



Environmental Planning Commission

Agenda Number: 5
Project #: PR-2021-004021
Case #: SI-2021-01682
Hearing Date: November 18, 2021

Staff Report

Agent	Modulus Architects, Inc.
Applicant	Goodwill Industries of NM
Request	Site Plan – EPC Major Amendment
Legal Description	Tract A-1A and Tract A-1B, Plat of Tracts A-1A and A-1B, Blocks 16 and 17, Zuni Addition
Location	Between Louisiana Blvd. NE and Pennsylvania St. NE, (7400 Menaul BLVD NE)
Size	Approximately 4.2 acres
Zoning	MX-M

Staff Recommendation

APPROVAL of SI-2021-01682, based on the Findings beginning on p.17 and subject to the conditions beginning on p.22.

STAFF PLANNERS
Catalina Lehner, AICP- Senior Planner
Megan Jones, Planner

Summary

The request is for a Major Amendment to the controlling site development plans to: 1) remove tract A1B from the controlling site development plan for subdivision and 2) abandon the controlling site development plan for building permit. The subject site would then be controlled by the IDO rather than the existing design standards. The subject site is in an Area of Change and along the Menaul Blvd. Multi-Modal Corridor, and is not in an Activity Center.

The applicant notified the District 7 Coalition of Neighborhood Associations (NAs), the ABQ Park NA, Alvarado Park NA, and the Classic Uptown NA, Inez NA, Jerry Cline Park NA, Mark Twain NW, Quigley Park NA, Snow Heights NA, Winrock South and Winrock Villas Condo Neighborhood Associations and property owners as required. There is no known opposition.

Staff recommends approval subject to minor conditions.



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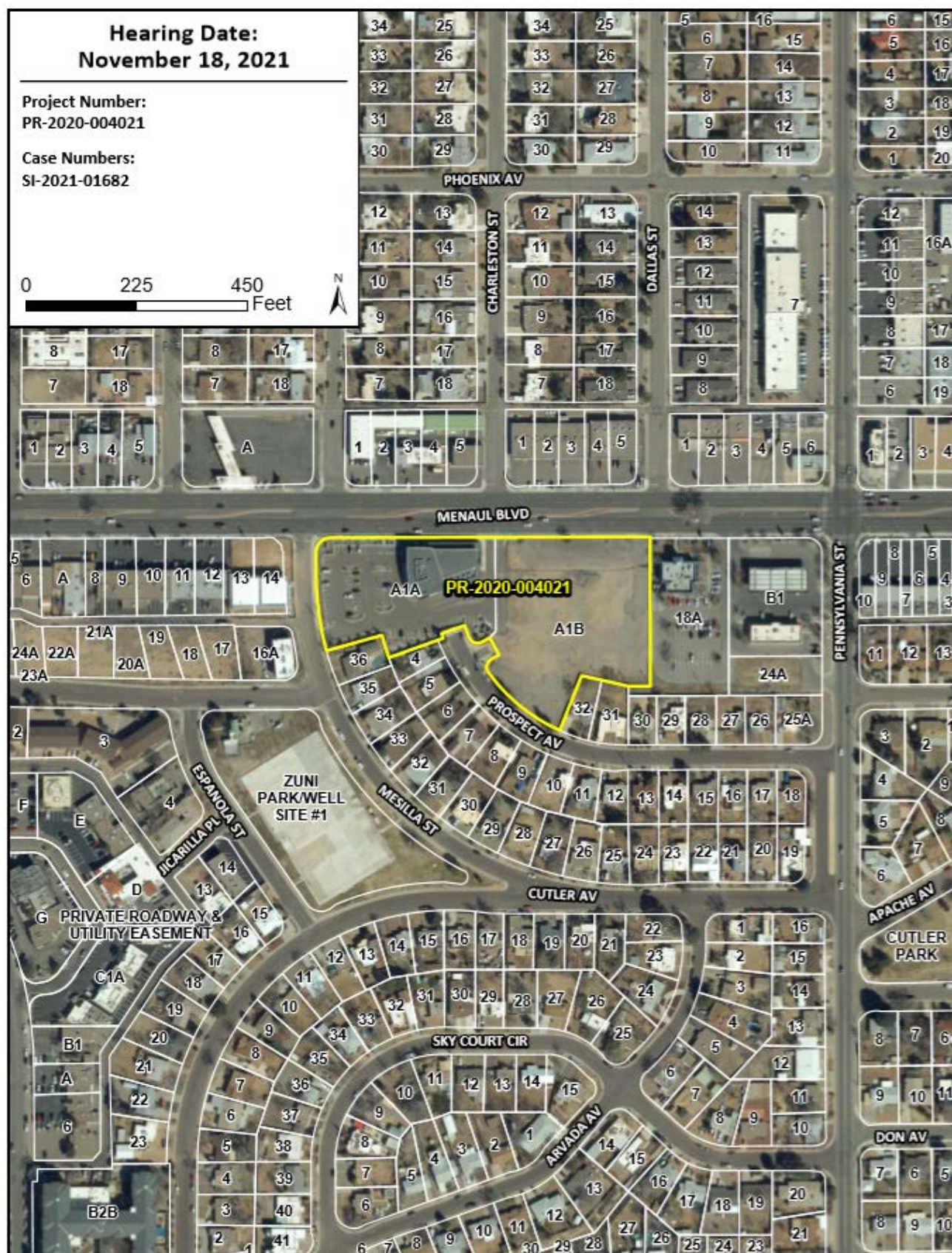
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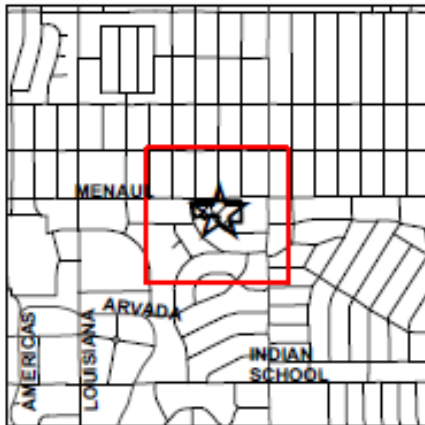
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IDO ZONING MAP

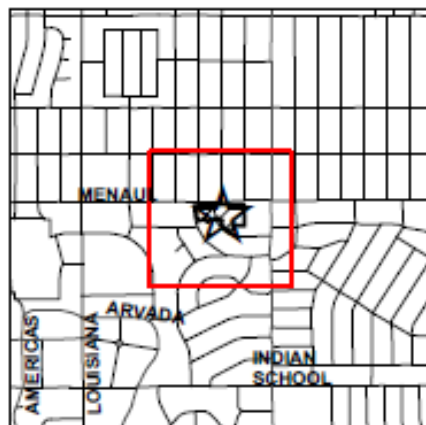
Note: Gray shading
Indicates County.



1 inch = 250 feet

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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
CMSG 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

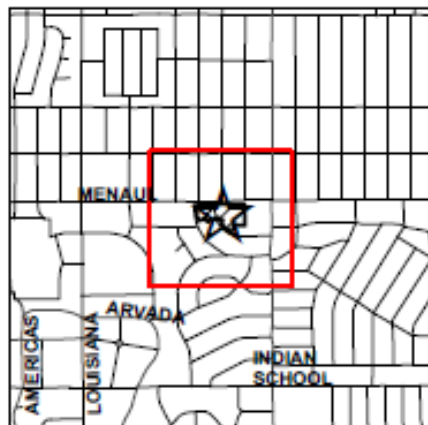
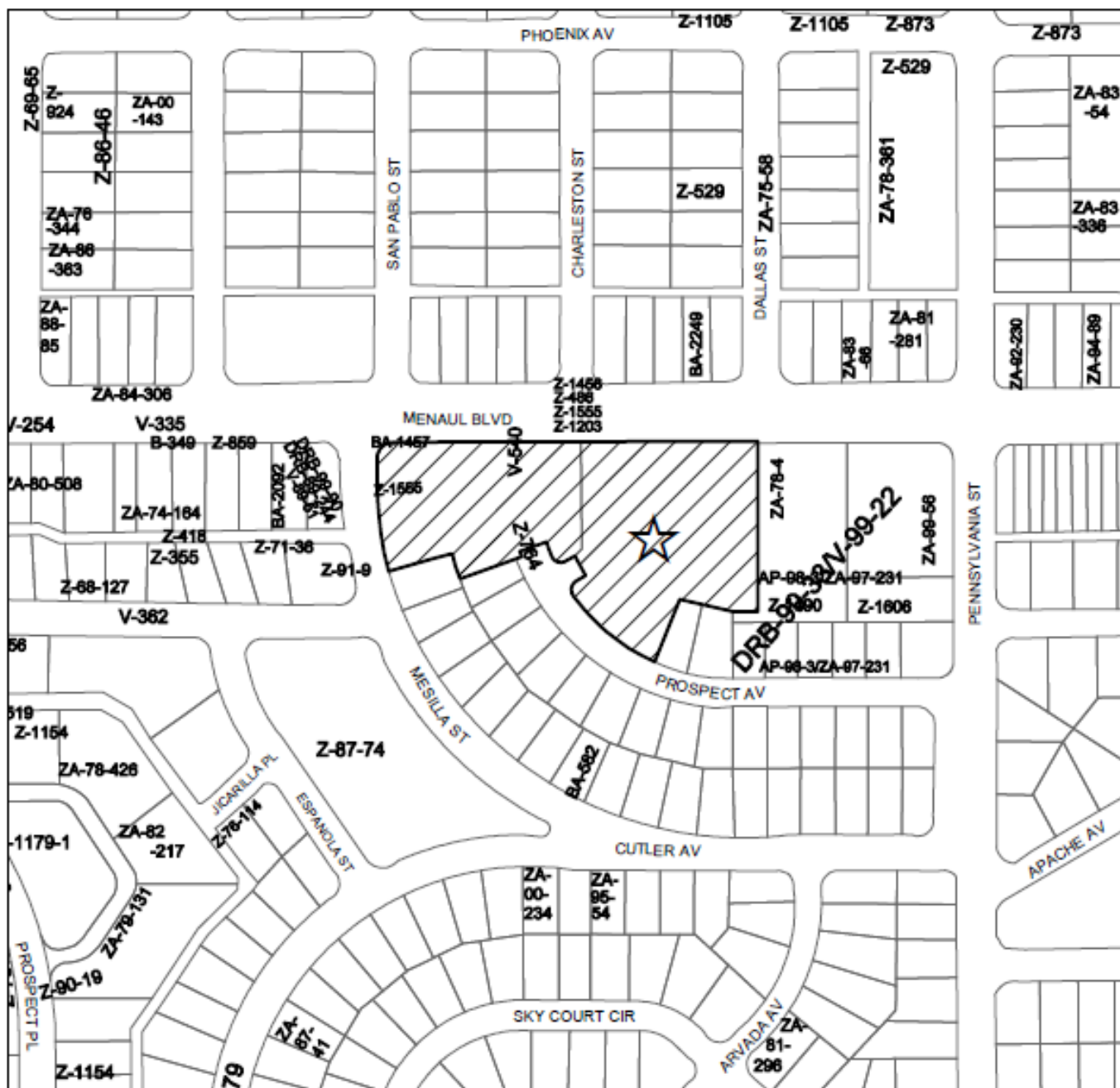


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HISTORY MAP

Note: Gray shading indicates County.



1 inch = 250 feet

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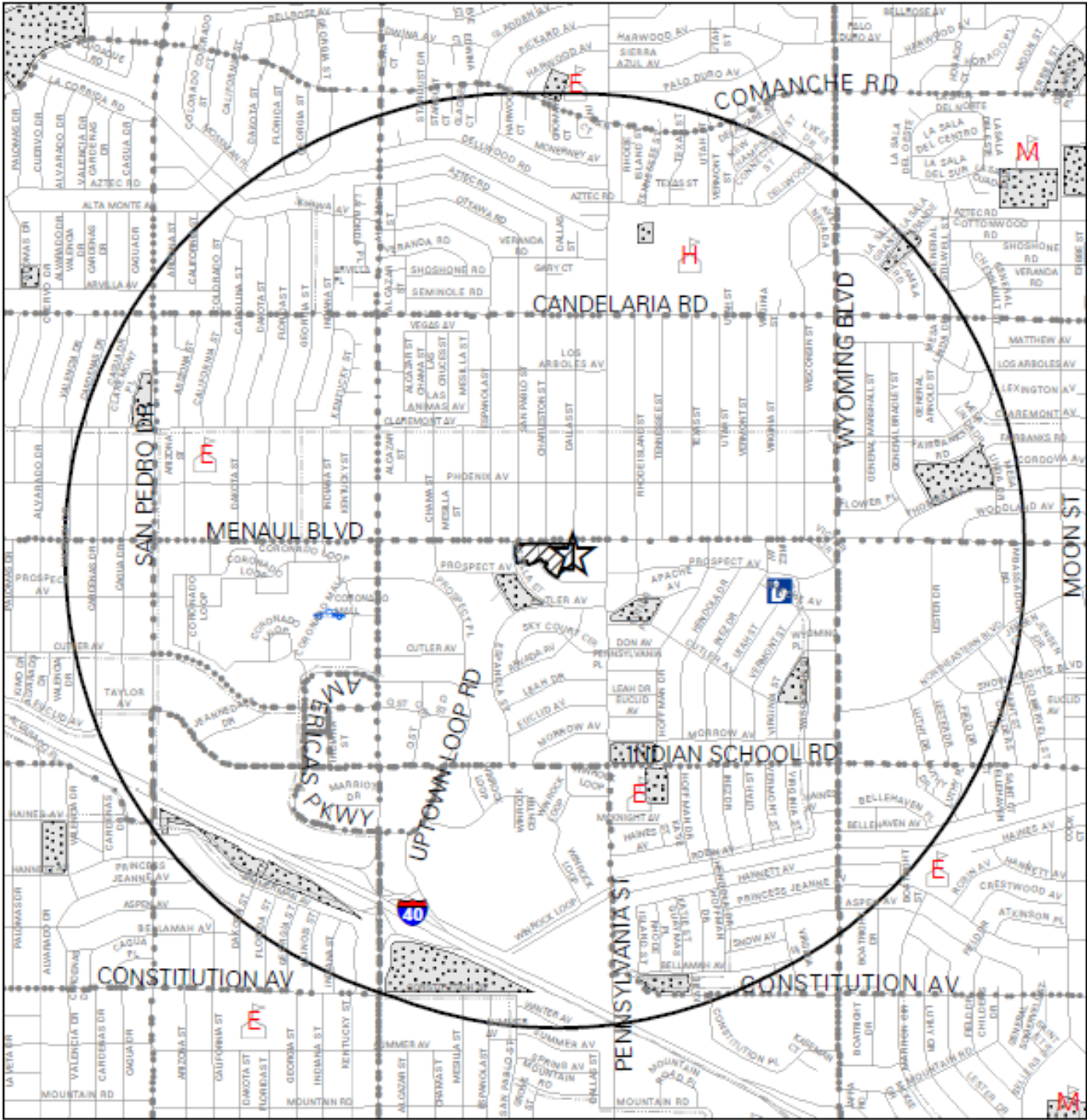
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Public Facilities Map with One-Mile Buffer

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

I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	MX-M	Area of Change	Commercial Services (Bank)
<i>North</i>	MX-M	Area of Change	Commercial Retail (Building and home improvement materials)
<i>South</i>	R-1C	Area of Consistency	Single-family residential neighborhood
<i>East</i>	MX-M	Area of Change	Restaurant
<i>West</i>	MX-M	Area of Change	General Retail

Request

The request is for Site Plan – EPC, Major Amendment, for an approximately 4.2-acre site legally described as Tract A-1A and Tract A-1B, Plat of Tracts A-1A and A-1B, Blocks 16 and 17, Zuni Addition, zoned MX-M and located at 7400 Menaul Blvd. NE, between Louisiana Blvd. NE and Pennsylvania St. NE (the “subject site”).

The request is for a Major Amendment to the controlling site development plans to: 1) remove tract A1A from the controlling site development plan for subdivision and 2) abandon the controlling site development plan for building permit. The subject site would then be controlled by the IDO rather than the existing design standards. The site development plan for building permit, which expires in January 2022, would no longer be valid.

This will allow the applicant to develop the subject site in accordance with the IDO’s mixed use – moderate intensity zoning.

EPC Role

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

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

Context

The subject site is located in a developed area adjacent to the Uptown Urban Center to the west and is characterized by a variety of commercial and residential uses. Urban Centers incorporate a mix of residential and employment uses at a lower density and intensity than Downtown urban Centers. North of the subject site is a building/home improvement store and office. To the south is a single-family residential neighborhood. East of the site is a restaurant and a gas station. To the west is a general retail store, office, and utilities.

The subject site is located in an Area of Change as designated by the Comprehensive Plan, but is not within a designated activity center. The site is within the boundaries of the Mid Heights Community Planning Area (CPA) and is surrounded by areas of change and areas of consistency.

History

The subject site was part of a larger annexation that included land between Menaul Blvd, Louisiana Blvd., Indian School Rd. and Wyoming Blvd. The annexation occurred on November 1, 1949 (AGIS annexation layer). The subject site was originally 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.

In May 2008, the EPC approved a site development plan for building after receiving approval of a zone map amendment, 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. The subject site was replatted from 23 lots to a single parcel (Tract A) and vacated a section of Prospect Avenue that bisected the site to be replaced with a public access and utility easement in October 2008.

In April 2012, the EPC approved a site development plan for subdivision with design guidelines. The site plan vacated a portion of Prospect Avenue that connected to Menaul and realigned access to the site with Charleston Street. In 2013, the DRB approved a request to split the lot into two tracts, Tract A-1A and A-1B. The EPC then approved a site development plan for building permit to construct Main Bank, a free-standing bank with drive up service, on Tract A-1A. In 2015 the EPC approved a site plan for building permit for a credit union on Tract A-1B, which was never developed. This site plan for building permit will expire after 7 years, which will be January 2022.

In November 2020, the EPC voted to approve a Site Plan -EPC Major Amendment to split Tract A-1B into two tracts, Tract A-1B-1 and Tract A-1B-2. The request was delegated to the DRB with no application to date. Tract A-1B remains vacant.

Roadway System

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

The LRRS map classifies Menaul Blvd. NE as a Community Principal Arterial street and Mesilla St. NE as a local urban Street.

Comprehensive Plan Designations

The Comprehensive Plan designates Menaul Blvd as a Multi-modal Corridor. Multi-modal corridors are intended to encourage the redevelopment of aging, auto-oriented commercial strip

development to a more mixed-use, pedestrian-oriented environment that focuses heavily on providing safe, multi-modal transportation options.

Comprehensive Plan Community Planning Area Designation

The subject site is located within the area designated as the Mid Heights CPA by the Comprehensive Plan. The Mid Heights CPA is made up of many 1950s suburbs, this area includes major arroyos that form linear parks with multi-use trails. Uptown Urban Center, a regional shopping mecca, is its focal point, with a concentration of large-scale urban center development.

Trails/Bikeways

The Long-Range Bikeway System (LRBS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO) identifies existing and proposed routes and trails. Menaul Blvd NE does not currently have a bike lane or trail. To the east of the subject site is Pennsylvania St NE, an urban major collector, which has an existing bike lane.

Transit

The subject site is well-served by transit. Menaul Blvd. NE is served by ABQ Ride 8 Menaul which is a Primary fixed route running 16.3 miles with a starting point at the Alvarado Transportation Center to 12th St. and Menaul Blvd. NE. Route 8 runs east and west bound on Menaul Blvd NE. to Tramway Blvd NE and turns around at Tramway Blvd NE and Montgomery Blvd NE. Route 8 - Menaul runs Southbound at Louisiana Blvd NE and Menaul Blvd NE to the ABQ Uptown area. It runs for approximately 16 hours a day and has a peak frequency of 20 minutes Monday through Friday and 30 minutes on Saturday and Sunday. There is a stop pair on either side of Menaul running eastbound and westbound directly adjacent to 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

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

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

Site Plan: An accurate plan that includes all information required for that type of application, structure, or development.

General Retail: An establishment providing for the retail sale of general merchandise or food to the general public for direct use and not for wholesale; including but not limited to sale of general merchandise, clothing and other apparel, flowers and household plants that are not grown on-site, dry goods, convenience and specialty foods, hardware and similar consumer goods, cannabis for medical consumption pursuant to Sections 26-2B-1 to 26-2B-10 NMSA 1978 (the Lynn and Eric Compassionate Use Act).

General retail is divided into 3 categories based on the size of the establishment or use (not the size of the structure):

1. General Retail, Small: An establishment with no more than 25,000 square feet of gross floor area.
2. General Retail, Medium: An establishment of more than 25,000 square feet of gross floor area and no more than 50,000 square feet of gross floor area.
3. General Retail, Large: An establishment of more than 50,000 square feet of gross floor area. See also Large Retail Facility.

Zoning

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

Pursuant to IDO Table 4-2-1: Allowable Uses, general retail, small and medium are permissive.

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

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

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

Chapter 4: Community Identity

Goal 4.1 – Character: Distinct communities.

The subject site is in a community that could be considered distinct because it is within the ¼ mile buffer of the adjacent Uptown Urban Center. The request would generally enhance, protect, and preserve this distinct community by allowing more stringent design standards that better fit the character of the community than the existing design standards. The subject site is ultimately intended to develop as general retail in the future, which would replace a currently vacant lot, therefore allowing quality development according to IDO requirements that is consistent with the surrounding community. This request is generally consistent with Goal 4.1 Distinct communities.

Goal 4.1.2– Character: Identity and Design

This request would help to facilitate future general retail development on the subject site under the MX-M zone. The site will be subject to the IDO requirements and the Neighborhood Edges (14-16-5-9), Buffer Landscaping requirements (14-16-5-6-(E), MX-M Zone District Dimensional Standards (Table 2-4-5), and building design standards (14-16-5-11). These will help to ensure appropriate character of building design and scale so that the surrounding single-family residential neighborhood is not adversely affected. This request is generally consistent with Policy 4.2.1 Identity and Design Character.

Chapter 5: Land Use

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

The request would facilitate growth along a designated Multi-modal corridor Menaul Blvd. NE which the subject site is located on. Multi-modal corridors encourage the redevelopment of aging, auto-oriented commercial strip development to a more mixed-use, pedestrian-oriented environment that focuses heavily on providing safe, multi-modal transportation options. The subject site is located within ¼ mile of the Uptown Urban Center, which is a designated activity center that is intended to be a distinct, walkable district that incorporates a mix of employment, service, and residential uses at a density and intensity lower than Downtown but higher than neighborhood-oriented Activity Centers. This request facilitates development that would reinforce the Menaul Multi-modal corridor. The request is consistent with Goal 5.1 Centers & Corridors.

Policy 5.1.1c: 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

This request could encourage employment, redevelopment, and infill along the Menaul Corridor, and could result in employment density and compact development on an infill site, that is adjacent to the Uptown Urban Center. This request is consistent with policy 5.1.1c.

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

The request would facilitate development of the subject site, which would provide additional opportunities for residents in the surrounding neighborhood to live, work, and shop together. The future development would benefit residents near the Uptown Urban Center, where all the above take place; live, work, learn, shop and play together. The request is consistent with Goal 5.2 – Complete Communities.

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

The subject site is already served by existing infrastructure and public facilities. The request would facilitate new development that would generally promote efficient development patterns and use of land. The request is consistent with Goal 5.3 – Efficient Development Patterns.

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

The subject site is located in an infill area already served by existing infrastructure and public facilities; the request would support additional growth in this established Area of Change, which is adjacent to the Uptown Urban Center. The request furthers Policy 5.3.1 – Infill Development.

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

The subject site is located in an Area of Change, near the Uptown Urban Center, where growth is expected and desired. The request would encourage enable and direct growth to it. The request is generally consistent with Goal 5.6-City Development Areas.

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

The subject site is located in an Area of Change, near the Uptown Urban Center and on Menaul Blvd. NE, a designated Multi Modal corridor. The request would encourage, enable, and direct growth to the Uptown Urban Center and along a designated Multi-modal corridor. The request is generally consistent with Policy 5.6.2-Areas of Change.

Chapter 8: Economic Development

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

The request would facilitate development of the subject site that would generally foster a robust, resilient, and diverse economy by creating opportunities for neighborhood scale general retail in an area of change and infill location. The development on the subject site would be generally consistent with the character of the existing area. This type of development would also encourage economic development that would improve quality of life for area residents by offering work, live, and shop opportunities. The request is generally consistent with Policy 8.1.2 – Resilient Economy.

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

The request would generally facilitate future development that would strengthen the local economy and provide jobs for local residents. This request is generally consistent with Policy 8.1.2c.

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

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

- 6-6(J)(3)(a) The site plan is consistent with the ABC Comp Plan, as amended.
As demonstrated by the policy analysis of the proposed major amendments to controlling site development plans (see above), the request is generally consistent with applicable Comprehensive Plan Goals and policies.
- 6-6(J)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.
The subject site is zoned MX-M; therefore, the above criterion does not apply.
- 6-6(J)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.
The request is for a Major Amendment to the controlling site development plans. The subject site would then be controlled by the IDO rather than the existing design standards and would be required to comply with all applicable provisions of this IDO.
- 6-6(J)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.
The subject site is already served by existing infrastructure and public facilities. Any future capacity needs would be addressed through the DRB and/or building permit process.
- 6-6(J)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.
Future development will be required to comply with the buffering and landscaping requirements of the IDO, specifically with the neighborhood edges (14-16-5-9) requirement. The neighborhood edges provision is intended to preserve the residential neighborhood character of established low-density residential development in any Residential zone district on lots adjacent to any Mixed-use or Non-residential zone district. This will ensure that any development on the subject site so that a proposed development will not burden the surrounding single-family residential lots.
- 6-6(J)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

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

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

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

III. SITE PLAN MAJOR AMENDMENTS

Request

The request is for a Major Amendment of an existing site development plan for subdivision and site development plan for building permit, which were approved prior to the effective date of the IDO (May 17, 2018). Pursuant to IDO Section 14-16-1-10(A), prior approvals remain valid. The request exceeds the thresholds for a minor amendment because it would remove Tract A-1B from a controlling site development plan for subdivision and would abandon the controlling site development plan for building permit for Tract A-1B. Major amendments return to the original approving body which, in this case, is the EPC- which is being requested to relinquish its authority as the controlling body.

1) Site Development Plan for Subdivision (Project #1007099/12EPC-4000)

In 2012, the EPC approved a site development plan for subdivision for the subject site with design standards, which also included splitting the subject site into two tracts from Tract A, to Tract A-1A and A-1B as approved by the DRB. 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.

Tract A-1B did not develop despite an approved site plan for building permit (see below). Tract A-1B remains subject to the design standards for the larger subject site.

2) Site Development Plan for Building Permit (Project #1007099/13EPC-40144 Case # SI-2020 00992)

In 2013, the EPC approved a site development plan for building permit for a credit union on tract A-1B, which got final approval by the DRB in 2015. The proposed 8,000SF building was never developed on Tract A-1B and the lot remains vacant. The existing site plan for building permit expires in January of 2022, but the applicant wants to proceed now.

With approval of the current request to abandon the existing site development plan for building permit on Tract A-1B (2) and remove it from the controlling site development plan for subdivision (1), the

subject site would be controlled by the IDO. Future proposed development on the site would go to: Site Plan-Administrative (6-5(G)), Site Plan - DRB (6-6(I)), or Site Plan – EPC (6-6(J)) for approval depending on which threshold is met.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other interested agencies reviewed this application. A minimal amount of comments was received.

The City Engineer, Transportation Development, notes that future site development must follow Traffic Circulation layout guidelines and criteria and depending on future uses of this development. A TIS or Trip Generation Exhibit may need to be provided.

The Water Utility Authority states that the request shall include a City Fire Marshal approved Fire 1 Plan, a zone map showing the site location, and the proposed Utility Plan.

The Refuse Division of the Solid Waste Management Department notes that a site plan to scale approved for access will be required. This site plan will have to show proposed traffic circulation patterns and the proposed refuse enclosure which will have to meet City of Albuquerque minimum requirements.

The Transit Department made a note pertaining to ABQ RIDE and that there is a Public Transit Shelter Easement under the tree centered in the eastern lot's Menaul frontage. There is currently no stop at that location. Its companion stops on west-bound Menaul just east of Dallas is within 330 feet of the property in question and Route 8 service frequency is in the 30 minute range. When future development is planned, please note that the location of that stop allows a 10% reduction in required parking, and an additional 5% reduction can be obtained by supplying a transit shelter. ((See IDO §5-5(C)(5)).

Albuquerque Public Schools (APS) made a comment that future residential development at this location will impact the following schools: Inez Elementary School, Grant Middle School, and Sandia High School. All of these schools have capacity.

The Public Service Company of New Mexico (PNM) offered standard comments, which will become more important as future site plans are reviewed for development.

Agency comments begin on p.24.

Neighborhood/Public

Notification requirements are found in 14-16-6, in the Procedures Table 6-1-1 and are further explained in 14-16-6-4(K), Public Notice. The affected, registered neighborhood organizations District 7 Coalition of Neighborhood Associations, ABQ Park, Alvarado Park, Classic Uptown, Inez, Jerry Cline Park, Mark Twain, Quigley Park, Snow Heights, Winrock South and Winrock Villas Condo Neighborhood Associations were notified as required. Property owners within 100 feet of the subject site were also notified as required (see attachments).

The Classic Uptown Neighborhood Associations requested a neighborhood meeting. The agent reached out VIA email on multiple occasions to set up a meeting and have not heard back for the neighborhood representatives that requested the meeting. No meeting has been held to date of this letter.

No additional pre-application meetings were requested, nor were there any opposition from neighbors or property owners.

V. CONCLUSION

The request is for Site Plan – EPC, Major Amendment, for an approximately 4.2-acre site, located on the northeastern corner of Menaul Blvd. and Mesilla St NE. (the “subject site”)

The subject site is zoned MX-M (Mixed-Use Moderate Intensity Zone) and located on a Multi-modal Corridor. The subject site is located in an Area of Change and near a designated Urban Center. The request is generally consistent with applicable Comprehensive Plan policies regarding Community Identity, Land Use, and Economic Development.

The applicant requests that the Environmental Planning Commission (EPC) 1) remove tract A1B from the controlling site development plan for subdivision and 2) abandon the controlling site development plan for building permit. The subject site would then be controlled by the IDO rather than the existing design standards.

The affected neighborhood organizations and property owners within 100 feet of the subject site were notified as required. The Classic Uptown NA requested a neighborhood meeting, but did not respond when contacted by the applicant.

Staff recommends approval subject to minor conditions.

FINDINGS – SI-2021-01682 November 18, 2021 - Site Plan-EPC, Major Amendment

1. The request is for a Major Amendment for a property legally described as Tract A-1A and Tract A-1B, Plat of Tracts A-1A and A-1B, Blocks 16 and 17, Zuni addition, Zoned MX-M located at 7300 Menaul Blvd. NE Albuquerque, NM 87110, and is approximately 4.2 acres (the “subject site”)
2. The applicant requests that the EPC 1) remove tract A1B from the controlling site development plan for subdivision and 2) abandon the controlling site development plan for building permit.
3. The EPC is hearing this case pursuant to IDO section 14-16-6-4(Z) Amendments of Pre-IDO Approvals. Major amendments shall be reviewed by the decision-making body that issued the permit or approval being amended, following the procedures for the most closely equivalent decision in Part 14-16-6 (Administration and Enforcement). The amendment exceeds the thresholds found in IDO table 6-4-4: Allowable Minor Amendments, therefore it is classified as a Major Amendment pursuant to IDO section 14-16-6-4(Z)(1)(b).
4. The subject site is located in an Area of Change on a Multi-modal corridor Corridor-Menaul Blvd. NE.
5. The subject site is zoned MX-M (Mixed Use – Medium Intensity). The purpose of the MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors. Allowable uses are shown in Table 4-2-1
6. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
7. The request is consistent with the following, applicable Goals and policy from Chapter 4: Community Identity

A. Goal 4.1 – Character: Distinct communities.

The subject site is in a community that could be considered distinct because it is within the ¼ mile buffer of the adjacent Uptown Urban Center. The request would generally enhance, protect, and preserve this distinct community by allowing more stringent design standards that better fit the character of the community than the existing design standards. The subject site is ultimately intended to develop as general retail in the future, which would replace a currently vacant lot, therefore allowing quality development according to IDO requirements that is consistent with the surrounding community.

B. Goal 4.1.2– Character: Identity and Design

This request would help to facilitate future general retail development on the subject site under the MX-M zone. The site will be subject to the IDO requirements and the Neighborhood Edges (14-16-5-9), Buffer Landscaping requirements (14-16-5-6-(E), MX-M Zone District Dimensional Standards (Table 2-4-5), and building design standards (14-16-5-11). These will help to ensure appropriate character of building

design and scale so that the surrounding single-family residential neighborhood is not adversely affected.

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

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

The request would facilitate growth along a designated Multi-modal corridor Menaul Blvd. NE which the subject site is located on. Multi-modal corridors encourage the redevelopment of aging, auto-oriented commercial strip development to a more mixed-use, pedestrian-oriented environment that focuses heavily on providing safe, multi-modal transportation options. The subject site is located within ¼ mile of the Uptown Urban Center, which is a designated activity center that is intended to be a distinct, walkable district that incorporates a mix of employment, service, and residential uses at a density and intensity lower than Downtown but higher than neighborhood-oriented Activity Centers. This request facilitates development that would reinforce the Menaul Multi-modal corridor.

- B. Policy 5.1.1c: 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

This request could encourage employment, redevelopment, and infill along the Menaul Corridor, and could result in employment density and compact development on an infill site, that is adjacent to the Uptown Urban Center.

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

The request would facilitate development of the subject site, which would provide additional opportunities for residents in the surrounding neighborhood to live, work, and shop together. The future development would benefit residents near the Uptown Urban Center, where all the above take place; live, work, learn, shop and play together.

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

The subject site is already served by existing infrastructure and public facilities. The request would facilitate new development that would generally promote efficient development patterns and use of land.

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

The subject site is located in an infill area already served by existing infrastructure and public facilities; the request would support additional growth in this established Area of Change, which is adjacent to the Uptown Urban Center.

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

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

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

The subject site is located in an Area of Change, near the Uptown Urban Center and on Menaul Blvd. NE, a designated Multi Modal corridor. The request would encourage, enable, and direct growth to the Uptown Urban Center and along a designated Multi-modal corridor.

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

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

The request would facilitate development of the subject site that would generally foster a robust, resilient, and diverse economy by creating opportunities for neighborhood scale general retail in an area of change and infill location. The development on the subject site would be generally consistent with the character of the existing area. This type of development would also encourage economic development that would improve quality of life for area residents by offering work, live, and shop opportunities.

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

The request would generally facilitate future development that would strengthen the local economy and provide jobs for local residents.

10. 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, overall the request is generally 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.

The subject site is not zoned NR-SU or PD. The subject site is zoned MX-M and the controlling site development plan contains design standards. As part of the request the applicant is asking to be abandon the controlling site development plan so that they may develop the subject site pursuant to the IDO and not according to the design standards, which would be vacated if the request is approved.

- 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.

With implementation of conditions of approval, the site plan will comply with applicable provisions of the IDO. All future development subsequent to this approval shall follow all standards of the IDO as adopted and amended as well any DPM standards of the property in a prior permit or approval affecting the property. All future development 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 site is currently served by the City's existing infrastructure and public improvements, which have adequate capacity to serve the site. This Major Amendment request will not burden the existing infrastructure. Any future development of the subject site will be reviewed by the Development Review Board (DRB), which is charged with addressing infrastructure and ensuring that infrastructure such as streets, trails, sidewalks, and drainage systems have sufficient capacity to serve a proposed development.

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

As part of the request the applicant is asking to be abandon the controlling site development plan so that they may develop the subject site pursuant to the IDO instead of the existing design standards. Any future, proposed development will be required to comply with the decisions of two bodies- the EPC and the DRB. The EPCs' conditions of approval will improve compliance with the IDO, which contains regulations to mitigate site plan impacts to surrounding areas. The DRB's conditions will ensure infrastructure is adequately addressed so that a proposed development will not adversely impact the surrounding area.

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

Not applicable. The subject site is not a part of a Master Development Plan. The purpose of this Major Amendment is to remove tract A-1B from the approved Site Development Plan for Subdivision and to abandon the approved Site Plan for Building Permit. As a result, there will be no controlling site plans or design standards tied to the subject property and will follow the IDO.

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

Not applicable. The subject site is not in a designated Railroad and Spur Area.

11. The affected, registered neighborhood organizations District 7 Coalition of Neighborhood Associations, ABQ Park, Alvarado Park, Classic Uptown, Inez, Jerry Cline Park, Mark Twain, Quigley Park, Snow Heights, Winrock South and Winrock Villas Condo Neighborhood Associations were notified as required. Property owners within 100 feet of the subject site were also notified as required.
12. As of this writing, Staff has not been contacted and is unaware of any opposition.
13. There is currently an ABQ RIDE stop on west-bound Menaul just east of Dallas. This stop is within 330 feet of the subject site. Due to this stop, when any proposed future development is planned, the location of this stop allows a 10% reduction in required parking, and an additional 5% reduction can be obtained by supplying a transit shelter. ((See IDO §5-5(C)(5)).
14. Any proposed future site development must follow Traffic Circulation layout guidelines and criteria. A TIS or Trip Generation Exhibit may need to be provided depending on specific land uses.

RECOMMENDATION – PR-2021-005846, SI-2021-01682, November 18, 2021

APPROVAL of Project#2021-004021, Case#SI-2021-01682, a Major Amendment to remove Tract A-1B from the controlling site development plan for subdivision and to abandon the existing site development plan for building permit, for an approximately 4.2-acre site, located on Menaul Blvd. NE and Mesilla St. NE. (7400 Menaul Blvd. NE) based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL – SI-2021-01682

1. The applicant shall meet with the Staff planner prior to applying to Site Plan-EPC, Site Plan-DRB, or Site Plan-Admin to ensure that the conditions of approval are addressed.

2. The applicant shall place a note on the controlling site development plan for subdivision to indicate that Tract A-1B is no longer a part of the site development plan for subdivision pursuant to the EPC's November 18, 2021 decision.

3. **CONDITION FROM THE WATER UTILITY AUTHORITY:**

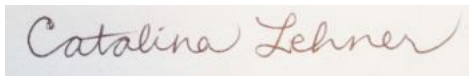
For future development, the applicant shall request an availability statement from the Water Utility Authority. The request shall include a City Fire Marshal approved Fire 1 Plan, a zone map showing the site location, and the proposed Utility Plan.

4. **CONDITION FROM SWMD:**

For future development, the applicant shall provide a site plan, as required by the Solid Waste Department, which shows access, proposed traffic circulation patterns and the proposed refuse enclosure that will have to meet City of Albuquerque minimum requirements.

5. **CONDITIONS FROM PNM:**

- A. Any existing and/or new PNM easements and facilities shall be reflected on any subsequent Site Plans.
- B. The applicant shall contact PNM's New Service Delivery Department to coordinate electric service regarding the project. Please submit a service application at www.pnm.com/erequest for PNM to review.
-



**Catalina Lehner, AICP
Senior Planner**



**Megan Jones
Planner**

Notice of Decision CC list:

Modulus Architects & Land Use Planning Inc., awilliamson@modulusarchitects.com
Goodwill Industries of NM, skastle@goodwillnm.org
Classic Uptown NA, John Whalen, johnwhalen78@gmail.com
Classic Uptown NA, Bert Davenport, brt25@pm.me
District 7 Coalition of NA, Darcy Bushnell, dmc793@gmail.com
District 7 Coalition of NA, Tyler Richter, tyler.richter@gmail.com
ABQ Park NA, Shirley Lockyer, shirleylockyer@gmail.com
ABQ Park NA, Steve Randall, srandall52@comcast.net
Legal, kmorrow@cabq.gov
EPC file

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Long Range Planning

CITY ENGINEER

Transportation Development

- For future site development, follow Traffic Circulation layout guidelines and criteria.
- Depending on future uses of this development, a TIS or Trip Generation Exhibit may need to be provided.

Hydrology Development

New Mexico Department of Transportation (NMDOT)

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Traffic Engineering Operations (Department of Municipal Development)

Street Maintenance (Department of Municipal Development)

RECOMMENDED CONDITIONS FROM THE CITY ENGINEER: NONE

WATER UTILITY AUTHORITY

Utility Services

1. Request an availability at the link. Requests can be made at the link below:
<https://www.abcwua.org/info-for-builders-availability-statements/>. The request shall include a City Fire Marshal approved Fire 1 Plan, a zone map showing the site location, and the proposed Utility Plan.

For information only:

Previous Availability Statement (#140806) written for the site and executed on 02/09/2015 has since expired and needs to be renewed.

Please note that the southmost hydrant leg indicated in the "Conceptual Utility Plan" indicates a bend. Hydrants legs are to remain free of bends.

Please note that pro rata is owed by the site:

- Water Assessment: \$307.50
- Sanitary Sewer Assessment: \$684.12

- Total Assessment: \$991.62

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

A site plan to scale approved for access will be required by the Solid Waste Department. This site plan will have to show proposed traffic circulation patterns and the proposed refuse enclosure which will have to meet City of Albuquerque minimum requirements.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

ABQ RIDE wishes to note that there is a Public Transit Shelter Easement under the tree centered in the eastern lot's Menaul frontage. There is currently no stop at that location. Its companion stop on west-bound Menaul just east of Dallas is within 330 feet of the property in question and Route 8 service frequency is in the 30 minute range. When future development is planned, please note that the location of that stop allows a 10% reduction in required parking, and an additional 5% reduction can be obtained by supplying a transit shelter. ((See IDO §5-5(C)(5))

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

No adverse comments.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No adverse comments.

ALBUQUERQUE PUBLIC SCHOOLS

Case comments: Future residential development at this location will impact the following schools: Inez Elementary School, Grant Middle School, and Sandia High School.

School Capacity			
School	2021-2022 (20th Day) Enrollment	Facility Capacity	Space Available
Inez Elementary School	306	485	179
Grant Middle School	397	750	353
Sandia High School	1,740	1,879	139

MID-REGION METROPOLITAN PLANNING ORGANIZATION (MRMPO)

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

No comments.

PUBLIC SERVICE COMPANY OF NEW MEXICO

1. There are existing PNM facilities abutting the site and/or in easements along the southwest/south side and southeast corner of the site.
2. Any existing and/or new PNM easements and facilities need to be reflected on any subsequent Site Plans.
3. For future reference, perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities. Any trees within or near PNM easements should comply with IDO Section 5-6(C)(10).
4. The applicant should contact PNM's New Service Delivery Department as soon as possible to coordinate electric service regarding any proposed project. Submit a service application at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.
5. If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.



Figure 1: Looking south at the subject site from Menaul Blvd.

Figure 2: Standing on the western edge of the subject site looking east.



Figure 3: Looking NE while standing on the south edge of the subject site.



Figure 4: Looking north while standing on the subject site. Commercial retail and services seen parallel to the site on Menaul Blvd.

Figure 5: Looking NW while standing on Menaul Blvd on the Northern edge of the subject site. Commercial retail and services are seen along Menaul. Main Bank site directly West of the subject site.



Figure 6: Looking east while standing on Menaul Blvd. on the northern edge of the subject site. Commercial retail and services are seen along Menaul.



Figure 7: Looking SE at a single-family residential neighborhood that is parallel to the southern edge of the subject site.

Figure 8: Looking east while standing on on the subject site at a vacant restaurant.



HISTORY



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

Date: May 23, 2008

AMENDED OFFICIAL NOTIFICATION OF DECISION

FILE: Project# 1007099
08EPC-40021 SITE DEVELOPMENT -
BUILDG PRMT
08EPC-40022 AMNDT TO ZONE MAP (ZONE
CHG)

Sandia Foundation
6211 San Mateo NE, Suite 100
Albuq. NM 87109

LEGAL DESCRIPTION: for all or a portion of
Lots 1-3, northerly portion of Lot 37, Lots 38, 39,
Block 16 and Lots 1-11, 33-38 Block 17, Zuni
Addition, zoned C-2 and SU-1 NURSERY to
SU-1/C-2 Permissive Uses with Exclusions
located on SE AND SW CORNERS OF
MENAUL AND PROSPECT AND SE CORNER
OF MENAUL AND MESILLA containing
approximately 4 acres. (H-19) Carol Toffaleti,
Staff Planner

On May 15, 2008 the Environmental Planning Commission voted to approve Project 1007099/08EPC-40022, a zone map amendment from C-2 to SU-1 for C-2 permissive uses with exclusions for Lots 1, 2, 38 and 39, Block 16, Zuni Addition and Lots 1-11 and Lots 37 and 38, Block 17, Zuni Addition, and from SU-1 for Nursery to SU-1 for C-2 permissive uses with exclusions, for Lot 3, the northerly portion of Lot 37, Block 16, Zuni Addition and Lots 33 – 36, Block 17, Zuni Addition, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. The request is for a zone change from C-2 and SU-1 for Nursery to SU-1 for permissive C-2 uses with exclusions, for a site of approximately 4 acres located on the south side of Menaul Blvd. between Mesilla St. and Pennsylvania St. The subject site consists of Lots 1-11 and Lots 33-38, Block 17, Zuni Addition and Lots 1-3, the northern portion of Lot 37 and Lots 38 and 39, Block 16, Zuni Addition. The rear six lots, Lot 3 and the northerly portion of Lot 37, Block 16, Zuni Addition, and Lots 33-36, Block 17, Zuni Addition are currently zoned SU-1 for Nursery. The remaining lots are zoned C-2.

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2. The full zoning designation indicated on the site development plan is: SU-1 for C-2 permissive uses, including a full service liquor license only in conjunction with a restaurant, excluding sales of alcohol for off-site consumption and excluding off-premise signs.
3. The request is accompanied by a site development plan for building permit, case number 08EPC-40021, for a retail center comprising one drive-thru restaurant and three retail buildings with multiple tenants, with a total square footage of 39,725 sf . The applicant proposes to replat the lots into one parcel and to vacate the section of Prospect Ave. that bisects the site and replace it with public access and utility easements.
4. The site was a retail nursery for approximately 45 years, until the company ceased operations in early 2006.
5. The site is in the Established Urban Area of the Comprehensive Plan. No other ranked plans govern the site.
6. The proposed zone change furthers a preponderance of applicable goals and policies of the Comprehensive Plan for the Established Urban Area and related to environmental and community resources:
 - a. Policy II.B.5.d because the proposed change from straight C-2 zoning and SU-1 for Nursery to a single SU-1 designation for the premises facilitates a comprehensive, collaborative approach to the design of new development, which respects neighborhood values and scenic resources in the Menaul corridor.
 - b. Policies II.B.5.i, II.B.5.j, Air Quality Policy II.C.1.b because the subject site is in a commercial corridor and the majority of the premises is already zoned for commercial uses; and the proposed zoning and uses complement the residential area and are accessible by transit, auto, walking and cycling.
 - c. Policy II.B.5.k because unifying the zoning of the site, which is located on an arterial, facilitates a more comprehensive development plan for the site, which takes into consideration how the development interfaces with the surrounding transport network and which protects the livability and safety of surrounding residential neighborhoods.
 - d. Policies II.B.5.e and II.B.5.o because the request facilitates redevelopment of a vacant site in an established area of the city that is contiguous to existing infrastructure and where the integrity of the existing neighborhood can be ensured.
 - e. Economic Development Goal and Policy II.D.6.f because the request for a single zoning of the subject site, which is currently split between two zones and 23 parcels, will remove an obstacle to economic development.
7. The applicant justified the zone change request per Resolution 270-1980:
 - A. The proposed zone change is consistent with the health, safety, morals, and general welfare of the city. The proposed SU-1 zoning allows extensive review by city departments, agencies and residents, which minimizes any adverse effects of future development on public facilities, services and roadways and ensures that the design contributes positively to the neighborhood.

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- B. The applicant provided an acceptable justification for the change. The requested zoning will not destabilize land use and zoning in the area because it is consistent with the zoning of surrounding properties that front on Menaul Blvd., the majority of which are C-2.
- C. The proposed change is not in significant conflict with applicable goals and policies of the Comprehensive Plan. The applicant cited the majority of applicable goals and policies of the Comprehensive Plan pertaining to the Established Urban Area, Transportation and Transit (including Enhanced Transit Corridors and principal arterials) and Environmental Protection (Air Quality). Staff believes that the following also apply to the request:
- Established Urban Area Policy II.B.5.k – the single zone requested for the site furthers this policy as it requires more comprehensive site planning than the existing split zoning. Specifically, the SU-1 zoning enables more input from affected neighborhoods and the city to help minimize the impact of future development on traffic flows and safety on arterial and residential streets in the surrounding area.
- Transportation and Transit Policy II.D.4.o – the proposed zoning does not further this policy insofar as it increases the area for commercial uses by one acre, which will add to traffic congestion on Menaul in the afternoon peak hour.
- Economic Development Goal and Policy II.D.6.f – the proposed zoning partially furthers the Goal because, although it does not diversify development in the area, it creates a single zoning designation for the site, which is currently split between two zones and 23 parcels. This removes an obstacle to economic development and facilitates comprehensive site design that can better balance economic, social and environmental goals.
- D. The applicant has demonstrated that the existing zoning is inappropriate because:
2. Changed neighborhood or community conditions justify the change - The subject site is split between two zoning designations, C-2 and SU-1 for Nursery, but was used for over 40 years as one business, a retail nursery. The market has changed and the SU-1 for Nursery portion of the site is now obsolete and constrains overall redevelopment of the site, which has been vacant since early 2006.
 - and
 3. The requested zoning is more advantageous to the community as articulated in the Comprehensive Plan (The proposed rezoning of the entire 4-acre premises to an SU-1 designation allows input from nearby property-owners and neighborhoods as well as city departments and agencies. The resulting development will benefit from a comprehensive approach to design, that takes account of a broad range of policy objectives including traffic safety, transit and pedestrian access, public open spaces, and protection of residential environments and scenic resources. The proposed zoning, SU-1 for C-2 permissive uses with exclusions, is generally acceptable to surrounding residents and neighborhood associations and is consistent with existing zoning in this portion of the Menaul corridor, which is predominantly C-2.
- E. The permissive C-2 uses with exclusions in the requested zone would not be of significant harm to adjacent property, the neighborhood, or the community. The applicant has excluded liquor sales for off-site consumption in response to neighborhood concerns and has restricted on-site liquor sales to those associated with a restaurant only. The site development plan associated with the requested SU-1 designation allows for neighborhood input concerning the location and buffering of uses on the site.

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- F. The proposed zone change and associated development of a retail center on this infill site in the Established Urban area will not require major and unprogrammed capital expenditures by the city. In fact, the zone change and associated site development plan are allowing the city to require changes to the medians and turning lanes on Menaul which will improve highway safety.
 - G. The cost of land or other economic considerations pertaining to the applicant is not the determining factor for a change of zone.
 - H. The location of the site on Menaul Blvd., a major street, is not the main justification for the requested commercial zoning.
 - I. The zone change request does not create a "spot zone", because the proposed "SU-1 for permissive C-2 uses with exclusions" is consistent with the C-2 zoning that predominates on land fronting Menaul in the surrounding area.
 - J. The zone change request does not create "strip zoning", because the proposed "SU-1 for permissive C-2 uses with exclusions" is consistent with the C-2 zoning that predominates on land fronting Menaul in the surrounding area.
8. Property-owners within 100' and the nine neighborhood associations in the Uptown area were notified of the request. Two facilitated meetings were held (December 13, 2007 and January 21, 2008) prior to submission of the application. The applicant sent a letter to interested parties from the neighborhoods on February 25, 2008, enclosing a site development plan. They communicated with them on April 7 – 9, 2008 by mail and/or email. A (non-facilitated) meeting was held on April 10, 2008 to discuss the proposal submitted to the EPC for the April 17th hearing and reviewed in the corresponding staff report.
9. Letters of opposition to the zone change request were received from the Classic Uptown neighborhood association (NA) and from a property-owner residing on Prospect Ave. Their position is that the lots zoned SU-1 for Nursery should be rezoned for residential rather than commercial uses. Concerns were also raised to previous versions of the site development plans by other property-owners and the Zuni and Inez NAs. Their issues centered on protecting adjoining residents from impacts such as parking and circulation, odors and noise associated with dumpsters, and disturbance from patrons consuming liquor at restaurants on the site.

CONDITIONS:

- 1. The applicant shall apply for a vacation of Prospect Ave. prior to DRB sign off.
- 2. Final sign-off of the accompanying site development plan (08EPC-40021).
- 3. The zoning is SU-1 for C-2 permissive uses with exclusions. The exclusions are:
 - including a full service liquor license only in conjunction with a restaurant
 - excluding sales of alcohol for off-site consumption

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- excluding off-premise signs
-

On May 15, 2008 the Environmental Planning Commission voted to approve Project 1007099/08EPC-40021, a Site Development Plan for Building Permit, for Lots 1-3, the northerly portion of Lot 37 and Lots 38 and 39, Block 16, Zuni Addition, and Lots 1-11 and Lots 33-38, Block 17, Zuni Addition, zoned SU-1 for C-2 permissive uses with exclusions, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. The request is for a Site Development Plan for Building Permit for a site of approximately 4 acres located on the south side of Menaul Blvd. between Mesilla St. and Pennsylvania St.. The subject site consists of Lots 1-11 and Lots 33-38, Block 17, Zuni Addition and Lots 1-3, the northern portion of Lot 37 and Lots 38 and 39, Block 16, Zuni Addition. The rear six lots, Lot 3 and the northerly portion of Lot 37, Block 16, Zuni Addition, and Lots 33-36, Block 17, Zuni Addition are currently zoned SU-1 for Nursery. The remaining lots are zoned C-2.
2. The request is accompanied by a zone map amendment, case number 08EPC-40022, to rezone the 17 lots zoned C-2 and the 6 lots zoned SU-1 for Nursery to SU-1 for permissive C-2 uses with exclusions. The applicant proposes to replat the lots into one parcel and to vacate the portion of Prospect Ave. that bisects the site, and replace it with a public access and utility easement.
3. The site was used as a retail nursery business for approximately 45 years, until the company ceased operations in early 2006.
4. The site is in the Established Urban Area of the Comprehensive Plan. No other ranked plans govern the site.
5. The site development plan for building permit furthers the following applicable goals and policies of the Comprehensive Plan:
 - a. Policy II.B.5.d and Developed Landscape Policy II.C.8.a because the site development and landscape plans respect neighborhood values by addressing residents' concerns about access and buffering; and respects scenic resources by improving the streetscape in the Menaul corridor and creating internal plazas that take advantage of views to the east and west.

- b. Policies II.B.5.i, II.B.5.j, Air Quality Policy II.C.1.b because the proposed commercial center is designed to minimize potential adverse effects on the residential neighborhood to the south by discouraging through-traffic on Prospect, promoting access by transit and walking, prohibiting illumination on signs visible from residences and by incorporating existing mature evergreens in landscape buffers.
 - c. Policy II.B.5.k because the proposed vehicular access and circulation improve traffic safety and livability in this section of the Menaul Blvd. corridor, by reducing the number of existing site drives and discouraging cut-through traffic on Prospect Ave., a residential street.
 - d. Policies II.B.5.l and II.B.5.m because the quality of the development will improve the visual environment in the area and enhance unique vistas to the east and west.
 - e. The Water Management Goal and Policy II.D.2.a because the landscape plan incorporates established trees and consists of low and medium water use plants.
 - f. The Transportation and Transit Goal and Policies II.D.4.a, II.D.4.d, II.D.4.g, II.D.4.p because the proposal improves the safety and convenience of access for transit-users, motorists and pedestrians on a site in an Enhanced Transit Corridor.
 - g. The Economic Development Goal and Policy II.D.6.b because the proposed commercial center is neighborhood-scale, which reflects a balancing of economic, social and environmental goals, and it will attract local and smaller franchise businesses.
6. Property-owners within 100' and the nine neighborhood associations in the Uptown area were notified of the request. Two facilitated meetings were held (December 13, 2007 and January 21, 2008) prior to submission of the application. The applicant sent a letter to interested parties from the neighborhoods on February 25, 2008, enclosing a site development plan. They communicated with them on April 7 – 9, 2008 by mail and/or email. A (non-facilitated) meeting was held on April 10, 2008 to discuss the proposal submitted to the EPC for the April 17th hearing and reviewed in the corresponding staff report.
7. Letters of opposition to the zone change request have been received from the Classic Uptown neighborhood association (NA) and from a property-owner residing on Prospect Ave. Their position is that the lots zoned SU-1 for Nursery should be rezoned for residential rather than commercial uses. Concerns were also raised by other property-owners, and the Zuni and Inez NAs, about protecting adjoining residents from impacts such as parking and circulation, odors and noise associated with dumpsters located at the rear of the site, and disturbance from patrons consuming liquor at restaurants.

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CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:
Conditions of approval for the proposed Zone Map Amendment and Site Development Plan for Building Permit shall include:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - b. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
 - c. Provide public access and utility easements for the portion of Prospect Avenue to be vacated.
 - d. Encroachment agreement required for public sidewalk located within site property adjacent to public streets.
 - e. Delete median diverter in Menaul Boulevard between Prospect Avenue and Charleston Street. Extend westbound left turn lane (maximum length) in Menaul Boulevard to Prospect Avenue. See turning movement count data on Menaul Boulevard at the intersections with Mesilla/San Pablo, Prospect/Charleston and Dallas Streets for justification.
 - f. Extend westbound left turn lane (maximum length – if possible) in Menaul Boulevard to Mesilla Avenue. Full access to San Pablo and Mesilla to remain.
 - g. Dimension and/or reference under keyed notes all site drive widths and radii (i.e. full access at 36' with 25' curb return radii and right turn-in/ right turn-out at 30' with 25' curb return radii).
 - h. For pad "A", adjacent to service loading area (keyed note #39), provide 25' turning radius at entrance of drive thru lane.
 - i. Change all internal curb return radii labeled #7 to #6 (i.e. change 30' to 25').
 - j. Change all internal end of aisle islands labeled #4 to #5 (i.e. change 10' to 15').

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- k. Label and draw southwest corner of the intersection of Prospect and main east/west drive aisle as a 15' minimum radius curb return.
 - l. A concurrent platting action will be required at DRB.
 - m. Site plan shall comply and be designed per DPM Standards.
4. The applicant shall obtain a Water/Sewer Availability Statement prior to signoff application to the DRB. A revised Utility Plan shall also be required prior to DRB sign off.
5. **Zoning** – The following changes shall be made on the site development plan:
- a. In the Building Criteria Table, under Proposed Zoning, the words “high quality” shall be deleted.
 - b. No more than 16,000 square feet net leasable area may be used for restaurant uses.
6. **Site Plan Layout / Configuration** – the following changes shall be made to the site development plan:
- a. The recycling bin shall be no closer than 100' to a residential zone per 14-16-3-15 (D). It may be switched with a refuse enclosure
 - b. The existing property line along the east side of Prospect Ave. shall be labeled “24” (see Keyed Notes) due to the proposed street vacation.
 - c. Relocate dumpsters at the northeast corner of the west shops and the southeast corner of the north shops away from pedestrian plazas, as acceptable to the Solid Waste Department.
7. **Walls/Fences** - the following changes shall be made to the site development plan:
- a. A railing shall be added to the retaining wall at the upper plaza located west of the East Shops building, that matches the design of other structural features on the site (canopies, lighting fixtures or gates).
 - b. A typical elevation of the screen walls and of the retaining wall, including the railing, at the central plaza shall be added to the Details (Sheet 7)
8. **Pedestrian Access and Circulation, Transit Access** - the following changes shall be made to the site development plan:
- a. The label keyed to Note 19 shall be removed from the sidewalk on Menaul.
 - b. The trees at the patio west of Prospect shall be moved to provide a direct pathway between Menaul and the residential area;
 - c. The crosswalk on Mesilla shall have textured paving to match other crosswalks on the site.
 - d. The bus shelter shall be approved by the City Transit Department prior to DRB sign-off.
 - e. Rotate the 12 parking spaces to the south of the west shops up to parallel with the west shops and enlarge the landscape area to the south accordingly.
9. **Lighting** – The overhead canopy lighting shall be shown and detailed in the site development plan.

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10. **Landscaping** – The following changes shall be made to the landscape plan:
 - a. The calculations for “live area” shall refer instead to “live vegetative cover”.
 - b. The landscape buffer adjoining the residential property in the southeast corner of the site shall include a minimum of 75% live vegetative cover excluding tree canopies.
 - c. The proportion of evergreen shrub plantings shall be increased to 25% and shall be distributed across the site.
 - d. The plan shall include a detail of the irrigation system and specify flows and runtimes for trees and shrubs.
11. **Stormwater Management** – The site development plan shall incorporate rainwater harvesting measures, such as french drains, notched curbs and depressed landscaped beds, to reduce stormwater run-off and supplement landscape irrigation.
12. **Outdoor seating** –
 - a. The symbol used for the paving treatment of the central area of the development (on plazas, Prospect Ave. and an internal drive) shall be described in the Keyed Notes.
 - b. Benches for general public use shall be added along the West and East Shops to comply with Section 14-16-3-18 (C)(3) of the Zoning Code.
13. **Architecture** – The following changes shall be made to the site development plan:
 - a. A note shall be added to the site development plan (Sheet 1) explaining that the lines splitting the Shops buildings into tenant spaces are not fixed and that tenant spaces may be combined to create larger spaces.
 - b. Typical dimensions of public and service entrances shall be included on the Elevations;
 - c. All storefronts that may be accessed, including storefronts on the east elevation of the North Shops, shall include a doorway that is labeled “illustrative”;
 - d. Overhead canopy lighting shall be indicated on the Elevations;
 - e. Dimensions of typical windows on the north, east and west elevations of the drive-thru restaurant shall be indicated.
 - f. The north and south elevations of the West and East Shops shall include at least one additional architectural feature to break up the building mass, per Section 14-16-3-18 (D)(2) of the Zoning Code.
14. **Signage** – The following changes shall be made:
 - a. Ref. Design Guideline C. 2.b., insert “tenant” after “per”.
 - b. The thickness of the free-standing site and menu signs shall be shown on the Details sheet, as well as the height of the menu sign.
 - c. The font style used to identify the retail center and numerical address on the two free-standing site signs shall match.
 - d. The potential locations for wall signs shall be eliminated from the west elevation of the North Shops building, as there will be no doorway due to the proposed landscaping in that area.
 - e. Ref. Diagram D.2, “to a maximum of 75” shall be inserted in the label of the marquee sign to match Design Guideline C.2.a.iii.

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- f. Ref. Design Guideline C.2.b., a new guideline iii. shall be added with the same size information as in Diagram C.1, i.e. "40 sf maximum...14" high letters."
- g. Primary and secondary site signs sizes shall not exceed a width of 17 foot 6 inches.
- h. Tenant signage area on site signs shall not exceed 6 tenant listings.
- i. Canopy sign, as noted, to be called blade sign not to exceed 3 square feet.
- j. General tenant guidelines shall read 1 building mounted sign, per tenant per street frontage including parapet, wall, or marquee sign; canopy blade sign to be additional.
- k. The legend for Diagram D.3 shall be rewritten.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY MAY 30, 2008 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC's RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC's DECISION.

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

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

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

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MAY 15, 2008
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Sincerely,

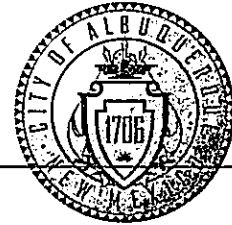

for Richard Dineen
Planning Director

RD/CT/ac

cc: Myers, Oliver & Price, P.C, 1401 Central Ave. NW, Albuquerque, NM 87104
Bill Sterchi, Alvarado Park NA, 5607 Princess Jeanne NE, Albuquerque, NM 87110
Gene Tatum, Alvarado Park NA, 1916 Madeira NE, Albuquerque, NM 87110
Stephen Verchinski, Classic Uptown NA, 2700 Espanola NE, Albuquerque, NM 87110
Patti Flanagan, Classic Uptown NA, 2716 Espanola NE, Albuquerque, NM 87110
Evenlyn Feltner, Inez NA, 2014 Utah St. NE, Albuquerque, NM 87110
Bette Weber, Inez NA, 1927 Virginia St. NE, Albuquerque, NM 87110
Julie Jones, Jerry Cline Park NA, 7625 Winter Ave. NE, Albuquerque, NM 87110
Eric Shirley, Jerry Cline Park NA, 900 Grove St. NE, Albuquerque, NM 87110
Lisa Whalen, Quigley Park NA, 2713 Cardenas Dr. NE, Albuquerque, NM 87110
Maria Young, Quigley Park NA, 2932 Madeira Dr. NE, Albuquerque, NM 87110
Laura Heitman, Snow Heights NA, 8011 Princess Jeanne NE, Albuquerque, NM 87110
Andrea Henderson, Snow Heights NA, 1317 Rhode Island NE, Albuquerque, NM 87110
Louis Abruzzo, Uptown Progress Team, 10 Tramway Loop NE, Albuquerque, NM 87122
Marcy Cook, Uptown Progress Team, 6565 Americas Parkway NE, #200, Albuquerque, NM 87110
Richard Peterson, Winrock South NA, 7110 Constitution Ave. NE, Albuquerque, NM 87110
Virginia Kinney, Winrock South NA, 7110 Constitution Ave. NE, Albuquerque, NM 87110
Sharon Berlind, Zuni NA, 7516 Euclid NE, Albuquerque, NM 87110
Allan Smith, Zuni NA, 7522 Euclid NE, Albuquerque, NM 87110
Harold McCutcheon, 7420 Prospect NE, Albuquerque, NM 87110
Donna K. Yetter, Inez NA Board Member, 2111 Hoffman Dr. NE, Albuquerque, NM 87110
Jason Yurcic, 7424 Prospect NE, Albuquerque, NM 87110
Ms. Garcia, 7437 Prospect NE, Albuquerque, NM 87110
Karen Pitman, 2420 Baylor SE

CITY OF ALBUQUERQUE

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



OFFICIAL NOTIFICATION OF DECISION

October 9, 2014

Main Bank
2424 Louisiana Blvd. NE, Suite 100
Albuquerque, NM 87110

Project #1007099
14EPC-40061 Site Development Plan for Building Permit

LEGAL DESCRIPTION:

Dorman & Breen Architects, agent for Main Bank, requests the above action for Tract A-1A, plat of Tracts A-1A & A-1B, Blocks 16 & 17, Zuni Addition, zoned "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", located at 7300 Menaul Blvd. NE, between Mesilla St. NE and Pennsylvania St. NE, containing approximately 1.8 acres. (H-19) Staff Planner: Catalina Lehner

PO Box 1293

On October 9, 2014, the Environmental Planning Commission (EPC) voted to APPROVE Project#1007099/14EPC-40061, a Site Development Plan for Building Permit, based on the following Findings and subject to the following Conditions of Approval:

FINDINGS:

NM 87103

1. This is a request for a site development plan for building permit for Tract A-1A and A-1B, Blocks 16 & 17, Zuni Addition, an approximately 1.8 acre site located on the south side of Menaul Boulevard NE, between Mesilla Street NE and Pennsylvania Street NE.
2. The subject site is zoned "SU-1 for C-2 Permissive Uses, including full service liquor only in conjunction with a restaurant, excluding sale of alcohol for off-site consumption and excluding off-premise signs." The request is for a bank, which is a permissive use under the current zoning.
3. The site is located in the Established Urban Area of the Comprehensive Plan and is not located within the boundaries of any sector plan. A site development plan for subdivision with Design Standards applies to the subject site.
4. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The request furthers the following, applicable Comprehensive Plan policies:

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- A. Policy II.B.5d- neighborhood/ environmental conditions/resources. The location and development intensity would respect neighborhood values by being as far east as possible on the site, by providing the required landscape buffering and adhering to applicable design standards (which it will with conditions). Neighbors have not expressed any opposition.
 - B. Policy II.B.5e- new growth/urban services/neighborhood integrity. The request would facilitate new growth in an area where full urban services are available. Utilities exist along Menaul Blvd., adjacent to the subject site. Neighborhood integrity would be ensured.
 - C. Policy II.B.5i- employment/service use location. The bank/office building that generally would not adversely affect the nearby residential environment to the south. The required landscape buffer would be provided and lights would be full-cut off. The main entrance is on Menaul Blvd. The proposed building is close to Menaul Blvd. and not the residences, and the design standards are mostly being complied with.
 - D. Policy II.B.5.k-arterial streets/planning/neighborhoods. The request has been designed to minimize the harmful effects of traffic, and the livability and safety of established residential neighborhoods are protected by effective transportation and planning operation. Prospect Avenue has been dead-ended and vacated (or soon to be vacated) to not allow thru-traffic and protect the neighborhood.
 - E. Policy II.B.5l- quality design/new development. The proposed building shows quality features such as variation in material and texture, recesses and a covered walkway. The plaza area and pedestrian entrances from Menaul Blvd. are appropriate to this area, as is the separation of pedestrian and vehicle traffic in this Enhanced Transit Corridor.
6. The request partially furthers the following, applicable Comprehensive Plan Goal and policy:
- A. Economic Development Goal: The request would provide some economic development to the extent that the bank is expanding, and would be located on a commercial corridor and designated transit corridor. Some new employment opportunities may result and may have a range of skills and salary levels that can be considered diversified.
 - B. Policy II.B.5j- commercial development location: The request would provide commercial development in a location already zoned for C-2 commercial uses, though the subject site is not part of a neighborhood oriented center, a larger shopping center and is not a contiguous storefront.
 - C. Policy II.D.4g- Safe and pleasant Pedestrian opportunities: Pedestrian opportunities from Menaul Blvd. are separated from vehicular travel to the rear of the building and to the side of the building. There is no connection from the parking areas or from the neighborhood; the latter was not desired by neighbors.
7. The request partially furthers the following policies found in Section D.4. Community Resource Management- Transportation & Transit of the Comprehensive Plan:

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- A. Policy II.D.4a-Table 11: Menaul Blvd., adjacent to the subject site, is a designated Enhanced Transit Corridor. This type of roadway is designed to improve transit opportunities for residents and businesses and to intensify development of jobs and housing to promote transit use, while ensuring good vehicular movement and accommodating pedestrians and cyclists. The proposed site layout separates pedestrian traffic from Menaul Blvd. from vehicles that enter and exit at the site's southern side, mostly to use the drive-thru lanes. Pedestrian access from the neighborhood is precluded by the site development plan for subdivision requirement for a continuous perimeter wall along the site's southern side, though neighbors could walk down Prospect Ave. and around to access the site.
 - B. Policy II.D.4a-Development Form Standards for Enhanced Transit Corridors: With the exception of FAR, the request meets the Development Form Standards for Enhanced Transit Corridors as shown in Table 11, Policy a. Corridor Policies in an Enhanced Transit Corridor.
8. Property owners within 100-feet of the subject site and the following affected Neighborhood and/or Homeowner Associations were notified of this request: ABQ-Park N.A., Alvarado Park N.A., Classic Uptown N.A., Inez N.A., Jerry Cline Park N.A., Mark Twain N.A., Quigley Park N.A., Snow Heights N.A., Uptown Progress Team, Inc., Winrock South N.A., and the District 7 Coalition of N.As. There is no known neighborhood or other opposition, though a resident who lives nearby has expressed concern to the agent about the building having windows on the second story.

CONDITIONS:

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

4. Walls/Fences:

The perimeter wall shall comply with the requirements of §14-16-3-19, Height/Design Regulations for Walls, Fences & Retaining Walls (design standards). A feature regarding layout and a feature regarding façade design shall be added.

5. Landscaping:

- A. Additional landscaping (not trees) shall be added to the site's NW corner, the buffer along Menaul Blvd. NE and the refuse enclosure area.

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- B. The desert willow nearest the monument sign shall be replaced with at least 5 plants from the list of shrubs.
 - C. Spacing of trees in the landscape buffer adjacent to residential uses shall be equal to 75% the mature canopy of the trees (design standard).
 - D. The landscaping coverage calculation shall be revised accordingly.
 - E. The landscaping buffer adjacent to residential uses shall be dimensioned.
6. Water Harvesting:
- At least one additional curb notch shall be added to the site's NW corner and to each landscape island (except for the LS island that already has two curb notches, design standards).
7. Architecture & Seating:
- A. Add a note stating that highly reflective surfaces are prohibited (design standards).
 - B. Specify the material of the overhang on the second story (can't be plastic or vinyl, design standards).
 - C. A bench shall be added to the plaza area (§14-16-3-18(C)(3), General Building & Site Design for Non-Residential Uses).
 - D. Seating calculation shall be provided.
8. Lighting:
- A. A standard light pole detail showing height, materials, color and finish shall be provided.
 - B. A note shall be added stating that sodium lighting is prohibited (design standards).
9. Signage:
- A. The signage detail shall show a sign that does not exceed 50 sf (design standards).
 - B. The monument sign case shall material shall be specified and shall not be plastic (design standards).
10. Minor and "Clean-Up":
- A. The color of the refuse enclosure gate shall be specified.
 - B. Drainage notes shall be on the Grading & Drainage plan (not the main sheet).
 - C. Curb notches shall be shown on both the Landscaping Plan and the Grading & Drainage Plan.
11. Conditions from the City Engineer, Municipal Development and NMDOT:
- A. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB).

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- B. Please add the following note to the clear sight triangle: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."

12. Conditions from the Public Service Company of New Mexico (PNM):

- A. An existing overhead electric distribution line is located on the southwest portion of the subject property. The applicant is responsible to abide by any conditions or terms of those easements.
- B. Coordination with PNM is necessary for this project regarding proposed tree species, the height at maturity and tree placement, sign location and height, and lighting height in order to ensure sufficient safety clearances to avoid interference with the existing electric overhead distribution line along the southwest portion of the site. Trees indicated on the Landscape Plan, L-1, Sheet 2, are not a compatible height with the existing overhead electric distribution line. A shorter tree selection is recommended at this location. PNM's landscaping preference is for trees and shrubs to be planted outside the PNM easement; however, if within the easement, trees and shrubs should be planted to minimize effects on electric facility maintenance and repair. New trees planted near PNM facilities should be no taller than 25 feet in height at maturity to avoid conflicts with existing electric infrastructure. Contact:

Mike Moyer, PNM Service Center, 4201 Edith Boulevard NE, Albuquerque, NM 87107

Phone: (505) 241-3697

- C. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by October 24, 2014. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

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

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

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to

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

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

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

Sincerely,


Suzanne Lubar
Planning Director

SL/CLL

cc: Dorman + Breen Architects, Attn: Mark Baczek, 13604 Rebonito Ct. NE, Albuquerque, NM 87112
James Sundsmo, ABQ-Park N.A., 7501 Prospect Ave. NE, Albuquerque, NM 87110
Alex Morgan, ABQ-Park N.A., 7414 Leah Dr. NE, Albuquerque, NM 87110
Emily White, Alvarado Park N.A., 5709 Aspen NE, Albuquerque, NM 87110
Billy Cohn, Alvarado Park N.A., PO Box 35704, Albuquerque, NM 87176
David Haughwout, Classic Uptown N.A., 2824 Chama St. NE, Albuquerque, NM 87110
Robert Lah, Classic Uptown N.A., 2901 Mesilla St. NE, Albuquerque, NM 87110
Evelyn B. Feltner, Inez N.A., 2014 Utah St. NE, Albuquerque, NM 87110
Donna Yetter, Inez N.A., 2111 Hoffman Dr. NE, Albuquerque, NM 87110
Cindy Griesmeyer, Jerry Cline Park N.A., 909 San Pablo St., Albuquerque, NM 87110
Ron Goldsmith, Jerry Cline Park N.A., 1216 Alcazar St. NE, Albuquerque, NM 87110
Barbara Lohbeck, Mark Twain N.A., 1402 California NE, Albuquerque, NM 87111
Noreen Bladergroen, Mark Twain N.A., 1201 California NE, Albuquerque, NM 87110
Winnie Schmidt, Quigley Park N.A., 2916 Cuervo Dr. NE, Albuquerque, NM 87110
Danielle Shipley, Quigley Park N.A., 2813 La Veta Dr. NE, Albuquerque, NM 87110
Julie Nielsen, Snow Heights N.A., 8020 Bellamah NE, Albuquerque, NM 87110
Laura Garcia, Snow Heights N.A., 1404 Katie NE, Albuquerque, NM 87110
Ed Anlian, Uptown Progress Team, Inc., 2424 Louisiana Blvd., NE, Ste. 300, Albuquerque, NM 87110

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Kim Corcoran, Uptown Progress Team, Inc., P.O. Box 93488, Albuquerque, NM 87199
Richard Peterson, Winrock South N.A., 7110 Constitution Ave. NE, Abq, NM 87110
Virginia Kinney, Winrock South N.A., 7110 Constitution Ave. NE, Abq, NM 87110
Bill Hoch, District 7 Coalition of N.As, 813 Calle Del Corte NE, Abq, NM 87110
Lynne Martin, District 7 Coalition of N.As, 1531 Espejo NE, Albuquerque, NM 87112
Antoine Luxon, 7412 Prospect Ave. NE, Albuquerque, NM 87110

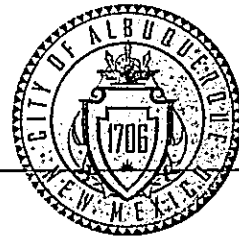
CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION

600 2nd Street NW, 3rd Floor, 87102

P.O. Box 1293, Albuquerque, NM 87103

Office (505) 924-3860 Fax (505) 924-3339



OFFICIAL NOTIFICATION OF DECISION

November 14, 2013

US New Mexico Federal Credit Union
PO Box 129
Albuquerque, NM 87103

Project# 1007099
13ECP-40144 Site Development -- Bldg. Prmt

LEGAL DESCRIPTION:

For all or a portion of Lots A-1A & A-1B, Blocks 16 & 17, Zuni Addition. The site is located on Menaul between Mesilla and Pennsylvania and contains approximately 2.37 acres.

Staff Planner: Carrie Barkhurst

PO Box 1293

Albuquerque

On November 14, 2013, the Environmental Planning Commission (EPC), voted to APPROVE Project 1007099, 13ECP-40144, a request for a Site Development Plan for Building Permit, based on the following Findings and Conditions:

FINDINGS:

New Mexico 87103

www.cabq.gov

1. This is a request for a site development plan for building permit for Tract A-1A and A-1B, Blocks 16 & 17, Zuni Addition, a site of approximately 2.37 acres and located on the south side of Menaul Boulevard, between Mesilla Street and Pennsylvania Street.
2. The subject site is zoned SU-1 for C-2 Permissive Uses, including full service liquor only in conjunction with a restaurant, excluding sale of alcohol for off-site consumption and excluding off-premise signs. The request is for a credit union bank, which is a permissive use under the current zoning.
3. The site is located in the Established Urban Area of the Comprehensive Plan and is not located within any Sector or Area Plans. A site development plan for subdivision, with Design Standards, applies to the subject site.

OFFICIAL NOTICE OF DECISION

Project #1007099

November 14, 2013

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4. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The request is consistent with the following applicable policies of the Comprehensive Plan:
 - a. Policy II.B.5d – The request provides a development plan for a property that has been vacant for several years. Vacant sites tend to attract weeds, litter, loitering, and crime. Eliminating blight and preventing deterioration of property values in the area will help to improve the neighborhood character. The request respects existing neighborhood values by complying with the approved Design Standards, which were written to protect the neighborhood. The site has been designed to minimize possible negative effects through high-quality architectural design and landscaping, as well as appropriate lighting, pedestrian circulation, traffic circulation, and signage.
 - b. Policy II.B.5i – The site is generally oriented to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.
 - c. Policy II.B.5k – The request has been designed to minimize the harmful effects of traffic. The realignment of Prospect Avenue will allow it to line up with Charleston Street and has been configured in such a way as to provide improved vehicular access to the site. The 6' perimeter wall along Prospect Avenue will minimize the view of traffic and parking on the site from the neighborhood to the south.
 - d. Policy II.B.5o – The request would allow for redevelopment and rehabilitation of an older neighborhood in the Established Urban Area. The subject site has been vacant since 2006. The request will redevelop a vacant property according to the approved Design Standards, which will help protect the neighborhood.
 - e. Policy II.D.4a – The request mostly meets policy objectives for street design, transit service, and development form as shown in Table 11, Policy a. Corridor Policies in an Enhanced Transit Corridor. The request meets policy objectives with the exception of building placement and site floor to area ratio. The request will maximize pedestrian connections to transit stops with pedestrian walkways that are a minimum of 6 feet in width, provide a weather protected bus-stop, provide building access from the street, place parking on at least two sides of the building, and follow the modal hierarchy of transit and autos, pedestrians, and bikes.
 - f. Policy II.D.4g – Interior sidewalks are 6-8 feet wide and connect with one another and to the proposed building, as well as with public sidewalks along Menaul Blvd.

OFFICIAL NOTICE OF DECISION

Project #1007099

November 14, 2013

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- g. Policy II.D.4p – The request will provide efficient, safe access and transfer capability between all modes. Proposed site sidewalks provide connections to the proposed building and to the public sidewalk along Menaul. The site plan includes an easement for a bus shelter in front of the subject site and will provide a new bus shelter.
6. The request is partially inconsistent with several applicable policies of the Comprehensive Plan related to non-vehicular circulation/access and transit policies (Policies II.B.5j, II.D.4g, II.B.5k, II.B.5d, and II.D.4a). The conflict is minor and relates to two main elements of the site development plan – pedestrian opportunities and transit opportunities. The EPC supports the access limitations as agreed upon by the applicant and the adjacent residential neighbors with the Site Development Plan for Subdivision.
7. The EPC supports a deviation to the Zoning Code and DPM regarding pedestrian access to Prospect Ave. (§14-16-3-1(H)(2) and DPM Chapter 23, Section 7.B.5)
8. Transit requests that the applicant install a Type C bus shelter as per the COA Design standard COA 2355, and associated bench and trash can at the proposed bus stop.
9. Property owners within 100-feet of the site and the following affected Neighborhood and/or Homeowner Associations were notified of this request: ABQ-Park N.A., Alvarado Park N.A., Classic Uptown N.A., Inez N.A., Jerry Cline Park N.A., Mark Twain N.A., Quigley Park N.A., Snow Heights N.A., Uptown Progress Team, Inc., Winrock South N.A., and the District 7 Coalition of N.A.'s. There is no known support or opposition to this request.

CONDITIONS OF APPROVAL

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The Site Development Plan shall comply with the General Regulations of the Zoning Code and all other applicable design regulations, except as specifically approved and noted by the EPC.

OFFICIAL NOTICE OF DECISION

Project #1007099

November 14, 2013

Page 4 of 6

4. Walls/Fences:

- a. The perimeter wall shall meet the layout requirement to break up the massing of the perimeter wall by indentations, curvilinear alignments, vertical pilasters, decorative features such as columns, or terracing of walls, §14-16-3-19(C)(2)(a)(1).
- b. Prior to submitting the Site Plan for Building Permit for final sign-off to the DRB, the applicant shall administratively amend the Menaul Site – Tract A, Zuni Addition Site Plan for Subdivision Design Standards to modify the language contained in the 11th bullet under section 1. Site Design, General as follows: “A six foot wall shall be located along Prospect Avenue, where the property faces residential development. The design of the wall shall comply with Section 14-16-3-19 of the Comprehensive Zoning Code. The design of the wall shall meet Section 14-16-3-19 General Height and Design Regulations for Walls, Fences, and Retaining Walls.”

5. Landscaping:

- a. The net lot area calculations shall be revised to remove the credit for vehicle overhang area.
- b. 10,180 SF of ground-cover is required, and 10,081 SF is provided. This deficiency shall be remedied through provision of 5-6 additional shrubs.
- c. The wall can be moved closer to the Prospect Ave. sidewalk and the area between the sidewalk and the wall shall be surfaced with gravel. The groundcover shall be relocated to the north side of the wall. Existing trees shall be preserved.

6. Conditions of Approval from the City Engineer:

- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB).
- b. All requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
- c. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

OFFICIAL NOTICE OF DECISION

Project #1007099

November 14, 2013

Page 5 of 6

- d. The throat depth of the site does not meet minimum criteria. A variance must be requested at DRB.
7. The applicant shall coordinate with the Transit Department on the installation of a Type C bus shelter.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **NOVEMBER 29, 2013**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

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

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

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

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing thorough the Planning Director that the Planning Commission extend the plan's life an additional five years.

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

OFFICIAL NOTICE OF DECISION

Project #1007099

November 14, 2013

Page 6 of 6

Sincerely,

CMarone

for

Suzanne Lubar

Acting Director, Planning Department

SL/KCB/mc

cc:

Susan Baca, ABQ-Park N.A., 7465 Sky Court Cir., Albuquerque, NM 87110
Alex Morgan, ABQ-Park N.A., 7414 Leah Dr. NE, Albuquerque, NM 87110
Emily White, Alvarado Park N.A., 5709 Aspen NE, Albuquerque, NM 87110
Billy Cohn, Alvarado Park N.A., PO Box 35704, Albuquerque, NM 87176
Stephen Verchinski, Classic Uptown N.A., 2700 Espanola NE, Albuquerque, NM 87110
Evelyn B. Feltner, Inez N.A., 2014 Utah St. NE, Albuquerque, NM 87110
Donna Yetter, Inez N.A., 2111 Hoffman Dr. NE, Albuquerque, NM 87110
Cindy Griesmeyer, Jerry Cline Park N.A., 909 San Pablo St., Albuquerque, NM 87110
Ron Goldsmith, Jerry Cline Park N.A., 1216 Alcazar St. NE, Albuquerque, NM 87110
Barbara Lohbeck, Mark Twain N.A., 1402 California NE, Albuquerque, NM 87111
Noreen Bladergroen, Mark Twain N.A., 1201 California NE, Albuquerque, NM 87110
Winnie Schmidt, Quigley Park N.A., 2916 Cuervo Dr. NE, Albuquerque, NM 87110
Maureen Maher, Quigley Park N.A., 2935 Cardenas Dr. NE, Albuquerque, NM 87110
Laura Heitman, Snow Heights N.A., 8011 Princess Jeanne NE, Albuquerque, NM 87110
Shirley Marquez, Snow Heights N.A., 7605 Hannett NE, Albuquerque, NM 87110
William Steadman, Uptown Progress Team, Inc., 2424 Louisiana Blvd., NE, Ste. 300, Albuquerque, NM 87110
Kim Corcoran, Uptown Progress Team, Inc., P.O. Box 93488, Albuquerque, NM 87199
Richard Peterson, Winrock South N.A., 7110 Constitution Ave. NE, Abq, NM 87110
Virginia Kinney, Winrock South N.A., 7110 Constitution Ave. NE, Abq, NM 87110
Bill Hoch, District 7 Coalition of N.A.'s, 813 Calle Del Corte NE, Abq, NM 87110
Lynne Martin, District 7 Coalition of N.A.'s, 1531 Espejo NE, Albuquerque, NM 87112
James Sundsmo, 7501 Prospect Ave NE, Albuquerque, NM 87110



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 2, 2012

Project# 1007099

12DRB-70189 VACATION OF PUBLIC ROADWAY EASEMENT

12DRB-70190 VACATION OF PUBLIC WATERLINE EASEMENT

ISAACSON AND ARFMAN PA agent(s) for SANDIA FOUNDATION request(s) the referenced/ above action(s) to eliminate public access through Tract A, Block(s) 16 & 17, ZUNI ADDITION zoned SU-1 FOR C-2 PERMISSIVE USES W/ RESTRICTIONS, located on MENAUL BLVD NE at PROSPECT AVE NE containing approximately 4.183 acre(s). (H-19)

At the August 1, 2012 Development Review Board (DRB) advertised public hearing, the vacations were approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (2), (3) of the Subdivision Ordinance.

Findings

1. The DRB finds that the application request was submitted by the owner of the majority of the footage of land abutting the proposed vacations in accordance with Section 14-14-7-2(A)(1) of the Subdivision Ordinance,
2. Based on the submission by the applicant, testimony at the hearing, as well as the Findings and Conditions of the Environmental Planning Commission (EPC) for this project under Application No. 12EPC-40005, the DRB finds that there is a net benefit to the public welfare because the development made possible by the vacation and as approved by the EPC is clearly more beneficial to the public welfare than the minor detriment resulting from the vacations, in accordance with Section 14-14-7-2(B)(2) of the Subdivision Ordinance. *It was not demonstrated that the creation of a cul de sac for Proppect Avenue is a major detriment to access or public safety as there is still reasonable access for residents and emergency vehicles via Pennsylvania Street.*
3. A sign was posted on the subject property advertising the public hearing, property owners of record abutting the proposed vacation were notified of the hearing by first class mail, and recognized Neighborhood Associations in the area were notified by certified mail prior to the filing of the application for vacations in accordance with Section 14-14-7-2(F)(2) of the Subdivision Ordinance. Objections regarding abridgement of property rights which would result from the vacation were presented by some nearby property owners or their representatives at the referenced hearing; however, the applicant presented New Mexico case law (Mauney, 76 NM 36, 411 and Mandell, 44 NM 109, 99) as evidence that the closure of this section would not be an abridgement of substantial property rights, and the DRB so finds in accordance with Section 14-14-7-2(B) (3) of the Subdivision Ordinance.

CONDITIONS:

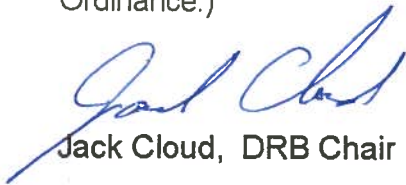
1. Final disposition shall be through the City Real Estate Office.
2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.
3. An acceptable Public Drainage Easement shall be provided on the replat.
4. An acceptable Right of Entry shall be provided to ABCWUA for maintenance of existing public water and sewer until new lines are constructed and accepted in the new easement(s).

The request for Site Development Plan for Subdivision sign-off for EPC was Indefinitely Deferred pending application for Preliminary and Final Plat. If you wish to appeal this decision, you must do so by August 16, 2012 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department Form A, submitted with a fee of \$190.00 to the Planning Department, within 15 days of the Development Review Board's decision.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)



Jack Cloud, DRB Chair

Cc: Isaacson & Afrman PA
Ray A. Padilla, 7500 Montgomery Blvd NE, Albuquerque NM 87109
Rick Salas, 7416 Prospect Ave NE, Albuquerque NM 87110
Harold McCutcheon, 7420 Prospect Ave NE, Albuquerque NM 87110
James Sundsmo, 7501 Prospect Ave NE, Albuquerque NM 87110
Alex Morgan, 7414 Leah Dr NE, Albuquerque NM 87110
Marilyn Maldonado
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 15, 2008

Project# 1007099

08DRB-70413 VACATION OF PUBLIC EASEMENT

08DRB-70414 VACATION OF PUBLIC RIGHT-OF-WAY

THE SURVEY OFFICE agent(s) for SANDIA FOUNDATION request(s) the referenced/ above action(s) for a portion **PROSPECT AVENUE NE** and adjacent easements on adjoining Lot(s) 1-3 & 37-39, Block 16 and 1-11 & 33-38, Block 17, **ZUNI ADDITON**, zoned C-2/ SU-1, located on the south side of MENAUL BLVD NE BETWEEN MESILLA ST NE AND PENNSYLVANIA ST NE containing approximately 4.183 acre(s). (H-19)

At the October 15, 2008 Development Review Board meeting, the vacations were approved as shown on exhibit B in the planning file per section 14-14-7-2(a) (1) and (b) (1)(3) of the subdivision ordinance subject to the following conditions: public roadway (access and drainage) easement will be dedicated connecting Menaul and Prospect. public sidewalk connection will be provided from Menaul to Prospect within a public easement. An exclusive 25ft water and sewer easement will be retained and a maintenance covenant shall be provided.

(A)(1) The vacation requests were filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) Based on the conditions of approval the public welfare is in no way served by retaining the public right-of-way.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office
2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

If you wish to appeal this decision, you must do so by October 30, 2008 in the manner described below.

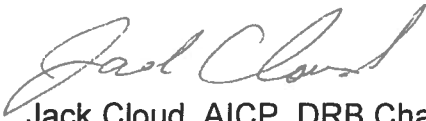
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)



Jack Cloud, AICP, DRB Chair

Cc: The Survey Office – 333 Lomas Blvd NE – Albuquerque, NM 87102

Cc: Sandia Foundation – 6211 San Mateo Blvd NE Ste 100 – Albuquerque, Nm 87109

Marilyn Maldonado

Scott Howell

File

ZONING

Please refer to Subsection 14-16-2-4(C) for the
MX-M (Mixed-Use Medium Intensity) Zone District

APPLICANT INFORMATION



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

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2A)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input checked="" type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Form S1)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Form S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Major Amendment To Approved Site Plan For Subdivision to remove all prior approvals and to remove and replace the Design Standards with the IDO.		

APPLICATION INFORMATION		
Applicant: Future Owners: Goodwill Industries of New Mexico		Phone: 505-881-6401
Address: 5000 San Mateo Blvd. NE		Email: skastle@goodwillnm.org
City: Albuquerque	State: NM	Zip: 87109
Professional/Agent (if any): Modulus Architects & Land Use Planning, Inc.		Phone: (505) 338.1499
Address: 100 Sun Ave NE, Suite 600		Email: awilliamson@modulusarchitects.com
City: Albuquerque	State: New Mexico	Zip: 87109
Proprietary Interest in Site: Agent	List all owners: US New Mexico Federal Credit Union	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: A1B	Block: 16&17	Unit:
Subdivision/Addition: ZUNI ADDN	MRGCD Map No.:	UPC Code: 101905921624631502
Zone Atlas Page(s): H-19-Z	Existing Zoning: MX-M	Proposed Zoning MX-M
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): 2.3676 acres
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 7400 MENAUL BLVD NE	Between: Menaul Blvd NE	and: Pennsylvania ST NE
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
1007099, PR-2020-004021		

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

Signature: Regina Okoye		Date: 10/7/21			
Printed Name: Regina Okoye		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent			
FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:			Fee Total:		
Staff Signature:		Date:	Project #		

FORM P1: SITE PLAN – EPC

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

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

N/A Interpreter Needed for Hearing? _____ if yes, indicate language: _____

☒ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized* with the Development Review Application and this Form P1 at the front followed by the remaining documents *in the order provided on this form*.

☒ Zone Atlas map with the entire site clearly outlined and labeled

☒ Letter of authorization from the property owner if application is submitted by an agent

N/A Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)

☒ Signed Traffic Impact Study (TIS) Form

☒ Justification letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-6(J)(3) or 14-16-6-6(F)(3), as applicable

N/A Explanation of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P)

☒ Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

☒ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)

☒ Office of Neighborhood Coordination neighborhood meeting inquiry response

☒ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations

☒ Completed neighborhood meeting request form(s)

☒ If a meeting was requested/held, copy of sign-in sheet and meeting notes

☒ Sign Posting Agreement

☒ Required notices with content per IDO Section 14-16-6-4(K)(1)

☒ Required notices with content per IDO Section 14-16-6-4(K)(1) (*not required for extension*)

☒ Office of Neighborhood Coordination notice inquiry response

☒ Copy of notification letter, completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing to affected Neighborhood Association representatives.

☒ Proof of emailed notice to affected Neighborhood Association representatives

☒ Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, completed notification forms(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing

N/A Completed Site Plan Checklist

N/A Scaled Site Plan or Master Development Plan and related drawings

Master Development Plans should include general building and parking locations, as well as design requirements for buildings, landscaping, lighting, and signage.

☒ Copy of the original approved Site Plan or Master Development Plan (for amendments only)

N/A Site Plan or Master Development Plan

N/A Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C)

N/A Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for all commercial and multifamily site plans except if the development is industrial or the multifamily is less than 25 units.

N/A Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone

☐ VARIANCE – EPC

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

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

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

Signature: Regina Okoye

Date: 10/7/2021

Printed Name: Regina Okoye

☐ Applicant or ☒ Agent

FOR OFFICIAL USE ONLY

Case Numbers:

Project Number:

Staff Signature:

Date:



City of Albuquerque
Environmental Planning Commission
600 2nd Street NW
Albuquerque, NM 87102

RE: AGENT AUTHORIZATION NOTICE – 7400 MENAUL BLVD NE ALBUQUERQUE NM 87110

To Whom It May Concern,

US Eagle Federal Credit Union (fka US New Mexico Federal Credit Union) hereby authorizes Angela Williamson, CEO with Modulus Architects & Land Use Planning, Inc., to perform as the Agent of Record with the City of Albuquerque. This Agent Authorization is for the property located at 7400 Menaul BLVD NE Albuquerque NM 87110 and legally described as:

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.

This authorization is valid until further written notice from US Eagle Federal Credit Union or Angela Williamson, CEO with Modulus Architects & Land Use Planning, Inc. (Agent). Please direct all correspondence and communication to our Agent for the purpose of this request for the Environmental Planning Commission.

Sincerely,



Michael Moore
Chief Financial Officer
US Eagle Federal Credit Union
PO Box 129
Albuquerque, NM 87103

City of Albuquerque
Environmental Planning Commission
600 2nd Street NW
Albuquerque, NM 87102

RE: AGENT AUTHORIZATION NOTICE – 7400 MENAUL BLVD NE ALBUQUERQUE NM 87110

To Whom It May Concern,

Goodwill Industries of New Mexico, hereby authorizes Angela Williamson, CEO with Modulus Architects & Land Use Planning, Inc., to perform as the Agent of Record with the City of Albuquerque. This Agent Authorization is for the property located at 7400 Menaul BLVD NE Albuquerque NM 87110 and legally described as:

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.

This authorization is valid until further written notice from Goodwill Industries of New Mexico or Angela Williamson, CEO with Modulus Architects & Land Use Planning, Inc. (Agent). Please direct all correspondence and communication to our Agent for the purpose of this request for the Environmental Planning Commission.

Sincerely,



Shauna Kastle, President and CEO
Goodwill Industries of New Mexico
skastle@goodwillnm.org
505-881-6401 x1819 voice
5000 San Mateo Blvd. NE, Albuquerque, NM 87109



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: GOODWILL INDUSTRIES OF NEW MEXICO

Building Permit #: N/A Hydrology File #: N/A

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

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

Development Street Address: 7400 MENAUL BLVD NE

Applicant: Modulus Architects Contact: Angela Williamson

Address: 100 Sun Ave Suite 600, Albuquerque NM 87109

Phone#: 505-338-1499 Fax#: _____

E-mail: awilliamson@modulusarchitects.com

Development Information

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

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

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

Describe development and Uses:

New Build for Goodwill Industries of New Mexico - 15,000 SF of Services | 15,000 SF Retail Area

Days and Hours of Operation (if known): Unknown

Facility **Undeveloped**

Building Size (sq. ft.): 15,000 sf 1st story | 15,000 sf office 2nd story

Number of Residential Units: None

Number of Commercial Units: _____

Traffic Considerations

ITE Trip Generation Land Use Code 712 & 815 (Goodwill Store)

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

Expected Number of Employees (if known):* 10

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

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

Driveway(s) Located on: Street Name Menaul Blvd.

ITE Land Use #815 Free-Standing Discount Store
AM 40 trips
PM 70 trips
Office space used by 10 employees with client conference space (Modulus Arch. provide numbers)
AM 10 trips
PM 10 trips

Total
AM 50 trips
PM 80 trips

Adjacent Roadway(s) Posted Speed: Street Name Menaul Blvd. 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: Arterial
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: Next to the Uptown Urban Center but NOT in the Urban Center
(urban center, employment center, activity center)

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

Adjacent Roadway(s) Traffic Volume: _____ Volume-to-Capacity Ratio (v/c): _____
(if applicable)

Adjacent Transit Service(s): Bus Route 8 (20 min. freq.) Nearest Transit Stop(s): Bus stop in front of site

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: _____
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Will be completing the sidewalk connecting the properties from the east and west.

Relevant Web-sites for Filling out Roadway Information:

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

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

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

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

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

TIS Determination

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

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

Thresholds Met? Yes [] No ☒

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

Notes:

M. P. E.

8/5/2021

TRAFFIC ENGINEER

DATE

Submittal

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

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

Site Plan/Traffic Scoping Checklist

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

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



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

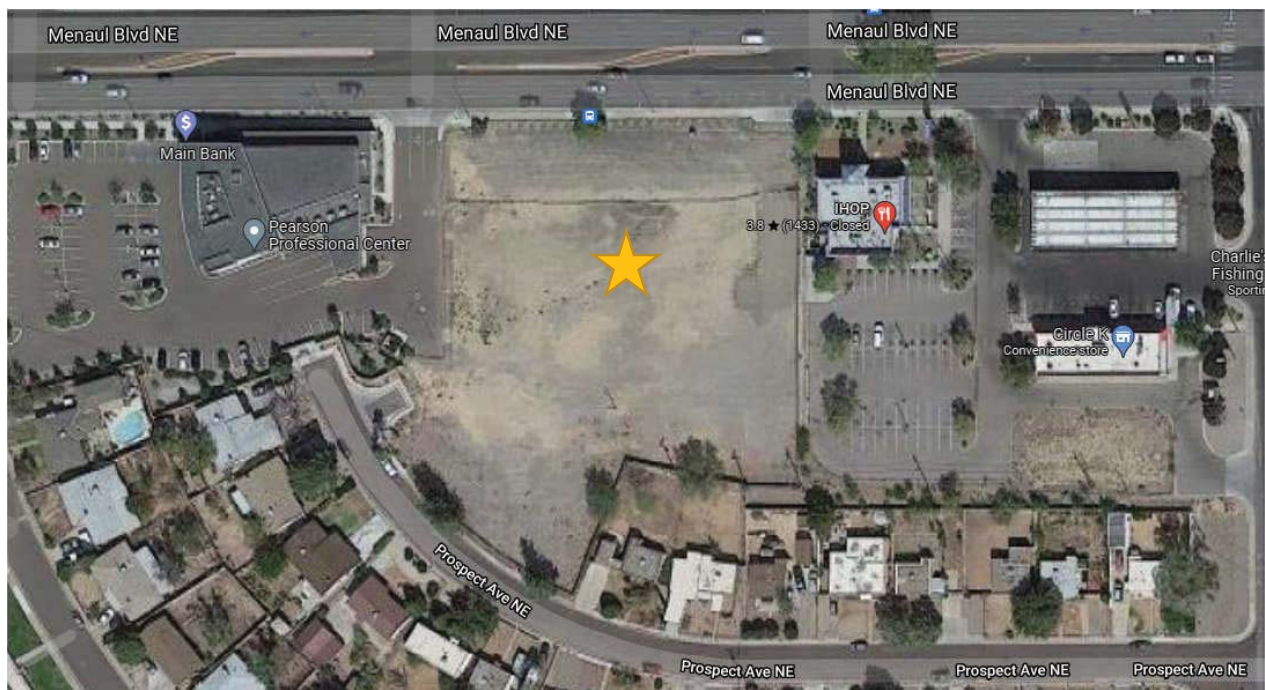
UPDATED November 2, 2021

RE: MAJOR AMENDMENT TO CONTROLLING SITE DEVELOPMENT PLAN FOR SUBDIVISION TO REMOVE TRACT A-1B AND TO ABANDON THE CONTROLLING SITE PLAN FOR BUILDING

EPC REQUEST AFFECTS ONLY LOT A-1B (2.367 ACRES), ZUNI ADDITION 4.13 ACRES - 7400 MENAUL BLVD NE ALBUQUERQUE, NM 87110. LOT A-1A (NOT APART, 1.7644 ACRES) - 7300 MENAUL BLVD NE ALBUQUERQUE, NM 87110

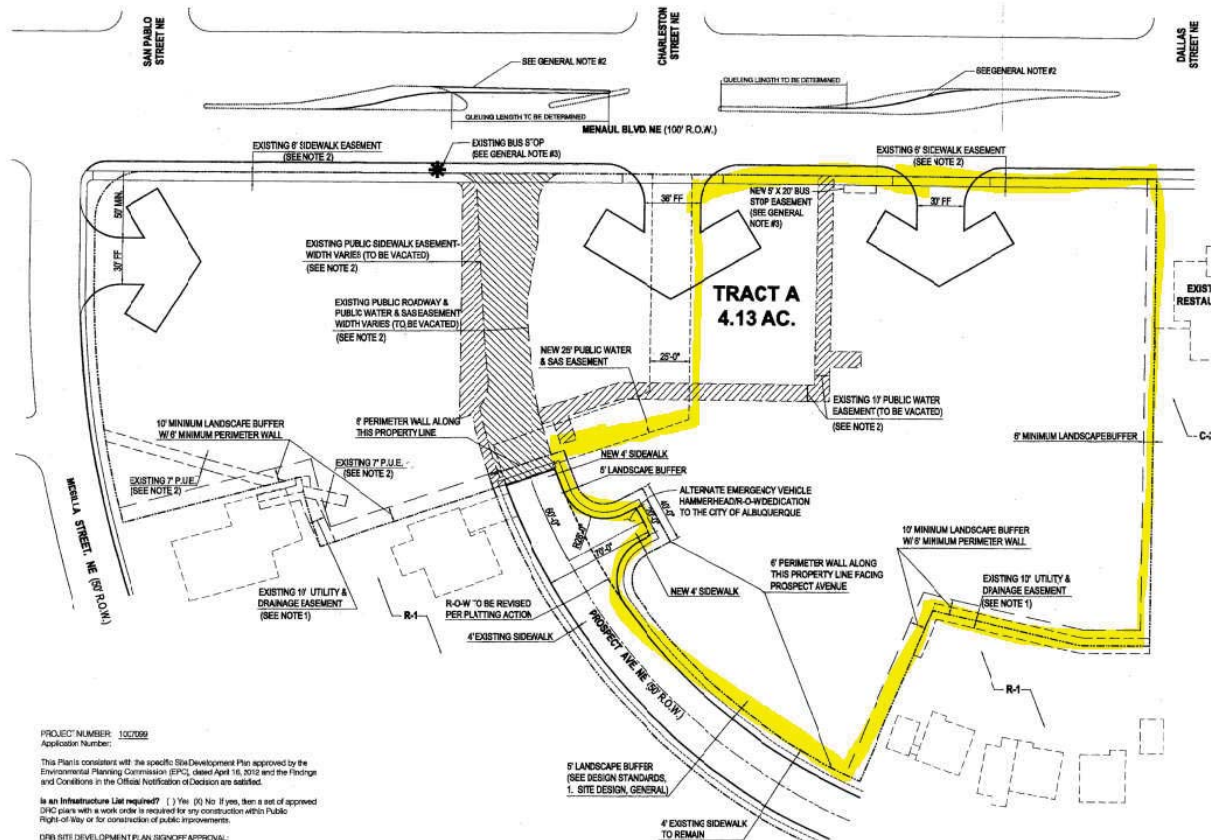
Dear Mr. Chairman,

Modulus Architects, Inc., hereafter referred to as “Agent” represents Goodwill Industries of New Mexico, hereafter referred to as “Applicant” and US New Mexico Federal Credit Union, hereafter referred to as “Property Owner”. The site is located at 7400 Menaul Boulevard NE (the “subject site”). The overall site plan includes 7300 Menaul Boulevard NE (not a part of this request). This request will only be dealing with the east half of the “Zuni Addition” plan. The subject site involved in this request is approximately 2.367 acres and known as Tract A1-B, Blocks 16 & 17, Zuni Addition (Being a Replat of Tract A-1, Blocks 16 & 17, Zuni Addition). The overall subject site is 4.13 acres and contains both tract A-1A and A-1B. The overall site is zoned MX- M and the subject site is currently vacant.



The purpose of this request is to amend the current Site Development Plan for Subdivision (Major Amendment) to remove Tract A-1B and to abandon the controlling Site Plan for Building Permit. As a result, the Design Standards will no longer apply and the subject site will follow the Integrated Development Ordinance (IDO). This request includes the requirement to return to the Environmental Planning Commission (EPC) for site plan approval as well as the design standards. This letter is to provide background and justification of the review and decision criteria for the proposed Major Amendment.

The request also includes removing the existing Design Requirements, Design Guidelines, Design Standards, Conditions and Restricted/Prohibited Uses and replacing them with the Integrated Development Ordinance as adopted and amended. The IDO was **adopted** by the City Council through Ordinance 2017-49 (O-17-49) in November 2017. Council also **adopted** two sets of 6-month amendments. The IDO became effective on May 17, 2018. The adoption of the IDO replaced the City's Zoning Code, Subdivision Ordinance and Sector Development plans. The approval of this request will be more suitable for development and ensure the best development outcomes and protections for the neighborhoods. There are no specific uses being proposed at this time. This will allow flexibility for future developments while still abiding by the IDO allowable uses (Table 4-2-1) for the MX-M zone district. There have been several changes to the site since the 2000 Site Plan for Subdivision was approved. This justification narrative will go in depth on the background of this subject site below in the section called "Background".



The site has not developed as intended. Pursuant to IDO, prior approvals remain valid. The request exceeds the thresholds for a Minor Amendment and therefore is being considered pursuant to Section 14-16-6-4(Z)(1)(b)1, which states that Major Amendments shall be reviewed and decided by the decision-making body that issued the approval being amended. In this case, the EPC approved the existing site development plan for subdivision for the subject site prior to the effective date of the IDO.

The Classic Uptown Neighborhood Associations, The District 7 Coalition of Neighborhood Associations, and ABQ Park Neighborhood Association were notified along with property owners as required. The Classic Uptown Neighborhood Associations request a neighborhood meeting. The agent reached out VIA email on multiple occasions to set up a meeting and have not heard back for the neighborhood representatives that requested the meeting. No meeting has been held to date of this letter.

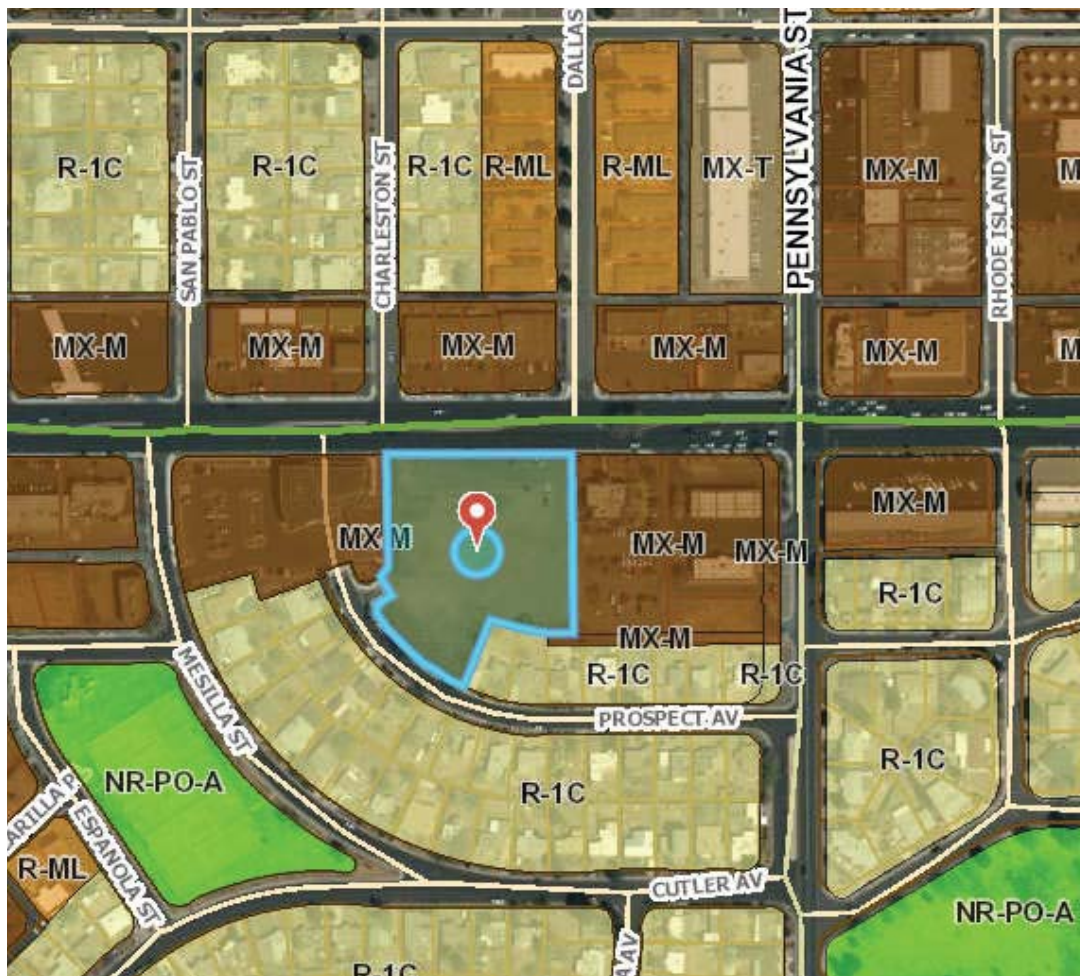
ZONING

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. When the IDO became effective in 2018, the subject site was then zoned MX-M (Mixed-Use Medium Intensity). Pursuant to IDO Table 2-2-1: Summary Table of Zone Districts, C-2 converted to MX-M on Albuquerque's East Side. The purpose of the MX-M zone district is "to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors.

The standards put in place at the time of the prior approvals served to provide protections for the adjacent neighborhoods. As our analysis will demonstrate, the IDO standards will serve to provide these same protections and would be able to be enforced in a clear and concise manner by zoning. Although the property was zoned C-2, the design standards refer to the zoning requirements of the O-1 zone.

The restriction of liquor as a permissive use would continue as the MX-M zone does not allow liquor retail as a permissive use, rather, this is a conditional use requiring a public hearing with the Zoning Hearing Examiner.

The safeguards in place on the current plan that separate the commercial property from the adjacent residential development would actually be more stringent with the IDO providing more protections than what is already required. The subject site is regulated by the IDO's Neighborhood Edges and Edge Buffer Landscaping requirements. Under the Neighborhood Edges provision, the subject site is a Regulated Lot, which would require the development of this site 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.



CONTEXT

The site is located within the Menaul Blvd Multi-modal Corridor and within an Area of Change as designated in the Albuquerque Comprehensive Plan. The site is also within the Mid Heights Community Planning area.

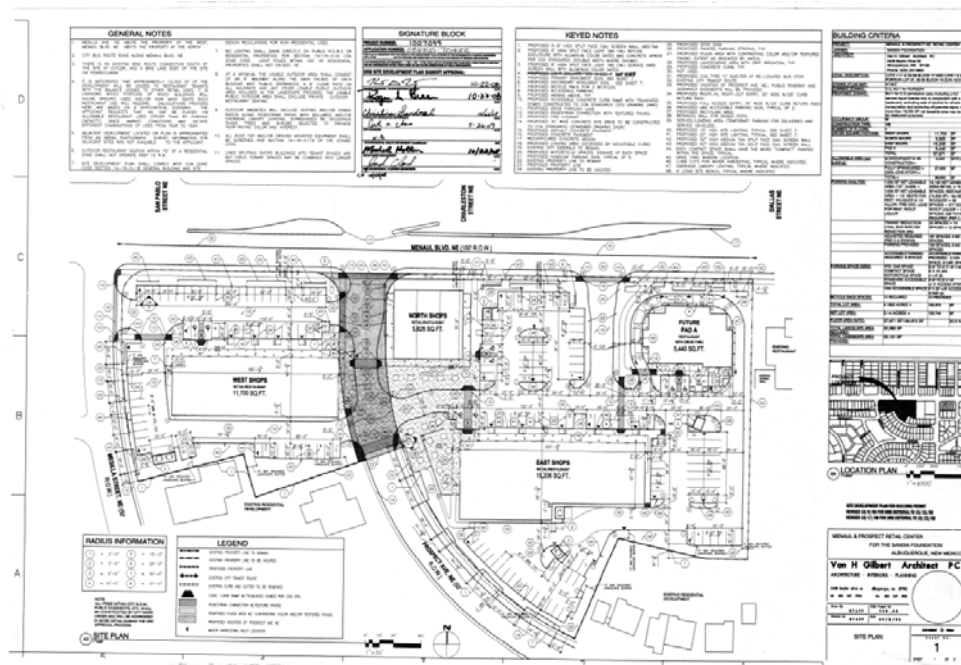
Multi-Modal Corridors are intended to encourage the redevelopment of aging auto-oriented commercial strip development to a more mixed-use, pedestrian-oriented environment and focus heavily on providing safe, multi-modal transportation options. The proposed amendment will be in line with the intent and definition of a multi-modal corridor.

The overall 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 (subject site). 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).

BACKGROUND

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 and the below site plan is no longer valid.

Figure 1. Original Approved Site Plan (No Longer Valid)



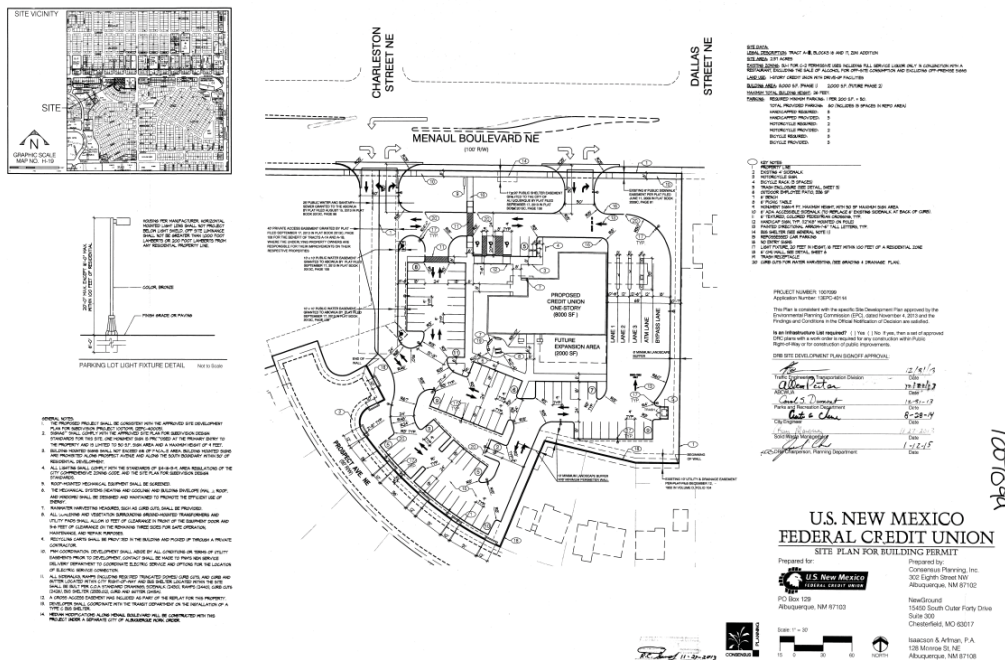
In April 2012, the EPC approved a different site development plan for subdivision for the subject site with design guidelines (Project #1007099/12EPC-40005). This site development plan for subdivision vacated the portion of Prospect Avenue that connects to Menaul. The approved site development plan for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

[illegible][illegible]

In 2013, the EPC approved a proposed Site Plan for Building Permit for a Credit Union of Tract A-1B (Project #1007099/13EPC-40144). The plan was delegated to the DRB and got final sign off in 2015. The Credit Union was approved as a one-story 8000SF building with 200sf of future expansion. This project never got developed on the subject site.

Figure 4: Existing Controlling Site Plan for Building Permit (will get vacated with approval of this request)



On November 12, 2020, the Environmental Planning Commission (EPC) voted to Approve Project # 2020-004021/SI-2020-00992, a Site Plan – EPC, Major Amendment. The request was 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). This request was delegate to the DRB for final sign-off. The applicant did not obtain sign-off from the DRB, so the request was not finalized.

PROPOSED AMENDMENT

Our 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, in 2012. The purpose of this Major Amendment is to remove tract A-1B from the approved Site Development Plan for Subdivision (Project #1007099/13DRB-70659) and to abandon the approved Site Plan for Building Permit (Project #1007099/13EPC-40144). As a result, the Design Standards will no longer apply and the subject site will follow the IDO. This Amendment to the approved Site Plan for Subdivision (Site Plan) request seeks to modify the existing undeveloped parcel. The undeveloped lot is as followed: A-1B. This request does not include the other developed lot that is a part of the Site Development Plan for Subdivision. The developed lot not a part of our application is as followed: A-1A (they will keep the design standards). This proposal includes approximately 2.3676 acres out of the overall 4.13 acres. If approved, tract A-1B will be its own new parcel independent any Site Plans or Design Standards. The request will abandon all prior approvals to include the approved Site Development plans for Subdivision, the approved Site Plan for Building Permit and the approved Design Standards on the mentioned undeveloped tract. As a result of removing the existing Design Standards, we will follow the currently adopted Integrated Development Ordinance (IDO).

After the IDO was adopted, all parcels within the Site Plan amendment area were zoned Mix-use-Moderate Intensity Zone District (MX-M). The MX-M zone district standards for this vacant site will be more in line with the continuation of developing this site. This request is currently more advantageous/appropriate to the community and location as articulated in accordance of the IDO Section 14-16-6-6(J)(3) noted in our review and decision criteria portion of this letter. This would allow the undeveloped land to be developed in a way that is consistent with the surrounding land uses. 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. Future development on the subject site under the MX-M zone would be subject to IDO and DPM requirements. These would help ensure appropriate scale and location of development and character of building design. Use Standards include precautionary measures such as distance requirements, size restrictions, design standards, screening requirements and various other measures. This zone follows in line with the original intent of SU-1 to integrate mixed-use offices, commercial/retail & service centers. The MX-M standards are appropriate in this location and would achieve and exceed the original goal that was envisioned in the approved Site Plan for Subdivision. Additionally, continuous development of this subject site must still go through a review with the City of Albuquerque to ensure compliance and adherence to the standards of the IDO as well as the DPM.

REVIEW AND DECISION CRITERIA

14-16-6 ADMINISTRATION AND ENFORCEMENT – AMENDMENT OF PRIOR APPROVALS

Our application to the Environmental Planning Commission is pursuant to policies of the IDO (Integrated Development Ordinance) regarding amendment of prior approvals as defined for a Major Amendment as identified below:

6-4(Y)(3) Major Amendments

All amendments to permits or approvals that do not qualify as Minor Amendments under Subsection (2) above may only be approved by the decision-making body that issued the permit or approval being amended, following the same procedure (including the payment of a new application fee, new process of staff referral, and any required public notice or public meeting or hearing) used to issue the original permit or approval.

SITE PLAN EPC CRITERION

6-6(J) SITE PLAN – EPC

6-6(J)(3) Review and Design Criteria

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

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

Applicant Response: The proposed Site Plan Amendment is consistent with the ABC Comp Plan, as amended as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comprehensive Plan.

CHAPTER 4 – COMMUNITY IDENTITY

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

Applicant Response: This request further Policy 4.1.2 because future development will protect the identity and cohesiveness of the neighborhoods. Development would be subject to IDO requirements including Neighborhood Edges (14-16-5-9), the mixed-use zone district dimensional standards (Table 5-1-2), buffer landscaping (14-16-5-6-(E)), and building design standards (14-16-5-11).

The subject site is regulated by the IDO's Neighborhood Edges 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. These would help ensure appropriate scale and location of

development and character of building design as well as protect the identity and cohesiveness of the neighborhood. The request furthers Policy 4.1.2.

CHAPTER 5 – LAND USE

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

Applicant Response: This request furthers 5.1.1.4 because the property is located in a Multi-modal Transit Corridor within an Area of Change. The ability to develop the property is crucial in order to provide employment and services necessary to create opportunities to live, learn and work and reduce the litter and loitering that is currently happening on this vacant lot. The location is most appropriate to accommodate development and encourage employment density in an infill location, in a Multi-modal Corridor, and thus discourage the need for development at the urban edge. This request furthers 5.1.1.4.

GOAL 5.2 Complete Communities

Foster communities where residents can live, work, learn, shop and play together.

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

Applicant Response: This request furthers Goal 5.2 and Policy 5.2.1 because the proposed Major Site Plan amendment request would allow for a mixture of uses that could help create a healthy, sustainable and distinct community in an Area of Change. The request would make possible a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses along Menaul Blvd with close proximity to the surrounding neighborhoods on the south and west sides of this site. The site is conveniently accessible from surrounding neighborhoods. Future development will bring goods and services within walking and biking distance of neighborhoods. The location within a Multi-modal Corridor offers choice transportation to services and employment. This request furthers Goal 5.2 and Policy 5.2.1.

POLICY 5.3.1

Infill Development: Support additional growth in areas with existing infrastructure and public facilities. [ABC]

Applicant Response: This request furthers Policy 5.3.1 because the proposed Site Plan amendment will support additional growth in an Area of Change with existing infrastructure and public facilities. The property is well serviced by existing infrastructure and other public facilities including access roads, water and sewage. This request furthers Policy 5.3.1.

GOAL 5.6 City Development Areas

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

Applicant Response: This request furthers Goal 5.6 because the subject property is located in an Area of Change and will direct growth and more intense commercial uses to this corridor where change is encouraged and mixed uses are desired. The Major Site Plan amendment and the newly permissive uses will encourage growth and future development in an area with adequate infrastructure. The development of this site will provide employment and additional commercial opportunities in the area. The characteristic of the community is a mixture of commercial and residential uses. There are commercial uses to the north, east, south and the west and there are residential uses to the south and the west of the subject site. The site is adjacent to an Area of Consistency and this amendment will reinforce the character and intensity of the surrounding area because the provisions that are set in place by the IDO and the DPM. They will minimize potential negative impacts to the existing protected areas by creating a buffer and/or transition. This request furthers Goal 5.6.

POLICY 5.6.2

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

Applicant Response: This request furthers Policy 5.6.2 because the subject property is located in an Area of Change and will direct growth and more intense development to this corridor where change is encouraged. The proposed amendment will encourage growth and high-quality future development in accordance with this policy in a Multi-modal Transit Corridor in an area with adequate infrastructure. This request furthers Policy 5.6.2.

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

Applicant Response: This request furthers Policy 5.6.2.h because the Major Site Plan amendment is in an area with a highly connected street grid with 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 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. This request furthers Policy 5.6.2.h.

CHAPTER 8: ECONOMIC DEVELOPMENT

GOAL 8.1

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

Applicant Response: This request furthers Goal 8.1 because it will create a place where business and talent can stay and thrive by facilitating the development of the vacant portion of the subject site. The request furthers Goal 8.1.

POLICY 8.1.2

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

Applicant Response: This request furthers Policy 8.1.2 because the proposed amendment will encourage economic development that will provide jobs, goods, and services which improve the life for new and existing residents in this community and contribute to a diverse and vibrant economy by creating new opportunities for neighborhood scale commercial development in an area with growth that is consistent with and enhances the establish character of existing development. This type of economic development is best suited for infill locations supported by commercial corridors. This subject site encompasses all aspects of successful economic development and furthers Policy 8.1.2.

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

Applicant Response: This request furthers Policy 8.1.2.c because the proposed amended Site Development will strengthen the local economy and provide jobs for local residents. The future businesses will create employment for local residents. This request furthers Policy 8.1.2.c.

As demonstrated in our policy narrative, the proposed Site Plan Amendment would further a preponderance of Goals and Policies found in the ABC Comprehensive Plan and would clearly facilitate the desired goals of the Comp Plan which provides a framework to guide private development land use decisions, and decision-makers as they contemplate new plans affecting the whole community.

6-6(J)(3)(b) The Site 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.

Applicants Response: This site was previously zoned SU-1 for C-2 permissive uses with associated design standards. Since adoption of the IDO, the site is now zoned MX-M. Thus criterion is not applicable because the subject site does not have any terms, conditions, or development agreements related to the NR-SU or PD zoning.

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

Applicant Response: *By removing the Design Requirements, Conditions and Restricted/Prohibited Uses, as well as Design Standards the site will be consistent with the City's goals and policies for future development as per the IDO, DPM and all other adopted City regulations. All future development subsequent to this approval shall follow all standards of the IDO as adopted and amended as well any DPM standards of the property in a prior permit or approval affecting the property.*

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

Applicant Response: *This request furthers this requirement because the City's existing infrastructure and public improvements currently have adequate capacity to serve the existing development. This Major Amendment request will not burden the existing infrastructure. However, it is fully understand that development of this property may require upgraded infrastructure, both public and/or private to adequately service the needs of the development. Although specific improvements are unknown at this time, the applicant has sufficient resources to guarantee any work needed via the Infrastructure Agreement process with the City of Albuquerque.*

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

Applicant Response: *The permissive uses that are allowed in the IDO compared to the existing standards will not cause any significant adverse impacts on the surrounding area, rather allow for more variety to address the needs of the community. The uses of the IDO are still limited in that it will protect the community because the uses will not cause or allow excess noise, pollution, or hazardous conditions. Future development of this property and possible uses that could be considered harmful to adjacent property owners have been mitigated by specific use standards and regulations identified in the Integrated Development Ordinance. All uses shall comply with City ordinances regulating noise, odors, vibration, glare, heat, and other special nuisance conditions affecting other properties as well as use-specific standards. There are additional IDO standards that mitigate the impact on the adjacent residential areas. These standards include buffer and screenings areas per IDO Section 14-16-5-5-6 Landscape, Buffering, and Screening.*

The development of this site will bring 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. With the future development of this site, new permissive mixed uses can develop on this site and will be attractive and bring activity that will do away with the loitering and litter. The development of this site will also extend the decorative wall along the south end of the property and do away with the unsightly chain link fence, while adding additional buffer landscaping in that area. The permissive mixed uses will bring more economic activity to the Menaul Corridor and will be complimentary to the commercial services and retail in the area.

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

Applicant Response: *The purpose of this Major Amendment is to remove tract A-1B from the approved Site Development Plan for Subdivision and to abandon the approved Site Plan for Building Permit. As a result, there will be no controlling site plans or design standards tied to the subject property and will*

follow the IDO. The site is zoned MX-M and the development of this site will be designed per the IDO and the DPM regulations.

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

Applicant Response: This request does not require a cumulative impact analysis as the site is not within the Railroad and Spur Small Area.

CONCLUSION

The request is for a Major Amendment to remove tract A-1B from the approved Site Development Plan for Subdivision (Project #1007099/13DRB-70659) and to abandon the approved Site Plan for Building Permit (Project #1007099/13EPC-40144). As a result, there will be no controlling site plans or design standards tied to the subject property and will follow the IDO. The overall site is 4.13 acres and the subject site is approximately 2.367 acres. Based on how the market is driving developments, this request will best suit the community and will bring life to this vacant piece of land. It will make possible a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses that this community is currently lacking.

Future development on the subject site under the MX-M zone would be subject to IDO requirements including Neighborhood Edges (14-16-5-9), the mixed-use zone dimensional standards (Table 5-1-2), buffer landscaping (14-16-5-6-(E)), and building design standards (14-16-5-11). These would help ensure appropriate scale and location of development and character of building design. These Use Standards include precautionary measures such as distance requirements, size restrictions, design standards, screening requirements, and various other measures. Additionally, development of this subject site must still go through a review with the City of Albuquerque to ensure compliance with the standards of the IDO as well as the DPM.

We respectfully request the EPC's approval of this Major Amendment to the existing approved Site Development Plan for Subdivision, the Site Development Plan for Building Permit. Future development of the site will be consistent with the intent of the IDO which was to provide consistent standards and simplify the review & approval process of enforcing these standards.

Sincerely,

Angela M. Williamson, CEO/Principal (Agent)
Modulus Architects & Land Use Planning, Inc.
100 Sun Ave NE, Suite 600
Albuquerque, New Mexico 87109
Office: 505.338.1499 ext. 1000
Cell: 505.999.8016



PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-188 Date: 09/14/21 Time: N/A (sent via email to)

Address: 7400 Menaul Blvd. NE

AGENCY REPRESENTATIVES

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

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

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

Transportation: Jeanne Wolfenbarger (jwolfenbarger@cabq.gov)

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

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

Water Authority: David Gutierrez - dggutierrez@abcwua.org or call 505.289.3307; 505.241.9630

PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!

THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL.

Additional research may be necessary to determine the exact type of application and/or process needed.

Factors unknown at this time and/or thought of as minor could become significant as the case progresses.

REQUEST: New ground up 2-story corporate headquarters for Goodwill Industries. Retail at bottom level and offices on second floor. (+/- 30,000 sq. ft.)

SITE INFORMATION:

Zone: MX-M

Size: Approx. 2.36 acres

Use: Mixed-Use Moderate Intensity

Overlay zone: N/A

Comp Plan Area of: Change

Comp Plan Corridor: Menaul Multi-modal

Comp Plan Center: N/A

MPOS or Sensitive Lands: N/A

Parking: 14-16 5-5

MR Area: Mid Heights

Landscaping: 14-16 5-6

Street Trees: 14-16 5-6(D)(1)

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

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

*Neighborhood Organization/s: ABQ Park NA, District 7 Coalition of Neighborhood Associations.

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

PROCESS:

Type of Action: 6-4(Z) Major Amendment of Pre-IDO Approvals

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

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-188 Date: 09/14/21 Time: N/A (sent via email)

Address: 7400 Menaul Blvd. NE

NOTES:

See the **Integrated Development Ordinance**

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

Download Forms & Applications

<https://www.cabq.gov/planning/online-forms>

New Public Notice Forms

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

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

Records requests

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

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

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

Requests to Inspect Public Records

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

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

File Submittal

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

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

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

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

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-188 Date: 09/14/21 Time: N/A (sent via email)

Address: 7400 Menaul Blvd. NE

PRT 21-188

PROPERTY INFORMATION

- Address: 7400 Menaul Blvd NE
- Lot: A1B Block: 16 & 17
- Subdivision: Zuni Addition
- Type: Change
- Calculated GIS Acres: 2.36
- IDO Zoning: **MX-M**
- Old Zoning Designation: SU-1
- Old Zoning Description: C-2 Permissive uses
- Old Zoning Category: Commercial

CASE HISTORY

- 1007099
- PR-2020-004021

ALLOWABLE USE(S)

- General Retail (Medium) -Permissive Use

USE SPECIFIC STANDARDS

- 4-3(D)(37)

DEFINITIONS

- **Retail-** See General Retail.
- **General Retail-** An establishment providing for the retail sale of general merchandise or food to the general public for direct use and not for wholesale; including but not limited to sale of general merchandise, clothing and other apparel, flowers and household plants that are not grown on-site, dry goods, convenience and specialty foods, hardware and similar consumer goods, cannabis for medical consumption pursuant to Sections 26-2B-1 to 26-2B-10 NMSA 1978 (the Lynn and Eric Compassionate Use Act), or other retail sales not listed as a separate use in Table 4-2-1. See also Adult Retail, Building and Home Improvement Materials Store, Large Retail Facility, Liquor Retail, and Grocery Store. General retail is divided into 3 categories based on the size of the establishment or use (not the size of the structure):
 1. General Retail, Small: An establishment with no more than 25,000 square feet of gross floor area.
 2. General Retail, Medium: An establishment of more than 25,000 square feet of gross floor area and no more than 50,000 square feet of gross floor area.
 3. General Retail, Large: An establishment of more than 50,000 square feet of gross floor area. See also Large Retail Facility.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-188 Date: 09/14/21 Time: N/A (sent via email)

Address: 7400 Menaul Blvd. NE

DEVELOPMENT STANDARDS

- N/A

APPLICANT'S QUESTIONS

- EPC will be the approving body to amend site plan
- Pre-IDO approvals supersedes IDO

PROCESS

6-4(Z) Major Amendments of Pre-IDO Approvals

As always, if you have specific questions pertaining to zoning and/or development standards you are encouraged to reach out to the zoning counter at (505) 924-3857 option 1.

Transportation Development Comments

PRT 21-188 (7400 Menaul NE, case #2009C091)

Information for Site Development – Transportation Development

For additional information contact Jeanne Wolfenbarger (924-3991)

General Comments below (If applicable to development):

Curb Cuts

- ***Follow DPM guidelines for commercial curb cuts.***

Clear Sight Triangle at Access Points and Intersections

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

Private Site and Parking Lot Design

- ***Follow DPM and IDO Guidelines for Site and Parking Lot Design. Current ADA standards must be followed including required number of handicapped parking spaces and drive aisles, ADA access to public right-of-way, and ADA access to on-site buildings.***
- ***See the Traffic Circulation Layout (TCL) Checklist. A TCL is required for any change or addition to a building > 500 sq. ft. or if the parking or circulation is changed. (This includes a repaving of parking lot.) Drawing must be stamped by a registered engineer or architect.***
- ***When developing a parking lot layout, include all dimensioning for construction purposes. Also include all curb, curb ramp and signage details.***
- ***Demonstrate queuing capacity when needed in situations such as for drive-thru facilities. It is imperative to demonstrate that the queuing will not block accessways to the site or cause vehicles to back into the main roadway. Also, provide necessary one-way signage and pavement markings.***
- ***Parking Calculations must be provided and per the requirements in the IDO. Number of vehicular spaces, motorcycle spaces, and bicycle spaces shall be specified and follow IDO requirements.***

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-188 Date: 09/14/21 Time: N/A (sent via email)

Address: 7400 Menaul Blvd. NE

- ***Shared access/parking agreement is required if access/parking is shared with parking lot adjacent to site. (This can be established on a plat if submittal of a plat is required or by an agreement.)***
- *Existing driveways that are not being used are required to be removed and replaced with standard curb and sidewalk to match existing.*

Traffic Studies

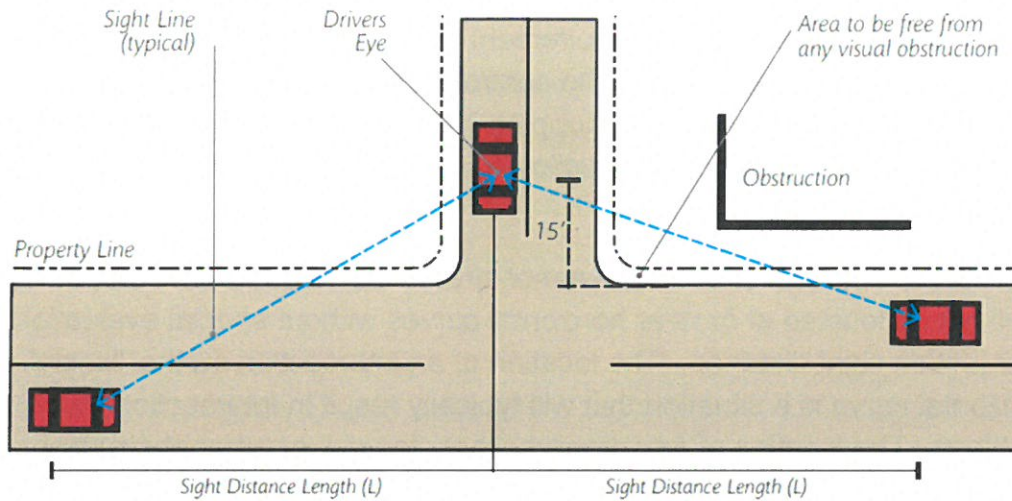
- ***See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip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

Platting and Public Infrastructure Requirements for Roadways

- *When submitting to DRB, all public roadway improvements that are required shall be shown on an infrastructure list. Public improvements must be included on a public work order set of drawings.*
- *All public roadway facilities must be within public right-of-way including the entire width of the public sidewalk, all public curb ramps, overhead utilities, traffic signals and lighting, etc.*
- ***Curb and sidewalk are required along entire frontage of property. Follow IDO/DPM for specific width requirements.***
- *For any private access easements on plats, all beneficiaries and maintenance responsibilities must be listed.*

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

If you would have additional questions or would like to schedule a follow-up Zoom meeting please contact Diego Ewell at dewell@cabq.gov

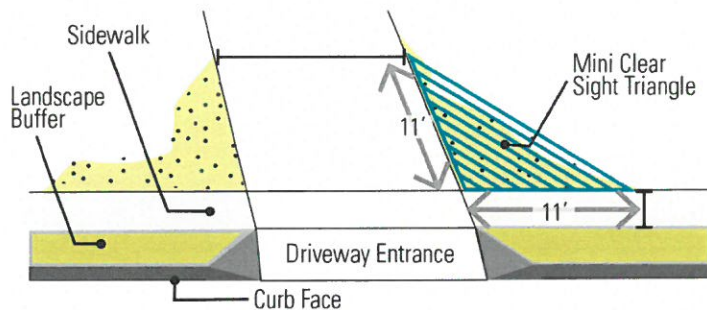
Figure 3.9.5-2 Intersection Sight Distance**Table 3.9.5-2 Minimum Intersection Sight Distance**

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

3.9.5.4 Mini Clear Sight Triangle

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

Figure 3.9.5-3 Mini Clear Sight Triangle



3.9.5.5 Visibility for Site Entrances and Driveways

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

3.9.5.6 Sight Distance Note

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

3.9.5.7 Objects Permitted in the Clear Sight Triangle

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

STAFF INFORMATION

October 26, 2021

TO: Regina Okoye & Angela Williamson, Modulus Architects

FROM: Catalina Lehner, AICP- Senior Planner
City of Albuquerque Planning Department

TEL: (505) 924-3935

RE: Project #2020-004021/SI-2021-01682, Old Rowland's Site Major Amendment

I reviewed of the proposed major amendment to the controlling site development plan for subdivision for a portion of the old Rowland's site (7400 Menaul Blvd. NE). I would like to discuss the request and the terminology that can be applied to it. Also, I have a few questions and some suggestions to help clarify the submittal. I am available for questions about the process and requirements. Please provide the following:

- ⇒ A revised project letter (electronic OK)
 - ⇒ A full sized copy of the controlling site development plan for subdivision (hard-copy), and
 - ⇒ A full sized copy of the controlling site development plan for building permit (electronic OK)
- by 5 pm on Thursday, October 28, 2021.**

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

1) Introduction:

- A. Though I've done my best for this review, additional items may arise as the case progresses. If so, I will inform you immediately.
- B. My understanding is that the request is for a major amendment to: 1) amend the controlling site development plan for subdivision to remove Tract A-1B, and 2) abandon the controlling site development plan for building permit on Tract A-1B. Is this correct?
- C. If so, these terms will need to be used consistently in the re-write of the project letter (see also Section 2 of this memo).
- D. Legal description: Tract A-1A and Tract A-1B, Plat of Tracts A-1A and A-1B, Blocks 16 and 17, Zuni Addition. I don't understand why you included only Tract A-1B when the controlling site development plan for subdivision includes both Tract A-1A and A-1B.
- D. Is there anything you'd like to tell me about the proposed major amendment?
- E. Why not follow the design standards and apply for a Site Plan-Admin? The existing site plan for building permit does not expire until January 2022.

2) Process:

- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:

- B. Timelines and EPC calendar: the EPC public hearing for November is the 18th. Final staff reports will be available about one week prior, on November 12th.
- C. Agency comments will be distributed around Wednesday, October 27th. I will email you a copy of the comments and will forward any late ones to you.

3) Notification:

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

- A. When advertising, it is critical to use the largest geographic boundary that pertains to the subject site being amended.

→This was not done, so a complete notification is needed as we discussed last week.

- B. The first step for the re-notification is to get a new letter from the Office of Neighborhood Coordination (ONC) to see if any additional neighborhood organizations are affected. Were any additional ones affected? If so, which ones?
- C. Please ensure that the following is sent to any new, affected neighborhood organizations:
 - i) offer of neighborhood meeting
 - ii) e-mail notification letter
- D. The buffer map will need to be re-done to buffer the entire (not half) of the site controlled by the site development plan for subdivision. Has this happened?
- E. Please do the following regarding any new, affected property owners:
 - i) send them a notification letter (first class)
 - ii) take a picture of the envelope with the label and stamp on it.
 - iii) I did not find a print out for property owner label: Goodmon, Jacob and Casias, Maggie
- F. The latest the yellow sign(s) can be posted is November 3rd.

4) Neighborhood Issues:

- A. Are you aware of any neighborhood concerns?
- B. I saw the letter indicating that the Classic Uptown NA requested a neighborhood meeting. However, it appears that they didn't follow through and/or respond. Is that still the case as far as you know?

5) Case Background and Process:

Please also refer to the October 1, 2021 e-mail from me, which responded to specific questions.

- A. Two existing site plans control the subject site- a site plan for subdivision for Tracts A1A and A1B and a site plan for building permit for Tract A1B for a credit union that was not built. Both were approved by the EPC.
- B. The controlling site development plan for subdivision covers two tracts: Tracts A1A and A1B and this is what you're proposing to amend, which is why the advertising and notification must include both Tracts.
- C. The site plan for building permit for Tract A1B was signed-off on January 12, 2015. Seven years from that, if not built, it would expire: January 12, 2022. As of today, the site plan is still in effect so part of your Major Amendment would be to abandon it (or wait until it expires in January, which would not require the EPC process).

6) Project Letter:

I have some redline mark-ups from an initial review of the project letter. I can send these to you in electronic format rather than write them all out here. The following are more general comments:

- A. In general, the project letter is quite repetitive and the same information is repeated in more than one place. For example, the request is explained on p. 3 (and underlined) and the same information is repeated on p. 9 under the heading "proposed amendment". One way to avoid such repetition is to print out the letter and proof read it (we do this here and it helps a lot!).
- B. Regarding terminology, please use "abandon" for the site development plan for building permit- not "remove". The site plan for building permit will not be removed; it will remain in our records.
- C. A response to 6-4(Y) is not needed, though I appreciate the effort. These are not criteria to respond to. Rather, they are thresholds that, when used with the thresholds for Minor Amendment, determine if an amendment is Major or Minor.

7) Site Development Plan Amendments:

For Subdivision

- A. The subject site (Tract A-1B) is part of controlling site development plan for subdivision (SPS) for Tracts A-1A and A-1B (Project #1007099). Though Tract A-1A has been developed, that does not change the fact that the SPS applies to the two tracts. Any action that would affect the existing SPS would affect the entire boundary.
- B. Why specifically do you want to not use the existing design standards, which apply to both Tracts? Main Bank was developed on Tract A-1A using the standards; subsequent development on the adjacent tract, not using the design standards in place, could result in disparate development quality between the neighboring sites.
- C. Please provide a hard-copy of the controlling SPS. A note will need to be included on the top sheet describing the current request, ie- explaining that in November 2021, the EPC approved a major amendment request to allow Tract A-1B to be removed from its controlling site development plan for subdivision. I can help with phrasing.

For Building Permit

- C. Interestingly, as explained in my October 1, 2021 email to you, the site development plan for building permit will expire, seven years after no activity, on January 12, 2022 (final sign-off was January 12, 2015). So it's still in effect. The request is to abandon the controlling site development plan for building permit. Prior approvals cannot be "removed" or "removed and replaced" because they will continue to be on the record books. A more accurate term is "abandon".
- D. I'm OK with an electronic copy of the site development plan for building permit. ADD NOTE?

From: Lehner, Catalina L.
To: "Regina Okoye"; Angela Williamson (awilliamson@modulusarchitects.com)
Cc: Duarte, Leroy D.
Subject: RE: PRT Notes - 21-188
Date: Friday, October 01, 2021 4:30:00 PM
Attachments: [image003.png](#)
[image006.png](#)
[image009.png](#)
[image011.png](#)

Hello, Regina and Angela.

Thanks for your patience. We had to conduct some additional research. Thanks also for sending the files you had already found, Regina. Two existing site plans control the subject site- a site plan for subdivision for Tracts A1A and A1B and a site plan for building permit for Tract A1B for a credit union that was not built. The EPC approved both. There was also an EPC case in 2020, which was a major amendment to split Tract A1B, shift an access point, and create cross-access (apparently, this case didn't proceed to the DRB and wasn't finalized).

Here are the questions from the original PRT form:

1. Please confirm that our path forward is to go back to the EPC to amend the overall site plan for the new use and site.

The site plan for Tract A1B, for a credit union, has a final sign-off date of 1-12-15. This site plan remains in effect so yes, right now you would go to the EPC for a Major Amendment for the new user and layout. However, the site plan will expire on 1-12-22 (seven years later) and will no longer be controlled by the EPC, if you want to wait and do Site Plan-Admin following the design standards in January.

2. Do we follow the original EPC design standards as well as the IDO standards?

Generally, it's one or the other. You can do a Site Plan-Admin right now and follow the design standards and not go to EPC. However, if you want to go by IDO standards, you'll need the EPC's permission to do so. This can be part of the Major Amendment request, if you go that route.

If the design standards are pretty close to IDO standards, then it may be advisable to just follow them in order to have a shorter process.

3. Which supercedes the other if there are conflicts?

As a general practice, the more restrictive applies.

4. Can we request changes to the design standards from the EPC with our site plan review?

The existing site plan-EPC for the subdivision did not expire (final sign-off was 8-16-2012 with an AA for a lot split dated 8-19-13). It was phased and the western part (Main Bank) was built. This SPS design standards remain in effect [ref: IDO 14-16-(6)(4)(X)(3)(A)(2)(b)].

If you choose to go to the EPC, the EPC will not be reviewing your entire site plan because it doesn't exceed the thresholds for Site Plan-Admin, unless you want the EPC to do everything at once (I believe this can be requested). Yes, you could do a red-line of the design standards and replace some of the old ones with new ones. However, this can get a bit convoluted unless there are only a few items to update.

I hope this response answers your questions. Have a good weekend.



CATALINA LEHNER, AICP
senior planner
wireless designee
she | her | hers
o 505.924.3935
e clehner@cabq.gov
cabq.gov/planning

From: Lehner, Catalina L.
Sent: Thursday, September 30, 2021 5:05 PM
To: "Regina Okoye"; Duarte, Leroy D.
Cc: Angela Williamson
Subject: RE: PRT Notes - 21-188

Hi Regina,

I located the file for the old 1007099 case, which I remember. I'm unable to read the first site plan attached below and it's only the top sheet.

Please send a pdf if you have it and/or I'll have to do the research tomorrow in order to provide an accurate response. Thank you.



CATALINA LEHNER, AICP
senior planner
wireless designee
she | her | hers
o 505.924.3935
e clehner@cabq.gov
cabq.gov/planning

From: Regina Okoye [mailto:rokoye@modulusarchitects.com]
Sent: Thursday, September 30, 2021 9:51 AM
To: Duarte, Leroy D.
Cc: Lehner, Catalina L.; Angela Williamson
Subject: RE: PRT Notes - 21-188

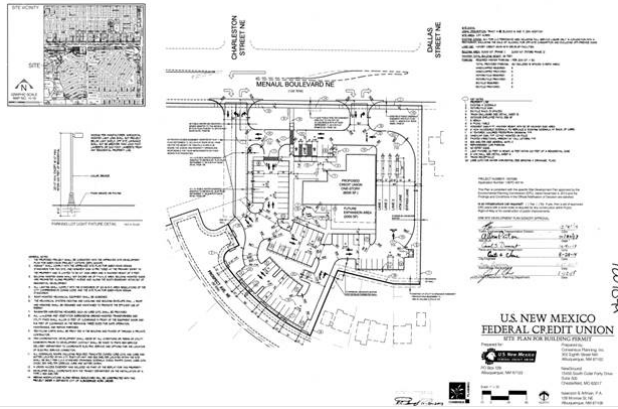
External

Good Morning Catalina,

Thank you for the updated notes. One of Angela's questions for the updated PRT request below was as followed:

"can you please also address the process if we want to completely vacate all previous approvals and just follow the IDO?"

I do not see a response for that question. Throughout the process of this site there was an EPC approval in 2008, 2012, a DRB approval in 2013 and 2015. I have attached below the corresponding plans. We would like to know the process of vacating these plans and following the IDO. What plans are still valid and what ones are we needing to request to vacate.



From: Duarte, Leroy D. [mailto:lduarte@cabq.gov]
Sent: Thursday, September 30, 2021 9:21 AM
To: Regina Okoye <rokoye@modulusarchitects.com>
Cc: Lehner, Catalina L. <CLEhner@cabq.gov>
Subject: RE: PRT Notes - 21-188

Regina,

Attached are you PRT notes for PRT21-188.

Thank you,



LEROY DUARTE
current planner
urban design & development
o 505.924.3452
e lduarte@cabq.gov
cabq.gov/planning

From: Regina Okoye <rokoye@modulusarchitects.com>
Sent: Wednesday, September 29, 2021 11:30 AM
To: Lehner, Catalina L. <CLEhner@cabq.gov>; Angela Williamson <awilliamson@modulusarchitects.com>; Ashlea Stewart <astewart@modulusarchitects.com>
Cc: Ewell, Diego <dewell@cabq.gov>; Duarte, Leroy D. <lduarte@cabq.gov>
Subject: RE: PRT Notes - 21-188

Good Morning Catalina,

Do you have a timeline for the updated notes? We have an EPC submittal next week.

Please advise.

From: Lehner, Catalina L. [mailto:CLEhner@cabq.gov]
Sent: Friday, September 24, 2021 3:03 PM
To: Angela Williamson <awilliamson@modulusarchitects.com>; Ashlea Stewart <astewart@modulusarchitects.com>
Cc: Ewell, Diego <dewell@cabq.gov>; Duarte, Leroy D. <lduarte@cabq.gov>; Regina Okoye <rokoye@modulusarchitects.com>
Subject: RE: PRT Notes - 21-188

Yes, we can address this procedural question.
-Catalina

From: Angela Williamson [mailto:awilliamson@modulusarchitects.com]
Sent: Friday, September 24, 2021 2:41 PM
To: Lehner, Catalina L.; Ashlea Stewart
Cc: Ewell, Diego; Duarte, Leroy D.; Regina Okoye
Subject: RE: PRT Notes - 21-188

External

Catalina,
can you please also address the process if we want to completely vacate all previous approvals and just follow the ido?

Thank you

Angela M. Williamson, CEO/Partner
Modulus Architects & Land Use Planning, Inc.
Sent from my T-Mobile 4G LTE Device

----- Original message -----

From: "Lehner, Catalina L." <CLEhner@cabq.gov>
Date: 9/24/21 2:39 PM (GMT-07:00)
To: Ashlea Stewart <astewart@modulusarchitects.com>
Cc: "Ewell, Diego" <dewell@cabq.gov>; "Duarte, Leroy D." <lduarte@cabq.gov>; Angela Williamson <awilliamson@modulusarchitects.com>; Regina Okoye <rokoye@modulusarchitects.com>
Subject: RE: PRT Notes - 21-188

Great! Thank you, Ashlea.
Maybe a technical glitch....we'll get started re-doing the notes.



CATALINA LEHNER, AICP

senior planner
wireless designee

she | her | hers

o 505.924.3935

e clehner@cabq.gov

cabq.gov/planning

From: Ashlea Stewart [<mailto:astewart@modulusarchitects.com>]
Sent: Friday, September 24, 2021 2:28 PM
To: Lehner, Catalina L.
Cc: Ewell, Diego; Duarte, Leroy D.; Angela Williamson; Regina Okoye
Subject: Re: PRT Notes - 21-188

External

Here you go! For some reason when I sent the original the questions didn't show on that end but I re-did it and they are showing this time.

Thank you,

ASHLEA R. STEWART, OFFICE MANAGER
MODULUS ARCHITECTS & LAND USE PLANNING, INC.

100 Sun Avenue NE, Suite 600

Albuquerque, NM 87109

Office 505.338.1499 (Ext. 1008)

Mobile + Text 505.717.9679



******PLEASE NOTE THAT WE HAVE MOVED! OUR NEW ADDRESS IS: 100 SUN AVE. NE SUITE 600, ALB. NM, 87109******

From: Angela Williamson
Sent: Friday, September 24, 2021 2:20:38 PM
To: Ashlea Stewart
Subject: FW: PRT Notes - 21-188

Angela M. Williamson, CEO/Partner
Modulus Architects & Land Use Planning, Inc.
Sent from my T-Mobile 4G LTE Device

----- Original message -----

From: "Lehner, Catalina L." <[CLehner@cabq.gov](mailto:clehner@cabq.gov)>
Date: 9/24/21 2:17 PM (GMT-07:00)
To: Angela Williamson <awilliamson@modulusarchitects.com>
Cc: "Ewell, Diego" <dewell@cabq.gov>, "Duarte, Leroy D." <lduarte@cabq.gov>
Subject: RE: PRT Notes - 21-188

Hello, Angela.

We're happy to assist with the request. However, we need to know what the request is and what your questions are.

In the PRT request form (please see attached), both the "briefly describe your request" field and the "questions or concerns" fields were left blank.

That's probably why the information you received was not specific.

So that we can better assist you, please share that information with us and we can get more helpful notes to you.

Thank you and have a good weekend!



CATALINA LEHNER, AICP

senior planner

wireless designee

she | her | hers

o 505.924.3935

e clehner@cabq.gov

cabq.gov/planning

From: Ewell, Diego
Sent: Friday, September 24, 2021 1:01 PM
To: Lehner, Catalina L
Subject: FW: PRT Notes - 21-188

From: Angela Williamson <awilliamson@modulusarchitects.com>
Sent: Friday, September 24, 2021 11:10 AM
To: Ewell, Diego <dewell@cabq.gov>; Ashlea Stewart <astewart@modulusarchitects.com>; Regina Okoye <rokoye@modulusarchitects.com>
Subject: RE: PRT Notes - 21-188

External

Hi Diego,

We really need resolution to our request. I would like to request a Zoom meeting with someone on this project because the information we are getting back is not adequate for what we need to understand the path forward, in addition, the information the City provided appears to be incorrect based on our review.

Angela

Angela M. Williamson, CEO/Principal

Modulus Architects & Land Use Planning, Inc.

100 Sun Ave NE, Suite 600

Albuquerque, New Mexico 87109

Office: (505) 338.1499 ext. 1000

Cell + Text: (505) 999.8016

Email: awilliamson@modulusarchitects.com

Website: www.modulusarchitects.com

Join us on Facebook: [Modulus Architects on Facebook](#)

Find me on LinkedIn: [Angela LinkedIn Profile](#)



From: Ewell, Diego [<mailto:dewell@cabq.gov>]
Sent: Tuesday, September 21, 2021 8:23 AM
To: Angela Williamson <awilliamson@modulusarchitects.com>; Ashlea Stewart <astewart@modulusarchitects.com>; Regina Okoye <rokoye@modulusarchitects.com>
Subject: RE: PRT Notes - 21-188

Good Morning,

I have been updated and have provided Ashlea information pertaining to the prt notes.

I will follow up with an update.



Diego Ewell

senior office assistant

administration
o 505.924.3811

e dewell@cabq.gov

cabq.gov/planning

From: Angela Williamson <awilliamson@modulusarchitects.com>
Sent: Tuesday, September 21, 2021 8:20 AM
To: Ashlea Stewart <astewart@modulusarchitects.com>; Regina Okoye <rokoye@modulusarchitects.com>; Ewell, Diego <dewell@cabq.gov>
Subject: FW: PRT Notes - 21-188

External

Diego,

The PRT request and application is not the form that Ashlea submitted. There are no questions asked in this form and that is not what was submitted. In addition, the information provided is inconsistent with what our team has reviewed in our due diligence period and insufficient.

Ashlea, please resend our questions and I am asking that this PRT be reviewed again.

Angela

Angela M. Williamson, CEO/Principal

Modulus Architects & Land Use Planning, Inc.

100 Sun Ave NE, Suite 600

Albuquerque, New Mexico 87109

Office: (505) 338.1499 ext. 1000

Cell + Text: (505) 999.8016

Email: awilliamson@modulusarchitects.com

Website: www.modulusarchitects.com

Join us on Facebook: [Modulus Architects on Facebook](#)

Find me on LinkedIn: [Angela LinkedIn Profile](#)



From: Ewell, Diego [<mailto:dewell@cabq.gov>]
Sent: Friday, September 17, 2021 1:49 PM
To: Angela Williamson <awilliamson@modulusarchitects.com>
Subject: PRT Notes - 21-188

Hello,

Attached are staff's notes pertaining to your PRT request.

Thank you,



Diego Ewell

senior office assistant

administration

o 505.924.3811

e dewell@cabq.gov

cabq.gov/planning

NOTIFICATION

Regina Okoye

From: gina okoye <ginaokoye1234@yahoo.com>
Sent: Wednesday, October 20, 2021 10:54 AM
To: Regina Okoye
Subject: Fwd: 7400 MENAUL BLVD NE & 7300 MENAUL BLVD NE Public Notice Inquiry
Attachments: H-19-Z.PDF

Sent from my iPhone

Begin forwarded message:

From: "Carmona, Dalaina L." <dlcarmona@cabq.gov>
Date: October 20, 2021 at 10:24:47 AM MDT
To: ginaokoye1234@yahoo.com
Subject: 7400 MENAUL BLVD NE & 7300 MENAUL BLVD NE Public Notice Inquiry

Dear Applicant:

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

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City	State	Zip	Mobile Phone	Phone
District 7 Coalition of Neighborhood Associations	Tyler	Richter	tyler.richter@gmail.com	801 Madison NE		Albuquerque	NM	87110	5052392903	
District 7 Coalition of Neighborhood Associations	Darcy	Bushnell	dmc793@gmail.com	2017 Alvarado Drive NE		Albuquerque	NM	87110	5053795335	
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
Alvarado Park NA	Darcy	Bushnell	dmc793@gmail.com	2017 Alvarado Drive NE		Albuquerque	NM	87110	5053795335	
Alvarado Park NA	Robert	Habiger	apna87110@gmail.com	2101 Valencia NE		Albuquerque	NM	87110	5055547965	
Classic Uptown NA	Bert	Davenport	brt25@pm.me	2921 San Pablo Street NE		Albuquerque	NM	87110	7736206636	
Classic Uptown NA	John	Whalen	johnwhalen78@gmail.com	2904 Las Cruces NE		Albuquerque	NM	87110		5052651278
Inez NA	Donna	Yetter	donna.yetter3@gmail.com	2111 Hoffman Drive NE		Albuquerque	NM	87110	5055504715	
Inez NA	Maya	Sutton	yemaya@swcp.com	7718 Cutler Avenue NE		Albuquerque	NM	87110		5052478070
Jerry Cline Park NA	Ron	Goldsmith	rongoldsmith@yahoo.com	1216 Alcazar Street NE		Albuquerque	NM	87110		5056630246
Jerry Cline Park NA	Eric	Shirley	ericshirley@comcast.net	900 Grove Street NE		Albuquerque	NM	87110	5052682595	

Mark Twain NA	Barbara	Lohbeck	bardean12@comcast.net	1402 California Street NE		Albuquerque	NM	87110	5052591932	5052540285
Mark Twain NA	Joel	Wooldridge	joel.c.wooldridge@gmail.com	1500 Indiana Street NE		Albuquerque	NM	87110		5053897840
Quigley Park NA	Eric	Olivas	eoman505@gmail.com	2708 Valencia Drive NE		Albuquerque	NM	87110		5059344540
Snow Heights NA	Julie	Nielsen	bjdniels@msn.com	8020 Bellamah Avenue NE		Albuquerque	NM	87110	5053622313	5052923989
Snow Heights NA	Laura	Garcia	laurasmigi@aol.com	1404 Katie Street NE		Albuquerque	NM	87110	5052355858	
Winrock South NA	Virginia	Kinney		7110 Constitution Avenue NE		Albuquerque	NM	87110		5053215432
Winrock South NA	John	Kinney		7110 Constitution Avenue NE		Albuquerque	NM	87110		5053215432
Winrock Villas Condo Association	Main Office		wvcondos@comcast.net	1601 Pennsylvania Street NE		Albuquerque	NM	87110		5058848280
Winrock Villas Condo Association	Julie	Marr	wvcjulie@gmail.com	1601 Pennsylvania Street NE	K-01	Albuquerque	NM	87110	3254514046	

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

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>. Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

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

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

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

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

Thanks,



Dalaina L. Carmona
Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department

1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dlcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods



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

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Tuesday, October 19, 2021 2:17 PM
To: Office of Neighborhood Coordination <ginaokoye1234@yahoo.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:
Environmental Planning Commission
If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name
Regina Okoye
Telephone Number
15052677686
Email Address
ginaokoye1234@yahoo.com

Company Name
Modulus Architects
Company Address
100 Sun Ave NE
City
Albuquerque
State
NM
ZIP
87109

Legal description of the subject site for this project:
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

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
Physical address of subject site:
7400 MENAUL BLVD NE ALBUQUERQUE NM 87110 & 7300 MENAUL BLVD NE ALBUQUERQUE NM 87110

Subject site cross streets:
Menaul Blvd and Pennsylvania St NE
Other subject site identifiers:

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

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

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

Date of Request*: 10/20/2021

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

Alvarado Park NA, Inez NA, Jerry Cline Park NA, Mark Twain NA, Quigley Park NA,
Neighborhood Association (NA)*: Snow Heights NA, Winrock South NA, Winrock Villas Condo Association

Darcy Bushnell, Robert Habiger, Donna Yetter, Maya Sutton, Ron Goldsmith, Eric Shirley,
Name of NA Representative* Barbara Lohbeck, Joel Wooldridge, Eric Olivas, Julie Nielsen, Laura Garcia, Virginia Kinney,

John Kinney, Main Office, Julie Marr
Email Address* or Mailing Address* of NA Representative¹: dmc793@gmail.com, apna87110@gmail.com, donna.yetter3@gmail.com,
bjdniels@msn.com, laurasmigi@aol.com, wvcondos@comcast.net, wvcjulie@gmail.com, yemaya@swcp.com, rongoldsmith@yahoo.com, ericshirley@comcast.net,
bardean12@comcast.net, joel.c.wooldridge@gmail.com, eoman505@gmail.com,

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

days.² Email address to respond yes or no: Yes

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

Meeting Date / Time / Location:

TBD - All Neighborhood Associations have 15 calendar days from the date of this offer letter (^{10/20/21}), in which to respond. Once we are notified that you would like a meeting, a meeting must be scheduled for a date within 30 calendar days but no fewer than 15 calendar days after the Neighborhood Association accepts the meeting request, unless an earlier date is agreed upon.

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

1. Subject Property Address* 7400 Menaul Blvd. NE, Albuquerque, NM 87110
Location Description SWC of Pennsylvania and Menaul
2. Property Owner* US New Mexico Federal Credit Union
3. Agent/Applicant* [if applicable] Modulus Architects, Inc. (Agent)
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☒ Site Plan
 - ☐ Subdivision _____ (Minor or Major)

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

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

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

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

Summary of project/request^{3*}:

This request is for an amendment to the current Site Development Plan for Subdivision and to have the Design Standards removed and replaced with The Integrated Development Ordinance. Attached is the current Site Development Plan for Subdivision and the Design Standards that were approved in 2012 by the EPC for the project named "Zuni Addition". This plan did not fully develop as intended at that time, due in part to the economy and changed conditions. This amendment will help continue to develop this vacant site and further the demand for a mix of uses to include employment, goods, and services.

5. This type of application will be decided by^{*}: ☐ City Staff
- OR at a public meeting or hearing by:
- ☐ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)
- ☐ Landmarks Commission (LC) ☒ Environmental Planning Commission (EPC)
- ☐ City Council
6. Where more information about the project can be found^{4*}:
Contact the Planning Department at devhelp@cabq.gov or call 505-924-3860 and ask to speak to the case planner associated with the relevant decision-making body for more information.

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

1. Zone Atlas Page(s)^{5*} H-19-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:
- ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)
- Explanation:
N/A
4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: ☒ Yes ☐ No

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

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

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

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

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

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

Additional Information:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] 4.13 acres
- b. IDO Zone District MX-M
- c. Overlay Zone(s) [if applicable] N/A
- d. Center or Corridor Area [if applicable] Multi-modal - Menaul Blvd

2. Current Land Use(s) [vacant, if none] Category: 04 | Commercial Services
Description: 04 | Bank

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

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

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



PART I - PROCESS

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

Application Type: Major Amendment to Site Plan - EPC

Decision-making Body: Environmental Planning Commission

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☒ Yes ☐ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

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

PART II – DETAILS OF REQUEST

Address of property listed in application: 7400 Menaul Blvd. NE, Albuquerque, NM 87110

Name of property owner: US New Mexico Federal Credit Union

Name of applicant: Modulus Architects, Inc. (Agent)

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

November 18, 2021 @8:30am, VIA ZOOM

Address, phone number, or website for additional information:

Modulus Architects, Regina Okoye, 505-338.1499 EXT 1003

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

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

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

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

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

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

Regina Okoye (Applicant signature) 10/20/2021 (Date)

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



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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

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

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

Regina Okoye

From: Regina Okoye
Sent: Wednesday, October 20, 2021 1:16 PM
To: 'dmc793@gmail.com'; 'apna87110@gmail.com'; 'donna.yetter3@gmail.com'; 'yemaya@swcp.com'; 'rongoldsmith@yahoo.com'; 'ericshirley@comcast.net'; 'Bruce Armistead'; 'joel.c.wooldridge@gmail.com'; 'eoman505@gmail.com'; 'bjdniels@msn.com'; 'laurasmigi@aol.com'; 'wvcondos@comcast.net'; 'wvcjulie@gmail.com'
Cc: Angela Williamson
Subject: Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque
Attachments: Approved SDP and Design Standards.pdf; CABQ-Official_public_notice_form-2019.pdf; H-19-Z.PDF

Tracking:

Recipient	Delivery
'dmc793@gmail.com'	
'apna87110@gmail.com'	
'donna.yetter3@gmail.com'	
'yemaya@swcp.com'	
'rongoldsmith@yahoo.com'	
'ericshirley@comcast.net'	
'Bruce Armistead'	
'joel.c.wooldridge@gmail.com'	
'eoman505@gmail.com'	
'bjdniels@msn.com'	
'laurasmigi@aol.com'	
'wvcondos@comcast.net'	
'wvcjulie@gmail.com'	
Angela Williamson	Delivered: 10/20/2021 1:16 PM

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

Date of Request: October 20, 2021

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

Neighborhood Association (NA):	Alvarado Park NA, Inez NA, Jerry Cline Park NA, Mark Twain NA, Quigley Park NA, Snow Heights NA, Winrock South NA, Winrock Villas Condo Association	
Name of NA Representative:	Darcy Bushnell, Robert Habiger, Donna Yetter, Maya Sutton, Ron Goldsmith, Eric Shirley, Barbara	Lohbeck, Joel
Wooldridge, Eric Olivas, Julie Nielsen, Laura Garcia, Virginia Kinney, John Kinney,	Main Office, Julie Marr	
Email Address or Mailing Address of NA Representative:	dmc793@gmail.com , apna87110@gmail.com , donna.yetter3@gmail.com , yemaya@swcp.com , rongoldsmith@yahoo.com , ericshirley@comcast.net , bardean12@comcast.net , joel.c.wooldridge@gmail.com , eoman505@gmail.com , bjdniels@msn.com , laurasmigi@aol.com , wvcondos@comcast.net , wvcjulie@gmail.com ,	

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

Email address to respond yes or no: Yes

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above (10/20/2021), unless you agree to an earlier date.

Meeting Date/Time/Location: TBD – All Neighborhood Associations have 15 calendar days from the date of this offer letter (10/20/2021) in which to respond. Once we are notified that you would like a meeting, a meeting must be scheduled for a date within 30 calendar days but no fewer than 15 calendar days after the Neighborhood Association accepts the meeting request, unless an earlier date is agreed upon. is agreed upon.

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

1. Subject Property Address: 7400 Menaul Blvd. NE, Albuquerque, NM 87110
- Location Description: SWC of Pennsylvania and Menaul Blvd.
2. Property Owner: US New Mexico Federal Credit Union
3. Agent/Applicant [if applicable]: Modulus Architects, Inc. (Agent)
4. Application(s) Type per IDO Table 6-1-1 [mark all that apply]:

Conditional Use Approval
Permit _____ (Carport or Wall/Fence - Major)
Site Plan
Subdivision Major: Preliminary Plat (Minor or Major)
Vacation _____ (Easement/Private Way or Public Right-of-way)
Variance
Waiver
Zoning Map Amendment
Other: _____
Summary of project/request:

This request is for an amendment to the current Site Development Plan for Subdivision and to have the Design Standards removed and replaced with The Integrated Development Ordinance. Attached is the current Site Development Plan for Subdivision and the Design Standards that were approved in 2012 by the EPC for the project named "Zuni Addition". This plan did not fully develop as intended at that time, due in part to the economy and changed conditions. This amendment will help continue to develop this vacant site and further the demand for a mix of uses to include employment, goods, and services.

5. This type of application will be decided by:

City Staff

OR at a public meeting or hearing by:

Zoning Hearing Examiner (ZHE)
Development Review Board (DRB)
Landmarks Commission (LC)
Environmental Planning Commission (EPC)
City Council

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

Contact the Planning Department at devhelp@cabq.gov or call 505-924-3860 and ask to speak to the case planner associated with the relevant decision-making body for more information.

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

1. Zone Atlas Page(s): H-19-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project: N/A
Deviation(s)
Variance(s)
Waiver(s)

Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1: **X YES** NO
5. For Site Plan Applications only, attach site plan showing, at a minimum:
 - a. **Location of proposed buildings and landscape areas.**
 - b. **Access and circulation for vehicles and pedestrians.**
 - c. Maximum height of any proposed structures, with building elevations.
 - d. For residential development¹: Maximum number of proposed dwelling units.
 - e. **For non-residential development**

Total gross floor area of proposed project
Gross floor area for each proposed use

Additional Information:

1. From the IDO Zoning Map:
 - a. Area of Property [typically in acres]: 4.13 acres
 - b. IDO Zone District Planned development: MX-M
 - c. Overlay Zone(s): N/A
 - d. Center or Corridor Area: Multi-modal – Menaul Blvd.
2. Current Land Use(s) [vacant, if none]: Category 04: Commercial Services; Description 04: Bank

Useful Links

Integrated Development Ordinance (IDO)

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

cc: Classic Uptown NA
District 7 Coalition of NA
ABQ Park NA

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

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

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

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

⁵ Available online here: <http://data.abq.gov/business/zoningatlas/>

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

REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER

MODULUS ARCHITECTS & LAND USE PLANNING, INC.

100 Sun Avenue NE, Suite 600

Albuquerque, NM 87109

Office 505.338.1499 (Ext. 1003)

Mobile + Text 505.267.7686



****PLEASE NOTE THAT WE HAVE MOVED! OUR NEW ADDRESS IS: 100 SUN AVE. NE SUITE 600, ALB. NM, 87109****

Regina Okoye

From: Regina Okoye
Sent: Wednesday, October 20, 2021 1:40 PM
To: 'bardean12@comcast.net'
Subject: Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque
Attachments: Approved SDP and Design Standards.pdf; CABQ-Official_public_notice_form-2019.pdf; H-19-Z.PDF

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

Date of Request: October 20, 2021

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

Neighborhood Association (NA): Alvarado Park NA, Inez NA, Jerry Cline Park NA, Mark Twain NA, Quigley Park NA, Snow Heights NA, Winrock South NA, Winrock Villas Condo Association

Name of NA Representative: Darcy Bushnell, Robert Habiger, Donna Yetter, Maya Sutton, Ron Goldsmith, Eric Shirley, Barbara Wooldridge, Eric Olivas, Julie Nielsen, Laura Garcia, Virginia Kinney, John Kinney, Main Office, Julie Marr

Lohbeck, Joel

Email Address or Mailing Address of NA Representative: dmc793@gmail.com, apna87110@gmail.com, donna.yetter3@gmail.com, yemaya@swcp.com, rorgoldsmith@yahoo.com, ericshirley@comcast.net, bardean12@comcast.net, joel.c.wooldridge@gmail.com, eoman505@gmail.com, bjdniels@msn.com, laurasmigi@aol.com, wvcondos@comcast.net, wvcjulie@gmail.com,

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

Email address to respond yes or no: Yes

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above (10/20/2021), unless you agree to an earlier date.

Meeting Date/Time/Location: TBD – All Neighborhood Associations have 15 calendar days from the date of this offer letter (10/20/2021) in which to respond. Once we are notified that you would like a meeting, a meeting must be scheduled for a date within 30 calendar days but no fewer than 15 calendar days after the Neighborhood Association accepts the meeting request, unless an earlier date is agreed upon. is agreed upon.

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

1. Subject Property Address: 7400 Menaul Blvd. NE, Albuquerque, NM 87110
Location Description: SWC of Pennsylvania and Menaul Blvd.
2. Property Owner: US New Mexico Federal Credit Union
3. Agent/Applicant (if applicable): Modulus Architects, Inc. (Agent)
4. Application(s) Type per IDO Table 6-1-1 (mark all that apply):

Conditional Use Approval
Permit _____ (Carport or Wall/Fence - Major)
Site Plan
Subdivision _____ Major: Preliminary Plat (Minor or Major)
Vacation _____ (Easement/Private Way or Public Right-of-way)
Variance
Waiver
Zoning Map Amendment

Other: _____
Summary of project/request:

This request is for an amendment to the current Site Development Plan for Subdivision and to have the Design Standards removed and replaced with The Integrated Development Ordinance. Attached is the current Site Development Plan for Subdivision and the Design Standards that were approved in 2012 by the EPC for the project named "Zuni Addition". This plan did not fully develop as intended at that time, due in part to the economy and changed conditions. This amendment will help continue to develop this vacant site and further the demand for a mix of uses to include employment, goods, and services.

5. This type of application will be decided by:

City Staff

OR at a public meeting or hearing by:

Zoning Hearing Examiner (ZHE)
Development Review Board (DRB)
Landmarks Commission (LC)
Environmental Planning Commission (EPC)
City Council

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

Contact the Planning Department at devhelp@cabq.gov or call 505-924-3860 and ask to speak to the case planner associated with the relevant decision-making body for more information.

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

1. Zone Atlas Page(s): H-19-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project: N/A
Deviation(s)
Variance(s)
Waiver(s)
Explanation:
4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1: **X YES** NO
5. For Site Plan Applications only, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.
 - b. Access and circulation for vehicles and pedestrians.
 - c. Maximum height of any proposed structures, with building elevations.
 - d. For residential development: Maximum number of proposed dwelling units.
 - e. For non-residential development
Total gross floor area of proposed project
Gross floor area for each proposed use

Additional Information:

1. From the IDO Zoning Map:
 - a. Area of Property [typically in acres]: 4.13 acres
 - b. IDO Zone District Planned development: MX-M
 - c. Overlay Zone(s): N/A
 - d. Center or Corridor Area: Multi-modal – Menaul Blvd.
2. Current Land Use(s) [vacant, if none]: Category 04: Commercial Services; Description 04: Bank

Useful Links

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

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

cc: Classic Uptown NA
District 7 Coalition of NA
ABQ Park NA

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

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

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

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

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

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

REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER

MODULUS ARCHITECTS & LAND USE PLANNING, INC.

100 Sun Avenue NE, Suite 600

Albuquerque, NM 87109

Office 505.338.1499 (Ext. 1003)

Mobile + Text 505.267.7686



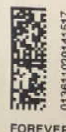
****PLEASE NOTE THAT WE HAVE MOVED! OUR NEW ADDRESS IS: 100 SUN AVE. NE SUITE 600, ALB. NM, 87109****

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



Winrock South NA
John Kinney
7110 Constitution Ave NE
Alb. NM 87110

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



Winrock South NA
Virginia Kinney
7110 Constitution Ave NE
Alb. NM 87110

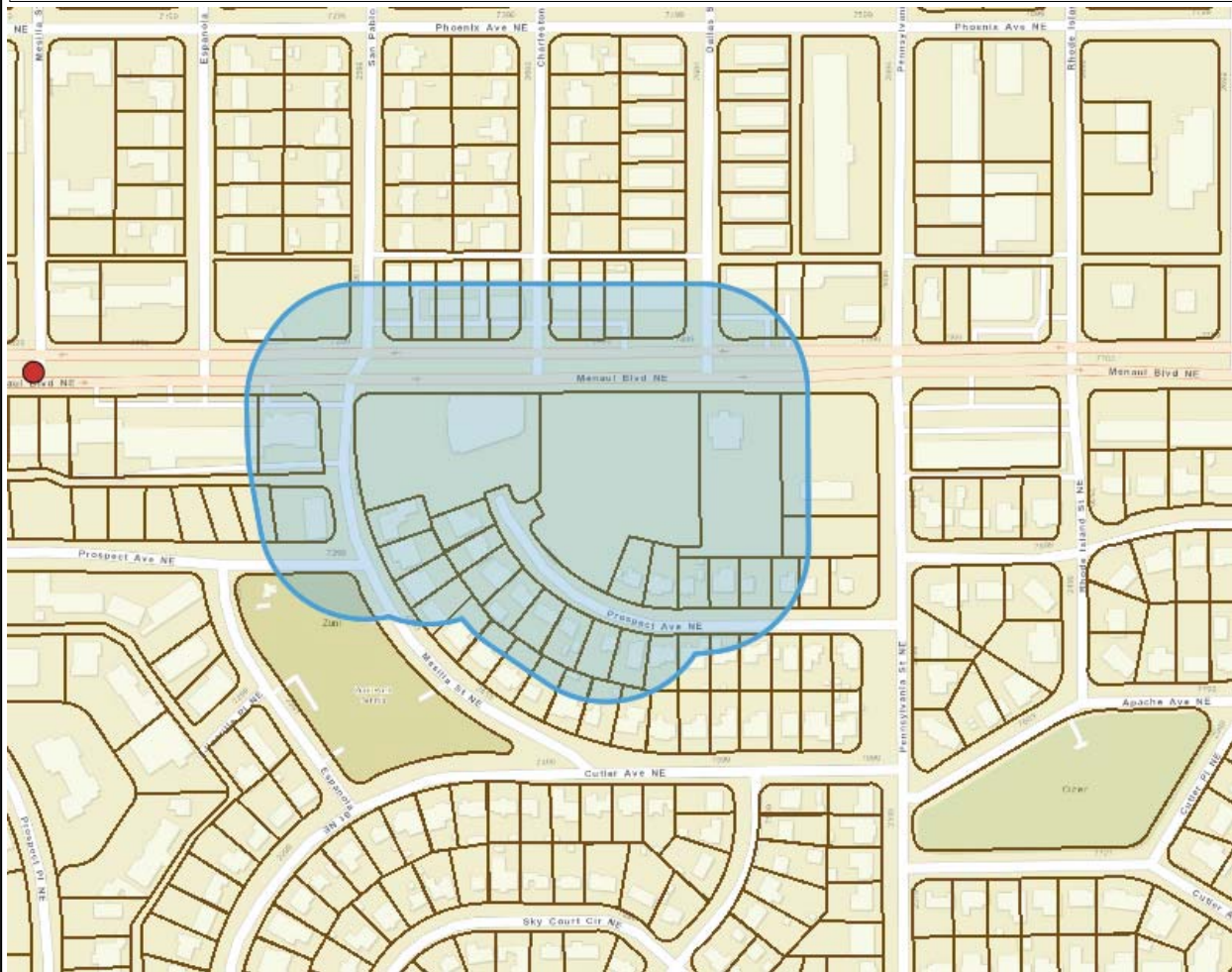


Menaul Blvd NE & Mesilla ST NE



Legend

 Bernalillo County Parcels



Notes

Buffer: 210 Ft.
ROW Menaul Blvd NE: 110 Ft.

578 0 289 578 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
10/19/2021 © City of Albuquerque

1: 3,468

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

ALBUQUERQUE BERNALILLO COUNTY
WATER UTILITY AUTHORITY
PO BOX 1293
ALBUQUERQUE NM 87103-1293

KARLER PROPERTIES LLC
10100 GLENDALE AVE NE
ALBUQUERQUE NM 87122-4083

GARCIA BETTY JO
7437 Prospect AVE NE
ALBUQUERQUE NM 87110-4542

DOUGHTY ENTERPRISES INC
7009 PROSPECT PL NE
ALBUQUERQUE NM 87109

PARKS NANCY L
4912 ALBERTA LN NW
ALBUQUERQUE NM 87120-2402

US NEW MEXICO FEDERAL CREDIT UNION
3939 OSUNA RD NE
ALBUQUERQUE NM 87109

RUNNING J LLC C/O BERGER BRIGGS REAL
ESTATE
4333 PAN AMERICAN FWY NE SUITE A
ALBUQUERQUE NM 87107-6833

WINROCK VILLAS CONDO ASSOC
JULIE MARR
1601 PENNSYLVANIA STREET NE
ALBUQUERQUE NM 87110

WINROCK SOUTH NA
JOHN KINNEY
7110 CONSTITUTION AVE NE
ALBUQUERQUE NM 87110

WINROCK SOUTH NA
VIRGINIA KINNEY
7110 CONSTITUTION AVE NE
ALBUQUERQUE NM 87110

ALVARADO PARK NA
DARCY BUSHNELL
2017 ALVARADO DR NE
ALBUQUERQUE NM 87110

ALVARADO PARK NA
ROBERT HABIGER
2101 VALENCIA NE
ALBUQUERQUE NM 87110

INEZ NA
DONNA YETTER
2111 HOFFMAN DR NE
ALBUQUERQUE NM 87110

INEZ NA
MAYA SUTTON
7718 CUTLER AVE NE
ALBUQUERQUE NM 87110

JERRY CLINE PARK NA
RON GOLDSMITH
1216 ALCAZAR STREET NE
ALBUQUERQUE NM 87110

JERRY CLINE NA
ERIC SHIRLEY
900 GROVE STREET NE
ALBUQUERQUE NM 87110

MARK TWAIN NA
BARBARA LOHBECK
1402 CALIFORNIA STREET NE
ALBUQUERQUE NM 87110

MARK TWAIN NA
JOEL WOOLDRIDGE
1500 INDIANA STREET NE
ALBUQUERQUE NM 87110

QUIGLEY PARK NA
ERIC OLIVAS
2708 VALENCIA DR NE
ALBUQUERQUE NM 87110

SNOW HEIGHTS NA
JULIE NIELSEN
8020 BELLAMAH AVE NE
ALBUQUERQUE NM 87110

SNOW HEIGHTS NA
LAURA GARCIA
1404 KATIE STREET NE
ALBUQUERQUE NM 87110

WINROCK VILLAS CONDO ASSOC
MAIN OFFICE
1601 PENNSLYVANIA STREET NE
ALBUQUERQUE NM 87110

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



PART I - PROCESS

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

Application Type: Major Amendment to Site Plan - EPC

Decision-making Body: Environmental Planning Commission

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☒ Yes ☐ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

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

PART II – DETAILS OF REQUEST

Address of property listed in application: 7400 Menaul Blvd. NE, Albuquerque, NM 87110

Name of property owner: US New Mexico Federal Credit Union

Name of applicant: Modulus Architects, Inc. (Agent)

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

November 18, 2021 @8:30am, VIA ZOOM

Address, phone number, or website for additional information:

Modulus Architects, Regina Okoye, 505-338.1499 EXT 1003

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

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

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

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

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

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

Regina Okoye (Applicant signature) 10/20/2021 (Date)

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

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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

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

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

Zoom Information

Date: November 18, 2021

Time: 8:30am

Join Zoom Meeting

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

Meeting ID: 226 959 2859

One tap mobile

+12532158782,,2269592859# US (Tacoma)

+13462487799,,2269592859# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

Meeting ID: 226 959 2859

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

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

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

Date of Notice*: 10/20/2021

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

Alvarado Park NA, Inez NA, Jerry Cline Park NA, Mark Twain NA, Quigley Park
Neighborhood Association (NA)*: NA, Snow Heights NA, Winrock South NA, Winrock Villas Condo Association

Darcy Bushnell, Robert Habiger, Donna Yetter, Maya Sutton, Ron Goldsmith, Eric Shirley, Barbara
Name of NA Representative* Lohbeck, Joel Wooldridge, Eric Olivas, Julie Nielsen, Laura Garcia, Virginia Kinney, John Kinney,
Main Office, Julie Marr

Email Address* or Mailing Address* of NA Representative¹: dmc793@gmail.com, apna87110@gmail.com,
donna.yetter3@gmail.com, yemaya@swcp.com,
rongoldsmith@yahoo.com, ericshirley@comcast.net,

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#) bardean12@comcast.net, joel.c.wooldridge@gmail.com,
eoman505@gmail.com, bjdniels@msn.com, laurasmigi@aol.com,
wvcondos@comcast.net, wvcjulie@gmail.com,

1. Subject Property Address* 7400 Menaul Blvd. NE, Albuquerque, NM 87110
Location Description SWC of Pennsylvania and Menaul
2. Property Owner* US New Mexico Federal Credit Union
3. Agent/Applicant* [if applicable] MODULUS ARCHITECTS & LAND USE PLANNING, INC. (agent)
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]

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

Summary of project/request²*: _____

This request is for an amendment to the current Site Development Plan for Subdivision and to have the Design Standards removed and replaced with The Integrated Development Ordinance. Attached is the current Site Development Plan for Subdivision and the Design Standards that were approved in 2012 by the EPC for the project named "Zuni Addition". This plan did not fully develop as intended at that time, due in part to the economy and changed conditions. This amendment will help continue to develop this vacant site and further the demand for a mix of uses to include employment, goods, and services.

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

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

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

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

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

Date/Time*: November 18, 2021 @8:30am

Location*³: VIA ZOOM (see attached Zoom information)

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

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

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

Contact the Planning Department at devhelp@cabq.gov or call 505-924-3860 and ask to speak to the case planner associated with the relevant decision-making body for more information.

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

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

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

Explanation*:

N/A

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

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

No meeting has been held to date of this letter.

³ Physical address or Zoom link

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

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

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

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

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

Additional Information [Optional]:

From the IDO Zoning Map⁶:

- 1. Area of Property [typically in acres] 4.13 acres
 - 2. IDO Zone District MX-M
 - 3. Overlay Zone(s) [if applicable] N/A
 - 4. Center or Corridor Area [if applicable] Multi-modal - Menaul Blvd
- Current Land Use(s) [vacant, if none] Category: 04 | Commercial Services
Description: 04 | Bank

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Alvarado Park NA, Inez NA, Jerry Cline Park NA, [Other Neighborhood Associations, if any]
Mark Twain NA, Quigley Park NA, Snow Heights NA,
Winrock South NA, Winrock Villas Condo Association

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

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

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

Date of Notice*: 10/20/2021

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

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY
Property Owner within 100 feet*: AUTHORITY

Mailing Address*: PO BOX 1293 ALBUQUERQUE NM 87103-1293

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

1. Subject Property Address* 7400 Menaul Blvd. NE, Albuquerque, NM 87110
Location Description SWC of Pennsylvania and Menaul
2. Property Owner* US New Mexico Federal Credit Union
3. Agent/Applicant* [if applicable] MODULUS ARCHITECTS & LAND USE PLANNING, INC. (agent)
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☒ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request¹*:

This request is for an amendment to the current Site Development Plan for Subdivision and to have the Design Standards removed and replaced with The Integrated Development Ordinance. Attached is the current Site Development Plan for Subdivision and the Design Standards that were approved in 2012 by the EPC for the project named “Zuni Addition”. This plan did not fully develop as intended at that time, due in part to the economy and changed conditions. This amendment will help continue to develop this vacant site and further the demand for a mix of uses to include employment, goods, and services.

5. This application will be decided at a public meeting or hearing by*:
- | | |
|--|---|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input type="checkbox"/> Development Review Board (DRB) |
| <input type="checkbox"/> Landmarks Commission (LC) | <input checked="" type="checkbox"/> Environmental Planning Commission (EPC) |

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

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

Date/Time*: November 18, 2021 @8:30am

Location*²: VIA ZOOM (see attached Zoom information)

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

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

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

Contact the Planning Department at devhelp@cabq.gov or call 505-924-3860 and ask to speak to the case planner associated with the relevant decision-making body for more information.

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

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

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

Explanation*:

N/A

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

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

No meeting has been held to date of this letter.

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

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

² Physical address or Zoom link

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

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

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

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

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 4.13 acres
 2. IDO Zone District MX-M
 3. Overlay Zone(s) [if applicable] N/A
 4. Center or Corridor Area [if applicable] Multi-modal - Menaul Blvd
- Current Land Use(s) [vacant, if none] Category: 04 | Commercial Services
Description: 04 | Bank

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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

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

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

Date of Notice*: 10/20/2021

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

Property Owner within 100 feet*: DOUGHTY ENTERPRISES INC

Mailing Address*: 7009 PROSPECT PL NE ALBUQUERQUE NM 87109

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

1. Subject Property Address* 7400 Menaul Blvd. NE, Albuquerque, NM 87110
Location Description SWC of Pennsylvania and Menaul
2. Property Owner* US New Mexico Federal Credit Union
3. Agent/Applicant* [if applicable] MODULUS ARCHITECTS & LAND USE PLANNING, INC. (agent)
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☒ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request¹:

This request is for an amendment to the current Site Development Plan for Subdivision and to have the Design Standards removed and replaced with The Integrated Development Ordinance. Attached is the current Site Development Plan for Subdivision and the Design Standards that were approved in 2012 by the EPC for the project named “Zuni Addition”. This plan did not fully develop as intended at that time, due in part to the economy and changed conditions. This amendment will help continue to develop this vacant site and further the demand for a mix of uses to include employment, goods, and services.

5. This application will be decided at a public meeting or hearing by*:
- | | |
|--|---|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input type="checkbox"/> Development Review Board (DRB) |
| <input type="checkbox"/> Landmarks Commission (LC) | <input checked="" type="checkbox"/> Environmental Planning Commission (EPC) |

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

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

Date/Time*: November 18, 2021 @8:30am

Location*²: VIA ZOOM (see attached Zoom information)

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

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

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

Contact the Planning Department at devhelp@cabq.gov or call 505-924-3860 and ask to speak to the case planner associated with the relevant decision-making body for more information.

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

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

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

Explanation*:

N/A

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

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

No meeting has been held to date of this letter.

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

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

² Physical address or Zoom link

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

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

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

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 4.13 acres
 2. IDO Zone District MX-M
 3. Overlay Zone(s) [if applicable] N/A
 4. Center or Corridor Area [if applicable] Multi-modal - Menaul Blvd
- Current Land Use(s) [vacant, if none] Category: 04 | Commercial Services
Description: 04 | Bank

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

Useful Links

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

Date of Notice*: 10/20/2021

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

Property Owner within 100 feet*: US NEW MEXICO FEDERAL CREDIT UNION

Mailing Address*: 3939 OSUNA RD NE ALBUQUERQUE NM 87109

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

1. Subject Property Address* 7400 Menaul Blvd. NE, Albuquerque, NM 87110
Location Description SWC of Pennsylvania and Menaul
2. Property Owner* US New Mexico Federal Credit Union
3. Agent/Applicant* [if applicable] MODULUS ARCHITECTS & LAND USE PLANNING, INC. (agent)
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☒ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request¹*:

This request is for an amendment to the current Site Development Plan for Subdivision and to have the Design Standards removed and replaced with The Integrated Development Ordinance. Attached is the current Site Development Plan for Subdivision and the Design Standards that were approved in 2012 by the EPC for the project named “Zuni Addition”. This plan did not fully develop as intended at that time, due in part to the economy and changed conditions. This amendment will help continue to develop this vacant site and further the demand for a mix of uses to include employment, goods, and services.

5. This application will be decided at a public meeting or hearing by*:
- | | |
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| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input type="checkbox"/> Development Review Board (DRB) |
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¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 18, 2021 @8:30am

Location*²: VIA ZOOM (see attached Zoom information)

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

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

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

1. Zone Atlas Page(s)*⁴ H-19-Z
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3. The following exceptions to IDO standards have been requested for this project*:

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

Explanation*:

N/A

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

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

No meeting has been held to date of this letter.

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² Physical address or Zoom link

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

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

- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
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Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 4.13 acres
 2. IDO Zone District MX-M
 3. Overlay Zone(s) [if applicable] N/A
 4. Center or Corridor Area [if applicable] Multi-modal - Menaul Blvd
- Current Land Use(s) [vacant, if none] Category: 04 | Commercial Services
Description: 04 | Bank

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

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

Date of Notice*: 10/20/2021

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

Property Owner within 100 feet*: KARLER PROPERTIES LLC

Mailing Address*: 10100 GLENDALE AVE NE ALBUQUERQUE NM 87122-4083

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

1. Subject Property Address* 7400 Menaul Blvd. NE, Albuquerque, NM 87110
Location Description SWC of Pennsylvania and Menaul
2. Property Owner* US New Mexico Federal Credit Union
3. Agent/Applicant* [if applicable] MODULUS ARCHITECTS & LAND USE PLANNING, INC. (agent)
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☒ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request¹*:

This request is for an amendment to the current Site Development Plan for Subdivision and to have the Design Standards removed and replaced with The Integrated Development Ordinance. Attached is the current Site Development Plan for Subdivision and the Design Standards that were approved in 2012 by the EPC for the project named “Zuni Addition”. This plan did not fully develop as intended at that time, due in part to the economy and changed conditions. This amendment will help continue to develop this vacant site and further the demand for a mix of uses to include employment, goods, and services.

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| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input type="checkbox"/> Development Review Board (DRB) |
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¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 18, 2021 @8:30am

Location*²: VIA ZOOM (see attached Zoom information)

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

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

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

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

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

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

Explanation*:

N/A

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

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

No meeting has been held to date of this letter.

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

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

² Physical address or Zoom link

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

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 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 4.13 acres
 2. IDO Zone District MX-M
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**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 10/20/2021

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Property Owner within 100 feet*: KARLER PROPERTIES LLC

Mailing Address*: 10100 GLENDALE AVE NE ALBUQUERQUE NM 87122-4083

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

1. Subject Property Address* 7400 Menaul Blvd. NE, Albuquerque, NM 87110
Location Description SWC of Pennsylvania and Menaul
2. Property Owner* US New Mexico Federal Credit Union
3. Agent/Applicant* [if applicable] MODULUS ARCHITECTS & LAND USE PLANNING, INC. (agent)
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☒ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
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 - ☐ Variance
 - ☐ Waiver
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Summary of project/request¹*:

This request is for an amendment to the current Site Development Plan for Subdivision and to have the Design Standards removed and replaced with The Integrated Development Ordinance. Attached is the current Site Development Plan for Subdivision and the Design Standards that were approved in 2012 by the EPC for the project named “Zuni Addition”. This plan did not fully develop as intended at that time, due in part to the economy and changed conditions. This amendment will help continue to develop this vacant site and further the demand for a mix of uses to include employment, goods, and services.

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| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input type="checkbox"/> Development Review Board (DRB) |
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¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 18, 2021 @8:30am

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

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

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

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

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

Explanation*:

N/A

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

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

No meeting has been held to date of this letter.

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

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

² Physical address or Zoom link

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Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 4.13 acres
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[Note: Items with an asterisk (*) are required.]

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

Date of Notice*: 10/20/2021

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

Property Owner within 100 feet*: GARCIA BETTY JO

Mailing Address*: 7437 Prospect AVE NE ALBUQUERQUE NM 87110-4542

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

1. Subject Property Address* 7400 Menaul Blvd. NE, Albuquerque, NM 87110
Location Description SWC of Pennsylvania and Menaul
2. Property Owner* US New Mexico Federal Credit Union
3. Agent/Applicant* [if applicable] MODULUS ARCHITECTS & LAND USE PLANNING, INC. (agent)
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
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 - ☐ Variance
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 - ☐ Other: _____

Summary of project/request¹*:

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

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Date/Time*: November 18, 2021 @8:30am

Location*²: VIA ZOOM (see attached Zoom information)

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

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3. The following exceptions to IDO standards have been requested for this project*:

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

Explanation*:

N/A

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

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

No meeting has been held to date of this letter.

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

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

² Physical address or Zoom link

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

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

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

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

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 4.13 acres
 2. IDO Zone District MX-M
 3. Overlay Zone(s) [if applicable] N/A
 4. Center or Corridor Area [if applicable] Multi-modal - Menaul Blvd
- Current Land Use(s) [vacant, if none] Category: 04 | Commercial Services
Description: 04 | Bank

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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

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

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

Date of Notice*: 10/20/2021

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

Property Owner within 100 feet*: RUNNING J LLC C/O BERGER BRIGGS REAL ESTATE

Mailing Address*: 4333 PAN AMERICAN FWY NE SUITE A ALBUQUERQUE NM 87107-6833

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

1. Subject Property Address* 7400 Menaul Blvd. NE, Albuquerque, NM 87110
Location Description SWC of Pennsylvania and Menaul
2. Property Owner* US New Mexico Federal Credit Union
3. Agent/Applicant* [if applicable] MODULUS ARCHITECTS & LAND USE PLANNING, INC. (agent)
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☒ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request¹*:

This request is for an amendment to the current Site Development Plan for Subdivision and to have the Design Standards removed and replaced with The Integrated Development Ordinance. Attached is the current Site Development Plan for Subdivision and the Design Standards that were approved in 2012 by the EPC for the project named “Zuni Addition”. This plan did not fully develop as intended at that time, due in part to the economy and changed conditions. This amendment will help continue to develop this vacant site and further the demand for a mix of uses to include employment, goods, and services.

5. This application will be decided at a public meeting or hearing by*:
- | | |
|--|---|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input type="checkbox"/> Development Review Board (DRB) |
| <input type="checkbox"/> Landmarks Commission (LC) | <input checked="" type="checkbox"/> Environmental Planning Commission (EPC) |

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

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

Date/Time*: November 18, 2021 @8:30am

Location*²: VIA ZOOM (see attached Zoom information)

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

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

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

Contact the Planning Department at devhelp@cabq.gov or call 505-924-3860 and ask to speak to the case planner associated with the relevant decision-making body for more information.

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

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

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

Explanation*:

N/A

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

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

No meeting has been held to date of this letter.

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

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

² Physical address or Zoom link

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

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

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

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

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

MARK THIAN NA
BARBARA LOHMECK
1402 CALIFORNIA STREET NE
ALBUQUERQUE NM 87110

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

MARK THIAN NA
JOEL WOODBRIDGE
1300 PENNSYLVANIA STREET NE
ALBUQUERQUE NM 87110

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

QUIGLEY FARRIS NA
ERIC OLIVAS
2708 VALENCIA DR NE
ALBUQUERQUE NM 87110

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

SHOW HEIGHTS NA
JULIE WELSEN
8035 WILLAMAH AVE NE
ALBUQUERQUE NM 87110

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

SHOW HEIGHTS NA
LAURA GARCIA
1404 KATE STREET NE
ALBUQUERQUE NM 87110

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

WINROCK SOUTH NA
VERONICA KINNEY
7110 CONSTITUTION AVE NE
ALBUQUERQUE NM 87110

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

WINROCK VILLAS CONDO ASSOC
JULIE MARK
1801 PENNSYLVANIA STREET NE
ALBUQUERQUE NM 87110

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

INEZ NA
DONNA YETTER
2111 HOFFMAN DR NE
ALBUQUERQUE NM 87110

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

INEZ NA
MAYA SUTTON
7718 CUTLER AVE NE
ALBUQUERQUE NM 87110

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

JERRY CLINE PARK NA
RON GOLDSMITH
1214 ALCAZAR STREET NE
ALBUQUERQUE NM 87110

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

ALVARADO PARK NA
DARCY BUSHNELL
2217 ALVARADO DR NE
ALBUQUERQUE NM 87110

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

ALVARADO PARK NA
ROBERT HANIGER
2281 VALENCIA NE
ALBUQUERQUE NM 87110

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

WINROCK VILLAS CONDO ASSOC
MAIN OFFICE
1801 PENNSYLVANIA STREET NE
ALBUQUERQUE NM 87110

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

WINROCK SOUTH NA
VERONICA KINNEY
7110 CONSTITUTION AVE NE
ALBUQUERQUE NM 87110

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

JERRY CLINE NA
ERIC SHIPLEY
300 GROVE STREET NE
ALBUQUERQUE NM 87110

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



US NEW MEXICO FEDERAL CREDIT UNION
3939 OSUNA RD NE
ALBUQUERQUE NM 87109

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



Garcia Betty Joe
7437 Prospect Ave NE
Albuquerque NM 87110

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



RUNNING J LLC C/O BERGER BRIGGS REAL
ESTATE
4333 PAN AMERICAN FWY NE SUITE A
ALBUQUERQUE NM 87107-6833



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

PARKS NANCY L
4912 ALBERTA LN NW
ALBUQUERQUE NM 87120-2402

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



KARLER PROPERTIES LLC
10100 GLENDALE AVE NE
ALBUQUERQUE NM 87122-4083



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

DOUGHTY ENTERPRISES INC
7009 PROSPECT PL NE
ALBUQUERQUE NM 87109

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



ALBUQUERQUE BERNALILLO COUNTY
WATER UTILITY AUTHORITY
PO BOX 1293
ALBUQUERQUE NM 87103-1293



ACADEMY

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

10/20/2021 02:16 PM

Product	Qty	Unit Price	Price
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Forever Stamp	34	\$0.53	\$19.72
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Grand Total: \$19.72

Credit Card Remitted \$19.72

Card Name: VISA
Account #: XXXXXXXXXX1521
Approval #: 05647G
Transaction #: 888
Receipt #: J00888
AID: A000000031010
AL: VISA CREDIT
PIN: Not Required
CAPITAL ONE VISA
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