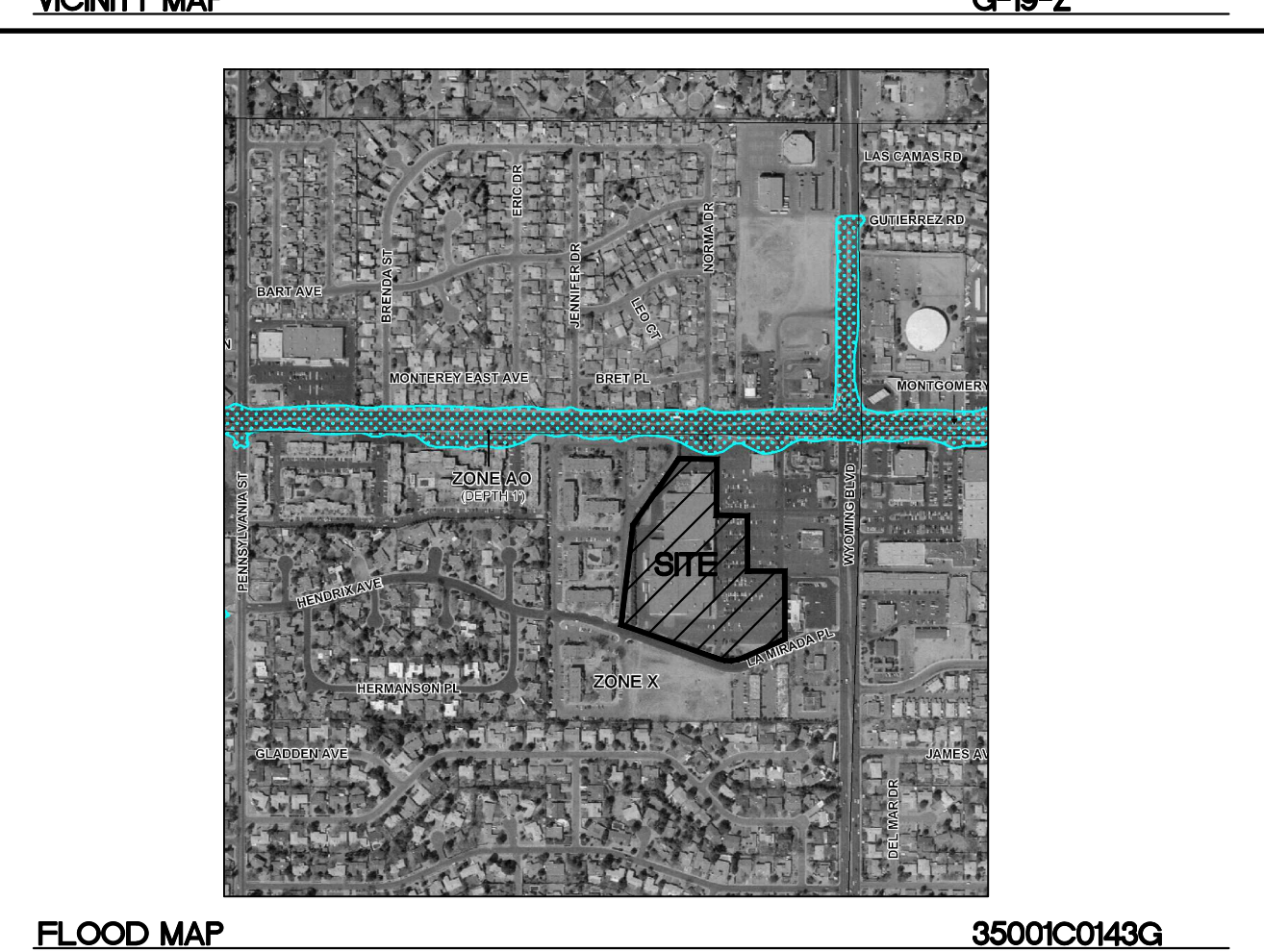
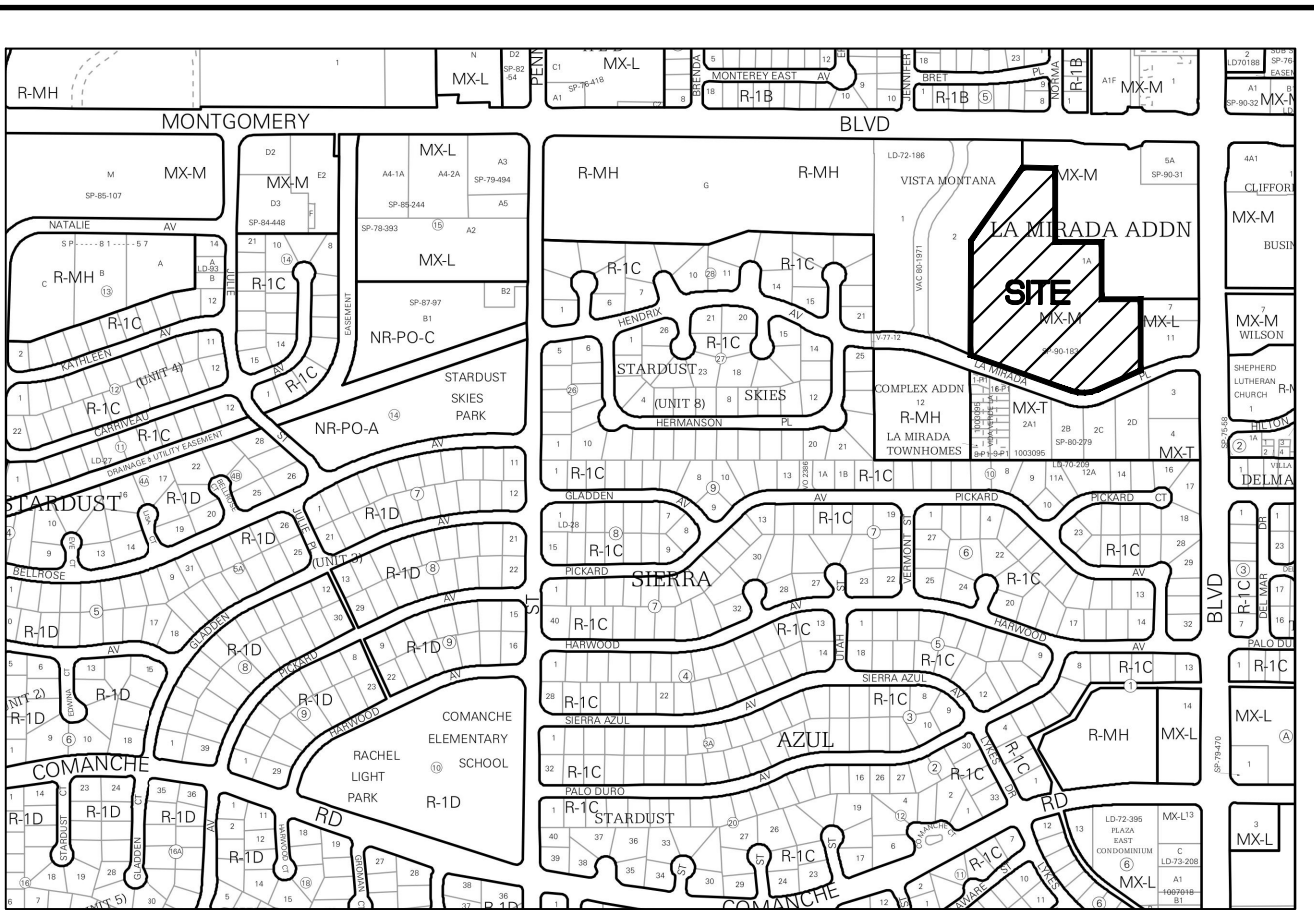
**PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY
NOTICE TO CONTRACTOR
(SPECIAL ORDER 10 80-10)**

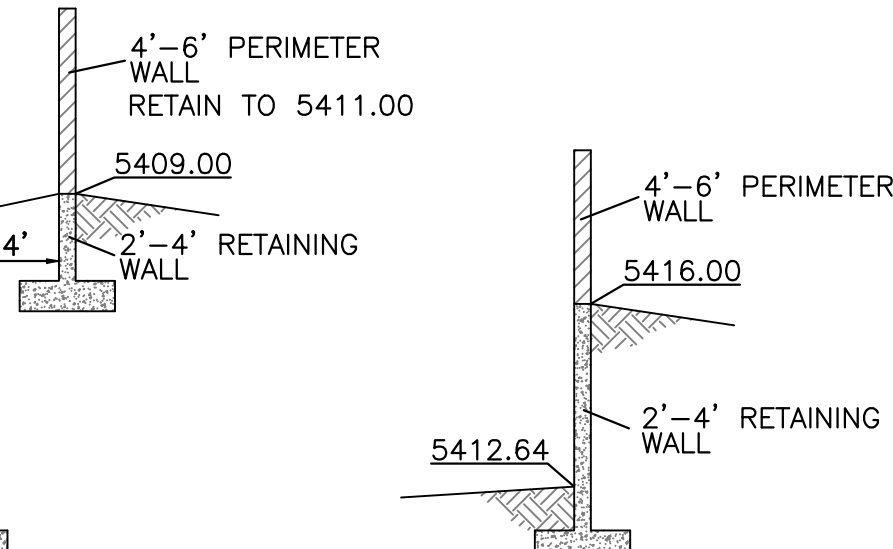
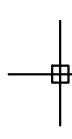
- AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL "811" [OR (505) 260-1990] FOR THE LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
- WORK ON ARTERIAL STREETS MAY BE REQUIRED ON A 24-HOUR BASIS.
- CONTRACTOR MUST CONTACT AUGIE ARMIJO AT (505) 857-8607 AND CONSTRUCTION COORDINATION AT 924-3416 TO SCHEDULE AN INSPECTION.

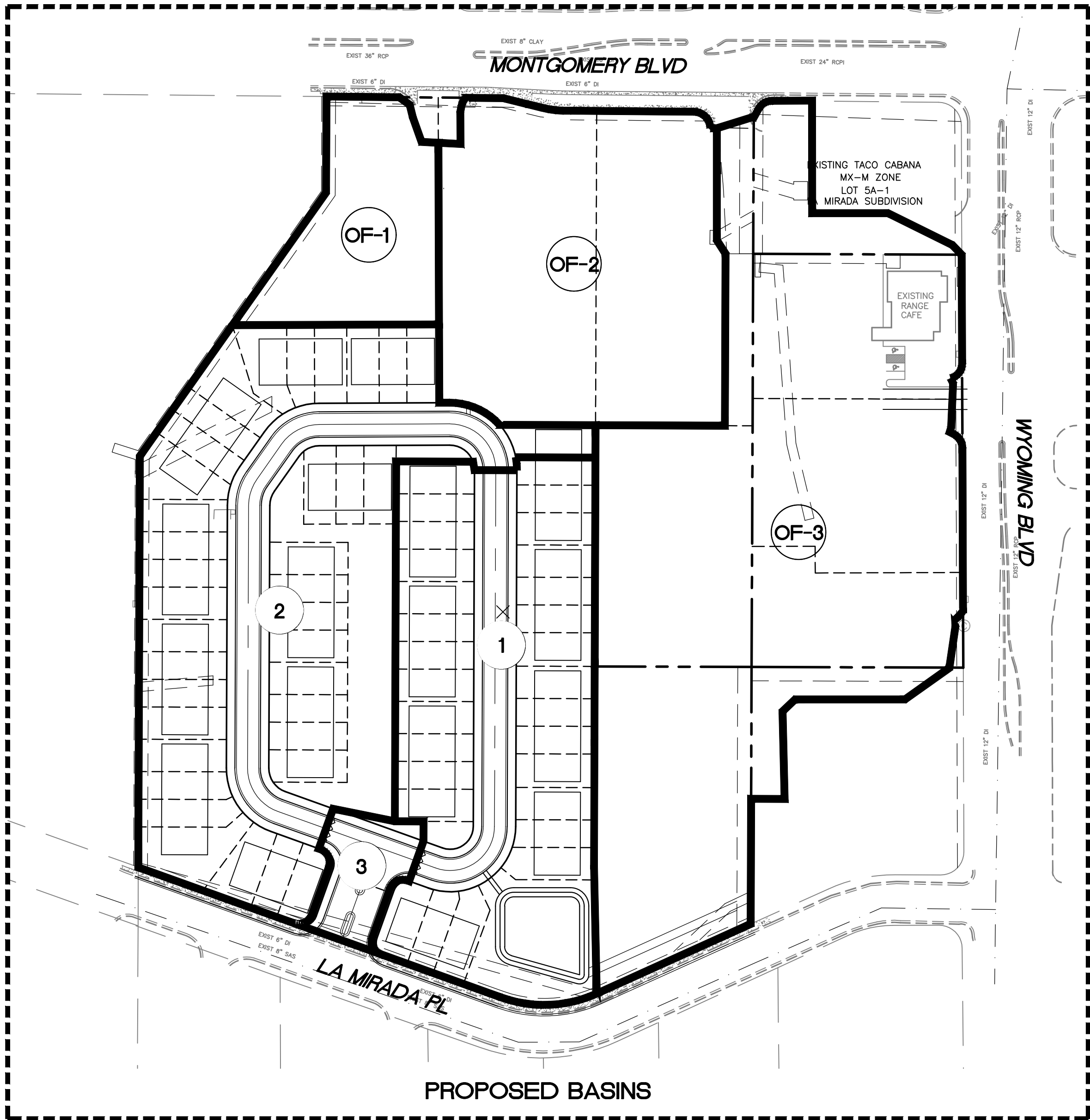
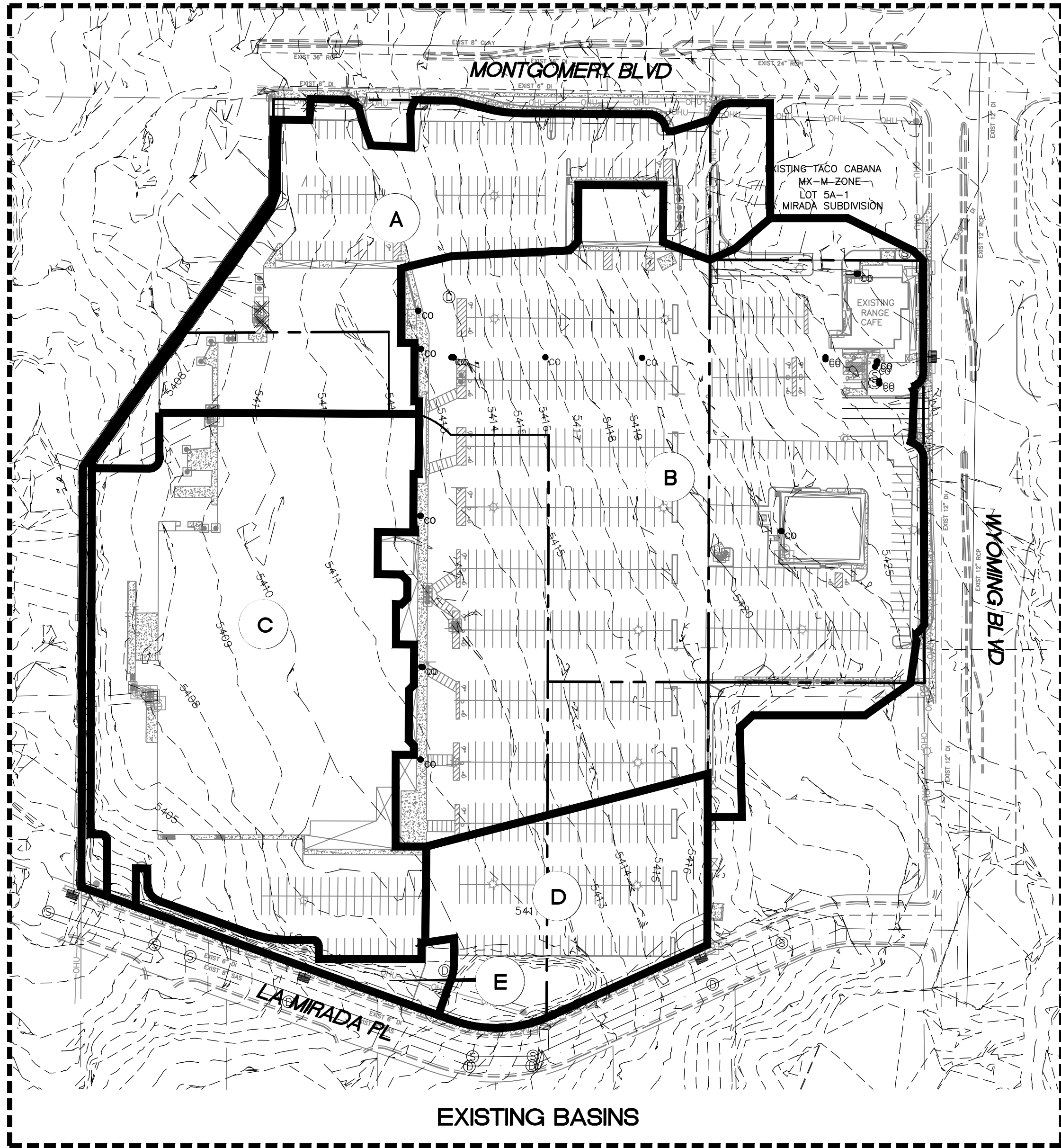
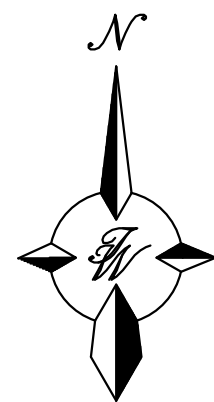


CAUTION

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS. PRIOR TO STARTING THE WORK, ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



| | | |
|---|--|--------------------------|
| <p>IN CITY RIGHT-OF-WAY</p> <p>TRACTOR</p> <p>80-10)</p> <p>G ANY WORK WITHIN CITY RIGHT-OF-WAY.</p> <p>ORDNANCE WITH APPLICABLE FEDERAL, STATE AND</p> <p>UCTION SAFETY AND HEALTH.</p> <p>TRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL</p> <p>UTILITIES.</p> <p>E AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS.</p> <p>THE ENGINEER SO THAT THE CONFLICT CAN BE</p> <p>REET USE.</p> <p>Y OF THE OWNER OF THE PROPERTY BEING SERVED.</p> <p>OUR BASIS.</p> <p>607 AND CONSTRUCTION COORDINATION AT 924-3416</p> | | |
|  | | |
| <p>N B-B</p> <p>SECTION C-C</p> | | |
| <p>ENGINEER'S
SEAL</p> <p>RONALD R. BOHANNAN
P.E. #7868</p> | <p>LA MIRADA
ALBUQUERQUE, NM</p> | <p>DRAWN BY
pm</p> |
| | <p>CONCEPTUAL GRADING
PLAN</p> | <p>DATE
3-10-21</p> |
| |  <p>TIERRA WEST, LLC</p> <p>5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com</p> | <p>DRAWING</p> |
| | | <p>SHEET #</p> |
| | | <p>GR-1</p> |
| | | <p>JOB #
2021008</p> |



| Weighted E Method | | | | | | | | | | | | | | | | |
|-------------------|-----------|--------------|-------------|---------|-------------|---------|-------------|---------|-------------|-----------------|----------------|----------|-----------------|----------------|----------|---------|
| Existing Basins | | | | | | | | | | | | | | | | |
| | | | | | | | | | | 100-Year | | | 10-Year | | | |
| Basin | Area (sf) | Area (acres) | Treatment A | | Treatment B | | Treatment C | | Treatment D | Weighted E (in) | Volume (ac-ft) | Flow cfs | Weighted E (in) | Volume (ac-ft) | Flow cfs | |
| | | | % | (acres) | % | (acres) | % | (acres) | % | | | | | | | (acres) |
| A | 114,831 | 2.64 | 0% | 0 | 7% | 0.18 | 0% | 0.00 | 93% | 2.45 | 2.460 | 0.540 | 11.47 | 1.549 | 0.340 | 7.09 |
| B | 314,923 | 7.23 | 0% | 0 | 5% | 0.36 | 0% | 0.00 | 95% | 6.87 | 2.494 | 1.503 | 31.74 | 1.575 | 0.949 | 19.69 |
| C | 178,480 | 4.10 | 0% | 0 | 0% | 0.00 | 0% | 0.00 | 100% | 4.10 | 2.580 | 0.881 | 18.40 | 1.640 | 0.560 | 11.51 |
| D | 57,852 | 1.33 | 0% | 0 | 21% | 0.28 | 0% | 0.00 | 79% | 1.05 | 2.219 | 0.246 | 5.41 | 1.367 | 0.151 | 3.25 |
| E | 9,747 | 0.22 | 0% | 0 | 0% | 0.00 | 100% | 0.22 | 0% | 0.00 | 1.090 | 0.020 | 0.71 | 0.520 | 0.010 | 0.38 |
| F | 7,497 | 0.17 | 0% | 0 | 100% | 0.17 | 0% | 0.00 | 0% | 0.00 | 0.860 | 0.012 | 0.43 | 0.340 | 0.005 | 0.18 |
| | | 15.69 | | | | | | | | | | | | | | |
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| Proposed Basins | | | | | | | | | | | | | | | | |
| | | | | | | | | | | 100-Year | | | 10-Year | | | |
| Basin | Area (sf) | Area (acres) | Treatment A | | Treatment B | | Treatment C | | Treatment D | Weighted E (in) | Volume (ac-ft) | Flow cfs | Weighted E (in) | Volume (ac-ft) | Flow cfs | |
| | | | % | (acres) | % | (acres) | % | (acres) | % | | | | | | | (acres) |
| OF-1 | 36,043 | 0.83 | 0% | 0 | 15% | 0.12 | 0% | 0.00 | 85% | 0.70 | 2.322 | 0.160 | 3.47 | 1.445 | 0.100 | 2.11 |
| OF-2 | 103,118 | 2.37 | 0% | 0 | 15% | 0.36 | 0% | 0.00 | 85% | 2.01 | 2.322 | 0.458 | 9.92 | 1.445 | 0.285 | 6.03 |
| OF-3 | 235,576 | 5.41 | 0% | 0 | 15% | 0.81 | 0% | 0.00 | 85% | 4.60 | 2.322 | 1.046 | 22.66 | 1.445 | 0.651 | 13.79 |
| 1 | 123,295 | 2.83 | 0% | 0 | 60% | 1.70 | 0% | 0.00 | 40% | 1.13 | 1.548 | 0.365 | 9.31 | 0.860 | 0.203 | 5.00 |
| 2 | 173,502 | 3.98 | 0% | 0 | 57% | 2.27 | 0% | 0.00 | 43% | 1.71 | 1.600 | 0.531 | 13.34 | 0.899 | 0.298 | 7.24 |
| 3 | 11,770 | 0.27 | 0% | 0 | 10% | 0.03 | 0% | 0.00 | 90% | 0.24 | 2.408 | 0.054 | 1.16 | 1.510 | 0.034 | 0.71 |
| | | 15.69 | | | | | | | | | | | | | | |
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EXISTING DRAINAGE:

THIS SITE IS CURRENTLY VACANT SHOPPING CENTER AND IS LOCATED ON THE SOUTHWEST CORNER OF WYOMING BOULEVARD AND MONTGOMERY BOULEVARD. THE SITE IS BOUNDED BY ROADS ON THE NORTH, SOUTH AND EAST SIDE AND A MULTIFAMILY DEVELOPMENT ON THE WEST SIDE AND CONTAINS APPROXIMATELY 15.69 ACRES. THE SITE DRAINS FROM EAST TO WEST WITH MOST OF IT DRAINING ONTO AN EXISTING DETENTION POND. THE REMAINDER OF THE SITE DRAINS INTO AN EXISTING DROP INLET LOCATED AT THE SOUTHWEST ENTRANCE. ACCORDING TO AN APPROVED GRADING AND DRAINAGE PLAN (G-19/D4) COMPLETED BY JEFF MORTENSEN AND ASSOCIATES THE EXISTING POND MAY BE ELIMINATED AND ALL FLOW DISCHARGED TO THE EXISTING STORM SEWER IN HENDRIX AVENUE. THOSE IMPROVEMENTS WERE NEVER COMPLETED AND THE POND HAS REMAINED IN PLACE. BASED ON THE REVISED DRAINAGE VALUES IN THE CURRENT DPM THE TOTAL FLOW DISCHARGED FROM THIS SITE IS 68.15 CFS. THE SITE IS NOT LOCATED WITH IN A FLOOD PLAIN AS SHOWN ON THE FIRM MAP. THERE ARE NOT OFFSITE FLOWS THAT ENTER THE SITE.


PROPOSED DRAINAGE:

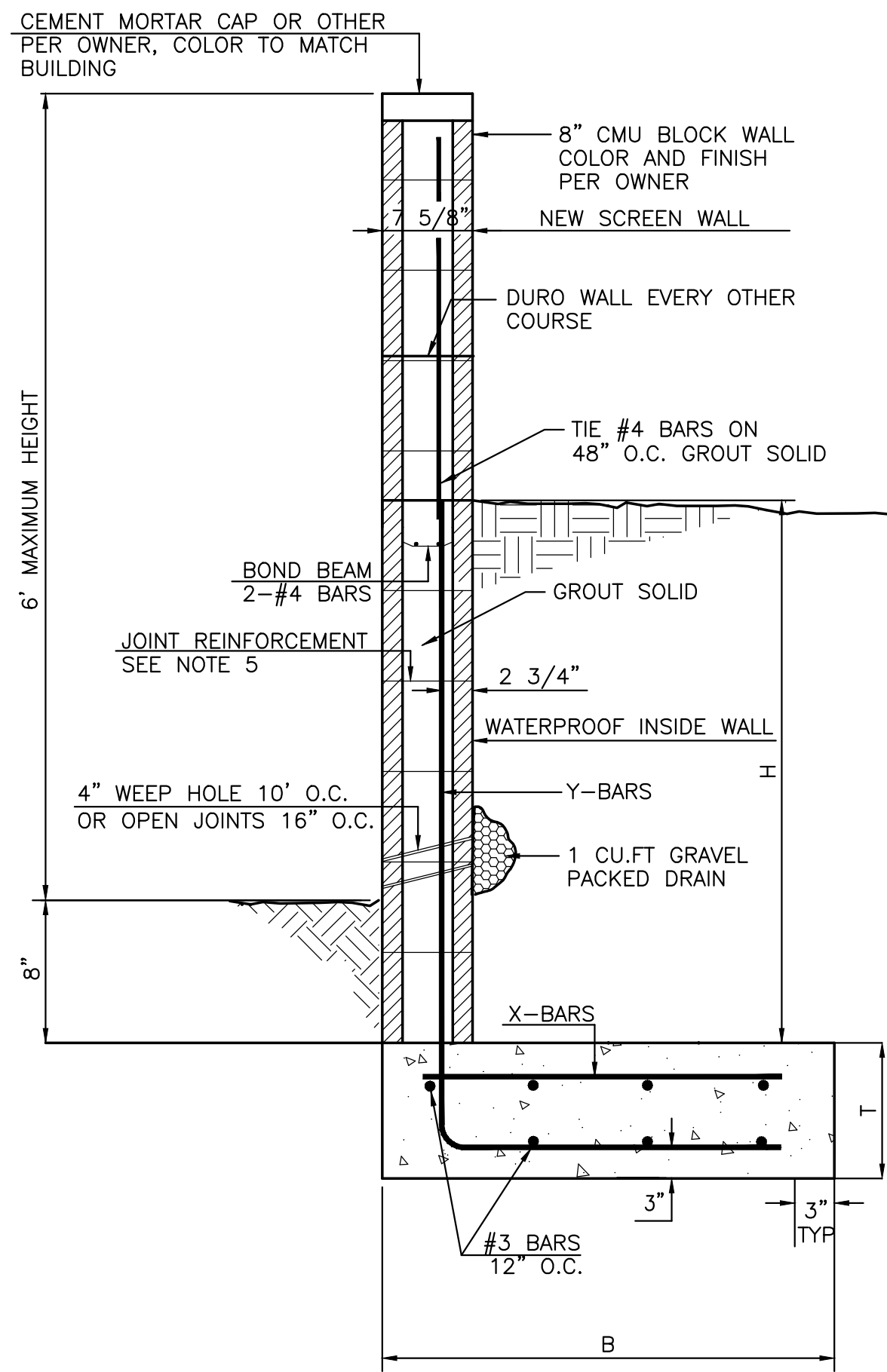
THE SITE IS BEING SUBDIVIDED INTO A FUTURE COMMERCIAL CENTER AND A RESIDENTIAL NEIGHBORHOOD. EACH AREA IS DIVIDED INTO THREE BASINS. OFFSITE BASINS 1 AND 2 WILL DRAIN THROUGH THE RESIDENTIAL SUBDIVISION THROUGH AN EMERGENCY ACCESS LOCATED AT THE NORTHEAST CORNER OF THE RESIDENTIAL AREA. BASIN 3 WILL DRAIN TO A PROPOSED DRAINAGE CHANNEL LOCATED ON THE WEST SIDE OF THE RESIDENTIAL AREA. ALL OFFSITE FLOWS WILL BE CONVEYED TO A WATER QUALITY POND LOCATED AT THE SOUTHEAST CORNER OF THE RESIDENTIAL AREA. TOTAL OFF-SITE FLOWS PASSING THROUGH THE RESIDENTIAL AREA IS 30.88 CFS.

THE RESIDENTIAL SUBDIVISION WILL ALSO DRAIN TO THE WATER QUALITY POND VIA SURFACE FLOWS AND VIA A STORM SEWER. A SMALL AREA, SHOWN AS BASIN 3 WILL DRAIN DIRECTLY TO HENDRIX AVENUE. DUE TO THE GRADES BETWEEN HENDRIX AVENUE AND THE SUBDIVISION THERE IS NO WAY TO CAPTURE THIS FLOW AND IT BASICALLY FOLLOWS THE SAME DRAINAGE PATTERN AS IT CURRENTLY DOES. THIS FLOW (1.16 CFS) IS CAPTURED IN EXISTING DROP INLETS IN HENDRIX AVENUE.

THE WATER QUALITY POND IS SIZED TO CONTAIN THE REQUIRED VOLUME FROM THE OFFSITE BASINS AS WELL AS THE RESIDENTIAL BASINS. BASED ON CURRENT REQUIREMENTS THE POND WILL RETAIN A VOLUME OF 0.28 AC-FT. AN OUTLET WILL BE PROVIDED IN THE POND AND CONNECTED TO THE EXISTING STORM SEWER IN HENDRIX AVENUE.

THE TOTAL FLOW DISCHARGED TO THE HENDRIX AVENUE STORM SEWER WILL BE 58.75 CFS WHICH IS 9.40 CFS LESS THAN WHAT IS CURRENT DISCHARGED TO THAT SYSTEM.

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| ENGINEER'S
SEAL | LA MIRADA
ALBUQUERQUE, NM | DRAWN BY
pm |
| | | DATE
3-10-21 |
| | CONCEPTUAL DRAINAGE
PLAN | DRAWING |
| 
TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com | | SHEET #
GR-2 |
| | | JOB #
2021008 |
| RONALD R. BOHANNAN
P.E. #7868 | | |

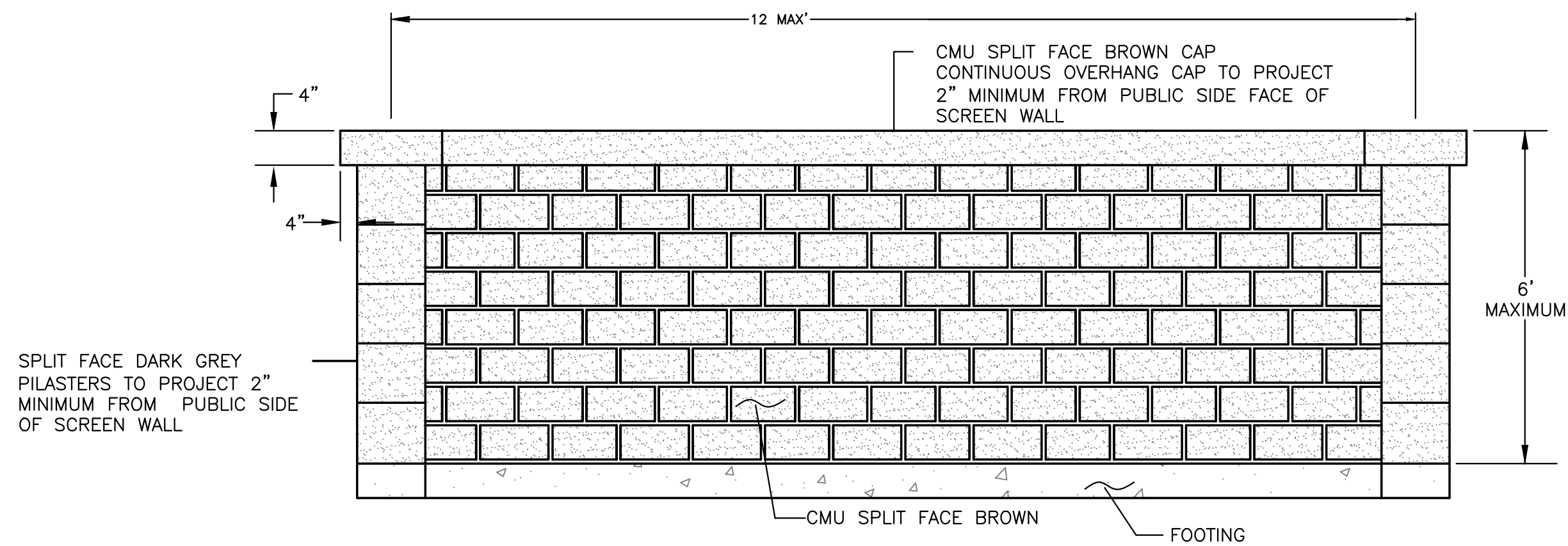


"L" FOOTING RETAINING WALL DETAIL
NTS

GENERAL NOTES:


1. ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE $\pm 2.0\%$.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
6. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 12'.
7. 30 BAR DIAMETER LAPS TYPICAL.
8. DUR-O-WALL HORIZONTAL JOINT REINFORCEMENT 16" O.C.
9. OPEN JOINTS 16" O.C. TYPICAL AT FIRST COURSE.
10. OWNER TO SELECT MASONRY COLOR AND/OR FINISH
11. SOLID MASONRY CAP COURSE TYPICAL.
12. WATER PROOF WALL.

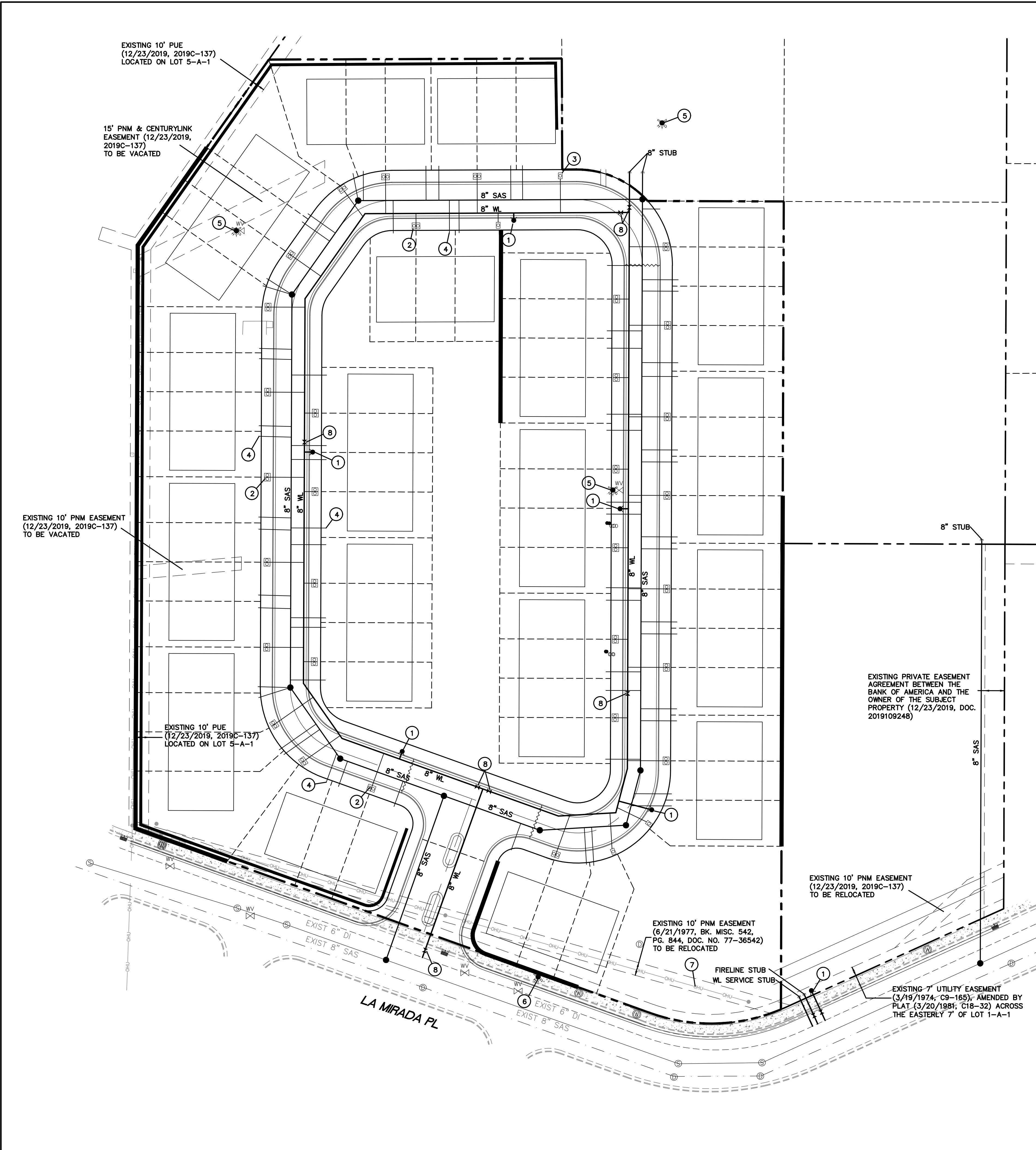
| 8 INCH REINFORCED CONCRETE MASONRY WALL
(FOR RETAINING PORTION ONLY) | | | | | |
|---|---------|-----|---------------|---------------|--------|
| H | B | T | Y-BARS | | X-BARS |
| ft.-in. | ft.-in. | in. | | | |
| 1'-4" | 1'-9" | 9" | #4 @ 24" O.C. | | |
| 2'-0" | 2'-0" | 9" | #4 @ 24" O.C. | | |
| 2'-8" | 2'-6" | 9" | #4 @ 24" O.C. | | |
| 3'-4" | 2'-9" | 12" | #4 @ 16" O.C. | #4 @ 16" O.C. | |
| 4'-0" | 3'-3" | 12" | #4 @ 16" O.C. | #4 @ 16" O.C. | |
| 4'-8" | 4'-0" | 12" | #4 @ 16" O.C. | #4 @ 16" O.C. | |
| 5'-4" | 5'-0" | 12" | #4 @ 8" O.C. | #4 @ 8" O.C. | |
| 6'-0" | 5'-6" | 12" | #4 @ 8" O.C. | #4 @ 8" O.C. | |



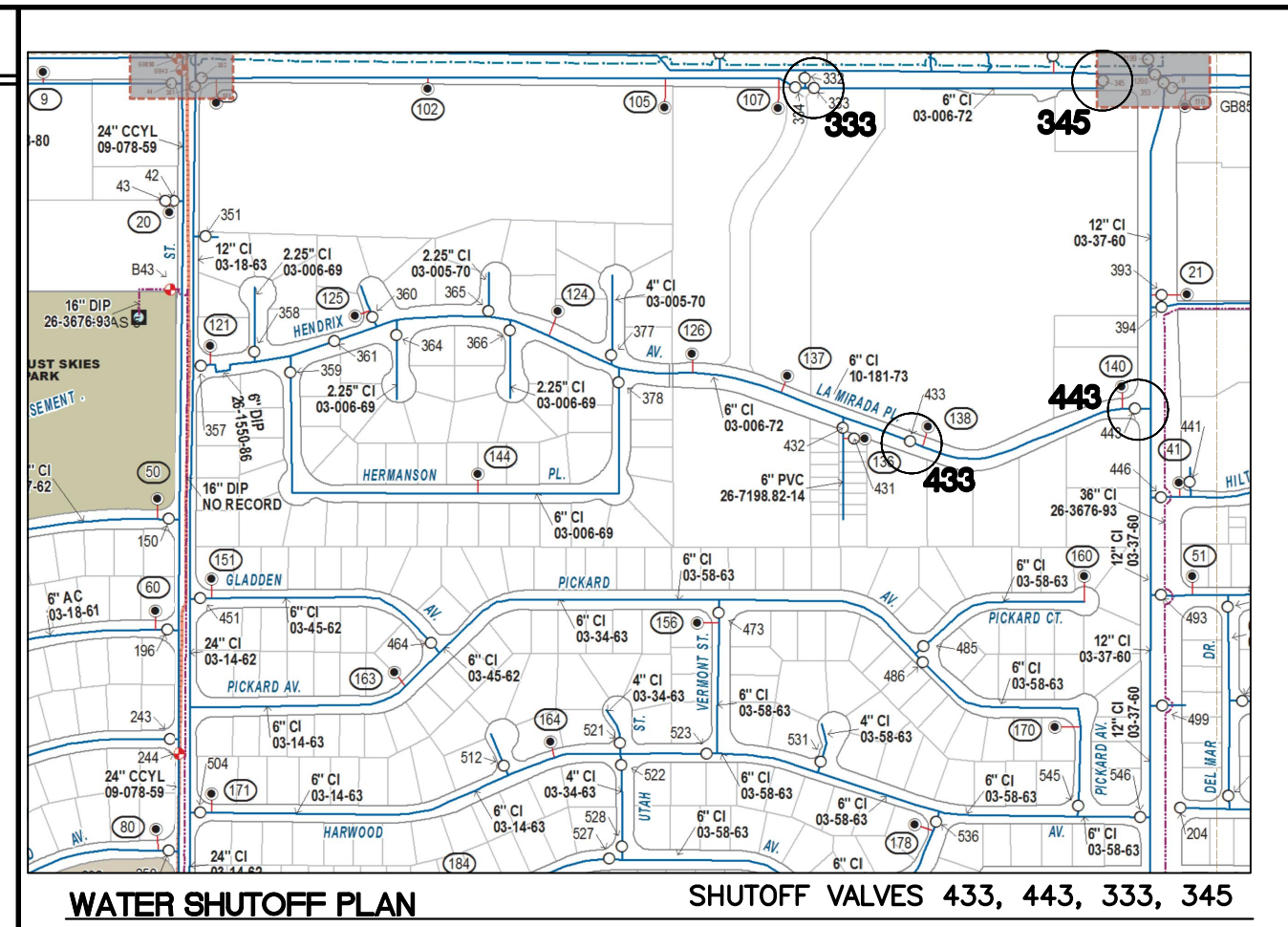
**SCREENWALL/RETAINING WALL- ELEVATION
FOR STREET FACING WALL**
NTS

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| ENGINEER'S
SEAL | LA MIRADA
ALBUQUERQUE, NM

WALL DETAIL | DRAWN BY
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| | | DATE
3-10-21 |
| | | DRAWING |
| |  TIERRA WEST, LLC
5571 MIDWAY PARK PL. NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
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P.E. #7868 | | JOB #
2021008 |



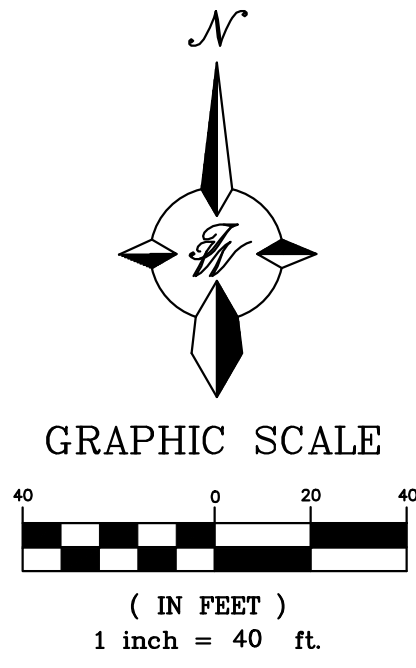
- LEGEND**
- CURB & GUTTER
 - BOUNDARY LINE
 - BUILDING
 - EXISTING CURB & GUTTER
 - SANITARY SEWER LINE
 - WATERLINE
 - PROPOSED HYDRANT
 - NEW SAS MH
 - NEW WATER METER
 - EXISTING SAS MH
 - EXISTING GATE VALVE
 - EXISTING WATERLINE
 - EXISTING SAS



THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT: [HTTP://ABCWUA.ORG/CONTENT/VIEW/463/729/](http://abcwua.org/content/view/463/729/).

- GENERAL UTILITY NOTES:**
- ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH COA STANDARDS AND SPECIFICATIONS LATEST EDITION.
 - 4" MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
 - REFERENCE PLUMBING PLANS FOR WATER LINE RISER LOCATIONS. BACKFLOW PREVENTOR LOCATED INSIDE BUILDING
 - CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS AT LOCATIONS INDICATED AND AT MID RUN IF LONGER THAN 100'
 - ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
 - FIRE LINE AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC. TO BE PROVIDED IN THE BUILDING
 - ALL EX. SD INLETS AND MH'S SHALL HAVE CONCRETE COLLARS POURED AND BE ADJUSTED TO FINISHED GRADE.
 - ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
 - ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.
 - PNM HAS NUMEROUS ELECTRIC FACILITIES AT THIS SITE CURRENTLY SERVING EXISTING CUSTOMERS. THE APPLICANT SHALL COORDINATE WITH PNM REGARDING THESE EXISTING FACILITIES. ANY RELOCATION, CHANGES OR REALIGNMENT OF EXISTING ELECTRIC UTILITIES WILL BE THE DEVELOPER EXPENSE. IN SOME CASES, RELOCATION OR CHANGES TO EXISTING FACILITIES MAY NOT BE FEASIBLE DUE TO PHYSICAL, USE OR SAFETY CLEARANCE CONSTRAINTS.
 - PNM WILL REVIEW ALL TECHNICAL NEEDS, ISSUES AND SAFETY CLEARANCES FOR ITS ELECTRIC POWER SYSTEMS. ANY EXISTING AND PROPOSED PUBLIC UTILITY EASEMENTS SHALL BE INDICATED ON THE SITE PLAN UTILITY SHEET PRIOR TO DRB REVIEW. PNM'S STANDARD FOR PUBLIC UTILITY EASEMENTS IS 10 FEET IN WIDTH TO ENSURE ADEQUATE, SAFE CLEARANCES.
 - SCREENING SHALL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET SURROUNDING ALL GROUND-MOUNTED UTILITIES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.


- KEYED NOTES**
- NEW FIRE HYDRANT PER COA STD DWG 2340
 - DOUBLE 1" WATER METER (TYP)
 - SINGLE 1" WATER METER (TYP)
 - SAS SERVICE (TYP)
 - EXISTING FIRE HYDRANT TO BE REMOVED AND SALVAGED
 - EXISTING FIRE HYDRANT
 - EXISTING OVERHEAD POWER LINE TO BE RELOCATED
 - 8" GATE VALVE
 - EXISTING WATER METER



CAUTION

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS. PRIOR TO STARTING THE WORK, ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

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| ENGINEER'S
SEAL | LA MIRADA
ALBUQUERQUE, NM | DRAWN BY
pm |
| | | DATE
3-10-21 |
| | | DRAWING |
| | CONCEPTUAL UTILITY
PLAN | SHEET #

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