



## ***Environmental Planning Commission***

**Agenda #: 6  
Project #: 2020-004021  
Case #: SI-2020-00992  
Hearing Date: November 12, 2020**

### ***Staff Report***

<b>Agent</b>	Consensus Planning Inc.
<b>Applicant</b>	Via Development LLC
<b>Request</b>	<b>Major Amendment to Site Plan -- EPC</b>
<b>Legal Description</b>	Tracts A-1A and A1-B, Blocks 16 & 17, Zuni Addition (Being a Replat of Tract A-1, Blocks 16 & 17, Zuni Addition)
<b>Location</b>	7400 Menaul Blvd. NE
<b>Size</b>	Approximately 4.2 acres
<b>Existing Zoning</b>	MX-M

### ***Staff Recommendation***

APPROVAL of  
Project # 2020-004021  
SI-2020-00992  
based on the Findings beginning on Page 20 and subject to the Conditions of Approval beginning on Page 23.

***Staff Planner  
Shawn Watson***

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

This is a request for a Major Amendment to the controlling Site Development Plan for Subdivision for an approximately 4.2-acre site known as Tracts A-1A and A1-B, Blocks 16 & 17, Zuni Addition (Being a Replat of Tract A-1, Blocks 16 & 17, Zuni Addition) and located at 7400 Menaul Blvd. NE.

The applicant proposes to split Tract A-1B into two tracts, which will shift the eastern ingress/egress access point to the east by approximately 20 feet and create a cross access on the north end of the proposed Tract A-1B-1 (1.335 acres) and Tract A-1B-2 (1.032 acres).

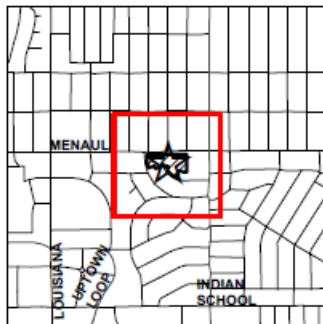
The applicant notified property owners within 100 feet of the subject site and affected neighborhood associations (Classic Uptown NA, ABQ Park NA, and District 7 Coalition of Neighborhood Associations) as required. Staff did not receive any communication.

Staff recommends approval.









**IDO ZONING MAP**

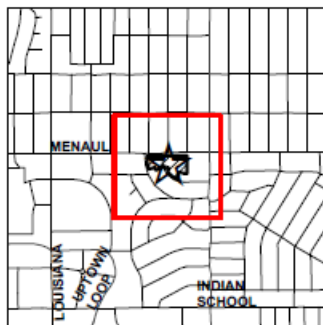
Note: Gray shading  
Indicates County.



1 inch = 225 feet

Hearing Date:  
11/12/2020  
Project Number:  
PR-2020-004021  
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SI-2020-00992

Zone Atlas Page:  
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### LAND USE MAP

Note: Gray shading  
Indicates County.

**Key to Land Use Abbreviations**

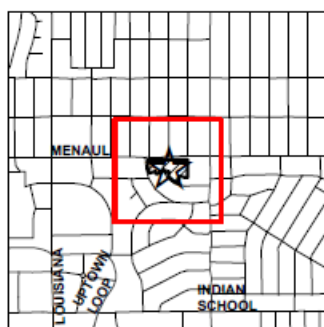
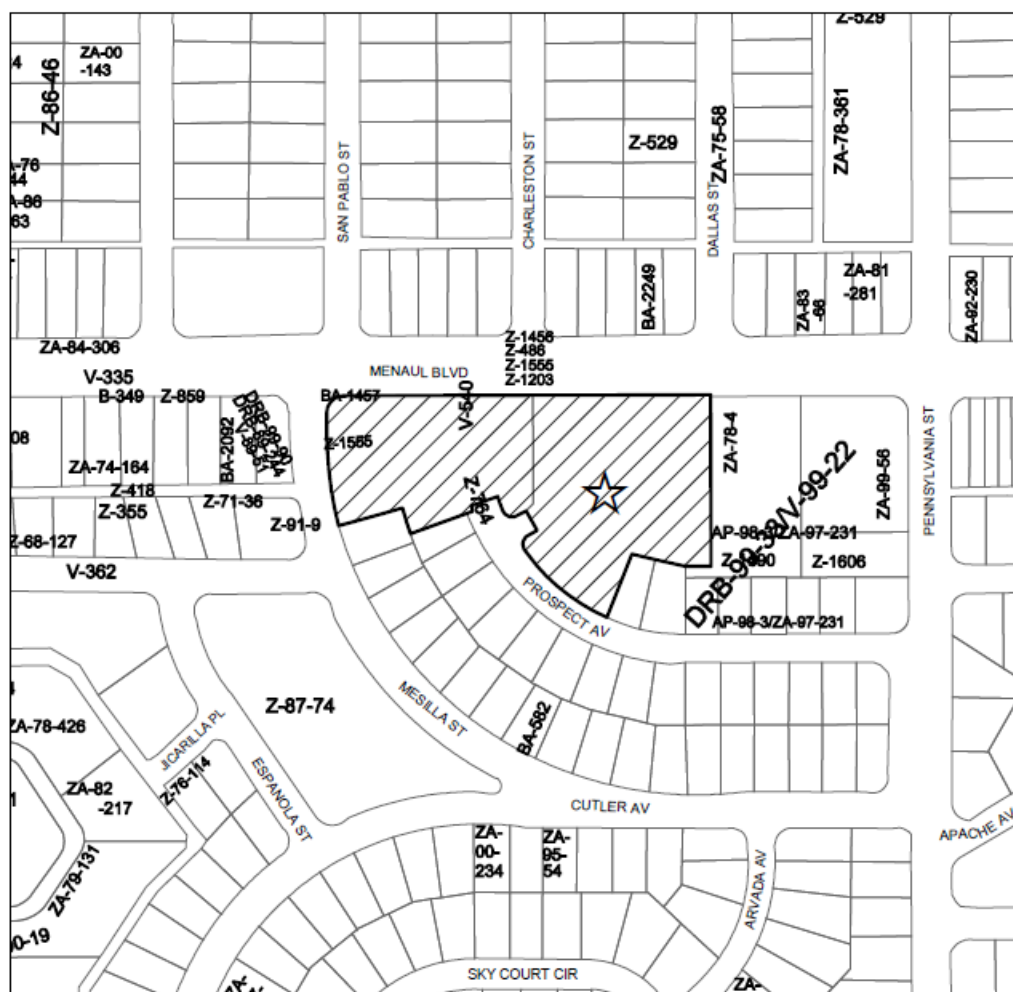
LDRES   Low-density Residential	APRT   Airport
MULT   Multi-family	TRANS   Transportation
COMM   Commercial Retail	AGRI   Agriculture
CMSV   Commercial Services	PARK   Parks and Open Space
OFC   Office	DRNG   Drainage
IND   Industrial	VAC   Vacant
INSMED   Institutional / Medical	UTIL   Utilities
ED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



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## HISTORY MAP

Note: Gray shading indicates County.



1 inch = 225 feet

Hearing Date:

11/12/2020

Project Number: 22-0000-00-1001

PR-2020-004021  
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**Public Facilities Map with One-Mile Buffer**

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

Project Number: PR-2020-004021

0 0.5 1 Miles

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## ***I. INTRODUCTION***

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

	<b><i>Zoning</i></b>	<b><i>Comprehensive Plan Area</i></b>	<b><i>Land Use</i></b>
<b><i>Site</i></b>	MX-M	Area of Change	Commercial (Bank), Vacant
<b><i>North</i></b>	MX-M	Area of Change	Commercial (Retail)
<b><i>South</i></b>	R-1C	Area of Consistency	Single-family Residential
<b><i>East</i></b>	MX-M	Area of Change	Commercial (Restaurant)
<b><i>West</i></b>	MX-M	Area of Change	Commercial (Retail)

### ***Request***

The subject site is approximately 4.2-acres and known as Tracts A-1A and A1-B, Blocks 16 & 17, Zuni Addition (Being a Replat of Tract A-1, Blocks 16 & 17, Zuni Addition). The site is located at 7400 Menaul Boulevard NE (the “subject site”). The subject site is zoned MX-M.

The request is for a Major Amendment to an existing, controlling site development plan for subdivision that was originally approved by the EPC in 2012. This request would have been processed as a Subdivision of Land – Minor if it had not been an EPC approved site development plan for subdivision prior to adoption of the IDO.

The applicant proposes to split Tract A-1B into two tracts, which will shift the eastern ingress/egress access point to the east by approximately 20 feet and create a cross access on the north end of the proposed Tract A-1B-1 (1.335 acres) and Tract A-1B-2 (1.032 acres). Tract A-1A is developed and operating as Main Bank.

The subdivision action to create the lot line for the approximately 2.4-acre tract (Tract A1-B) would occur later at the Development Review Board (DRB).

### ***EPC Role***

The Environmental Planning Commission (EPC) is hearing this case pursuant to the IDO Section 14-16-6-4(Y), Amendments of Prior Approvals, which addresses applications for amendments to site development plans approved prior to the effective date of the IDO. The request exceeds the thresholds for a Minor Amendment, and therefore is being considered pursuant to Section 14-16-6-4(Y)(1)(b)1, which states that Major Amendments shall be reviewed and decided by the decision-making body that issued the approval being amended.



In this case, the EPC approved the existing site development plan for subdivision for the subject site prior to the effective date of the IDO. Pursuant to IDO Section 14-16-6-4(P), 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(H). This is a quasi-judicial matter.

### ***History***

The subject site was originally zoned C-2 in 1959 when the City's first zoning map was adopted. The subject site was a retail nursery, Rowland's Nursery, for approximately 45 years, until the company ceased operations in early 2006.

In May 2008, the EPC approved a zoning map amendment and site development plan for building permit for the subject site, from C-2 and SU-1 for Nursery to SU-1 for C-2 Permissive Uses, including full service liquor only in conjunction with a restaurant, excluding the sale of alcohol for off-site consumption and excluding off-premise signs (Project #1007099/08EPC 40021/40022). The subject site was replatted from 23 lots to a single parcel (Tract A) and the section of Prospect Avenue that bisected the site was vacated and replaced with public access and utility easements. The proposed retail center was never built.

In April 2012, the EPC approved a different site development plan for subdivision for the subject site with design guidelines (Project #1007099/12EPC-40005). This site development plan for subdivision vacated the portion of Prospect Avenue that connects to Menaul. The approved site development plan for subdivision also realigned access to the site with Charleston Street, a local street north of Menaul.

In 2013, the DRB approved a request to split the lot into the two existing tracts and create cross access through them (Project #1007099/13DRB-70659).

In November 2013, the EPC approved a site development plan for building permit to construct Main Bank, a free-standing bank with drive-up service, on Tract A-1A (Project #1007099/13EPC-40144). Main Bank continues to operate on the western tract of the subject site.

### ***Context***

The approximately 4.2-acre subject site is bounded by Menaul Boulevard to the north, Mesilla Street to the east, and partially by Prospect Avenue to the south. Tract A-1A is the site of Main Bank, a free-standing bank with drive-up service, and Tract A-1B is currently vacant. The subject site was formerly Rowland's Nursery until the early 2000s.

North of the site and across Menaul is a lumber yard that occupies the block between San Pablo St. and Charleston St. and a strip mall between Charleston St. and Dallas St. Other commercial properties are located east and west of the site, including a restaurant abutting the site to the east and a strip mall across Mesilla to the west of the site.

South of the site is a residential subdivision. The side or rear yards of five single-family homes abut the subject site, and six homes face the site across Prospect Avenue. There is a 6-foot wall along the portion of Prospect Avenue that abuts Main Bank (Tract A-1A). The wall will be completed with future development on the proposed new tracts.

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

The subject site is designated an Area of Change by the Comprehensive Plan (Comp Plan). The subject site is not located in a designated center but is adjacent to the Uptown Urban Center, which is located on the west side of Mesilla Street.

The Comp Plan designates Menaul Boulevard 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 and focus heavily on providing safe, multi-modal transportation options.

### ***Transportation System***

The Long Range Roadway System (2040 LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), includes existing roadways and future recommended roadways along with their regional role. Menaul Boulevard is designated as a Community Principal Arterial. Pennsylvania Street, which is within 400 feet from the subject site to the east, is designated as a Major Collector.

### ***Trails/Bikeways***

The Long Range Bikeway System (LRBS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies existing and proposed trails and bikeways. The LRBS shows that this portion of Menaul Boulevard has no existing or proposed facilities. There is an existing bike lane on Pennsylvania Street.

### ***Transit***

The subject site is served by ABQ Ride Route #8 (Menaul). This route offers service Monday through Sunday with a peak frequency of 20 minutes during the weekdays and 30-minute peak frequency on weekends. There is a bus stop on the south side of Menaul Boulevard in front of the subject site.

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

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

## II. ANALYSIS OF APPLICABLE ORDINANCES, PLANS, AND POLICIES

### *Integrated Development Ordinance (IDO)*

#### *Definitions*

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

#### *Zoning*

The subject site is zoned MX-M (Mixed-Use Medium Intensity). The subject site was formerly zoned SU-1 for C-2 Permissive Uses, including a full service liquor license only in conjunction with a restaurant, excluding the sale of alcohol for off-site consumption and excluding off-premise signs. Pursuant to IDO Table 2-2-1: Summary Table of Zone Districts, C-2 converted to MX-M on Albuquerque's East Side.

The purpose of the MX-M zone district is "to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors." Specific permissive uses for MX-M are listed in IDO Table 4-2: Allowable Uses. The specific use listed on the site development plan for subdivision remains valid pursuant to IDO Section 14-16-1-10(A).

The controlling site development plan for subdivision also notes that building heights and setbacks shall be per the O-1 zone district, which, pursuant to IDO Table 2-2-1: Summary Table of Zone Districts, converts to MX-T regulations. There is a maximum F.A.R. of 0.75. Pursuant to IDO Section 14-16-1-10(A), prior approvals remain valid.

#### *Character Protection Overlay*

There are no applicable Historic or Character Protection Overlays on the site.

### *Albuquerque / Bernalillo County Comprehensive Plan*

The subject site is located in an Area of Change as designated by the Comprehensive Plan. Applicable goals and policies are listed below. Please note that, pursuant to IDO 14-16-6-6(H)(a), the purpose of policy analysis of a site plan is to determine if the proposed site plan is consistent with the Comprehensive Plan.

**Note:** Applicant's Justification is in indented *italics*; Staff's Analysis is indented **bold** text.

*Chapter 5: Land Use*

Policy 5.1.1.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.

Policy 5.3.1 Infill Development: Support additional growth in areas with existing 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.

*The proposed Site Development Plan meets the above land use policies and land use goal because it proposes to make use of the existing infrastructure (the northeast curb cut) for traffic to enter and exit Tracts A-1B-1 and A-1B-2. It is considered an infill project because this eastern portion of the current Site Development Plan had stood vacant for 14 years (since 2006). The improvements will spur infill development to a parcel that is located within an already established urban area within Albuquerque. Furthermore, future commercial uses will be compatible with the surrounding land use, but still comply with the Areas of Change policies to ensure that new development is not a strip commercial development and contains multi-modal components.*

**The request would encourage employment density, compact development, and infill along a Corridor that can accommodate growth over time and discourage the need for development at the urban edge (Policy 5.1.1.c). The Comp Plan designates Menaul Boulevard as a Multi-Modal Corridor, which is intended to encourage the redevelopment of aging auto-oriented commercial strip development to a more mixed-use, pedestrian-oriented environment. The request would also direct growth to an Area of Change where development is more appropriate (Goal 5.6 and Policy 5.6.2). This site is also served by existing infrastructure and public facilities that can support infill development (Policy 5.3.1). The request is consistent with Policy 5.1.1.c, Policy 5.3.1, Goal 5.6, and Policy 5.6.2.**

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

*The proposed Site Development Plan is for a site that is located in a highly accessible area, whether it be by the street grid or by transit. The site is accessible by vehicle from Pennsylvania Street (Urban Principal Collector); gets direct access from Menaul Boulevard*



*(Urban Major Arterial); and is across from multiple Local Urban Streets, creating the grid system.*

*In addition, the site is serviced by Bus Route #8 and the Site Development Plan includes the addition of a new bus stop easement to set aside land for a future transit stop (replace the existing transit stop on Tract A-1A).*

**The request for a Major Amendment would encourage development in an Area of Change with a highly connected street grid and frequent transit service. The Comp Plan designates Menaul Boulevard as a Multi-Modal Corridor, which, in part, is intended focus on providing safe, multi-modal transportation options. The site is served by ABQ Ride Route #8 (Menaul), which offers service Monday through Sunday with a peak frequency of 20 minutes during the weekdays and 30-minute peak frequency on weekends. There is a bus stop directly in front of the site on Menaul Boulevard. The request is consistent with Policy 5.6.2.h.**

#### *Chapter 6: Transportation*

Policy 6.2.8.e: Coordinate vehicle circulation throughout development sites, clearly define access points, and provide safe and convenient pedestrian walkways.

*The proposed Site Development Plan sets forth a clear circulation plan that concentrates circulation across proposed Tract A-1B-1 and A-1B-2 at the north end. Ingress and egress into the site would occur via the existing shared access with Main Bank and a new right-in/right-out to the east. Pedestrian walkways will remain adjacent to Menaul Boulevard. The access points will be clearly defined to provide a safe walkway for pedestrian.*

**The request would coordinate vehicle circulation throughout the development site through the creation of a cross access easement across proposed Tract A-1B-1 in addition to the existing shared access with Main Bank on Tract A-1A. The request would also clearly define access points by providing three access points to the subject site, including a second access point along Menaul Boulevard that would move east approximately 20 feet to accommodate the proposed subdivision. Lastly, the request would provide safe and convenient pedestrian walkways as the site development plan for subdivision design standards denote requirements for circulation, including regulations for pedestrian walkways. For example, pedestrian walkways must be 6-feet wide, unobstructed, and clearly demarcated as well as having pedestrian connections to the existing transit stop. The request is consistent with Policy 6.2.8.e.**

#### *Chapter 8: Economic Development*

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

**The request would create a place where business and talent can stay and thrive by facilitating the future development of the vacant portion of the subject site. The smaller proposed tracts can attract appropriately sized commercial development. The request is consistent with Goal 8.1.**

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

*The proposed Site Development Plan furthers the above policy to strengthen the local economy and provide jobs for local residents by preparing Tracts A-1B-1 and A-1B-2 for development of future commercial uses. The future commercial businesses will create employment for local residents.*

**The request would facilitate future subdivision that would split Tract A-1B into two tracts that are more appropriately sized to attract commercial development to this vacant site. New infill development would create opportunities for employer recruitment and local job creation. The request is consistent with Policy 8.1.2.c.**

***Site Plan – EPC Review & Decision Criteria***

IDO Section 14-16-6-6(H)(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(H)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as amended.

**As demonstrated by the policy analysis of the site development plan for subdivision, the request is consistent with applicable Comprehensive Plan Goals and policies.**

6-6(H)(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.

*This criterion is not relevant to the SPSD Major Amendment request. The Site Plan for Subdivision is for a property zoned Mixed Used-Moderate Intensity (MX-M). No regulations or development agreements exist for this property related to NR-SU or PD zoning.*

**Criterion B is not applicable. The subject site does not have any terms, conditions, or development agreements related to NR-SU or PD zoning.**

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

*The proposed Site Plan for Subdivision-Major Amendment requests a change to the current Site Plan. The request is to:*

- *Split Tract A1-B into two tracts;*
- *Slightly relocate the eastern access drive; and*
- *Create a cross access across the north end of the proposed Tract A-1B-1 and Tract A-1B-2.*

*These changes will modify the existing Site Plan by adding an additional tract (for a total of three tracts) and create cross lot circulation at the north end of Tract A-1B-1 and Tract A-1B-2 to be served by the existing central curb cut and the proposed access easement. The proposed Site Plan for Subdivision adheres to all the applicable provisions and the regulations for the MX-M zone in the IDO and DPM.*

**The controlling site development plan for subdivision has design standards that apply to the subject site and remain valid pursuant to IDO Section 14-16-1-10(A). If the site development plan for subdivision is silent, applicable provisions in the IDO apply. The request will need to be reviewed by the Development Review Board (DRB) to ensure compliance with applicable provisions of the Development Process Manual (DPM).**

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

*The proposed Site Plan for Subdivision-Major Amendment will facilitate future development, by splitting the vacant property into two tracts. The existing infrastructure will not be burdened by the proposed Major Amendment.*

**The request will be reviewed by the Development Review Board (DRB), which is responsible for addressing infrastructure and ensuring that infrastructure such as streets, sidewalks, and drainage systems have sufficient capacity to serve the subject site.**

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

*The proposed Site Plan for Subdivision- Major Amendment mitigates any adverse impacts to the surrounding area. In fact, it brings positive effects to its commercial neighbors to the north, east, and west; and residential neighbors on the south. Currently, the residents along Prospect Avenue either face or abut a vacant dirt lot. Through the redesign of the site, new commercial development will be attracted and bring activity that will do away with the loitering and litter. The Site Plan for Subdivision will also extend the decorative wall along the south end of the property and do away with the unsightly chain link fence.*

*This Major Amendments is a step in the right direction for the Menaul Corridor as it will attract commercial development and facilitate removal of the vacant lot. Future commercial*

*development will bring more economic activity that is complimentary to the commercial services and retail in the area.*

**Future development on the subject site will be required to comply with the decisions made by the EPC and the DRB. The DRB will ensure infrastructure is adequately addressed so that a proposed development will not burden the surrounding area. Future development will also be required to comply with the site development plan for subdivision design standards as well as applicable provisions in the IDO where the site development plan for subdivision is silent.**

**The subject site is regulated by the IDO's Neighborhood Edges (14-16-5-9) and Edge Buffer Landscaping requirements. Under the Neighborhood Edges provision, the subject site is a Regulated Lot, which would require future development to comply with specific provisions for building height, screening and buffering, and parking, drive-throughs, and loading areas to mitigate potential adverse impacts to the residential neighborhood to the south.**

**The site development plan for subdivision design standards also require a 6-foot wall along Prospect Avenue, which is currently incomplete. Future development of the proposed tracts would complete the wall for the adjacent residential neighbors.**

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

#### ***Request***

The request is for a Major Amendment of an existing site development plan for subdivision, which was approved prior to the effective date of the IDO. Pursuant to IDO Section 14-16-1-10(A), prior approvals remain valid. The request exceeds the thresholds for a Minor Amendment and therefore is being considered pursuant to Section 14-16-6-4(Y)(1)(b)1, which states that Major Amendments shall be reviewed and decided by the decision-making body that issued the approval being amended. In this case, the EPC approved the existing site development plan for subdivision for the subject site prior to the effective date of the IDO.

The request consists of the following major changes/additions to the existing, governing site development plan for subdivision:

1. split Tract A-1B into two tracts Tract A-1B-1 (1.335 acres) and Tract A-1B-2 (1.032 acres)
2. shift the eastern ingress/egress access point to the east by approximately 20 feet
3. create a cross access on the north end of the proposed tracts

The existing design standards will continue to apply to future development on the subject site. IDO regulations will apply where the design standards are silent.



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

There are no buildings proposed on the subject site.

*Section 5-1 Dimensional Standards:* The subject site is zoned MX-M. However, the site development plan for subdivision notes that building heights and setbacks shall be per the O-1 zone district. Pursuant to IDO Table 2-2-1: Summary Table of Zone Districts, these convert to MX-T regulations. The design standards for setbacks dictate that building and parking area setbacks are “required to provide space for the creation of visually attractive streetscapes” with “pedestrian walkways and screening material, including landscaping, earthen berms, or walls, or a combination.” The site development plan for subdivision also limits FAR at 0.75.

Note: Section 5-2, Site Design and Sensitive Lands, does not apply to the subject site.

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

Menaul Boulevard NE runs east-west along the northern side of the subject site, and Mesilla Street NE runs north-south along the western side of the site. There is an existing vehicular access point on Mesilla St. and two access points along Menaul Blvd. As a part of this request, the eastern-most access point along Menaul Blvd. would move approximately 20 feet east. The request would also add a cross access easement across Tract A-1B-1 to serve that tract and connect it to the eastern-most access point along Menaul Blvd.

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.

The site development plan for subdivision design standards that govern Circulation and Parking must be addressed when the proposed tracts are developed.

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

The subject site is served by ABQ Ride Route #8 (Menaul), which offers service Monday through Sunday with a peak frequency of 20 minutes during the weekdays and 30-minute peak frequency on weekends. There is a bus stop directly in front of the site on Menaul Boulevard.

The site development plan for subdivision requires a 6-foot sidewalk connecting the sidewalk along Menaul Blvd. with the future buildings when the proposed tracts are developed. Additionally, the site development plan for subdivision design standards govern Circulation, which includes pedestrian walkways. These standards must also be addressed when the proposed tracts are developed.

### ***Walls and Security***

The site development plan for subdivision requires the completion of the 6-foot wall along Prospect Avenue when the proposed tracts are developed. The wall is currently along the

portion of the southern property line behind Main Bank (Tract A-1A) and along Mesilla Street on the western property line.

### ***Lighting***

The site development plan for subdivision design standards that govern Lighting must be addressed when the proposed tracts are developed.

### ***Landscaping***

Pursuant to Section 14-16-5-9, Neighborhood Edges, the subject site is a regulated lot because it is an MX zone. The lots to the south, zoned R-1C, are protected lots. Special buffering landscaping is required of regulated lots; Section 5-9 refers to Section 5-6, landscaping.

*Edge Buffer Landscaping:* Table 5-6-3 lists edge buffer requirements. For mixed-use development next to R-1 zoned lots, a minimum 15-foot landscape buffer area is required. The site development plan for subdivision notes a 10-foot minimum landscape buffer.

The site development plan for subdivision design standards that govern Landscape must also be addressed when the proposed tracts are developed.

### ***Signage***

*5-12 Signs:* The site development plan for subdivision design standards that govern Signage must be addressed when the proposed tracts are developed.

### ***Utility Plan***

The site development plan for subdivision design standards that govern Utilities must be addressed when the proposed tracts are developed.

## ***IV. AGENCY & NEIGHBORHOOD CONCERNS***

### ***Reviewing Agencies***

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

Long Range Planning notes that the request for subdivision will encourage redevelopment of an infill site in an Area of Change by reducing the size of the lots for new uses. Long Range also notes that this request could be modified to remove the portion of the site to be subdivided from the controlling site development plan for subdivision (Tract A-1B) so that the requested tracts could be approved for new site plans with IDO regulations and procedures.

Parks and Recreation notes that street trees will be required per the Street Tree Ordinance and IDO Section 5-6 when the proposed tracts are developed.

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

The affected neighborhood organizations are the Classic Uptown Neighborhood Association, ABQ Park Neighborhood Association, and District 7 Coalition of Neighborhood Associations which were notified as required (see attachments). Property owners within 100 feet of the subject site were also notified as required (see attachments).

A neighborhood meeting was not requested by any of the notified neighborhood associations. No comments were received from neighborhood associations or nearby property owners.

## **V. CONCLUSION**

The request is for a Major Amendment to an existing site development plan for subdivision that was originally approved by the EPC in 2012 for an approximately 4.2-acre site. The request would have been processed as a Subdivision of Land – Minor if it had not been an EPC approved site development plan for subdivision prior to adoption of the IDO. The applicant proposes to split Tract A-1B into two tracts, which will shift the eastern ingress/egress access point to the east by approximately 20 feet and create a cross access on the north end of the proposed Tract A-1B-1 (1.335 acres) and Tract A-1B-2 (1.032 acres). The subject site is zoned MX-M.

The affected neighborhood organizations are the Classic Uptown Neighborhood Association, ABQ Park Neighborhood Association, and District 7 Coalition of Neighborhood Associations which were notified as required (see attachments). Property owners within 100 feet of the subject site were also notified as required (see attachments).

A neighborhood meeting was not requested by any of the notified neighborhood associations. No comments were received from neighborhood associations or nearby property owners.

The subject site is along a Multi-Modal Corridor, and it is just outside of the Uptown Urban Center. The request generally furthers applicable Comprehensive Plan policies regarding Infill Development and Areas of Change.

Not finding any conflicts with IDO or other regulations, Staff recommends approval. Conditions of Approval are included for clarification and to ensure compliance with all applicable regulations.

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***FINDINGS, SI-2020-00992, NOVEMBER 12, 2020, SITE PLAN – EPC, MAJOR AMENDMENT***

1. The request is for a Major Amendment for a Site Development Plan for Subdivision for a property described as Tracts A-1A and A1-B, Blocks 16 & 17, Zuni Addition (Being a Replat of Tract A-1, Blocks 16 & 17, Zuni Addition), located at 7400 Menaul Boulevard NE, approximately 4.2 acres.
2. The subject site is zoned MX-M (Mixed-Use Medium Intensity Zone District). Primary land uses are moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors.
3. The subject site was formerly zoned SU-1 for C-2 Permissive Uses, including a full service liquor license only in conjunction with a restaurant, excluding the sale of alcohol for off-site consumption and excluding off-premise signs. This specific use listed on the site development plan for subdivision remains valid pursuant to IDO Section 14-16-1-10(A).
4. The subject site is within an Area of Change and along a Multi-Modal Corridor, Menaul Boulevard, as designated by the Comprehensive Plan.
5. The applicant proposes to split Tract A-1B into two tracts, which will shift the eastern ingress/egress access point to the east by approximately 20 feet and create a cross access on the north end of the proposed Tract A-1B-1 (1.335 acres) and Tract A-1B-2 (1.032 acres).
6. The request is being considered pursuant to IDO Section 14-16-6-4(Y)(1)(b)1, which states that Major Amendments shall be reviewed and decided by the decision-making body that issued the approval being amended. The EPC approved the controlling site development plan for subdivision prior to effective date of the IDO. This request would have been processed as a Subdivision of Land – Minor if it had not been an EPC approved site development plan for subdivision prior to adoption of the IDO.
7. 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.
8. The request is consistent with the following Comprehensive Plan goals and policies from Chapter 5: Land Use, related to Infill Development and Areas of Change:

Policy 5.1.1.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.

Policy 5.3.1 Infill Development: Support additional growth in areas with existing 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.

The request would encourage employment density, compact development, and infill along a Corridor that can accommodate growth over time and discourage the need for development at the urban edge (Policy 5.1.1.c). The Comp Plan designates Menaul Boulevard as a Multi-Modal Corridor, which is intended to encourage the redevelopment of aging auto-oriented commercial strip development to a more mixed-use, pedestrian-oriented environment. The request would also direct growth to an Area of Change where development is more appropriate (Goal 5.6 and Policy 5.6.2). This site is also served by existing infrastructure and public facilities that can support infill development (Policy 5.3.1). The request is consistent with Policy 5.1.1.c, Policy 5.3.1, Goal 5.6, and Policy 5.6.2.

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

The request for a Major Amendment would encourage development in an Area of Change with a highly connected street grid and frequent transit service. The Comp Plan designates Menaul Boulevard as a Multi-Modal Corridor, which, in part, is intended focus on providing safe, multi-modal transportation options. The site is served by ABQ Ride Route #8 (Menaul), which offers service Monday through Sunday with a peak frequency of 20 minutes during the weekdays and 30-minute peak frequency on weekends. There is a bus stop directly in front of the site on Menaul Boulevard. The request is consistent with Policy 5.6.2.h.

9. The request is consistent with the following Comprehensive Plan policy from Chapter 6: Transportation, related to Auto Network.

Policy 6.2.8.e: Coordinate vehicle circulation throughout development sites, clearly define access points, and provide safe and convenient pedestrian walkways.

The request would coordinate vehicle circulation throughout the development site through the creation of a cross access easement across proposed Tract A-1B-1 in addition to the existing shared access with Main Bank on Tract A-1A. The request would also clearly define access points by providing three access points to the subject site, including a second access point along Menaul Boulevard that would move east approximately 20 feet to accommodate the proposed subdivision. Lastly, the request would provide safe and convenient pedestrian walkways as the site development plan for subdivision design standards denote requirements for circulation, including regulations for pedestrian walkways. For example, pedestrian walkways must be 6-feet wide, unobstructed, and clearly demarcated as well as having pedestrian connections to the existing transit stop. The request is consistent with Policy 6.2.8.e.

10. The request is consistent with the following Comprehensive Plan policy from Chapter 8: Economic Development, related to Resilient Economy.

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

The request would create a place where business and talent can stay and thrive by facilitating the future development of the vacant portion of the subject site. The smaller proposed tracts can attract appropriately sized commercial development. The request is consistent with Goal 8.1.

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

The request would facilitate future subdivision that would split Tract A-1B into two tracts that are more appropriately sized to attract commercial development to this vacant site. New infill development would create opportunities for employer recruitment and local job creation. The request is consistent with Policy 8.1.2.c.

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

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

As demonstrated by the policy analysis of the site development plan for subdivision, the request is consistent with applicable Comprehensive Plan Goals and policies.

B. 6-6(H)(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.

Criterion B is not applicable. The subject site does not have any terms, conditions, or development agreements related to NR-SU or PD zoning.

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

The controlling site development plan for subdivision has design standards that apply to the subject site and remain valid pursuant to IDO Section 14-16-1-10(A). If the site development plan for subdivision is silent, applicable provisions in the IDO apply. 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).

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

The request will be reviewed by the Development Review Board (DRB), which is responsible for addressing infrastructure and ensuring that infrastructure such as streets, sidewalks, and drainage systems have sufficient capacity to serve the subject site.

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

Future development on the subject site will be required to comply with the decisions made by the EPC and the DRB. The DRB will ensure infrastructure is adequately addressed so that a proposed development will not burden the surrounding area. Future development will also be required to comply with the site development plan for subdivision design standards as well as applicable provisions in the IDO where the site development plan for subdivision is silent.

The subject site is regulated by the IDO's Neighborhood Edges (14-16-5-9) and Edge Buffer Landscaping requirements. Under the Neighborhood Edges provision, the subject site is a Regulated Lot, which would require future development to comply with specific provisions for building height, screening and buffering, and parking, drive-throughs, and loading areas to mitigate potential adverse impacts to the residential neighborhood to the south.

The site development plan for subdivision design standards also require a 6-foot wall along Prospect Avenue, which is currently incomplete. Future development of the proposed tracts would complete the wall for the adjacent residential neighbors.

12. Conditions of Approval are included for clarification and to ensure compliance with all applicable regulations.
13. The affected neighborhood organizations are the Classic Uptown Neighborhood Association, ABQ Park Neighborhood Association, and District 7 Coalition of Neighborhood Associations which were notified as required. Property owners within 100 feet of the subject site were also notified as required.
14. Staff has not received any comments from neighborhood associations or nearby property owners.

***RECOMMENDATION – SI-2020-00992, November 12, 2020***

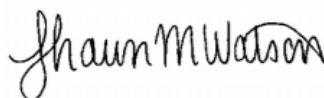
**APPROVAL of Project #2020-004021, Case #SI-2020-00992, a request for a Major Amendment to an existing site development plan for subdivision, for an approximately 4.2-acre site, Tracts A-1A and A1-B, Blocks 16 & 17, Zuni Addition (Being a Replat of Tract A-1, Blocks 16 & 17, Zuni Addition), located at 7400 Menaul Boulevard NE, based on the preceding Findings and subject to the following Conditions of Approval.**

***CONDITIONS OF APPROVAL– SI-2020-00992, NOVEMBER 12, 2020***

1. The EPC delegates final sign-off authority of this site development plan for subdivision 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 development plan for subdivision 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 development plan for subdivision for filing at the Planning Department.
  4. Conditions of Approval from City Engineer, Transportation Development:
    - a. Get access easement in place through DRB action.
    - b. For proposed changed access off of Menaul Boulevard, ensure that curb radius does not cross in front of adjacent lot to the west.
    - c. To meet DPM requirements and to allow for queuing, place access a minimum of 75 feet south of Menaul Boulevard on Mesilla for any future development.
  5. Condition of Approval from Albuquerque Bernalillo County Water Utility Authority (ABCWUA):
    - a. As a condition of approval request an Availability Statement at the following link [https://www.abcwua.org/Availability\\_Statements.aspx](https://www.abcwua.org/Availability_Statements.aspx). Request shall include a Fire Marshal approved Fire 1 Plan, zone map showing the site location, and a Utility Plan. Please note that the Site Plan shall show the domestic water, sanitary sewer, and proposed fire protection.
  6. Conditions of Approval from the Public Service Company of New Mexico (PNM):
    - a. The applicant shall identify all electric facilities, including structures and poles, on the property and adjacent to the property and then clearly note them on the site plan and any future site plan.
    - b. It is the applicant's obligation to determine if existing and new utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
- 



**Shawn Watson**  
**Associate Planner**

***Notice of Decision cc list:***

Classic Uptown NA, Robert Lah, [robtlah@yahoo.com](mailto:robtlah@yahoo.com)

Classic Uptown NA, David Haughawout, [davidh.d7@comcast.net](mailto:davidh.d7@comcast.net)

ABQ Park NA, Shirley Lockyer, [shirleylockyer@gmail.com](mailto:shirleylockyer@gmail.com)

ABQ Park NA, Steve Randall, [randall52@comcast.net](mailto:randall52@comcast.net)

District 7 Coalition of Neighborhood Associations, Lynne Martin, [lmartin900@aol.com](mailto:lmartin900@aol.com)

District 7 Coalition of Neighborhood Associations, David Haughawout, [davidh.d7@comcast.net](mailto:davidh.d7@comcast.net)

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

### PLANNING DEPARTMENT

#### Long Range Planning

The site is approximately 4.2 acres and is located on Menaul Blvd. The request would split the eastern lot into two new lots for a total of three lots covered by this site plan. There are three access points to this development, with cross lot access for all three lots served by each entrance. This subdivision will encourage redevelopment of infill sites by making the lot appropriately sized for a new use and it focuses development in areas of change. This request would have been able to go straight to the Subdivision of Land – Minor approval process if it had not been an EPC approved site plan prior to adoption of the IDO. Long Range does not see any issues with this request, but notes that the request could be adjusted to be an amendment to remove the undeveloped portion of the original approval so that those 2 lots can subdivide and be approved for new site plans under the IDO, with cross-lot access noted on the new site plans.

#### Zoning/Code Enforcement

#### Metropolitan Redevelopment

### CITY ENGINEER

#### Transportation Development

##### SI-2020-000992 – Site Plan

- d. Get access easement in place through DRB action.
- e. For proposed changed access off of Menaul Boulevard, ensure that curb radius does not cross in front of adjacent lot to the west.
- f. To meet DPM requirements and to allow for queuing, place access a minimum of 75 feet south of Menaul Boulevard on Mesilla for any future development.

#### Hydrology

### DEPARTMENT OF MUNICIPAL DEVELOPMENT (DMD)

#### Transportation Planning

#### Traffic Engineering

No Comments

#### Street Maintenance

**WATER UTILITY AUTHORITY**

Regarding SI-2020-00992-Site Improvement

As a condition of approval request an Availability Statement at the following link [https://www.abcwua.org/Availability\\_Statements.aspx](https://www.abcwua.org/Availability_Statements.aspx). Request shall include a Fire Marshal approved Fire 1 Plan, zone map showing the site location, and a Utility Plan. Please note that the Site Plan shall show the domestic water, sanitary sewer, and proposed fire protection.

For Information Only:

The site (TR A-1B PLAT OF TRS A-1A & A-1B BLKS 16 & 17 ZUNI ADDN (BEING A REPL OF TR A-1 BLKS 16 & 17 ZUNI ADDN)) currently pro rata in the amount of \$563.75 for water and \$1254.22 for sanitary sewer for a total of \$1817.97. The amount is due prior to subdivision and sale of service.

**ENVIRONMENTAL HEALTH DEPARTMENT**

**PARKS AND RECREATION**

*Planning and Design*

Menaul Blvd NE is a Community Principal Arterial, requiring street trees per the Street Tree Ordinance and IDO Section 5-6. The application packet for the case does not include a Landscape Plan, so landscape improvements would be required at a later stage of development.

*Open Space Division*

*City Forester*

**POLICE DEPARTMENT/PLANNING**

**SOLID WASTE MANAGEMENT DEPARTMENT**

Major Amendment- No Comment

**TRANSIT DEPARTMENT**



FIRE DEPARTMENT

***COMMENTS FROM OTHER AGENCIES***

ALBUQUERQUE PUBLIC SCHOOLS

No adverse impacts.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)

No adverse comments.

BERNALILLO COUNTY

Bernalillo County Public Works, Transportation Planning

No adverse comment. Project does not have foreseeable impact to Bernalillo County transportation network.

MID-REGION COUNCIL OF GOVERNMENTS (MRCOG)

Mid-Region Metropolitan Planning Organization (MRMPO)

MRMPO has no adverse comments.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

Information:

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](http://www.pnm.com/erequest) for PNM to review.

Recommended Conditions:

1. The applicant shall identify all electric facilities, including structures and poles, on the property and adjacent to the property and then clearly note them on the site plan and any future site plan.
2. It is the applicant's obligation to determine if existing and new utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

ANY OTHER AGENCY THAT COMMENTED



Figure 1: Looking east from the center of the subject site at Tract A-1B.

Figure 2: Looking west from the northeast corner of the subject site.



Figure 3: Looking south at the subject site.





Figure 4: Looking north at the subject site.

Figure 5: The incomplete portion of the fence along the south side of the subject site.



Figure 6: Existing access point on Menaul Boulevard.

Figure 7: Existing access point on Mesilla Street and western side of subject site.



## ZONING

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

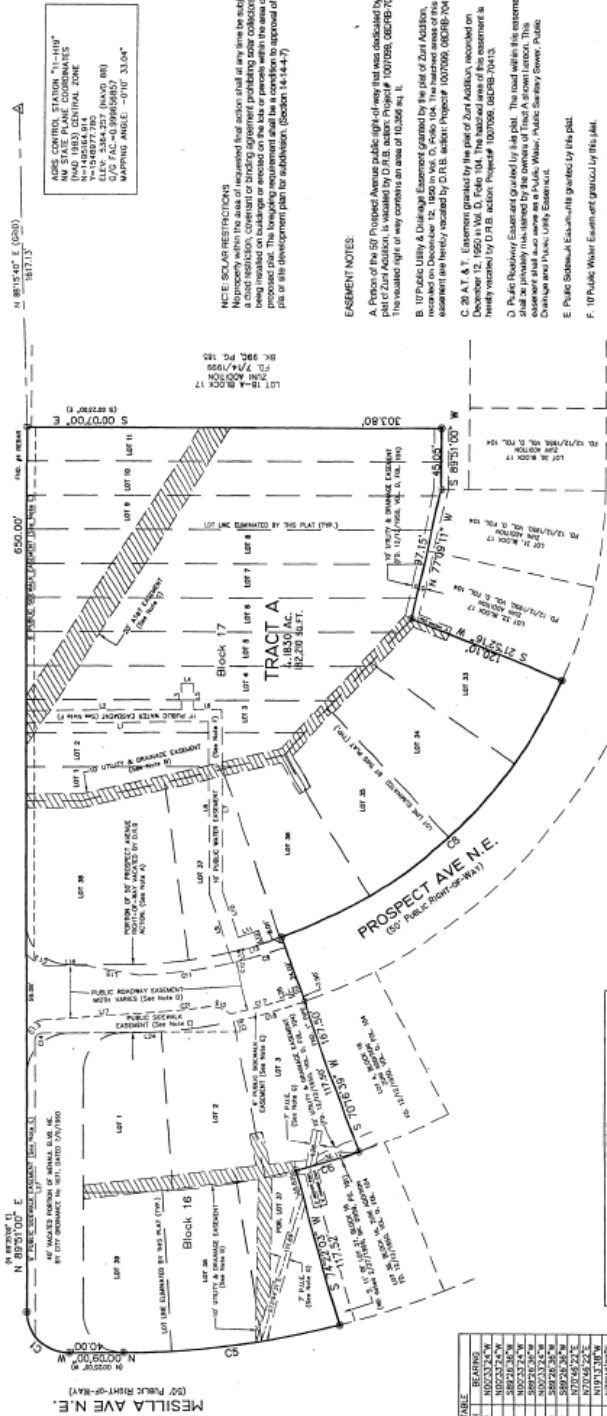
## HISTORY







Plat of  
TRACT A,  
Blocks 16 & 17,  
ZUNI ADDITION  
Section 7, T10N, R4E, NMPM,  
City of Albuquerque,  
Bernalillo County, New Mexico  
November 2008

[illegible]

SHEET 2 OF 2

**ALPHA PROFESSIONAL SURVEYING, INC.**  
P.O. BOX 46316, RIO RANCHO, NEW MEXICO 87174  
PHONE (505) 892-1076 FAX (505) 891-0471  
DRAWN BY: GEG FILE NO: 08-125P





**PROJECT NUMBER:** 1007040

[illegible]















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.					
<b>Administrative Decisions</b>		<b>Decisions Requiring a Public Meeting or Hearing</b>		<b>Policy Decisions</b>	
<input type="checkbox"/> Archaeological Certificate (Form P3)		<input checked="" type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)		<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)	
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)		<input type="checkbox"/> Master Development Plan (Form P1)		<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)	
<input type="checkbox"/> Alternative Signage Plan (Form P3)		<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)		<input type="checkbox"/> Amendment of IDO Text (Form Z)	
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)		<input type="checkbox"/> Demolition Outside of HPO (Form L)		<input type="checkbox"/> Annexation of Land (Form Z)	
<input type="checkbox"/> WTF Approval (Form W1)		<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)		<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)	
		<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)		<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)	
				<b>Appeals</b>	
				<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)	
<b>APPLICATION INFORMATION</b>					
Applicant: <u>Via Development LLC</u>				Phone: <u>806-368-7843</u>	
Address: <u>13105 Dover</u>				Email: <u>derrick@7bdev.com</u>	
City: <u>Lubbock</u>		State: <u>Texas</u>		Zip: <u>79424</u>	
Professional/Agent (if any): <u>Consensus Planning Inc.</u>				Phone: <u>505-764-9801</u>	
Address: <u>302 8th St. NW</u>				Email: <u>cp@consensusplanning.com</u>	
City: <u>Albuquerque</u>		State: <u>NM</u>		Zip: <u>87102</u>	
Proprietary Interest in Site: <u>contract purchaser</u>		List all owners: <u>US Eagle Federal Credit Union</u>			
<b>BRIEF DESCRIPTION OF REQUEST</b>					
<u>Site Plan (EPC)- Major Amendment to create an additional tract, move the east access point, and create a cross access easement at the north end of the site.</u>					
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>					
Lot or Tract No.: <u>Tract A-1A and A-1B</u>		Block:		Unit:	
Subdivision/Addition: <u>Zuni Addition</u>		MRGCD Map No.:		UPC Code: <u>See attached</u>	
Zone Atlas Page(s): <u>H-19-Z</u>		Existing Zoning: <u>MX-M</u>		Proposed Zoning: <u>No change</u>	
# of Existing Lots: <u>2</u>		# of Proposed Lots: <u>3</u>		Total Area of Site (acres): <u>~4.13 acres</u>	
<b>LOCATION OF PROPERTY BY STREETS</b>					
Site Address/Street: <u>7400 Menaul Boulevard NE</u>		Between: <u>Menaul Boulevard NE</u>		and: <u>Mesilla Street NE</u>	
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>					
<u>PR-2020-00004021</u>					
Signature: <u>[Signature]</u>				Date: <u>9/24/2020</u>	
Printed Name: <u>James K. Strozier</u>				<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
<b>FOR OFFICIAL USE ONLY</b>					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting/Hearing Date:				Fee Total:	
Staff Signature:		Date:		Project #	

**UPC:** 101905921624631502

**Owner:** U S NEW MEXICO FEDERAL CREDIT UNION

**Owner Address:** PO BOX 129 ALBUQUERQUE NM 87103

**Situs Address:** 7400 MENAUL BLVD NE ALBUQUERQUE NM 87110

**Legal Description:** TR A-1B PLAT OF TRS A-1A & A-1B BLKS 16 & 17 ZUNI ADDN(BEING A REPL OF TR A-1 BLKS 16 & 17 ZUNI ADDN)CONT 2.3676 AC

**Acres:** 2.3676

**UPC:** 101905918025231501

**Owner:** MAIN BANK

**Owner Address:** PO BOX 36630 ALBUQUERQUE NM 87176

**Situs Address:** 7300 MENAUL BLVD NE ALBUQUERQUE NM 87110

**Legal Description:** TR A-1A PLAT OF TRS A-1A & A-1B BLKS 16 & 17 ZUNIADDN (BEING A REPL OF TR A-1 BLKS 16 & 17 ZUNI ADDN)CONT 1.7644 AC

**Acres:** 1.7644



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# FORM P1: SITE PLAN – EPC

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

- ☐ SITE PLAN – EPC
- ☐ MASTER DEVELOPMENT PLAN
- ☒ MAJOR AMENDMENT TO SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN
- ☐ EXTENSION OF SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN
- ☒ Interpreter Needed for Hearing? 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](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form P1 at the front followed by the remaining documents in the order provided on this form.
- ☒ Zone Atlas map with the entire site clearly outlined and labeled
- ☒ Letter of authorization from the property owner if application is submitted by an agent
- ☒ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ☒ Signed Traffic Impact Study (TIS) Form
- ☒ Justification letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-8(H)(3) or 14-16-6-8(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 14-16-6-8(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: 9/24/2020
Printed Name: James K. Strozier	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
Case Numbers:	Project Number:
Staff Signature:	
Date:	



September 21, 2020

Mr. Dan Serrano, Chairman  
Environmental Planning Commission  
City of Albuquerque  
600 Second Street NW  
Albuquerque, NM 87102

Dear Mr. Chairman,

Via Development LLC is the contract purchaser of the property legally described as the following:

- *Tract A-1B Plat of Tracts A-1A & A-1B Blocks 16 & 17 Zuni Addition (Being a replacement of Tract A-1 Block 16 & 17 Zuni Addition) containing 2.3676 acres*

I hereby authorize Consensus Planning, Inc. to act as agent for all matters related to the Site Plan Amendment, planning, and platting actions through the City of Albuquerque related to the entitlement and development of the properties legally described above.

Sincerely,



Derrick Merchant  
manager

May 21, 2020

Dan Serrano, Chairman  
Environmental Planning Commission  
City of Albuquerque  
600 Second Street NW  
Albuquerque, NM 87102

Dear Mr. Chairman:

US Eagle Federal Credit Union is the owner of the property legally described as the following:

- TR A-1B PLAT OF TRS A-1A & A-1B BLKS 16 & 17 ZUNI ADDN (BEING A REPL OF TR A-1 BLKS 16 & 17 ZUNI ADDN) CONT 2.3676 AC

I hereby authorize Consensus Planning, Inc. to act as agent for all matters related to the Site Plan Amendment, planning, and platting actions through the City of Albuquerque related to the entitlement and development of the properties legally described above.

Sincerely,



Mike Moore  
Chief Financial Officer





# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 07/2020)

Project Title: 7400 Menaul (Menaul/Prospect Retail Center)  
Building Permit #: \_\_\_\_\_ Hydrology File #: \_\_\_\_\_  
Zone Atlas Page: H-19-Z DRB#: \_\_\_\_\_ EPC#: PR-2020-004021 Work Order#: \_\_\_\_\_  
Legal Description: Tracts A-1A and A-1B, Blocks 16 & 17, Zuni Addition  
Development Street Address: 7400 Menaul Blvd NE  
Applicant: Via Development, LLC (Agent: Consensus Planning) Contact: Michael Vos  
Address: 302 8th Street NW, Albuquerque, NM 87102  
Phone#: (505) 764-9801 Fax#: \_\_\_\_\_  
E-mail: vos@consensusplanning.com

### Development Information

Build out/Implementation Year: 2021 Current/Proposed Zoning: MX-M  
Project Type: New: ( ) Change of Use: ( ) Same Use/Unchanged: ( ) Same Use/Increased Activity: ( )  
Proposed Use (mark all that apply): Residential: ( ) Office: ( ) Retail: (X) Mixed-Use: ( )  
Describe development and Uses:  
Site Plan Amendment to prior Site Development Plan for Subdivision to adjust access and allow for subdivision. Future development of the proposed lots to be through separate site plan/permit application.  
Days and Hours of Operation (if known): \_\_\_\_\_

### Facility

Building Size (sq. ft.): \_\_\_\_\_  
Number of Residential Units: N/A  
Number of Commercial Units: 2 Future

### Traffic Considerations

ITE Trip Generation Land Use Code \_\_\_\_\_  
Expected Number of Daily Visitors/Patrons (if known):\* \_\_\_\_\_  
Expected Number of Employees (if known):\* \_\_\_\_\_  
Expected Number of Delivery Trucks/Buses per Day (if known):\* \_\_\_\_\_  
Trip Generations during PM/AM Peak Hour (if known):\* \_\_\_\_\_  
Driveway(s) Located on: Street Name Menaul Boulevard and Mesilla Street

Adjacent Roadway(s) Posted Speed: Street Name Menaul Boulevard Posted Speed 35 mph  
Street Name Posted Speed

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

### Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Menaul: Multi-modal/Community Principal Arterial  
(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: 27,900 Volume-to-Capacity Ratio (v/c): 0.0-0.5 AM  
(if applicable) 0.25-0.75 PM

Adjacent Transit Service(s): Menaul Route #8 Nearest Transit Stop(s): Immediately in front of site

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: N/A - Bike Lanes Exist on Pennsylvania East of the Site  
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Sidewalks exist along all street frontages

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

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

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

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

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

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

### TIS Determination

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

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

Thresholds Met? Yes [ ] No ☒

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

Notes:

M. P. E.

9/22/2020

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

**Site Plan/Traffic Scoping Checklist**

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

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



September 21, 2020

Dan Serrano, Chairman  
Environmental Planning Commission  
600 Second Street NW  
Albuquerque, NM 87102

RE: Request for a Site Plan-EPC Major Amendment

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 a major amendment to the existing Site Development Plan for Subdivision (SPSD) for the site located at 7400 Menaul Boulevard NE., south of Menaul Boulevard and north of Prospect Avenue; and directly west of the IHOP restaurant (Figure 1). The application is made on behalf of the Applicant, Via Development LLC, by Consensus Planning, Inc. The subject property is legally described as *TRACT A-1A and TRACT A-1B PLAT OF TRACTS A-1A & A-1B BLOCKS 16 & 17 ZUNI ADDITION (BEING A REPLACEMENT OF TRACT A-1 BLKS 16 & 17 ZUNI ADDITION) containing approximately 4.2 acres*. The property is zoned Mixed Use- Moderate Intensity (MX-M). The property was replatted consistent with the approval PSD in 2013 and subsequently a Site Plan for Building Permit was approved for the Main Bank. Main Bank, located at 7300 Menaul Boulevard NE, was built and is currently operating on the western portion of the property. The eastern portion was planned for a new credit union, which was never built, and the eastern portion of the property is vacant.

Since the current Site Plan for Subdivision (Project #1007099, 13EPC-40144) was originally approved by the Environmental Planning Commission (EPC), the IDO requires that major amendments be reviewed and approved by the EPC.

Figure 1: Site Location



#### PRINCIPALS

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



## THE REQUEST

The Applicant requests a major amendment to the existing Site Plan for Subdivision that was approved by the EPC. The major amendment will:

- Split Tract A1-B into two tracts;
- Slightly shifts the eastern access location; and
- Creates a cross access across the north end of the proposed Tracts A-1b-1 and A-1b-2.

Tract A-1A is developed with the existing Main Bank in accordance with the approved SPSP.

## SITE HISTORY

The site has remained vacant since 2006. In 2012, the EPC voted to approved Project #1007099, 12EPC-4005, a request for a Site Development Plan for Subdivision. The approval was to develop a bank and credit union. Subsequently, an Administrative Amendment (Project # 1002099) was approved in 2013 for a lot split and cross access for the entry drive to create the existing two tracts.

The current Site Plan for Subdivision splits the subject property into Tract A-1A and Tract A-1B with a cross access easement that serves both tracts. Tract A-1A is developed with a commercial services use, Main Bank. There is a 6' perimeter wall along the south border of the Main Bank property, abutting the residential neighborhood, and along Mesilla Street on the west property boundary. The perimeter wall will be completed with the future development. There is a bus stop along the north edge of Tract A-1A.

## EXISTING CONDITIONS

Surrounding land use and zoning: The subject site is located along Menaul Boulevard, an area that is mostly commercial uses and surrounded by residential uses to the south. The land use to the north is Commercial Retail, Office, and Commercial Services; to the east is Commercial Services; to the south are single family homes, residential low density; and to the west is commercial services.

The zoning surrounding the site to the north, east, and west is Mixed Use- Moderate Intensity (MX-M) and south is Single Family-Large Lot (R-1C).

DIRECTION	LAND USE	ZONING	ESTABLISHMENT
North	Commercial Retail	MX-M	Tattoo parlor; Driving School; Sporting Goods store; and Jewelry retailer
East	Commercial Retail	MX-M	Restaurant
West	Commercial Services	MX-M	Main Bank
South	Single Family Residential	R-1C	Single family homes

**Figure 2: Land Use**



**Figure 3: Zoning**



**Site Access and Circulation:** The physical condition of the site shows three ingress and egress access points. A shared access point is located between Tracts A-1A and A-1B on Menaul Boulevard. This access point is shared with Main Bank. Main Bank also has an access point off Mesilla Street to the west. The third access point is located off Prospect Avenue but is not currently in use. The site plan also calls for a second, right-in/right-out access to Menaul Boulevard to the west of the current curb cut at the eastern edge of the property.

**Functional Road Classification:** There are various road classifications surrounding the site. The subject site located on an Urban Principal Arterial, Menaul Boulevard. The site takes access from Menaul Boulevard. Further east is the Urban Major Collector Pennsylvania Street; and south of the site, situated within the abutting residential zone, is Prospect Avenue which is classified as Local Urban Street. There is no access allowed to Prospect Avenue for this property.

**Transit Connectivity:** The site is located along Bus Route #8. The nearest eastbound stop, from the western most edge of the site is located approximately 150 feet west, in front of the adjacent Main Bank. The westbound route stop is located across the street at the intersection of Dallas Street and Menaul Boulevard. Bus Route #8 runs weekly Monday – Sunday.

**Bicycle and Pedestrian Connectivity:** The subject site is in close proximity to bicycle and pedestrian infrastructure. Pedestrians make use of the sidewalk lining the north end of the site; and cyclists utilize the dedicated bike lanes along Pennsylvania Street and share the roadway with vehicles along Cutler Avenue (south of the site).

#### INTEGRATED DEVELOPMENT ORDINANCE JUSTIFICATION CRITERIA

The following explanation summarizes how the request for the Major Amendment to the existing Site Plan for Subdivision meets the criteria pursuant to IDO Section 14-16-6-6-H-3.

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

**Applicant Response:** The Site Plan for Subdivision - Major Amendment is consistent with various goals and policies in the ABC Comprehensive Plan. The site is located along the Multi-Modal Corridor, Menaul Boulevard. The Comprehensive Plan identified Menaul as a Multi-Modal Corridor to “encourage the redevelopment of aging auto-oriented commercial strip development to a more mixed-use, pedestrian-oriented environment and focus heavily on providing safe, multimodal transportation options” (page 3-5). The property is well served by multi-modal options and this amendment will not negatively impact those options. The proposed Site Development Plan is not designed for commercial strip development. On the contrary, it creates the opportunity for an additional parcel to be developed for separate commercial uses (total of 3 parcels) that complement the multi-modal vision sought after in the Comp Plan.

In addition, the proposed Site Plan for Subdivision - Major Amendment meets various goals and policies in the ABC Comprehensive Plan as follows:

#### LAND USE

*Policy 5.1.1.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.*

*Policy 5.3.1 Infill Development: Support additional growth in areas with existing 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.*

The proposed Site Development Plan meets the above land use policies and land use goal because it proposes to make use of the existing infrastructure (the northeast curb cut) for traffic to enter and exit Tracts A-1B-1 and A-1B-2. It is considered an infill project because this eastern portion of the current Site Development Plan had stood vacant for 14 years (since 2006). The improvements will spur infill development to a parcel that is located within an already established urban area within Albuquerque. Furthermore, future commercial uses will be compatible with the surrounding land use, but still comply with the Areas of Change policies to ensure that new development is not a strip commercial development and contains multi-modal components.

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

The proposed Site Development Plan is for a site that is located in a highly accessible area, whether it be by the street grid or by transit. The site is accessible by vehicle from Pennsylvania Street (Urban Principal Collector); gets direct access from Menaul Boulevard (Urban Major Arterial); and is across from multiple Local Urban Streets, creating the grid system.



In addition, the site is serviced by Bus Route #8 and the Site Development Plan includes the addition of a new bus stop easement to set aside land for a future transit stop (replace the existing transit stop on Tract A-1A).

#### TRANSPORTATION

*Policy 6.2.8.e: Coordinate vehicle circulation throughout development sites, clearly define access points, and provide safe and convenient pedestrian walkways.*

The proposed Site Development Plan sets forth a clear circulation plan that concentrates circulation across proposed Tract A-1B-1 and A-1B-2 at the north end. Ingress and egress into the site would occur via the existing shared access with Main Bank and a new right-in/right-out to the east. Pedestrian walkways will remain adjacent to Menaul Boulevard. The access points will be clearly defined to provide a safe walkway for pedestrian.

#### ECONOMIC DEVELOPMENT

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

The proposed Site Development Plan furthers the above policy to strengthen the local economy and provide jobs for local residents by preparing Tracts A-1B-1 and A-1B-2 for development of future commercial uses. The future commercial businesses will create employment for local residents.

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

**Applicant Response:** This criterion is not relevant to the SPSP Major Amendment request. The Site Plan for Subdivision is for a property zoned Mixed Used-Moderate Intensity (MX-M). No regulations or development agreements exist for this property related to NR-SU or PD zoning.

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

**Applicant Response:** The proposed Site Plan for Subdivision-Major Amendment requests a change to the current Site Plan. The request is to:

- Split Tract A1-B into two tracts;
- Slightly relocate the eastern access drive; and
- Create a cross access across the north end of the proposed Tract A-1B-1 and Tract A-1B-2.

These changes will modify the existing Site Plan by adding an additional tract (for a total of three tracts) and create cross lot circulation at the north end of Tract A-1B-1 and Tract A-1B-2 to be served by the existing central curb cut and the proposed access easement. The proposed Site Plan for Subdivision adheres



to all the applicable provisions and the regulations for the MX-M zone in the IDO and DPM.

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

**Applicant Response:** The proposed Site Plan for Subdivision-Major Amendment will facilitate future development, by splitting the vacant property into two tracts. The existing infrastructure will not be burdened by the proposed Major Amendment.

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

**Applicant Response:** The proposed Site Plan for Subdivision- Major Amendment mitigates any adverse impacts to the surrounding area. In fact, it brings positive effects to its commercial neighbors to the north, east, and west; and residential neighbors on the south. Currently, the residents along Prospect Avenue either face or abut a vacant dirt lot. Through the redesign of the site, new commercial development will be attracted and bring activity that will do away with the loitering and litter. The Site Plan for Subdivision will also extend the decorative wall along the south end of the property and do away with the unsightly chain link fence.

This Major Amendments is a step in the right direction for the Menaul Corridor as it will attract commercial development and facilitate removal of the vacant lot. Future commercial development will bring more economic activity that is complimentary to the commercial services and retail in the area.

## CONCLUSION

On behalf of Via Development LLC, we respectfully request the EPC's approval of this major amendment to the existing approved Site Plan for Subdivision. We believe this amendment will bring positive economic changes to Menaul and alleviate negative issues of litter and loitering.

Sincerely,

James K. Strozier, FAICP  
Principal

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

PA# 20-108 Date: 6/22/20 Time: N/A (sent via email to [les@lbjenterprises.com](mailto:les@lbjenterprises.com))

Address: 7400 Menaul BLVD NE

### AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning: Linda Rumpf ([lrumpf@cabq.gov](mailto:lrumpf@cabq.gov))

Code Enforcement: Charles Maestas ([cdmaestas@cabq.gov](mailto:cdmaestas@cabq.gov))

Fire Marshall: Bob Nevarez ([rnevarez@cabq.gov](mailto:rnevarez@cabq.gov)) (if needed)

Transportation: Nilo Salgado ([nsalgado-fernandez@cabq.gov](mailto:nsalgado-fernandez@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:** Create an additional tract, relocate an access easement, and create a cross access at the north end of the site

### SITE INFORMATION:

Zone: MX-M

Size: 4.13 acres

Use: Commercial Services

Overlay zone: x

Comp Plan Area of: Change

Comp Plan Corridor: x

Comp Plan Center: x

MPOS or Sensitive Lands: x

Parking: 5-5, page 225

MR Area: x

Landscaping: 5-6, page 251

Street Trees: 5-6(D)(1), page 258

Use Specific Standards: Allowable Uses, Table 4-2-1, p. 130

Dimensional Standards: Table 5-1-2: Mixed-use Zone District Dimensional Standards p. 194

\*Neighborhood Organization/s: District 7 Coalition of NAs, ABQ Park NA

*\*This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at [www.cabq.gov/neighborhoods/resources](http://www.cabq.gov/neighborhoods/resources).*

### PROCESS:

Type of Action: 6-4(Y) Amendment of Prior Approvals, pg. 368 / 6-6(I) Subdivision of Land – Minor, pg. 399

Review and Approval Body: EPC/DRB Is this a PRT requirement? Yes

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

PA# 20-108 Date: 6/22/20 Time: N/A (sent via email)

Address: 7400 Menaul BLVD NE

### NOTES:

See the **Integrated Development Ordinance**

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

### 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](mailto:lrumpf@cabq.gov)

### Development Services Comments

Please contact Jay Rodenbeck for information on how to submit files electronically. He can be reached at

[jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov).

### Zoning Comments

- 7400 Menaul Blvd NE, Lot A1B, Block 16 & 17, Zuni Addn subdivision, zoned MX-M
  - Pre-IDO zoning of SU-1 C-2 Permissive uses including full service liquor only in conjunction w/restaurant excluding sale of alcohol for off-site consumption & excluding off-premises signs
  - Case History
    - 1007099
    - 13EPC-40144 (provided by applicant)
  - Applicant is proposing creation of an additional tract, relocating an access easement, and creating a cross access at the north end of the site.
  - **Process:** 6-4(Y) Amendment of Prior Approvals, pg. 368
    - Major amendment to prior approved Site Plan reviewed by EPC
  - **Process:** 6-6(I) Subdivision of Land – Minor, pg. 399
    - After Major amendment approval by EPC will go to DRB for subdivision

As always, if the applicant has specific questions pertaining to zoning and/or the development standards they are encouraged to reach out to the zoning counter at 505-924-3850 option 8.

<b>PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES</b>
--

PA# 20-108 Date: 6/22/20 Time: N/A (sent via email)

Address: 7400 Menaul BLVD NE

**Transportation Development comments**

For additional information contact Jeanne Wolfenbarger (924-3991)

*All changes to Site Plan will need an Administrative Amendment and be reviewed by Jeanne Wolfenbarger.*

*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](mailto:lrumpf@caba.gov)*

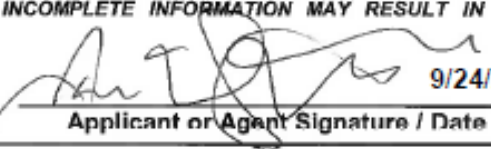


## SITE PLAN CHECKLIST

Project #: \_\_\_\_\_ Application #: \_\_\_\_\_

This checklist will be used to verify the completeness of site plans submitted for review by the Planning Department. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Also there may additional requirements if a site is located in CPO, HPO, and/or VPO or if located in DT-UC-MS or PT areas. See the IDO or AGIS for boundaries. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

 9/24/2020  
Applicant or Agent Signature / Date

Site plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. Site Plan (including utilities and easements)
2. Landscaping Plan
3. Grading and Drainage Plan
4. Utility Plan
5. Building and Structure Elevations
6. Previously approved Development Plan (if applicable)

The electronic format must be organized in the above manner.

The following checklist describes the minimum information necessary for each plan element. The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.

NOTE: There may be addition information required if site is located with a CPO, VPO or HPO and/or any other special areas as defined by the IDO.

NOTE: If there requests for deviations (Section 14-16-6-4(O), they must be clearly labelled on the site plan (Sheet 1) as well as addressed in the application letter made with the submittal.

### SHEET #1 - SITE PLAN

#### A. General Information

- ✓ 1. Date of drawing and/or last revision  
✓ 2. Scale: 1.0 acre or less 1" = 10'  
1.0 - 5.0 acres 1" = 20'  
Over 5 acres 1" = 50'  
Over 20 acres 1" = 100'

## SITE PLAN CHECKLIST

- ☒ 3. Bar scale
- ☒ 4. North arrow
- ☒ 5. Legend
- ☒ 6. Scaled vicinity map
- ☒ 7. Property lines (clearly identify)
- ☒ 8. Existing and proposed easements (identify each)
- ☒ 9. Phases of development, if applicable

### B. Proposed Development

#### 1. Structural N/A

- ☐ A. Location of existing and proposed structures (distinguish between existing & proposed) and include any accessory structures
- ☐ B. Square footage of each structure
- ☐ C. Proposed use of each structure
- ☐ D. Signs (freestanding) and other improvements
- ☐ E. Walls, fences, and screening: indicate height, length, color and materials
- ☐ F. Dimensions of all principal site elements or typical dimensions
- ☐ G. Loading facilities
- ☐ H. Site lighting (indicate height & fixture type)
- ☐ I. Indicate structures within 20 feet of site
- ☐ J. Elevation drawing of refuse container and enclosure, if applicable.
- ☐ K. Existing zoning/land use of all abutting properties

#### 2. Parking, Loading and Internal Circulation

- N/A A. Parking layout with spaces numbered per aisle and totaled.
  - ☐ 1. Location and typical dimensions, including motorcycle spaces, bicycle spaces, ADA accessible spaces, and compact spaces
  - ☐ 2. Calculations: spaces required and proposed (include any reduction calculations) for motorcycle, bicycle, compact and ADA spaces
  - ☐ 3. On street parking spaces
- N/A B. Bicycle parking & facilities
  - ☐ 1. Bicycle racks – location and detail
  - ☐ 2. Other bicycle facilities, if applicable
- ☐ C. Vehicular Circulation (Refer to DPM and IDO)
  - ☒ 1. Ingress and egress locations, including width and curve radii dimensions
  - ☒ 2. Drive aisle locations, including width and curve radii dimensions
  - N/A 3. End aisle locations, including width and curve radii dimensions
  - N/A 4. Location & orientation of refuse enclosure, with dimensions
  - N/A 5. Loading, service area, and refuse service locations and dimensions
- ☐ D. Pedestrian Circulation
  - ☒ 1. Location and dimensions of all sidewalks and pedestrian paths (including ADA connection from ROW to building and from ADA parking to building)

## SITE PLAN CHECKLIST

- N/A 2. Location and dimension of drive aisle crossings, including paving treatment  
N/A 3. Location and description of amenities, including patios, benches, tables, etc.
- N/A E. Off-Street Loading  
\_\_\_ 1. Location and dimensions of all off-street loading areas
- N/A F. Vehicle Stacking and Drive-Through or Drive-Up Facilities  
\_\_\_ 1. Location and dimensions of vehicle stacking spaces and queuing lanes  
\_\_\_ 2. Landscaped buffer area if drive-through lanes are adjacent to public R/W  
\_\_\_ 3. Striping and Sign details for one-way drive through facilities

### 3. Streets and Circulation

- \_\_\_ A. Locate and identify adjacent public and private streets and alleys.  
\_\_\_ 1. Existing and proposed pavement widths, right-of-way widths and curve radii  
\_\_\_ 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions  
N/A 3. Location of traffic signs and signals related to the functioning of the proposal  
\_\_\_ 4. Identify existing and proposed medians and median cuts  
\_\_\_ 5. Sidewalk widths and locations, existing and proposed  
N/A 6. Location of street lights  
N/A 7. Show and dimension clear sight triangle at each site access point  
\_\_\_ 8. Show location of all existing driveways fronting and near the subject site.
- \_\_\_ B. Identify Alternate transportation facilities within site or adjacent to site  
\_\_\_ 1. Bikeways and bike-related facilities  
\_\_\_ 2. Pedestrian trails and linkages  
\_\_\_ 3. Transit facilities, including routes, bus bays and shelters existing or required

### 4. Phasing

- N/A A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

## SHEET #2 - LANDSCAPING PLAN N/A

- \_\_\_ 1. Scale - must be same as scale on sheet #1 - Site plan  
\_\_\_ 2. Bar Scale  
\_\_\_ 3. North Arrow  
\_\_\_ 4. Property Lines  
\_\_\_ 5. Existing and proposed easements  
\_\_\_ 6. Identify nature of ground cover materials  
\_\_\_ A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)  
\_\_\_ B. Pervious areas (planting beds, gravel areas, grass, ground cover vegetation, etc.)  
\_\_\_ C. Ponding areas either for drainage or landscaping/recreational use

## SITE PLAN CHECKLIST

- ☐ 7. Identify type, location and size of plantings (common and/or botanical names).
  - ☐ A. Existing, indicating whether it is to preserved or removed.
  - ☐ B. Proposed, to be established for general landscaping.
  - ☐ C. Proposed, to be established for screening/buffering.
- ☐ 8. Describe irrigation system – Phase I & II . . .
- ☐ 9. Planting Beds, indicating square footage of each bed
- ☐ 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- ☐ 11. Responsibility for Maintenance (statement)
- ☐ 12. Landscaped area requirement; square footage and percent (specify clearly on plan)
- ☐ 13. Landscaped buffer areas provided; dimensions, label clearly that it is a landscape buffer, square footage and percent (specify clearly on plan)
- ☐ 14. Planting or tree well detail
- ☐ 15. Street Trees (only trees from the Official Albuquerque Plant Palette and Sizing list or 8 inch caliper or larger will be counted)
- ☐ 16. Parking lot edges and interior – calculations, dimensions and locations including tree requirements
- ☐ 17. Show Edge Buffer Landscaping (14-16-5-6(D)) – location, dimensions and plant material

### SHEET #3 –GRADING AND DRAINAGE PLAN *N/A*

A separate grading and drainage plan (and drainage report) must be submitted to the DRS Hydrology Section prior to the DRB submittal for a site plan (See DRWS Form).

#### A. General Information

- ☐ 1. Scale - must be same as Sheet #1 - Site Plan
- ☐ 2. Bar Scale
- ☐ 3. North Arrow
- ☐ 4. Property Lines
- ☐ 5. Existing and proposed easements
- ☐ 6. Building footprints
- ☐ 7. Location of Retaining walls

#### B. Grading Information

- ☐ 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- ☐ 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- ☐ 3. Identify ponding areas, erosion and sediment control facilities.
- ☐ 4. Cross Sections  
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

## SITE PLAN CHECKLIST

### SHEET #4- UTILITY PLAN N/A

- ☐ A. Fire hydrant locations, existing and proposed. (or submit signed off Fire One Plan)
- ☐ B. Distribution lines
- ☐ C. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- ☐ D. Existing water, sewer, storm drainage facilities (public and/or private).
- ☐ E. Proposed water, sewer, storm drainage facilities (public and/or private)
- ☐ F. Existing electric lines both overhead and underground. Power Poles shown with dimensions to proposed buildings and structures must be clearly shown.

### SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS N/A

#### A. General Information

- ☐ A. Scale
- ☐ B. Bar Scale
- ☐ C. Detailed Building Elevations for each facade
  - ☐ 1. Identify facade orientation
  - ☐ 2. Dimensions of facade elements, including overall height and width
  - ☐ 3. Location, material and colors of windows, doors and framing
  - ☐ 4. Materials and colors of all building elements and structures
  - ☐ 5. Location and dimensions of mechanical equipment (roof and/or ground mounted)

#### B. Building Mounted Signage

- ☐ 1. Site location(s)
- ☐ 2. Sign elevations to scale
- ☐ 3. Dimensions, including height and width
- ☐ 4. Sign face area - dimensions and square footage clearly indicated
- ☐ 5. Lighting
- ☐ 6. Materials and colors for sign face and structural elements.
- ☐ 7. List the sign restrictions per the IDO







## NOTIFICATION



**From:** Carmona, Dalaina L.  
**To:** [Carmen Delgado](#)  
**Subject:** 7400 Menaul Blvd. NE Neighborhood Meeting Inquiry  
**Date:** Tuesday, May 26, 2020 2:52:59 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[AtlasPage: H-19-Z Site.pdf](#)

Dear Applicant,

See list of associations below regarding your Public Notice Inquiry. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Classic Uptown NA	Robert	Lah	robtlah@yahoo.com	2901 Mesilla Street NE	Albuquerque	NM	87110		5058838829
Classic Uptown NA	David	Haughwout	davidh.d7@comcast.net	2824 Chama Street NE	Albuquerque	NM	87110	5055141965	5058884424
District 7 Coalition of Neighborhood Associations	Lynne	Martin	lmartin900@aol.com	1331 Espejo NE	Albuquerque	NM	87112	5059804107	5052940435
District 7 Coalition of Neighborhood Associations	David	Haughwout	davidh.d7@comcast.net	2824 Chama Street NE	Albuquerque	NM	87110	5055141965	5058884424
ABQ Park NA	Shirley	Lockyer	shirleylockyer@gmail.com	7501 Sky Court Circle NE	Albuquerque	NM	87110		5057107314
ABQ Park NA	Steve	Randall	srandall52@comcast.net	7424 Arvada NE	Albuquerque	NM	87110		5052648973

**IDO – Public Notice Requirements & Template:** <https://www.cabq.gov/planning/urban-design-development/public-notice>

**IDO – Neighborhood Meeting Requirements & Template:** <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

**IDO - Administration & Enforcement section:** <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Thanks,



*Dalaina L. Carmona*

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



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Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

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**From:** webmaster@cabq.gov@mailgun.org [mailto:webmaster@cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov  
**Sent:** Tuesday, May 26, 2020 12:21 PM  
**To:** Office of Neighborhood Coordination <delgado@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:  
Site Plan Major Amendment - EPC

Contact Name

Jim Strozier

Telephone Number

5057649801

Email Address

[delgado@consensusplanning.com](mailto:delgado@consensusplanning.com)

Company Name

Consensus Planning, INC.

Company Address

City

State

ZIP

Legal description of the subject site for this project:

TR A-1A and TR A-1B PLAT OF TRS A-1A & A-1B BLKS 16 & 17 ZUNI ADDN (BEING A REPL OF TR A-1 BLKS 16 & 17 ZUNI ADDN) CONT containing approximately 4.13 acres.

Physical address of subject site:

7400 Menaul Blvd. NE. ABQ 87110

Subject site cross streets:

Menaul Boulevard and Pennsylvania Street

Other subject site identifiers:

west of IHOP restaurant

This site is located on the following zone atlas page:

H-19-Z

=====

This message has been analyzed by Deep Discovery Email Inspector.

**From:** [Jim Strozier](#)  
**To:** [dayidh.d7@comcast.net](#); [robtiah@yahoo.com](#); [shirleylockyer@gmail.com](#); [srandall52@comcast.net](#); [lmartin900@aol.com](#)  
**Cc:** [Omega Delgado](#)  
**Subject:** IDO Pre-Application Neighborhood Meeting Notification  
**Date:** Friday, May 01, 2020 2:44:07 PM  
**Attachments:** [IDO Zone Atlas Page H-19-Z - 7400 Menaul.pdf](#)

---

Dear Classic Uptown and ABQ Park Neighborhood Associations and the District 7 Coalition Representatives,

This email is notification that Consensus Planning is preparing an application to the Environmental Planning Commission (EPC) for the property located at 7400 Menaul Boulevard NE, which is currently vacant (see attached Zone Atlas Map). The property is zoned Mixed Use – Moderate Intensity (MX-M) and is approximately 2.4 acres in size. This property had previously been approved for a credit union. The Applicant is proposing to amend the existing Site Development Plan for Subdivision that was originally approved in 2012 and amended in 2013 to split Tract A1-B into two lots. The infrastructure associated with this Site Development Plan for Subdivision along with the Main Bank, which was built on the western portion of the property. There is not access to the south to Prospect Avenue as approved with the original Site Plan and all access will be from Menaul Boulevard. Since the Environmental Planning Commission (EPC) was the original approval body for this site plan and City Planning staff has determined that this lot split does not qualify as a minor amendment, it needs to be reviewed and approved by the EPC.

As part of the IDO regulations, we are providing you an opportunity to discuss the application prior to submittal. Should you desire to request a meeting regarding this request, please do not hesitate to email us at [cp@consensusplanning.com](mailto:cp@consensusplanning.com) or [delgado@consensusplanning.com](mailto:delgado@consensusplanning.com), or contact us by phone at 505-764-9801. Per the IDO, you have 15 days or until May 16, 2020 to request a meeting. If you do not want to schedule a meeting, or support our request, please also let us know.

Sincerely,

[Jim Strozier, FAICP](#)  
Consensus Planning, Inc.  
302 8<sup>th</sup> Street NW  
(505) 764-9801

**From:** [Microsoft Outlook](#)  
**To:** [shirleylockyer@gmail.com](mailto:shirleylockyer@gmail.com)  
**Subject:** Relayed: IDO Pre-Application Neighborhood Meeting Notification  
**Date:** Friday, May 1, 2020 2:44:09 PM  
**Attachments:** IDO Pre-Application Neighborhood Meeting Notification .msg

---

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:  
[shirleylockyer@gmail.com](mailto:shirleylockyer@gmail.com) ([shirleylockyer@gmail.com](mailto:shirleylockyer@gmail.com)) <<mailto:shirleylockyer@gmail.com>>  
Subject: IDO Pre-Application Neighborhood Meeting Notification

**From:** [Microsoft Outlook](#)  
**To:** [shirleylockyer@gmail.com](mailto:shirleylockyer@gmail.com)  
**Subject:** Relayed: IDO Pre-Application Neighborhood Meeting Notification  
**Date:** Friday, May 1, 2020 2:44:09 PM  
**Attachments:** [IDO Pre-Application Neighborhood Meeting Notification .msg](#)

---

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server.  
[shirleylockyer@gmail.com](mailto:shirleylockyer@gmail.com) ([shirleylockyer@gmail.com](mailto:shirleylockyer@gmail.com)) <<mailto:shirleylockyer@gmail.com>>  
Subject: IDO Pre-Application Neighborhood Meeting Notification

**From:** [Microsoft Outlook](#)  
**To:** [robtlah@yahoo.com](mailto:robtlah@yahoo.com)  
**Subject:** Relayed: IDO Pre-Application Neighborhood Meeting Notification  
**Date:** Friday, May 1, 2020 2:44:11 PM  
**Attachments:** [IDO Pre-Application Neighborhood Meeting Notification .msg](#)

---

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server.  
[robtlah@yahoo.com](mailto:robtlah@yahoo.com) ([robtlah@yahoo.com](mailto:robtlah@yahoo.com)) <<mailto:robtlah@yahoo.com>>  
Subject: IDO Pre-Application Neighborhood Meeting Notification

**From:** [Microsoft Outlook](#)  
**To:** [davidh.d7@comcast.net](mailto:davidh.d7@comcast.net); [srandall52@comcast.net](mailto:srandall52@comcast.net)  
**Subject:** Relayed: IDO Pre-Application Neighborhood Meeting Notification  
**Date:** Friday, May 1, 2020 2:44:21 PM  
**Attachments:** IDO Pre-Application Neighborhood Meeting Notification .msg

---

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:  
[davidh.d7@comcast.net](mailto:davidh.d7@comcast.net) ([davidh.d7@comcast.net](mailto:davidh.d7@comcast.net)) <<mailto:davidh.d7@comcast.net>>  
[srandall52@comcast.net](mailto:srandall52@comcast.net) ([srandall52@comcast.net](mailto:srandall52@comcast.net)) <<mailto:srandall52@comcast.net>>  
Subject: IDO Pre-Application Neighborhood Meeting Notification

---

**From:** [Microsoft Outlook](#)  
**To:** [lmartin900@aol.com](mailto:lmartin900@aol.com)  
**Subject:** Relayed: IDO Pre-Application Neighborhood Meeting Notification  
**Date:** Friday, May 1, 2020 2:44:14 PM  
**Attachments:** [IDO Pre-Application Neighborhood Meeting Notification .msa](#)

---

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server.  
lmartin900@aol.com (lmartin900@aol.com) <mailto:lmartin900@aol.com>  
Subject: IDO Pre-Application Neighborhood Meeting Notification



**From:** [Jaramila, Dolores L.](#)  
**To:** [James L. Corrales](#)  
**Subject:** 7602 Hewitt Blvd. NE Public Notice Inquiry  
**Date:** Tuesday, September 15, 2020 11:27:49 AM  
**Attachments:** [Jaramila01.docx](#)  
[Jaramila02.docx](#)  
[Jaramila03.docx](#)  
[Jaramila04.docx](#)  
[Jaramila05.docx](#)  
[Jaramila06.docx](#)  
[Jaramila07.docx](#)  
[Jaramila08.docx](#)  
[Jaramila09.docx](#)  
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[Jaramila95.docx](#)  
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[Jaramila97.docx](#)  
[Jaramila98.docx](#)  
[Jaramila99.docx](#)  
[Jaramila100.docx](#)

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
Classic Uptown NA	David	Haughwout	davidh.d76comcast.net	2824 Chama Street NE	Albuquerque	NM	87110	5055141965	5058884424
Classic Uptown NA	Robert	Lah	robtlah@yahoo.com	2901 Mesilla Street NE	Albuquerque	NM	87110		5058838829
District 7 Coalition of Neighborhood Associations	Lynne	Martin	lmartin9008aol.com	1531 Espejo NE	Albuquerque	NM	87112	5059804107	5052940435
District 7 Coalition of Neighborhood Associations	David	Haughwout	davidh.d76comcast.net	2824 Chama Street NE	Albuquerque	NM	87110	5055141965	5058884424
ABQ Park NA	Shirley	Lockyer	shirleylockyer@gmail.com	7501 Sky Court Circle NE	Albuquerque	NM	87110		5057107314
ABQ Park NA	Steve	Randall	srandall528comcast.net	7424 Arvada NE	Albuquerque	NM	87110		5052648973

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: <https://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: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

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,



**Dolores L. Corrales**

Senior Administrative Assistant  
 Office of Neighborhood Coordination  
 Council Services Department  
 1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor  
 Albuquerque, NM 87102  
 505-768-3334

[dcorrales@cabq.gov](mailto:dcorrales@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



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From: [webmaster@cabq.gov](mailto:webmaster@cabq.gov) [mailto:[webmaster@cabq.gov](mailto:webmaster@cabq.gov)] On Behalf Of [webmaster@cabq.gov](mailto:webmaster@cabq.gov)

Sent: Tuesday, September 15, 2020 8:08 AM

To: Office of Neighborhood Coordination <[oligado@corralesplanning.com](mailto:oligado@corralesplanning.com)>

Cc: Office of Neighborhood Coordination <[onc@cabq.gov](mailto: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

Jim Strazier

Telephone Number

5057649801

Email Address

[delgado@consensusplanning.com](mailto:delgado@consensusplanning.com)

Company Name

Consensus Planning Inc

Company Address

City

State

ZIP

Legal description of the subject site for this project:

TR A-1A and TR A-1B PLAT OF TRS A-1A & A-1B BLKS 16 & 17 ZUNI ADDN (BEING A REPL OF TR A-1 BLKS 16 & 17 ZUNI ADDN) CONT containing approximately 4.13 acres.

Physical address of subject site:

7400 Meraul Blvd. NE. ABQ 87110

Subject site cross streets:

Meraul Boulevard and Pennsylvania Street

Other subject site identifiers:

west of IHOP restaurant

This site is located on the following zone atlas page:

H-19-Z

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

---

**From:** [Jim Strozler](#)  
**To:** [srandall52@comcast.net](#); [shirleylockyer@gmail.com](#); [David Haughawout](#); [robtiah@yahoo.com](#); [lmartin900@aol.com](#)  
**Cc:** [Omega Delgado](#)  
**Subject:** IDO Electronic Mail Notification - Major Site Plan Amendment EPC Application  
**Date:** Wednesday, September 23, 2020 10:20:00 AM  
**Attachments:** [AtlasPage\\_H-19-7\\_Site.pdf](#)  
[Major Amendment – Menaul Tract SPSD 9-16-20.pdf](#)

---

ABQ Park Neighborhood Association, Classic Uptown Neighborhood Association, and District 7 Coalition of Neighborhood Associations:

In accordance with the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(4) Electronic Mail Public Notice procedures, this email is notification that Consensus Planning, Inc., Agent for Via Development, LLC., has resubmitted an application for Site Development Plan – EPC – Major Amendment to be reviewed and approved by the Environmental Planning Commission (EPC).

We have notified you before of a similar application that was withdrawn. There is a new developer that is moving forward with the application.

The application refers to the property located at 7400 Menaul Boulevard NE., on the south side of Menaul Boulevard and north of Prospect Avenue; and directly west of the IHOP restaurant. The property is legally described as:

- TR A-1A and TR A-1B PLAT OF TRS A-1A & A-1B BLKS 16 & 17 ZUNI ADDN (BEING A REPL OF TR A-1 BLKS 16 & 17 ZUNI ADDN) CONT containing approximately 4.2 acres.

The Main Bank is on the west portion of the site and the east portion of the site is vacant. The property is zoned Mixed Use-Moderate Intensity (MX-M).

The Applicant proposes a major amendment and replacement to the existing Site Development Plan for Subdivision (Project #1007099, 13EPC-40144). The major amendment will:

- Split Tract A-1B (the vacant portion of the property) into two tracts (proposed A-1B-1 and A-1B-2);
- Slightly shift the eastern access location; and
- Create a cross access easement across the north end of proposed Tract A-1B-1 and A-1B-2.

The existing Site Plan for Subdivision requirements that prohibit access to Prospect Avenue and require the completion of the wall will remain.

---

**The anticipated EPC Public Hearing for this application will be held on November 12, 2020 starting at 8:40 AM. Due to the ongoing public health orders, this meeting will be in a virtual format via the Zoom software platform. The URL for joining via videoconference or call-in numbers for audio only are as follows:**

Join Zoom Meeting

<https://cabq.zoom.us/j/95938270222>

Meeting ID: 959 3827 0222

One tap mobile

+16699006833,,95938270222# US (San Jose)

+12532158782,,95938270222# US (Tacoma)

Dial by your location

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

Meeting ID: 959 3827 0222

Find your local number: <https://cabq.zoom.us/j/95938270222>

You can check the agenda for the relevant decision-making body online here:

<https://www.cabq.gov/planning/boards-commissions> call the Planning Department at 505-924-3860.

Please do not hesitate to contact me via phone at (505) 764-9801 or email at [cp@consensusplanning.com](mailto:cp@consensusplanning.com) if you have any questions, would like to meet, or desire any additional information. Please note, affected Neighborhood Associations and Homeowner Associations may request a facilitated Meeting regarding this project by contacting the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>.

Attachments: Zone Atlas Page H-19-Z

Site Development Plan

Thank you.

Jim Strozier, FAICP

Consensus Planning, Inc.

302 8<sup>th</sup> Street NW

(505) 764-9801

---

**From:** [Microsoft Outlook](#)  
**To:** [srandall52@comcast.net](mailto:srandall52@comcast.net); [David Haughawout](#)  
**Subject:** Relayed: IDO Electronic Mail Notification - Major Site Plan Amendment EPC Application  
**Date:** Wednesday, September 23, 2020 10:21:43 AM  
**Attachments:** IDO Electronic Mail Notification - Major Site Plan Amendment EPC Application .msg

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Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:  
[srandall52@comcast.net](mailto:srandall52@comcast.net) ([srandall52@comcast.net](mailto:srandall52@comcast.net)) <<mailto:srandall52@comcast.net>>  
[David Haughawout \(davidh.d7@comcast.net\)](mailto:David.Haughawout@comcast.net) <[mailto:davidh.d7@comcast.net](mailto:David.Haughawout@comcast.net)>  
Subject: IDO Electronic Mail Notification - Major Site Plan Amendment EPC Application

**From:** [Microsoft Outlook](#)  
**To:** [lmartin900@aol.com](mailto:lmartin900@aol.com)  
**Subject:** Relayed: IDO Electronic Mail Notification - Major Site Plan Amendment EPC Application  
**Date:** Wednesday, September 23, 2020 10:21:26 AM  
**Attachments:** IDO Electronic Mail Notification - Major Site Plan Amendment EPC Application .msg

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Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:  
lmartin900@aol.com (lmartin900@aol.com) <mailto:lmartin900@aol.com>  
Subject: IDO Electronic Mail Notification - Major Site Plan Amendment EPC Application

**From:** [Microsoft Outlook](#)  
**To:** [robtiah@yahoo.com](mailto:robtiah@yahoo.com)  
**Subject:** Relayed: IDO Electronic Mail Notification - Major Site Plan Amendment EPC Application  
**Date:** Wednesday, September 23, 2020 10:21:25 AM  
**Attachments:** [IDO Electronic Mail Notification - Major Site Plan Amendment EPC Application .msg](#)

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Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:  
[robtiah@yahoo.com](mailto:robtiah@yahoo.com) ([robtiah@yahoo.com](mailto:robtiah@yahoo.com)) <<mailto:robtiah@yahoo.com>>  
Subject: IDO Electronic Mail Notification - Major Site Plan Amendment EPC Application



**From:** [Microsoft Outlook](#)  
**To:** [shirleylockyer@gmail.com](mailto:shirleylockyer@gmail.com)  
**Subject:** Relayed: IDO Electronic Mail Notification - Major Site Plan Amendment EPC Application  
**Date:** Wednesday, September 23, 2020 10:21:24 AM  
**Attachments:** [IDO Electronic Mail Notification - Major Site Plan Amendment EPC Application .msg](#)

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[shirleylockyer@gmail.com](mailto:shirleylockyer@gmail.com) ([shirleylockyer@gmail.com](mailto:shirleylockyer@gmail.com)) <<mailto:shirleylockyer@gmail.com>>  
Subject: IDO Electronic Mail Notification - Major Site Plan Amendment EPC Application

David Haughawout  
2824 Chama Street NE  
Albuquerque, NM 87110

Robert Lah  
2901 Mesilla Street NE  
Albuquerque, NM 87110

RE: Site Plan-EPC-Major Amendment for 7300 and 7400 Menaul Boulevard NE

Dear Mr. Haughawout, Mr. Lah, and the Classic Uptown Neighborhood Association

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, this is notification that Consensus Planning, Inc., Agent for Via Development LLC, has submitted an application for Site Development Plan – EPC – Major Amendment to be reviewed and approved by the Environmental Planning Commission (EPC).

The application refers to the property located at 7400 Menaul Boulevard NE., south of Menaul Boulevard and north of Prospect Avenue; and directly west of the IHOP restaurant. The property is legally described as:

- TR A-1A and TR A-1B PLAT OF TRS A-1A & A-1B BLKS 16 & 17 ZUNI ADDN (BEING A REPL OF TR A-1 BLKS 16 & 17 ZUNI ADDN) CONT containing approximately 4.2 acres.

The Main Bank is on the west portion of the site and the east portion of the site is vacant. The property is zoned Mixed Use-Moderate Intensity (MX-M).

The Applicant proposes a major amendment and replacement to the existing Site Development Plan for Subdivision (Project #1007099, 13EPC-40144). The major amendment will:

- Split Tract A-1B (the vacant portion of the property) into two tracts (proposed A-1B-1 and A-1B-2);
- Slightly shift the eastern access point; and
- Create a cross access easement across the north end of proposed Tract A-1B-1 and A-1B-2.

The anticipated EPC Public Hearing for this application will be held on November 12, 2020 starting at 8:40 AM. Due to the ongoing public health orders, this meeting will be in a virtual format via the Zoom software platform. The URL for joining via videoconference or call-in numbers for audio only are as follows:

---

Join Zoom Meeting

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Meeting ID: 959 3827 0222

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+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

Meeting ID: 959 3827 0222

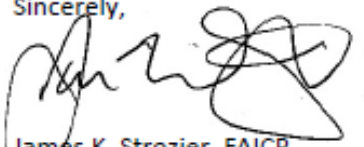
Find your local number: <https://cabq.zoom.us/j/95938270222>

You can check the agenda for the relevant decision-making body online here:

<https://www.cabq.gov/planning/boards-commissions> call the Planning Department at 505-924-3860.

Please do not hesitate to contact me via phone at (505) 764-9801 or email at [cp@consensusplanning.com](mailto:cp@consensusplanning.com) if you have any questions, would like to meet, or desire any additional information. Please note, affected Neighborhood Associations and Homeowner Associations may request a facilitated Meeting regarding this project by contacting the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>.

Sincerely,



James K. Strozier, FAICP  
Consensus Planning, Inc.

Attachments: Zone Atlas Page H-19-Z  
Site Plan

Lynne Martin  
1531 Espejo NE  
Albuquerque, NM 87112

David Haughawout  
2824 Chama Street NE  
Albuquerque, NM 87110

RE: Site Plan -EPC- Major Amendment for 7300 and 7400 Menaul Boulevard NE

Dear Mr. Haughawout, Ms. Martin, and the District 7 Coalition of Neighborhood Associations

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, this is notification that Consensus Planning, Inc., Agent for Via Development LLC, has submitted an application for Site Development Plan – EPC – Major Amendment to be reviewed and approved by the Environmental Planning Commission (EPC).

The application refers to the property located at 7400 Menaul Boulevard NE., south of Menaul Boulevard and north of Prospect Avenue; and directly west of the IHOP restaurant. The property is legally described as:

- TR A-1A and TR A-1B PLAT OF TRS A-1A & A-1B BLKS 16 & 17 ZUNI ADDN (BEING A REPL OF TR A-1 BLKS 16 & 17 ZUNI ADDN) CONT containing approximately 4.2 acres.

The Main Bank is on the west portion of the site and the east portion of the site is vacant. The property is zoned Mixed Use-Moderate Intensity (MX-M).

The Applicant proposes a major amendment and replacement to the existing Site Development Plan for Subdivision (Project #1007099, 13EPC-40144). The major amendment will:

- Split Tract A-1B (the vacant portion of the property) into two tracts (proposed A-1B-1 and A-1B-2);
- Slightly shift the eastern access point; and
- Create a cross access across the north end of proposed Tract A-1B-1 and A-1B-2.

The anticipated EPC Public Hearing for this application will be held on November 12, 2020 starting at 8:40 AM. Due to the ongoing public health orders, this meeting will be in a virtual format via the Zoom software platform. The URL for joining via videoconference or call-in numbers for audio only are as follows:

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Join Zoom Meeting

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+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

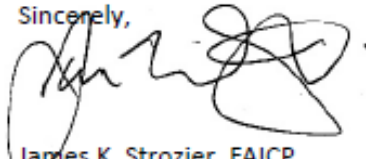
Meeting ID: 959 3827 0222

Find your local number: <https://cabq.zoom.us/u/acn75hg9We>

You can check the agenda for the relevant decision-making body online here:  
<https://www.cabq.gov/planning/boards-commissions> call the Planning  
Department at 505-924-3860.

Please do not hesitate to contact me via phone at (505) 764-9801 or email at  
cp@consensusplanning.com if you have any questions, would like to meet, or  
desire any additional information. Please note, affected Neighborhood  
Associations and Homeowner Associations may request a facilitated Meeting  
regarding this project by contacting the Planning Department at  
devhelp@cabq.gov or 505-924-3955. To view and download the Facilitated  
Meetings Criteria, visit [http://www.cabq.gov/planning/urban-design-  
development/facilitated-meetings-for-proposed-development](http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development).

Sincerely,



James K. Strozier, FAICP  
Consensus Planning, Inc.

Attachments: Zone Atlas Page H-19-Z  
Site Plan

---

Shirley Lockyer  
7501 Skye Court Circle  
Albuquerque, NM 87110

Steve Randall  
7424 Arvada NE  
Albuquerque, NM 87110

RE: Site Plan -EPC- Major Amendment for 7400 Menaul Boulevard NE

Dear Ms. Lockyer, Mr. Randall, and the ABQ Park Neighborhood Association

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, this is notification that Consensus Planning, Inc., Agent for Via Development LLC, has submitted an application for Site Development Plan – EPC – Major Amendment to be reviewed and approved by the Environmental Planning Commission (EPC).

The application refers to the property located at 7400 Menaul Boulevard NE., south of Menaul Boulevard and north of Prospect Avenue; and directly west of the IHOP restaurant. The property is legally described as:

- TR A-1A and TR A-1B PLAT OF TRS A-1A & A-1B BLKS 16 & 17 ZUNI ADDN (BEING A REPL OF TR A-1 BLKS 16 & 17 ZUNI ADDN) CONT containing approximately 4.2 acres.

The Main Bank is on the west portion of the site and the east portion of the site is vacant. The property is zoned Mixed Use-Moderate Intensity (MX-M).

The Applicant proposes a major amendment and replacement to the existing Site Development Plan for Subdivision (Project #1007099, 13EPC-40144). The major amendment will:

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The anticipated EPC Public Hearing for this application will be held on November 12, 2020 starting at 8:40 AM. Due to the ongoing public health orders, this meeting will be in a virtual format via the Zoom software platform. The URL for joining via videoconference or call-in numbers for audio only are as follows:

---

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+1 312 626 6799 US (Chicago)

Meeting ID: 959 3827 0222

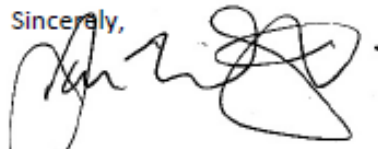
Find your local number: <https://cabq.zoom.us/u/acn75hg9We>

You can check the agenda for the relevant decision-making body online here:

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Please do not hesitate to contact me via phone at (505) 764-9801 or email at [cp@consensusplanning.com](mailto:cp@consensusplanning.com) if you have any questions, would like to meet, or desire any additional information. Please note, affected Neighborhood Associations and Homeowner Associations may request a facilitated Meeting regarding this project by contacting the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>.

Sincerely,



James K. Strozier, FAICP  
Consensus Planning, Inc.

Attachments: Zone Atlas Page H-19-Z  
Site Plan



Consensus Planning  
302 8th Street NW  
Albuquerque, NM 87102



Attn: Lynne Martin  
District 7 Coalition of Neighborhood  
Associations  
1531 Espejo NE  
Albuquerque, NM 87112



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\$ 000.659  
000211 8551 SEP 22 2020  
MAILED FROM ZIP CODE 87102

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Attn: David Haughwout  
Classic Uptown Neighborhood  
Association  
2824 Chama Street NE  
Albuquerque, NM 87110

Albuquerque, NM 87102



Attn: David Haughwout  
District 7 Coalition of Neighborhood  
Associations  
2824 Charma Street NE  
Albuquerque, NM 87110

02 1P  
000211 8651 SEP 22 2020  
MAILED FROM ZIP CODE 87102



FIRST-1

\$ 000.650

Attn: Steve Randall  
ABQ Park Neighborhood Association  
7424 Arivada NE  
Albuquerque, NM 87110



Attn: Robert Lah  
Classic Uptown Neighborhood  
Association  
2901 Mesilla Street NE  
Albuquerque, NM 87110



Attn: Shirley Lockyer  
ABQ Park Neighborhood Association  
7501 Skye Court Circle NE  
Albuquerque, NM 87110

September 24, 2020

Dear Property Owner:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as a nearby Property Owner that Consensus Planning, Inc., Agent for Via Development, LLC., has submitted an application for Site Development Plan – EPC – Major Amendment to be reviewed and approved by the Environmental Planning Commission (EPC).

The application refers to Site Plan for Subdivision for 7300 and 7400 Menaul Boulevard NE. The application is to amend the only 7400 Menaul Boulevard located south of Menaul Boulevard and north of Prospect Avenue; and directly west of the IHOP restaurant. The property is legally described as:

- *TR A-1A and TR A-1B PLAT OF TRS A-1A & A-1B BLKS 16 & 17 ZUNI ADDN (BEING A REPL OF TR A-1 BLKS 16 & 17 ZUNI ADDN) CONT* containing approximately 4.2 acres.

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Please do not hesitate to contact me via phone at (505) 764-9801 or email at [cp@consensusplanning.com](mailto:cp@consensusplanning.com) if you have any questions, would like to meet, or desire any additional information. Please note, affected Neighborhood Associations and Homeowner Associations may request a facilitated Meeting regarding this project by contacting the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>.

The meeting agenda will be posted on the Planning Department website one week prior to the hearing on August 13, 2020. Please visit <http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes> to review the agenda and staff reports.

NOTE: Anyone may request, and the City may require, an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project [IDO Section 14-16-6-4(D)]. To request a Facilitated Meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>.

Please contact me with any questions or concerns at (505) 764-9801 or via email at [cp@consensusplanning.com](mailto:cp@consensusplanning.com)

Sincerely,  
Consensus Planning, Inc.

*Attachment: Zone Atlas Page H-19-Z*

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Manning  
et NW  
NM 87102



Theresa M Garcia  
7509 Prospect Avenue NE  
Albuquerque, NM 87110

Manning  
et NW  
NM 87102



Jose C. Valadez  
7505 Prospect Avenue NE  
Albuquerque, NM 87110

Manning  
et NW  
NM 87102



Albuquerque Bernalillo County Water  
Utility Authority  
PO BOX 1293  
Albuquerque, NM 87103

Planning  
et NW  
JM 87102

Hunter Real Estate LLC  
4638 Orchard CT. NW  
Albuquerque, NM 87107



anning  
et NW  
M 87102

Antoine F. Luxon  
7412 Prospect Avenue NE  
Albuquerque, NM 87110



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et NW  
NM 87102

Michael R. and Wendi L. Bowling  
685 Las Barrancas Drive  
Danville, California 94526-2342



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Daniel and Olga Baca  
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James D. Romero  
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Honolulu, Hawaii 96815-4932

18 Planning  
Street NW  
Albuquerque, NM 87102

Pamela J. Berg & Michael W. Hunter &  
Susan A. Hunter CO TR Hunter RVT  
4638 Orchard Ct. NW  
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Littleton, CO 80120-8188

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PO BOX 129  
Albuquerque, NM 87103

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NM 87102

Ross Family LTD PTNS C/O Robin Ross  
420 Lake Cook Rd. Suite 113  
Deerfield, IL 60015-4914



Planning  
set NW  
NM 87102

Tracy Lee Edaburn  
7420 Prospect Ave NE  
Albuquerque, NM 87110



Planning  
set NW  
NM 87102

Main Bank  
PO BOX 36630  
Albuquerque, NM 87176





Planning  
et NW  
NM 87102

Betty Jo Garcia  
7437 Prospect Ave. NE  
Albuquerque, NM 87110



Planning  
et NW  
NM 87102

James P Etux Harwell  
2500 Mesilla St. NE  
Albuquerque, NM 87110



Planning  
et NW  
NM 87102

Judy Ann Dill  
7428 Prospect Avenue NE  
Albuquerque, NM 87110



Planning  
rect NW  
NM 87102

David S. Tafoya  
2420 Mesilla St Ne  
ABQ, NM 87110

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James C and Catherine Sundsmo  
7501 Prospect Avenue NE  
Albuquerque NM 87110

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Planning  
Street NW  
NM 87102

William Tobin  
6801 Jefferson St. NE Suite 300  
ABQ, NM 87109

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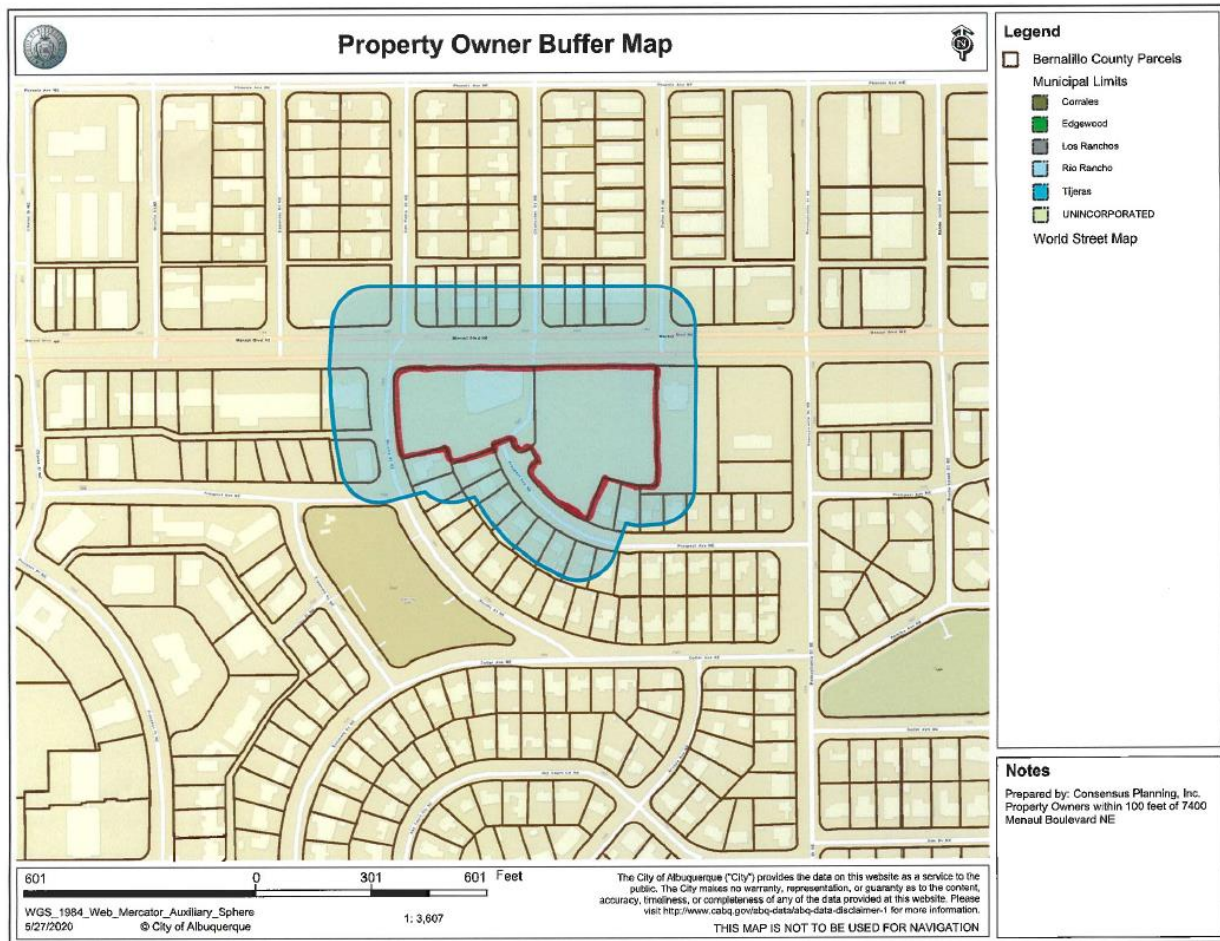


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MAILED FROM ZIP CODE 87102

Planning  
Street NW  
NM 87102



US New Mexico Federal Credit Union  
3939 Osuna Rd. NE  
ABQ, NM 87109



Owner	Owner Address	Owner Address 2
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	PO BOX 1293	ALBUQUERQUE NM 87103-1293
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	PO BOX 1293	ALBUQUERQUE NM 87103-1293
BACA DANIEL & OLGA S	9128 WILSHIRE CT NE	ALBUQUERQUE NM 87122-3050
BERG PAMELA J & HUNTER MICHAEL W & HUNTER SUSAN A CO TR HUNTER RVT	4638 ORCHARD CT NW	ALBUQUERQUE NM 87107
BERG PAMELA J & HUNTER MICHAEL W & HUNTER SUSAN A CO TR HUNTER RVT	4638 ORCHARD CT NW	ALBUQUERQUE NM 87107
BERG PAMELA J & HUNTER MICHAEL W & HUNTER SUSAN A CO TR HUNTER RVT	4638 ORCHARD CT NW	ALBUQUERQUE NM 87107
BOWLING MICHAEL & BOWLING WENDI TRUSTEE BOWLING FAMILY TRUST	685 LAS BARRANCAS DR	DANVILLE CA 94526-2342
DILL JUDY ANN	7428 PROSPECT AVE NE	ALBUQUERQUE NM 87110-4543
EDABURN TRACY LEE	7420 PROSPECT AVE NE	ALBUQUERQUE NM 87110-4543
GARCIA BETTY JO	7437 PROSPECT AVE NE	ALBUQUERQUE NM 87110-4542
GARCIA THERESA M	7509 PROSPECT AVE NE	ALBUQUERQUE NM 87110
HARWELL JAMES P ETUX	2500 MESILLA ST NE	ALBUQUERQUE NM 87110-4541
HUNTER REAL ESTATE LLC	4638 ORCHARD CT NW	ALBUQUERQUE NM 87107
HUNTER REAL ESTATE LLC	4638 ORCHARD CT NW	ALBUQUERQUE NM 87107
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HUNTER REAL ESTATE LLC	4638 ORCHARD CT NW	ALBUQUERQUE NM 87107
LAMACE PROPERTIES LLC	9405 LAS CALABAZILLAS AVE NE	ALBUQUERQUE NM 87111
LUXON ANTOINE F	7412 PROSPECT AVE NE	ALBUQUERQUE NM 87110
MAIN BANK	PO BOX 36630	ALBUQUERQUE NM 87176
PARKS NANCY L	2961 W LONG DR APT #C	LITTLETON CO 80120-8188
ROMERO JAMES D	3071 PUALEI CIR APT 102	HONOLULU HI 96815-4932
ROSS FAMILY LTD PTNS C/O ROBIN ROSS	420 LAKE COOK RD SUITE 113	DEERFIELD IL 60015-4914
SALAS FRED J	12715 YORBA LINDA DR SE	ALBUQUERQUE NM 87123-3887
SALCIDO PEDRO J & INEZ A SALCIDO FAMILY TRUST	12412 MENAUL BLVD NE	ALBUQUERQUE NM 87112
SUNDSSMO JAMES C & CATHERINE	7501 PROSPECT AVE NE	ALBUQUERQUE NM 87110
TAFOYA DAVID S	2420 MESILLA ST NE	ALBUQUERQUE NM 87110-4540
TAFOYA DAVID S ETUX	2420 MESILLA ST NE	ALBUQUERQUE NM 87110-4540
TOBIN WILLIAM	6801 JEFFERSON ST NE SUITE 300	ALBUQUERQUE NM 87109-4390
U S NEW MEXICO FEDERAL CREDIT UNION	PO BOX 129	ALBUQUERQUE NM 87103
US NEW MEXICO FEDERAL CREDIT UNION	3939 OSUNA RD NE	ALBUQUERQUE NM 87109
VALADEZ JOSE C	7505 PROSPECT AVE NE	ALBUQUERQUE NM 87110-4544
YURCIC JASON	7424 PROSPECT AVE NE	ALBUQUERQUE NM 87110

## SIGN POSTING AGREEMENT

### REQUIREMENTS

#### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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


4. TIME

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

5. REMOVAL

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

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

  
(Applicant or Agent)

9/24/2020

(Date)

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

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



Oct 25, 2020 at 1:54:28 PM  
7300 Menaul Blvd NE  
Albuquerque NM 87110  
United States

**REQUEST**  
Site Plan, EPC-Major  
Amendment to create an  
additional tract and reconfigure  
the access.

By the filing of this application, the applicant certifies that the information provided is true and correct to the best of their knowledge and belief. The applicant also certifies that the information provided is not false or misleading. The applicant further certifies that the information provided is not a violation of any applicable laws or regulations.

The City of Albuquerque Environmental Planning Commission will hold a public hearing in via Zoom. Please visit the website above for the agenda and connection info. Hearing on November 12, 2020 at 8:30 AM. All persons have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 924-3860 or contact the applicant.

Required to be posted from 10/28/2020 to 11/12/2020  
by Conventus Planning for Via Development LLC (505) 764-9801  
applicant/agent phone  
REFER TO FILE# PR-2020-004021 SI-2020-00942

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

Oct 25, 2020 at 1:51:13 PM  
7437 Prospect Ave NE  
Albuquerque NM 87110  
United States

**REQUEST**  
Site Plan, EPC-Major Amendment  
to create an additional tract  
and reconfigure the access.

By the filing of this application, the applicant certifies that the information provided is true and correct to the best of their knowledge and belief. The applicant also certifies that the information provided is not false or misleading. The applicant further certifies that the information provided is not a violation of any applicable laws or regulations.

The City of Albuquerque Environmental Planning Commission will hold a public hearing via Zoom. Please visit the website above for the agenda and connection info. Hearing on November 12, 2020 at 8:30 AM. All persons have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 924-3860 or contact the applicant.

Required to be posted from 10/29/2020 to 11/12/2020  
by Conventus Planning for Via Development LLC (505) 764-9801  
applicant/agent phone  
REFER TO FILE# PR-2020-004021 SI-2020-00942

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

Oct 25, 2020 at 1:48:15 PM  
7500 Menaul Blvd NE  
Albuquerque NM 87110  
United States

## REQUEST

Site Plan, EPC - Major  
Amendment to create an  
additional tract and reconfigure  
the access.

Application subject of request will be subject to public hearing  
Application subject of request will be subject to public hearing  
Application subject of request will be subject to public hearing

City of Albuquerque  
Planning Department  
1000 University Blvd NE, Suite 100  
Albuquerque, NM 87102-1000  
Phone: (505) 243-3860  
Fax: (505) 243-3861  
Email: [planning@ci.albuquerque.nm.us](mailto:planning@ci.albuquerque.nm.us)  
Website: [www.ci.albuquerque.nm.us/planning](http://www.ci.albuquerque.nm.us/planning)

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Required to be posted from 10/28/2020 to 11/12/2020  
by Consensus Planning for Via Development LLC (505) 764-9801  
applicant/agent

REFER TO FILE# PR-2020-004021 ST-2020-00442 phone

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