



Environmental Planning Commission

***Agenda Number:2
Project #: 2021-005278
SI-2021-01227***

Hearing Date: September 16, 2021

Staff Report

<i>Agent</i>	Consensus Planning
<i>Applicant</i>	Tom McCollum
<i>Request</i>	Major Amendment to Site Plan –EPC
<i>Legal Description</i>	Tract A1, B1, C1, Block 125, Princess Jeanne Park Addition, a replat of Tracts “A” & “B”, Block 125, Princess Park Addition
<i>Location</i>	800, 840, & 880 Juan Tabo NE, between Lomas Blvd. NE, and Grand Ave NE
<i>Size</i>	Approximately (≈) 8.0 acres
<i>Zoning</i>	MX-M

Staff Recommendation

Approval of SI-2021-01227, based on the Findings beginning on p.17 and subject to the Conditions of Approval beginning on p.21.

***Staff Planner
Sergio Lozoya***

Summary of Analysis

The applicant proposes to remove the northern portion of Tract B1 from the governing site plan and allow for future redevelopment to be subject to IDO regulations via the Site Plan Administrative process.

The subject site is along a Major Transit Corridor and a Multi-Modal Corridor; it is not in a designated Activity Center. The request generally furthers applicable Comprehensive Plan Goals and policies regarding Land Use.

The affected, registered Neighborhood Association is the East Gateway Coalition of NA's, which was notified as required. Property owners within 100-feet were also notified as required.

Staff has received a letter from a neighboring property owner opposing the request, citing traffic concerns.

The subject site consists of three Tracts: A-1, B-1, and C-1, each with a respective property owner.

Staff recommends Approval.

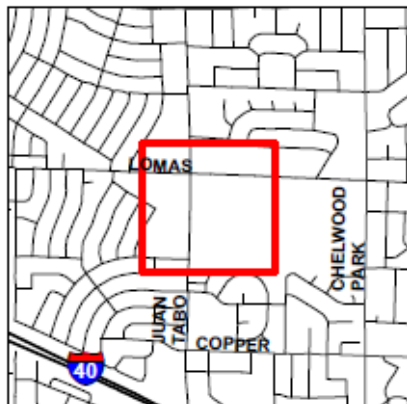
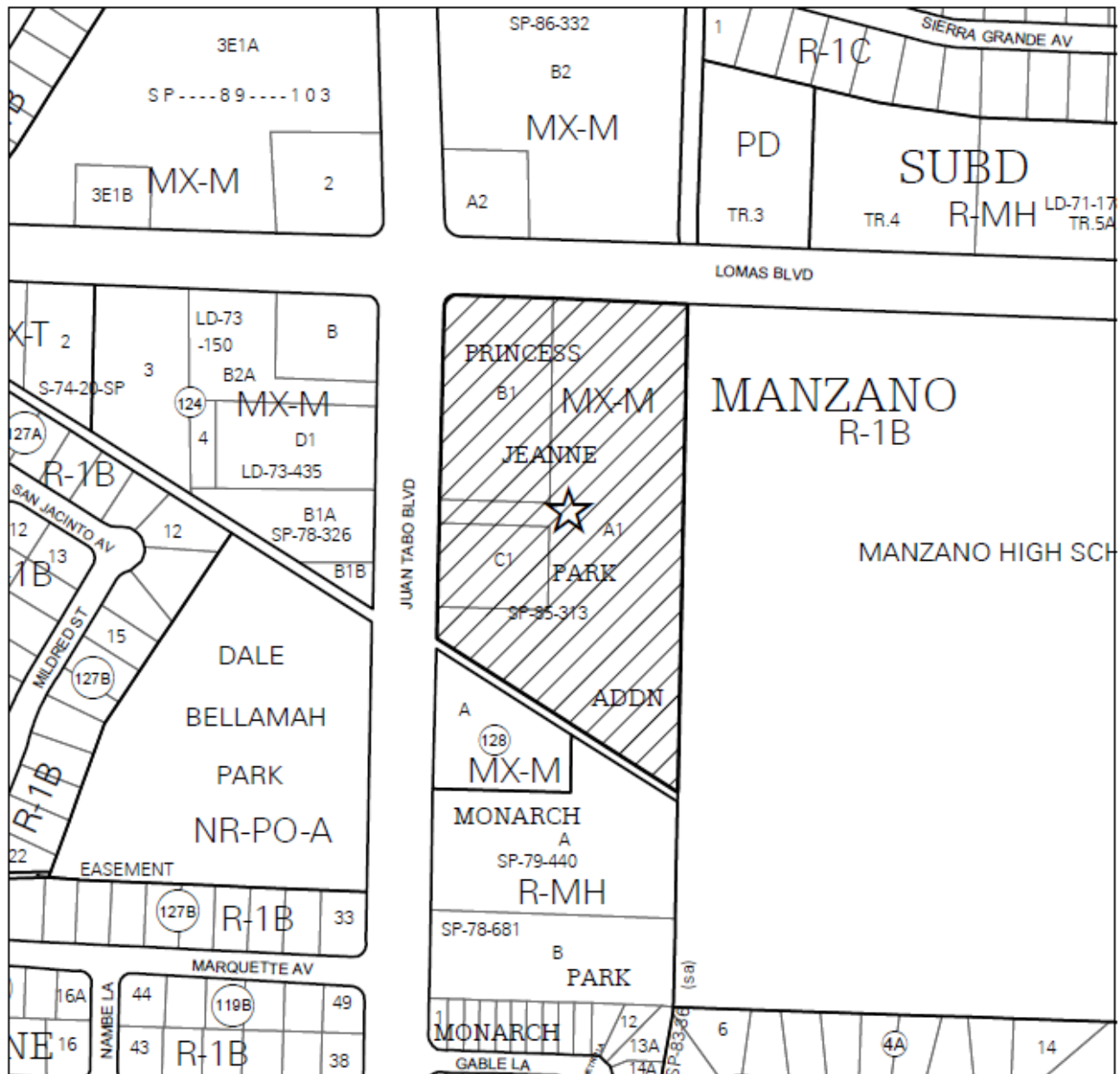


Table of Contents

I. Introduction.....	8
II. Analysis of Applicable Ordinances, Plans, and Policies.....	10
III. Site Plan-Major Amendment.....	15
IV. Agency and Neighborhood Concerns.....	16
V. Conclusion.....	16
Findings and Recommendations.....	17
Conditions.....	21
Agency Comments.....	22

Attachments





IDO ZONING MAP

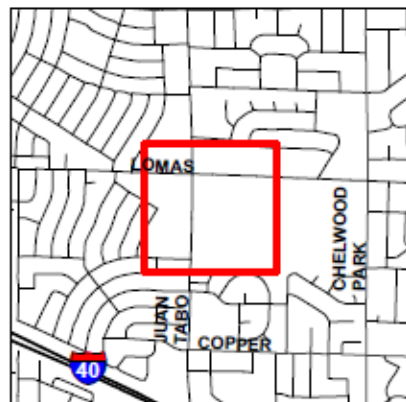
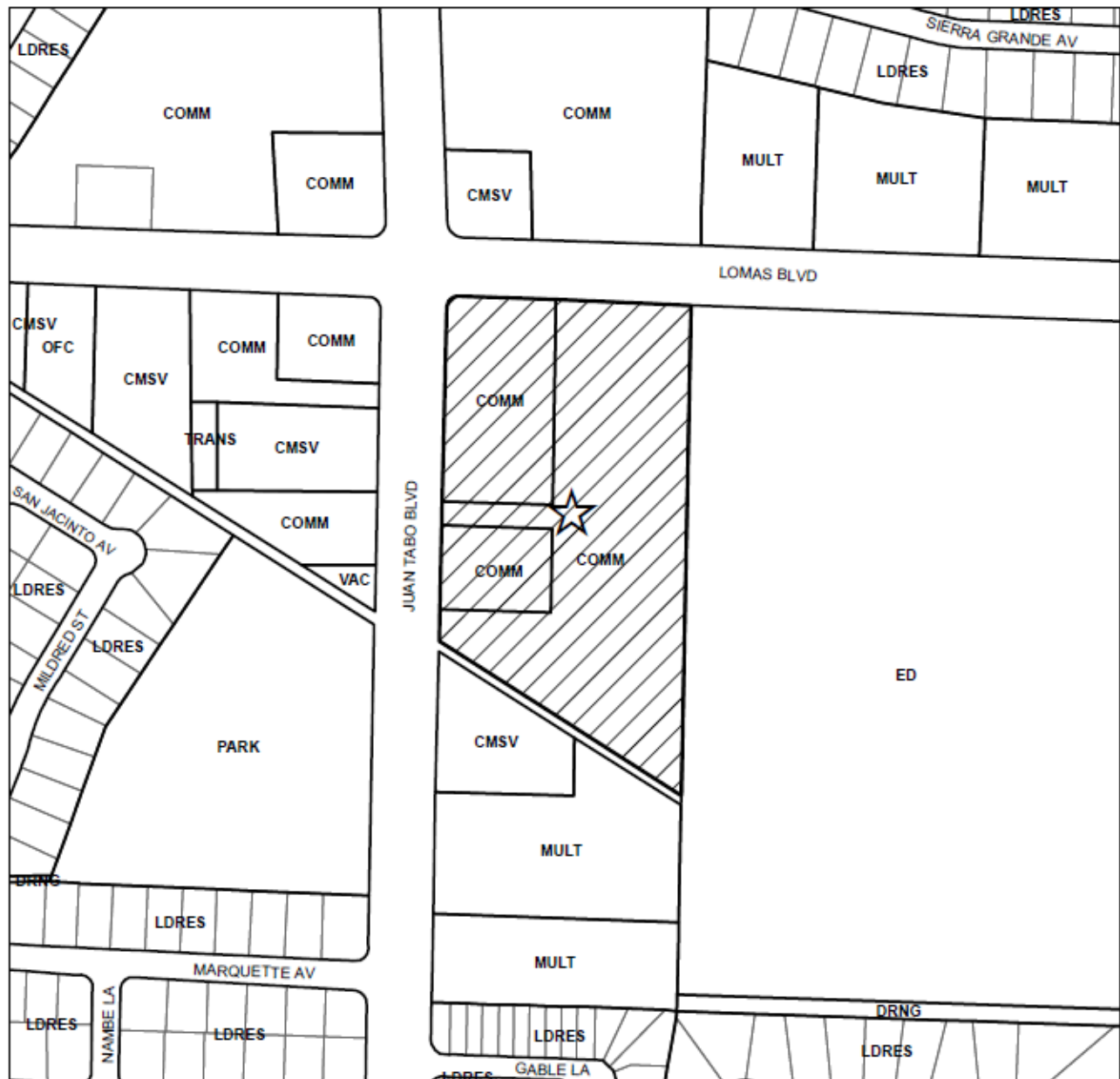
Note: Gray shading
Indicates County.



1 inch = 250 feet

Hearing Date:
9/16/2021
Project Number:
PR-2021-005278
Case Numbers:
SI-2021-01227

Zone Atlas Page:
K-22



LAND USE MAP

Note: Gray shading
Indicates County.

Key to Land Use Abbreviations

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



1 inch = 250 feet

Hearing Date:

9/16/2021

Project Number:

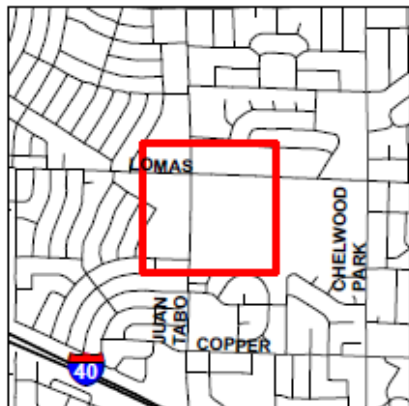
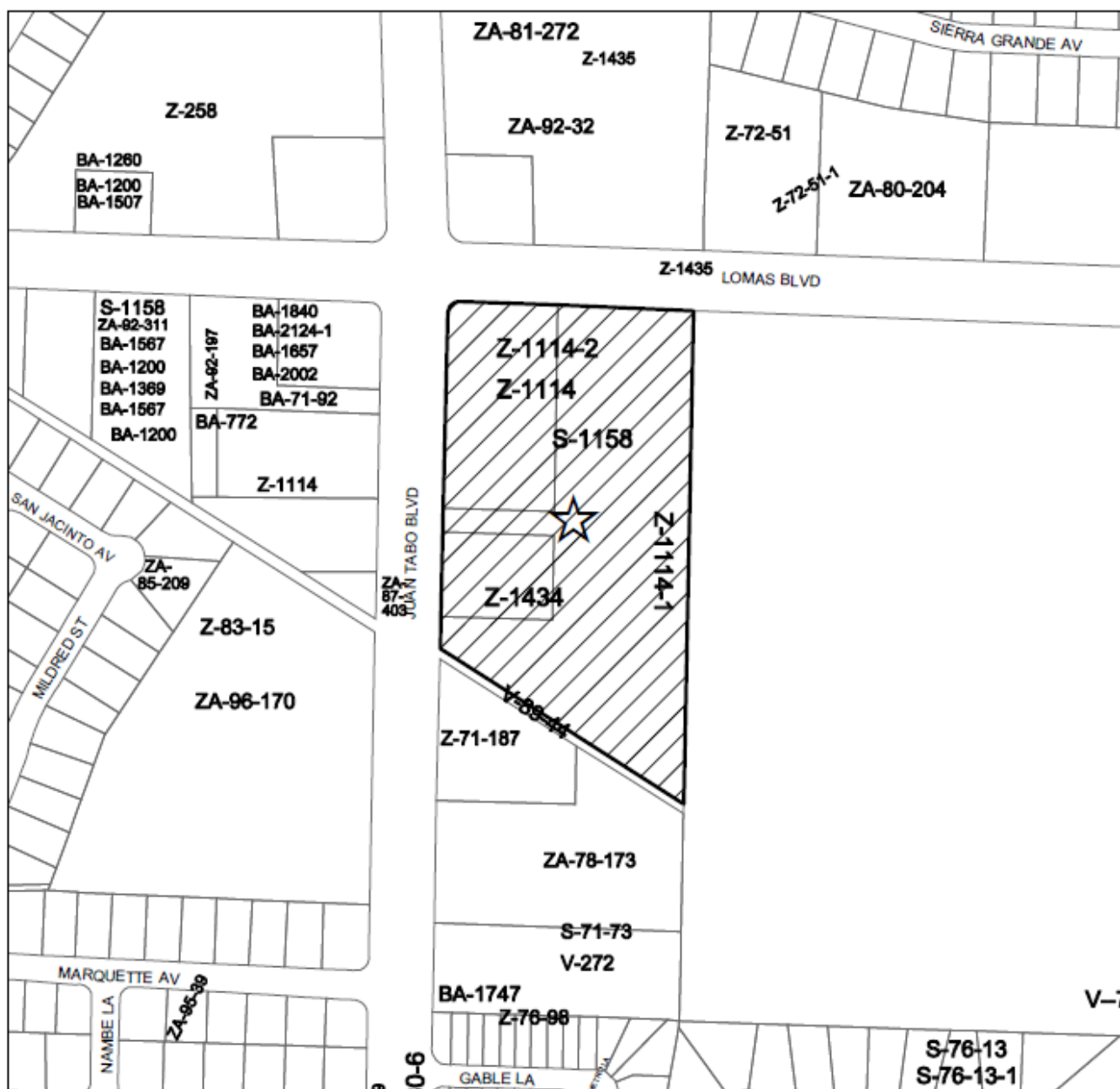
PR-2021-005278

Case Numbers:

SI-2021-01227

Zone Atlas Page:

K-22



HISTORY MAP

Note: Gray shading indicates County.



1 inch = 250 feet

Hearing Date:

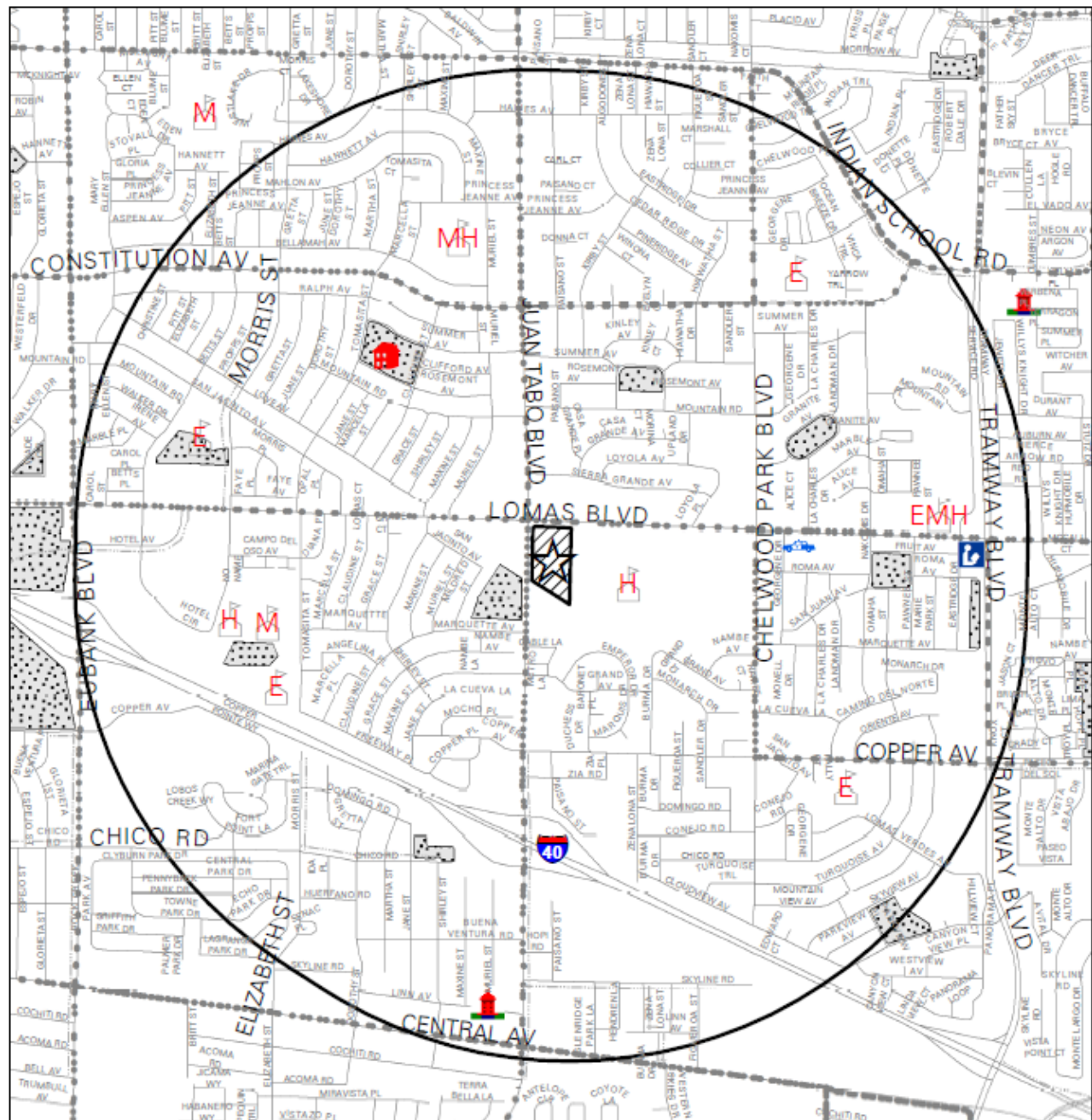
9/16/2021

Project Number:

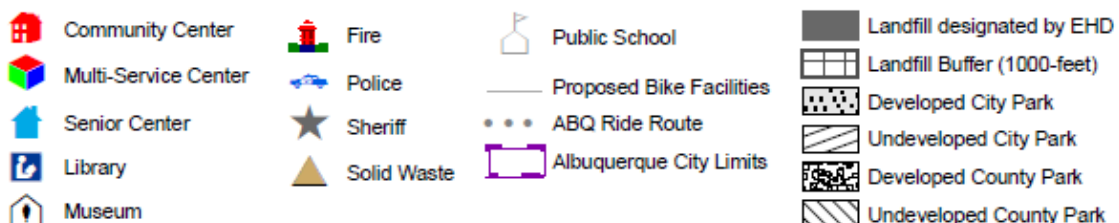
PR-2021-005278

Case Numbers:
SI-2021-01227

Zone Atlas Page:
K-22



Public Facilities Map with One-Mile Buffer



I. INTRODUCTION

	<i>Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	MX-M	Change	General Retail
<i>North</i>	MX-M	Change	General Retail
<i>South</i>	MX-M/R-MH	Change	Commercial Services, Multi-family
<i>East</i>	R1-B	Consistency	Manzano High School - Educational
<i>West</i>	MX-M/NR-PO-A	Change/Consistency	Commercial Services /Parks and Open Space

Request

The request is for Site Plan – EPC Major Amendment, for an approximately 8.0-acre site legally described as Tract A1, B1, C1, Block 125, Princess Jeanne Park Addition, a replat of Tracts “A” & “B”, Block 125, Princess Park Addition, located at 800, 840, & 880 Juan Tabo NE, between Lomas Blvd. NE, and Grand Ave NE (the subject site).

The subject site consists of three Tracts: A-1, B-1, and C-1, each with a respective property owner. Only one of the property owners (the applicant) has provided an authorization letter for the request. The applicant proposes to remove approximately 1.0 acre from the northern portion of Tract B1 from the governing site plan, which would allow for future redevelopment to be subject to IDO regulations. If the request is approved, the applicant will demolish the existing sit-down restaurant and develop a drive through restaurant via the Site Plan – Administrative process.

The original, governing site plan (Z-1114-1) does not include design standards.

EPC Role

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

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.

History/Background

The original request to establish a governing site development plan was heard by the EPC on April 18, 1985 (Z-1114-1) and was deferred to allow the applicant time to revise the proposed landscape plan, and to provide a turn bay. The request was heard again by the EPC on June 20, 1985 (Z-1114-1) and was subsequently approved with conditions.

Separate requests for amendments were made to the EPC on July 17th, 1986 and on April 20, 1989 (Z-1114-2) but were withdrawn in both hearings.

Hastings Records requested to make changes to the existing governing site plan, but was denied by the EPC on December 20, 1990 (Z-1114-2) for failing to meet conditions, requesting more free-standing signage than allowed at the time, not justifying the request for more signage, and failing to provide a thorough policy analysis. The request returned to EPC on March 21, 1991 and was deferred, and finally withdrawn, on April 19, 1991 (Z-1114-2).

Context

The subject site is approximately 8.0 acres and is within an Area of Change. The subject site is located at the southeast corner of the intersection of Juan Tabo Blvd NE and Lomas Blvd NE. The site is bounded by Lomas Blvd NE to the north, Juan Tabo Blvd NE to the west, multi-family dwellings and commercial services to the south, and a high school to the east.

The site is surrounded by various land uses including: car-wash and commercial retail to the north, commercial services (restaurant, light-vehicle fueling station, and a health club/gym) to the west, a bank and multi-family dwellings to the south, and educational use to the east. The subject site is within the boundaries of the Foothills Community Planning Area.

Comprehensive Plan Designations

The subject site is designated an Area of Change by the Comprehensive Plan. The subject site is not located in a designated Activity Center.

The Comprehensive Plan designates Lomas Blvd as a Major Transit Corridor. Major transit corridors are intended to be served by high frequency and local transit (e.g. Rapid Ride, local, and commuter buses). These corridors should prioritize transit above other modes of transportation to promote a convenient and efficient transit system. Walkability in these corridors is key to providing a safe environment for walkers, cyclists, and transit users.

Juan Tabo Blvd NE is classified as a Multi-Modal corridor by the Comp Plan.

The subject site is part of the Foothills Community Planning Area (CPA). The Foothills are characterized by views of the mountains to the east and of the city and Northwest Mesa to the west. This area is nestled at the base of the Sandia Mountains, and is distinguished by its unique relationship to the mountains and impressive views of the valley.

Roadway System

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

The LRRS map classifies Lomas Blvd NE as a Regional Principal Arterial. Juan Tabo Blvd NE is classified as a Community Principal Arterial.

Trails/Bikeways

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

There is no existing bike or trail infrastructure on Juan Tabo Blvd NE or Lomas Blvd NE. Though, Lomas Blvd is classified as a potential bike facility. The nearest dedicated bike lane is located one city block east of the subject site on Chelwood Park Blvd NE, which connects to a wider network of bike lanes.

Transit

ABQ Ride Route 1 and ABQ Ride Route 11 pass the subject site as they run along Juan Tabo Blvd NE, and Lomas Blvd NE, respectively.

ABQ Ride Route 1 (Juan Tabo Blvd NE) provides service 7-days a week, at a frequency of approximately 30 minutes during the week and less frequency on the weekends. There is a bus stop for ABQ Ride Route 1 directly abutting the site near the intersection at Juan Tabo Blvd NE, and Lomas Blvd NE.

ABQ Ride Route 11 (Lomas Blvd NE) provides service 7-days a week, at a frequency of approximately 30 minutes during the week and less frequency on the weekends. There is a bus stop for ABQ Ride Route 1 directly abutting the site near the intersection at Juan Tabo Blvd NE, and Lomas Blvd NE.

Public Facilities/Community Services

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

II. ANALYSIS OF APPLICABLE ORDINANCES, PLANS, AND POLICIES

Integrated Development Ordinance (IDO)

Definitions

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

Clear Sight Triangle: An area of unobstructed vision at street intersections at least 3 feet and no

more than 8 feet above the gutter line and within a triangular area at the street corner or driveway, regulated by the DPM.

Drive-through or Drive-up Facility: Facilities associated with a primary use, including but not limited to banks, financial institutions, restaurants, dry cleaners, and drug stores, but not including car washes or light vehicle fueling, to offer goods and services directly to customers waiting in motor vehicles.

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

Pedestrian-oriented Areas: Areas that are intended primarily to provide access, amenities, or space for services that benefit people on foot. They include, but are not limited to, sidewalks, walkways, multi-use trails, transit stops, spaces for outdoor seating or vending, plazas, parks, and public facilities associated with City Major Public Open Space.

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

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

Zoning

The subject site is zoned MX-M (Mixed-Use – Medium Intensity Zone District), a zoning designation received upon adoption of IDO in May 2018. The subject site was formerly zoned C-2 for Community Commercial 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.

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

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

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

Applicable Goals and policies are listed below, followed by Staff analysis in ***bold italic*** text.

Chapter 5: Land Use

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

The request would facilitate the development of the subject site, which is located at the intersection of Juan Tabo Blvd NE, which is designated as a Multi-Modal Corridor, and Lomas Blvd NE which is designated as a Major Transit Corridor. The development of the subject site would support and contribute to the growth as a community connected by a modal network of corridors. The request is consistent with Goal 5.1 Land Use

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

The request would facilitate the development of a drive through restaurant on an approximately 1-acre portion of Tract B-1. The scale of this development and growth is too small to be considered regional growth. The request not consistent with Policy 5.1.1 – Desired Growth.

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

The request would encourage redevelopment and infill because the subject site is within an established shopping center. It encourages development in the appropriate areas: within a shopping center located at the intersection of a Major Transit Corridor and Multi-Modal Corridor. The request is consistent with subpolicy 5.1.1(c).

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

The request would generally contribute to the creation of healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from the surrounding neighborhoods because it would facilitate development within an established shopping center. The shopping center is generally conveniently accessible by occupants of the nearby single family residential, and multi-family residential through the existing sidewalk and transit network. The request is generally consistent with Policy 5.2.1 – Land Uses.

Subpolicy 5.2.1 (g): Locate quality commercial development and redevelopment in existing commercial zones and designated Centers and Corridors as follows:

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

The request would locate quality commercial redevelopment within an existing shopping center, located within an existing commercial zone (MX-M) The subject site is also located at the intersection of two arterial streets: Juan Tabo Blvd NE, and Lomas Blvd NE, which are designated as a Multi Modal corridor and Major Transit Corridor, respectively. The shopping

center is served by two adjacent bus stops, ABQ Ride Route 1 on Juan Tabo Blvd NE, and ABQ Ride Route 11 on Lomas Blvd NE. The request is consistent with Subpolicy 5.2.1(g).

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

The request would encourage development within an already established and well used shopping center. Subpolicy 5.2.1(n) is not applicable.

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

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

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

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

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

The request is would direct growth to the subject site, which is located along two designated corridors (Major Transit Corridor and a Multi-Modal Corridor). The request would facilitate the development of the subject site within an Area of Change, where change is encouraged. The request is generally consistent with Policy 5.6.2 Areas of Change.

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

The request would generally encourage development that expands employment opportunities by developing a restaurant, which would provide limited employment opportunities. The request is partially consistent with Subpolicy 5.6.2 (b).

Subpolicy 5.6.2 (e): Encourage job creation in business and industrial parks, near freight routes, and where adequate transitions and buffers can be provided to protect abutting residential uses.

The request would generally encourage job creation in an existing shopping center, and where there are already existing adequate buffers and transitions that protect the abutting residential use (Manzano High School). However, the scale of job creation is relatively small in regards to the City as a whole. The request is not consistent with Subpolicy 5.6.2.

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

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

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

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

Site Plan-EPC Review & Decision Criteria

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

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

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

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

The subject site is not within any NR-SU or PD zone. There is a parking agreement amongst the three property owners within the Site Plan. Staff has recommended that the owners revisit the parking agreement to ensure that adequate parking is provided for the overall site, regardless of site plan status.

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

With the application of conditions of approval, the Major Amendment will comply with all applicable provisions of the IDO. The subsequent request be reviewed via the Site Plan Administrative Process to ensure compliance with applicable provisions of the Development Process Manual (DPM).

- 6-6(H)(J)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity

to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

The request will be reviewed via Site Plan Administrative process, which is charged with addressing infrastructure and ensuring that infrastructure such as streets, trails, sidewalks, and drainage systems has sufficient capacity to serve a proposed development.

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

The future, proposed development will be required to comply with the decisions made through- the EPC and the Site Plan Administrative Process. The EPCs' conditions of approval will improve compliance with the IDO, which contains regulations to mitigate site plan impacts to surrounding areas. The Site Plan Administrative review will ensure infrastructure is adequately addressed so that a proposed development will not burden the surrounding area.

III. SITE PLAN MAJOR AMENDMENT

Request

The applicant proposes to remove an approximately 1.0-acre portion from the northern portion of Tract B1 from the governing site plan and allow for future redevelopment to be subject to IDO regulations. If the request is approved, the applicant will demolish the existing sit-down restaurant and develop a drive through restaurant via the Site Plan – Administrative process.

The original governing site plan does not have design standards.

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

Site Plan Layout/Configuration

The request would remove the northern portion of Tract B-1 from the governing Site Plan. The proposed Amendment will have minor impact to the overall Site Plan as this area was already designated for a restaurant use. The new building will be approximately 2,887 square feet, which is approximately 9,148 square feet less than the previous sit-down restaurant.

Vehicular Access, Circulation, and Parking

The existing access points from Juan Tabo Blvd NE, and Lomas Blvd NE will remain intact. However, the proposal to add a drive-through restaurant to the subject site will impact circulation on the subject site, as cars will be congregating towards this use, and there is potential for more traffic driving in and through the shopping Center.

Parking will need to be clarified on the governing site plan. The applicant shows that the total parking provided for Tracts A-1, B-1, and C-1 is 213 spaces. The new proposed development

(which will be reviewed via the Site Plan Administrative Process) will provide 46 spaces. This will total to 259 spaces, and does not demonstrate compliance with the governing site plan's parking requirements.

Pedestrian, Bicycle, and Transit Access

The subject site is well served by transit. Both ABQ Ride Route 1 (Juan Tabo Blvd NE), and ABQ Ride Route 11 (Lomas Blvd NE) provide service 7-days a week, at a frequency of approximately 30 minutes during the week and less frequency on the weekends. There is a bus stop for ABQ Ride Route 1, and 11 directly abutting the site near the intersection at Juan Tabo Blvd NE, and Lomas Blvd NE.

There is adequate sidewalk infrastructure along the boundaries of the subject site, which provide walkability from the nearby single-family and multi-family homes.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

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

The Transit Department has requested easements on the subject site to provide bus shelters for ABQ Ride Route 11, and ABQ Ride Route 1. The bus stop for Route 11 along Lomas currently consists of a pole and sign, with a small bench for transit riders to sit, and sits awkwardly on the sidewalk. The ABQ Ride Route 1 stop along Juan Tabo only has a pole and sign and nowhere for transit riders to sit and wait for the bus. Both of these stops need better infrastructure, i.e., a bus shelter.

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 organization is East Gateway Coalition, which was notified as required. The applicant also notified property owners within 100-feet of the subject site's boundaries as required.

One property owner expressed opposition to the request, citing increased traffic along Lomas Blvd NE, and Juan Tabo Blvd NE.

V. CONCLUSION

The applicant proposes to remove the northern portion of Tract B1 from the governing site plan and allow for future redevelopment to be subject to IDO regulations. If the request is approved, the applicant will demolish the existing restaurant and develop a drive through via the Site Plan – Administrative process.

The original governing site plan does not have design guidelines for drive through restaurants.

The subject site is along a Major Transit Corridor; and a Multi-Modal Corridor, but is not in a designated activity center. The request generally furthers applicable Comprehensive Plan policies regarding Land Use.

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

FINDINGS –SI-2021-01227, September 16, 2021-Site Plan-EPC, Major Amendment

1. The request is for a Major Amendment of a Prior Approved Site Development Plan for a property described as Tract A1, B1, C1, Block 125, Princess Jeanne Park Addition, a replat of Tracts “A” & “B”, Block 125, Princess Park Addition, located at 800, 840, & 880 Juan Tabo NE, between Lomas Blvd. NE, and Grand Ave NE, approximately 8.0 acres.
2. The subject site is zoned MX-M (Mixed-Use – Medium Intensity Zone District), a zoning designation received upon adoption of IDO in May 2018. The subject site was formerly zoned C-2 for Community Commercial uses.
3. The subject site consists of three Tracts: A-1, B-1, and C-1, each with a respective property owner. Only one of the property owners (the applicant) has provided an authorization letter for the request.
4. The EPC has the authority to review the Site Plan – EPC application for conformance to applicable IDO development standards.
5. The requests consist of the following major changes/additions to the existing, governing site development plan: To remove the northern portion of Tract B-1 to facilitate the development of a future drive-through restaurant via the Site Plan Administrative process.
6. The applicant will have to replat to create the new approximately 1.0-acre tract.
7. 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).
8. The subject site is located in an Area of Change and at the intersection of Lomas Blvd NE, and Juan Tabo Blvd NE, which are designated by the Comprehensive Plan as a Major Transit Corridor and a Multi-Modal Corridor, respectively.
9. 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.
10. The request meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(J)(3) as follows:
 - A. 6-6(H)(3)(a) As demonstrated by the policy analysis of the Major Amendment, the request is consistent with applicable Comprehensive Plan Goals and policies.

- B. 6-6(J)(3)(b) The subject site is not within any NR-SU or PD zone. There is a parking agreement amongst the three property owners within the Site Plan. Staff has recommended that the owners revisit the parking agreement to ensure that adequate parking is provided for the overall site, regardless of site plan status.
 - C. 6-6(J)(3)(c) With the application of conditions of approval, the site plan will comply with all applicable provisions of the IDO. The subsequent request will be reviewed via the Site Plan Administrative Process to ensure compliance with applicable provisions of the Development Process Manual (DPM).
 - D. 6-6(J)(3)(d) The request will be reviewed via Site Plan Administrative process, which is charged with addressing infrastructure and ensuring that infrastructure such as streets, trails, sidewalks, and drainage systems has sufficient capacity to serve a proposed development.
 - E. 6-6(J)(3)(e) The future, proposed development will be required to comply with the decisions made by two bodies- the EPC and the Site Plan Administrative Process. The EPCs' conditions of approval will improve compliance with the IDO, which contains regulations to mitigate site plan impacts to surrounding areas. The Site Plan Administrative review will ensure infrastructure is adequately addressed so that a proposed development will not burden the surrounding area.
11. The request is generally consistent with the following Comprehensive Plan Goal and policies from chapter 5: Land Use:
- A. Goal 5.1: Centers and Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The request would facilitate the development of the subject site, which is located at the intersection of Juan Tabo Blvd NE, which is designated as a Multi-Modal Corridor, and Lomas Blvd NE which is designated as a Major Transit Corridor. The development of the subject site would support and contribute to the growth as a community connected by a modal network of corridors.
 - B. Subpolicy 5.1.1(c): Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

The request would encourage redevelopment and infill because the subject site is within an established shopping center. It encourages development in the appropriate areas: within a shopping center located at the intersection of a Major Transit Corridor and Multi-Modal Corridor.
12. The request is generally consistent with the following Comprehensive Plan policies from chapter 5: Land Use:

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

The request would generally contribute to the creation of healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from the surrounding neighborhoods because it would facilitate development within an established shopping center. The shopping center is conveniently accessible by occupants of the nearby single family residential, and multi-family residential through the existing sidewalk and transit network.

- B. Subpolicy 5.2.1 (g): Locate quality commercial development and redevelopment in existing commercial zones and designated Centers and Corridors as follows:

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

The request would locate quality commercial redevelopment within an existing shopping center, located within an existing commercial zone (MX-M) The subject site is also located at the intersection of two arterial streets: Juan Tabo Blvd NE, and Lomas Blvd NE, which are designated as a Multi Modal corridor and Major Transit Corridor, respectively. The shopping center is served by two adjacent bus stops, ABQ Ride Route 1, and ABQ Ride Route 11.

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

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

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

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

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

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

The request is would direct growth to the subject site, which is located along two designated corridors (Major Transit Corridor and a Multi-Modal Corridor). The request would facilitate the development of the subject site within an Area of Change, where change is encouraged

14. Conditions of approval are needed to ensure that applicable IDO regulations are met and to provide clarification.
15. The Transit Department has requested easements on the subject site to provide bus shelters for ABQ Ride Route 11, and ABQ Ride Route 1.
16. The affected, registered neighborhood organizations are the Elder Homestead NA, the District 6 Coalition of Neighborhood Associations, the Trumbull Village Association, and the South San Pedro NA. The applicant also notified property owners within 100-feet of the subject site's boundaries as required.
17. A neighboring land owner expressed concern over increase in traffic caused by the development of the subject site.
18. The applicant has demonstrated that there were no requests for a public meeting concerning this project.

RECOMMENDATION – PR-2021-005278, SI-2021-01227, September 16, 2021

APPROVAL of project #2021-005278, Case # SI-2021-01227, a Major Amendment to an existing site development plan, for an approximately 8.0-acre site, located at the intersection of Lomas Blvd NE and Juan Tabo Blvd NE (800, 840, & 880 Juan Tabo NE), zoned MX-M, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - SI-2021-01227, September 16, 2021

1. The applicant shall meet with the Staff planner prior to applying to the Site Plan Administrative process to ensure that all conditions of approval are addressed and met. The applicant shall submit a finalized version of the site plan for filing at the Planning Department.
2. The Site Plan shall address the following:
 - A. The applicant shall clearly and accurately show the boundary of the portion of the subject site that is to be removed from the governing site plan, to scale and with dimensions.
 - B. The applicant will update the governing site plan with any proposed changes to the existing parking and demonstrate that the existing shopping center will not be underserved.
 - C. The applicant will coordinate with the City Transit Department regarding the requested easements for bus shelters on the subject site.



**Sergio Lozoya
Current Planner**

Notice of Decision CC list:

East Gateway Coalition, Michael Brasher, brasher@aps.edu
East Gateway Coalition, Julie Dreike dreikeja@comcast.net
Tom McCollum, 302 8th St. NW, Albuquerque NM 87102
Consensus Planning, cp@consensusplanning.com
Legal, kmorrow@cabq.gov
EPC file

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Long Range Planning

CITY ENGINEER

Transportation Development

Hydrology Development

New Mexico Department of Transportation (NMDOT)

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning-

No comments

Traffic Engineering Operations (Department of Municipal Development)

Street Maintenance (Department of Municipal Development)

WATER UTILITY AUTHORITY

Utility Services

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION-

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

No comment at this time.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

On the Lomas Major Transit Corridor and on the Juan Tabo Commuter Corridor. On Fixed Routes 1 and 11. The one runs north-south on Juan Tabo between a turn-around at Academy and Lowell and a turn-around at Tramway and Wenonah. The Route 11 runs east-west on Lomas Boulevard between the Alvarado Transportation Center and a turn-around at Tramway. Stop pairs for both Routes straddle the Juan Tabo Lomas intersection. The north-bound stop for Route 1 and an east-bound stop for Route 11 are actually on the subject property and must be retained. ABQ RIDE would like to make a request, even tho' there is nothing known about the application that would compel the applicant to entertain it. The bus stops on the street faces need to be retained. The Lomas stop consists of a stop pole and bench, and the bench is uncomfortably perched on the back edge of the sidewalk. The Juan Tabo stop currently consists of nothing but a stop pole. ABQ RIDE would ask the applicant to consider granting bus shelter easements - 4x20 feet parallel to and behind the sidewalk on each street face - for the [1] proper installation of the current bench and [2] the future installation of shelters.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY PUBLIC WORKS/TRANSPORTATION PLANNING

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No adverse comments.

ALBUQUERQUE PUBLIC SCHOOLS

Location is adjacent to Manzano High School. Reputedly, current site of proposed development is known as an eyesore among APS architects.

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA)

MID-REGION METROPOLITAN PLANNING ORGANIZATION – TRANSPORTATION

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO

Has no adverse comments.

For informational purposes:

- Lomas is functionally classified as an Existing Principal Arterial in the project area.
- Juan Tabo is functionally classified as an Existing Principal Arterial in the project area.
- For informational purposes:
- Juan Tabo is classified as a Community Principal Arterial in the Long-Range Roadway System in the project area
- Lomas & Juan Tabo are Intelligent Transportation System (ITS) Corridors. Please consult the reviewing agency's Traffic Engineering and/or ITS Department with any questions regarding ITS infrastructure.

- The Long-Range Transit Network is an aspirational transit network that is not fiscally constrained and captures how the AMPA's overall transit network could feasibly grow in the region. This transit network is akin to the Long-Range Roadway System and the Long-Range Bicycle System. This transit network is expansive and includes routes that serve areas that are not dense and that have less frequent service. Therefore, it includes more defined types of service, ranging from Bus Rapid Transit (BRT) and Rapid Ride, to Primary, Secondary, and Tertiary bus routes. The LRTN was modeled with peak headways of 7-15 minutes for the BRT and Rapid Ride services, 15 minutes for primary routes, 25 minutes for secondary routes and 35 minutes for tertiary routes.

- o Juan Tabo is identified as a secondary route in the Long-Range Transit Network (LRTN).
- o Lomas is identified as a primary route in the LRTN.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
CURRENT PLANNING SECTION**

ENVIRONMENTAL PLANNING COMMISSION
Project #: 2021-005278, Case #: SI-2021-01227
Hearing Date: September 16, 2021
Photo taken: September 8, 2021



**Figure 1: Sign posting along
Juan Tabo Blvd NE.**



**Figure 2: Sign posting along
Lomas Blvd NE.**



Figure 3: Existing sit-down restaurant, to be demolished and developed with a drive through restaurant.



Figure 4: Looking east from within the subject site.



Figure 5: Looking south from toward the subject site, from Lomas Blvd NE.



Figure 6: Looking south from within the subject site.



Figure 7: Looking west from within the subject site towards Juan Tabo Blvd NE.



Figure 8: Looking north from within the subject site toward Lomas Blvd NE.

HISTORY

OFFICIAL NOTIFICATION OF DECISION

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

Date: April 22, 1985

Steve Johnson Development
3001 Louisiana N.E.
Albuquerque, N.M. 87110

NOTIFICATION OF DECISION

File: Z-1114-1
Location: Tracts A and B, Block 25,
Princess Jeanne Park Addition
located at the southeast corner of
Juan Tabo and Lomas Blvds. N.E.,
containing approximately 7.8
acres. (K-22)

On April 18, 1985, the Environmental Planning Commission voted to defer your request for the above-referenced property indefinitely.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY 5/3/85 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$40 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Any person aggrieved with any determination of the Environmental Planning Commission acting under this ordinance may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division 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 it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 60 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER 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).

Sincerely,



Phil Garcia
Assistant City Planner

PG/djw
cc: Hall

Engineering Co., Inc., 337 Eubank NE #103; 87123

OFFICIAL NOTIFICATION OF DECISION

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION
PO BOX 1293, ALBUQUERQUE, NEW MEXICO

Steve Johnson
333 Lomas N.E.
Albuquerque, N.M. 87110

DATE: June 21, 1985

OFFICIAL NOTIFICATION OF DECISION

FILE: Z-1114-1

Location: Tracts A and B, Block 125,
Princess Jeanne Park Addition, located at
the southeast corner of Juan Tabo and
Lomas Boulevards N.E., containing
approximately 7.8 acres. (K-22)

On June 20, 1985, the Environmental Planning Commission voted to approve your request for Site Development Plan approval for the above referenced property.

Conditions:

1. A revised landscaping plan satisfactory to the Planning Division must be submitted prior to final sign-off by the Development Review Board.
2. The applicant must provide a turn bay to the Site Development Plan.

THEREFORE, BE IT RESOLVED THAT Z-1114-1 be approved subject to the preceding Conditions.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY 7/5/85 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$40 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Any person aggrieved with any determination of the Environmental Planning Commission acting under this ordinance may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division 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 it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 60 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL YOU CAN RECEIVED 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).

Sincerely,


Phil Garcia
Assistant City Planner

PG/djw

cc: Hall Engineering Co. 337 Eubank N.E. #103 87123

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

Date: July 22, 1986

NOTIFICATION OF DECISION

Steve Johnson
Johnson Development Co.
3001 Louisiana Blvd.
Albuquerque, NM 87110

File: Z-1114-2
Location: Southeast corner of Juan Tabo Boulevard, N.E. and
Lomas Boulevard, N.E., containing approximately 7.85 acres
(K-22)

On July 17, 1986, the Environmental Planning Commission voted to withdraw your request to amend an existing site development plan for Tracts A-1, B-1 and C-1, Block 125, Princess Jeanne Park Addition, zoned C-2.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY AUGUST 2, 1986, IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$40 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Any person aggrieved with any determination of the Environmental Planning Commission acting under this ordinance may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division 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 it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 60 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER 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).

Sincerely,


Phil Garcia
Assistant City Planner

PG/DC/vb
cc: Walton Signage, 2848 S. Alameda/Corpus Christi, TX, 78404

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

Johnson Development
3001 Louisiana NE
Albuquerque, NM 87110


Date: April 20, 1989

NOTIFICATION OF DECISION.

File: Z-1114-2
LOCATION: Tracts A-1, B-1, and C-1 Block 125,
Princess Jeanne Park Addition, zoned C-2 (SC),
located at the southeast corner of Juan Tabo NE and
Lomas Boulevard NE, and containing approximately
7.854 acres. (K-22)

On April 20, 1989, the Environmental Planning Commission voted to accept withdrawal of Z-1114-2, a request for a site development plan amendment, as requested by the applicant.

Sincerely,


For Rex V. King
City Planner

RK/CRB/vb
(10185)

cc: de la Torre Rainhart, 700 Lomas Blvd. NE; 87102
Mary Cox, 804 Mildred NE; 87123
Mark Mayo, 701 Maribel NE, 87123

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

Date: December 21, 1990

OFFICIAL NOTIFICATION OF DECISION

Hastings Records
800 Juan Tabo NE, Station E
Albuq., NM; 87123

FILE: Z-1114-2
LEGAL DESCRIPTION: requests approval of site development plan amendment for Lots A-1 and B-1, Princess Jeanne Park Addition, presently zoned C-2 (SC) and located on the corner of Lomas and Juan Tabo N.E. and containing approximately 7.8 acres. (K-22)

On December 20, 1990, the Environmental Planning Commission voted to deny Z-1114-2, your request for site development plan amendment based on the following findings:

Findings:

1. Prior conditions of site plan approval have not fully been complied with.
2. The existing monument sign contains sufficient space for additional advertising.
3. The site contains more free standing signage than the Zone Code permits in the C-2 zone.
4. The applicant has not justified the request for additional signage.
5. The applicant has not detailed any community benefits or indicated how the request fulfills the Comprehensive Plan (Comprehensive Plan Section 8. Policy c)

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY JANUARY 4, 1991, IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Any person aggrieved with any determination of the Environmental Planning Commission acting under this ordinance may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division 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 it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 60 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER 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).

Sincerely,

Ken Balizer

Ken Balizer
Planning Director

K8/CB/lj

11201

cc Walker B. Martin, P.O. Box 6165, Albuquerque, NM 87110
Linn Buell, Neon Signs, P.O. Box 6445, Station B, Albuquerque, NM, 87197

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

Date: 3-22-91

OFFICIAL NOTIFICATION OF DECISION

Hastings Records
800 Juan Tabo NE, Station E
Albuquerque, NM 87123

FILE: Z-1114-2
LEGAL DESCRIPTION: requests approval of site development plan amendment for Lots A-1 and B-1, Princess Jeanne Park Addition, presently zoned C-2 (SC) and located on the corner of Lomas and Juan Tabo N.E. and containing approximately 7.8 acres. (K-22)
REMAND FROM CITY COUNCIL

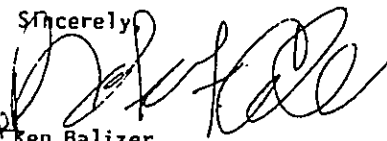
On March 21, 1991, the Environmental Planning Commission voted deferral of Z-1114-2, for thirty days to the April 18, 1991 public hearing as per applicants request.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY APRIL 5, 1991, IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Any person aggrieved with any determination of the Environmental Planning Commission acting under this ordinance may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division 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 it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER 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).

Sincerely,


Ken Balizer
Planning Director

KB/CB/lj

12238

cc: Walker B. Martin, P.O. Box 6465, Station 8, Albuquerque, NM; 87197
Linn Buell, Zeon Signs, P.O. Box 6465, Station 8, Albuquerque, NM; 87197

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

Date: April 19, 1991

OFFICIAL NOTIFICATION OF DECISION

Hastings Records
800 Juan Tabo NE, Station E
Albuq., NM; 87123

FILE: 2-1114-2
LEGAL DESCRIPTION: requests approval of site development plan amendment for Lots A-1 and B-1, Princess Jeanne Park Addition, presently zoned C-2 (SC) and located on the corner of Lomas and Juan Tabo N.E. and containing approximately 7.8 acres. (K-22)
REMAND FROM CITY COUNCIL

On April 18, 1991, the Environmental Planning Commission voted to accept ~~withdrawal~~ of Z-1114-2, as per applicants request.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY MAY 3, 1991, IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Any person aggrieved with any determination of the Environmental Planning Commission acting under this ordinance may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division 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 it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER 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).

Sincerely,


Ken Balizer
Planning Director

KB//CB/lj

12318

cc: Walker B. Hartin, P.O. Box 6465, Station B, Albuq., NM; 87197
Linn Buell, Zeon Signs, P.O. Box 6465, Station B, Albuq., NM; 87197

CITY COMMISSION
November 10, 1964
Z-1434

ORDINANCE NO. 2603

AN ORDINANCE AMENDING THE ZONE MAP OF THE CITY OF ALBUQUERQUE AS SHOWN IN ORDINANCE NO. 1493 AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALBUQUERQUE, NEW MEXICO:

SECTION 1. The Zone Map referred to in Ordinance No. 1493 is amended as follows:

0-1 to C-2 for Tract B, Block 125, Princess Jeanne Park Addition as filed in the office of the County Clerk of Bernalillo County, N.M. on February 12, 1962.

SECTION 2. This ordinance is an emergency measure due to urgent public need and will be effective five days after publication.

ADOPTED NOV 10, 1964

Chairman, City Commission, Albuquerque, N.M.

ATTEST: _____, City Clerk

APPROVED AS TO FORM
Date: 11-6-64
Frank Horan
FRANK HORAN, CITY ATTORNEY

APPROVED AS TO DESCRIPTION
Date: 11-6-64
William T. Stevens
WILLIAM T. STEVENS, CITY ENGINEER

ZONING

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

APPLICANT INFORMATION



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

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

APPLICATION INFORMATION

Applicant: Tom McCollum		Phone: 505-764-9801
Address: 302 8th St NW		Email: cp@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Professional/Agent (if any): Consensus Planning		Phone: 505-764-9801
Address: 302 8th St NW		Email: cp@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site:		List all owners:

BRIEF DESCRIPTION OF REQUEST

This request is to remove Tract B1 from the Manzano Shopping Center site plan containing Tracts A1, B1, and C1 to allow for the creation of a separate site plan for Tract B1.

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

Lot or Tract No.: TRACT A1, B1, C1	Block: 125	Unit:
Subdivision/Addition: Princess Jeanne Park Addition A Replica of Tracts A & B Block 25	MRGCD Map No.:	UPC Code: 102205701547120408; 102205703749320412 102205701650320404
Zone Atlas Page(s): K-22-Z	Existing Zoning: MX-M	Proposed Zoning:
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres): 7.85

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 800, 840, & 880 JUAN TABO NE Between: Lomas Blvd NE and: Grand Ave NE

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

1005096; 1011456; PR-2021-005278; SI-2021-00408

Signature:	Date: JULY 14, 2021
Printed Name: JIM STROZIER	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

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

FORM P1: SITE PLAN – EPC

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

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

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

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

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

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

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

☒ Signed Traffic Impact Study (TIS) Form

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

☒ Explanation of requested deviations, if any, in accordance with IDO Section 14-16-6-4(O)

☒ Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B) *Proof of PRT application has been submitted in lieu of PRT comments due to insufficient PRT turnaround times. PRT comments will be submitted when they are received.

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

☒ Office of Neighborhood Coordination neighborhood meeting inquiry response

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

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

☒ Sign Posting Agreement

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

☒ Office of Neighborhood Coordination notice inquiry response

☒ Copy of notification letter and proof of first class mailing

☒ Proof of emailed notice to affected Neighborhood Association representatives

☒ Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first class mailing

☒ Completed Site Plan Checklist

☒ Scaled Site Plan or Master Development Plan and related drawings (10 copies, 24" x 36" folded)

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

☒ Copy of the original approved Site Plan or Master Development Plan (for amendments only) (1 copy, 24" x 36")

☒ Site Plan or Master Development Plan and related drawings reduced to 8.5" x 11" format (1 copy)

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

☐ VARIANCE – EPC

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

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

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

Signature: 

Date: August 4, 2021

Printed Name: Jim Strozier

☐ Applicant or ☒ Agent

FOR OFFICIAL USE ONLY

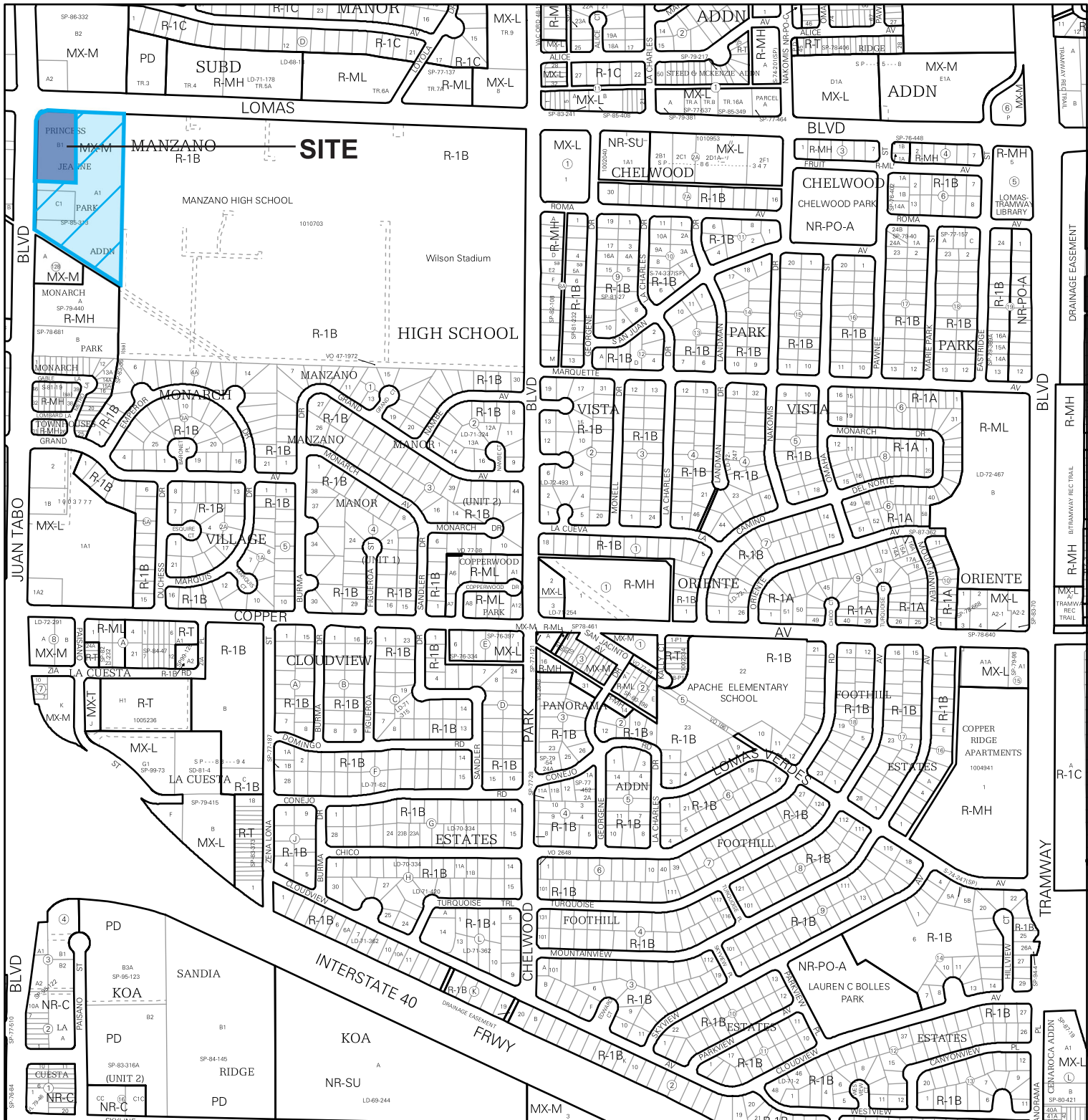
Case Numbers:

Project Number:

Staff Signature:

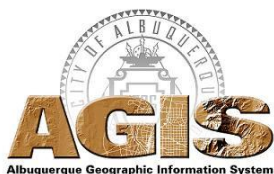
Date:



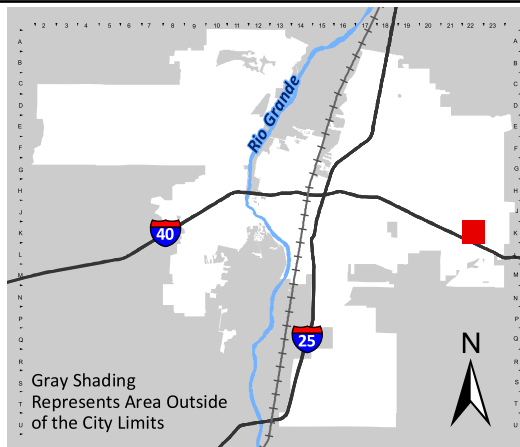


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



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



Zone Atlas Page:
K-22-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

Cox/Allen, LLC
9201 MONTGOMERY BLVD NE, BUILDING 1
ALBUQUERQUE, NM 87111

July 16, 2021

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

Re: Letter of Authorization for Major Amendment Application – 880 Juan Tabo Blvd NE

To Whom It May Concern:

Cox/Allen, a New Mexico Limited Liability Company, hereby authorizes Consensus Planning, and its employees, to obtain information, submit and process applications, represent the project at meetings and public hearings, and act as our agent related to the property located at 880 Juan Tabo Blvd NE. The subject property is legally described as Tract B1, Block 125, Princess Jeanne Addition, a Replica of Tracts "A" & "B" of Princess Jeanne Park containing 1.929 acres.

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

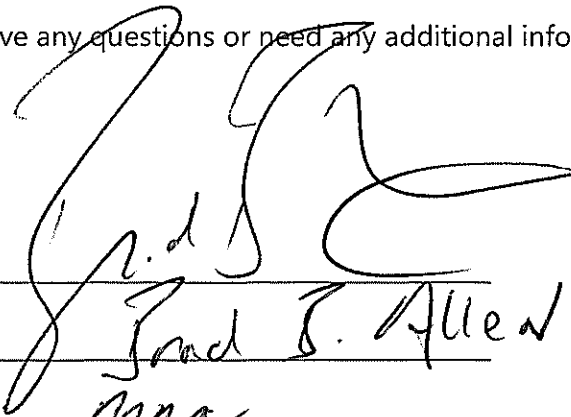
Sincerely,

Cox/Allen LLC

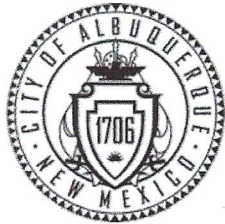
By:

Printed Name:

Title:



David B. Allen
Mnggr.



Tim Keller, Mayor
Sarita Nair, CAO

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

DATE: July 30, 2021

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): PR-2021-005278
Agent: Consensus Planning
Applicant: Tom McCollum
Legal Description: TRs A1, B1, C1 BLK 125 Princess Jeanne Park ADDN, Repl. of TRs A and B
Zoning: MX-M
Acreage: 7.85
Zone Atlas Page(s): K-22-Z

CERTIFICATE OF NO EFFECT: ☒ Yes ☐ No

CERTIFICATE OF APPROVAL: ☐ Yes ☒ No

SUPPORTING DOCUMENTATION:

Historic Google Earth Images

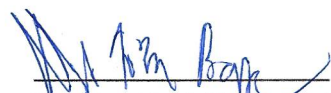
SITE VISIT: N/A

RECOMMENDATIONS:

The property appears to have been disturbed by previous development (parking lots, buildings) since at least 1985.

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

SUBMITTED BY:



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

SUBMITTED TO:

Russell Brito, Planning Manager
City of Albuquerque Planning Department

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

May 25, 2021

Jonathon Kruse
Lee Engineering, LLC
8220 San Pedro Dr. NE
Suite 150
Albuquerque, NM 87113

Re: Burger King – 800 Juan Tabo Blvd. NE
Traffic Impact Study
Engineer's Stamp *Draft May 2021*

Dear Mr. Kruse,

The subject Draft Site Traffic Analysis received on May 18, 2020, has been reviewed and approved by the City of Albuquerque Planning Development Transportation Section. The City agrees with the following recommendations:

PO Box 1293

Albuquerque

NM 87103

1. The access to the site be maintained via the existing driveways analyzed in this report.
2. It is recommended that intersection sight distance, as detailed in the sight distance section of this report, be provided/maintained.
3. The intersection of Juan Tabo Blvd & Lomas Blvd be re-timed upon opening of the development. Signal timings should be performed by a registered Professional Traffic Operations Engineer (PTOE) at least one month after the opening of the development. The expense and effort to adjust the traffic signal timing and phasing will be borne by the developer in coordination with the City's Traffic Operations.

Please submit a final version of the TIS with a New Mexico Professional Engineer seal.

www.cabq.gov

If you have any questions, please feel free to contact me at (505) 924-3633.

Sincerely,

Matt Grush, P.E., PTOE
City of Albuquerque
Senior Engineer, Planning Dept.
Development Review Services

via: email

C: Applicant, File



September 2, 2021

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

RE: Request for a Major Amendment to a Pre-IDO Site Development Plan

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

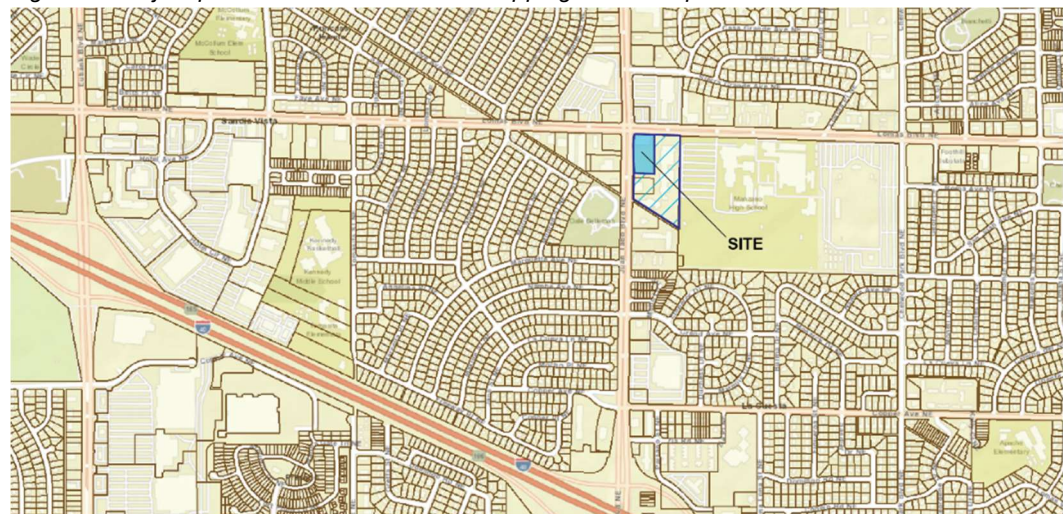
(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Dear Mr. Chairman:

The purpose of this letter is to request a Major Amendment to the existing Site Development Plan for the Manzano Shopping Center located at 800, 840, and 880 Juan Tabo NE, to remove a portion of Tract B1. Tract B1 is comprised of 1.93 acres out of the entire Manzano Shopping Center (7.85 acres), and the portion being removed contains approximately 1.085 acres. The shopping center is legally described as Tract A1 Block 125 Princess Jeanne Park Addition A Replica of Tracts "A" & "B" of Princess Jeanne Park Addition containing 5.17 acres more/less, Tract B1 Block 125 Princess Jeanne Park Addition A Replat of TRS "A" & "B" Block 125 of Princess Jeanne Park Addition containing 1.93 acres more/less, and Tract C1 Block 125 Princess Jeanne Park Addition A Replat of TRS "A" & "B" Block 125 of Princess Jeanne Park Addition containing 0.75 acres more/less.

Since the current Site Development Plan for the shopping center was originally approved by the Environmental Planning Commission (EPC) in 1985, and this request meets the Major Amendment criteria listed in IDO Section 14-6-6-4(Y)(3), it requires review and approval by the EPC as a Major Amendment to a pre-IDO approval. Upon approval of this Major Amendment, the separate portion of Tract B1 will be subject to the applicable IDO processes for a Site Plan – Administrative. The Applicant intends to demolish the existing, approximately 13,200 s.f. restaurant building and construct a 2,877 s.f. drive through restaurant. The Applicant has already applied for a building permit and received approval from the Fire Marshal, Transportation, and Hydrology for the replacement Site Plan and Grading Plan.

Figure 1. Subject parcel in blue with overall shopping center striped.



PRINCIPALS

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

THE REQUEST

The Applicant requests a Major Amendment to the existing Site Development Plan for the Manzano Shopping Center to remove a portion of Tract B1 containing approximately 1.085 acres from the overall site plan. This request would allow for the demolition of the existing restaurant building and construction of a drive through restaurant on Tract B1 via the Site Plan – Administrative process, subject to IDO requirements. This will allow for the new drive through restaurant to be reviewed based on the IDO requirements rather than the pre-IDO standards. The IDO regulations for drive through facilities are much more robust and comprehensive.

Prior to this application, we reached out to the Zoning Enforcement Office (ZEO), James Aranda to determine if this is considered a major amendment. He stated that per the common English definition of the term, cumulative is defined as increasing or increased in quantity, degree, or force by successive additions. Therefore, all changes are tabulated into the cumulative amount. Per IDO Section 6-4(Z)(1)(a)2., for minor amendments, the proposed change must be within the 10% threshold cumulative of prior deviations or minor amendments. This determination mandates that increases and decreases are added together to determine the cumulative change.

Based upon this guidance, the following is a tabulation of the cumulative change as defined by the ZEO:

Original Approved Square Footage @ 85,920 s.f.
Allowed change @ 10% = 8,592 s.f.
Previous AA for Hastings + 3,100 s.f.
Proposed Reduction to Restaurant (12,025 to 2,877 s.f.) = - 9,148 s.f.
Total cumulative change + 3,100 s.f. + 9,148 s.f. = 12,248 s.f. or 14.3%

Since the cumulative change exceeds the 10 percent threshold, we are requesting a Site Plan – EPC Major Amendment to a pre-IDO approval.

SITE HISTORY

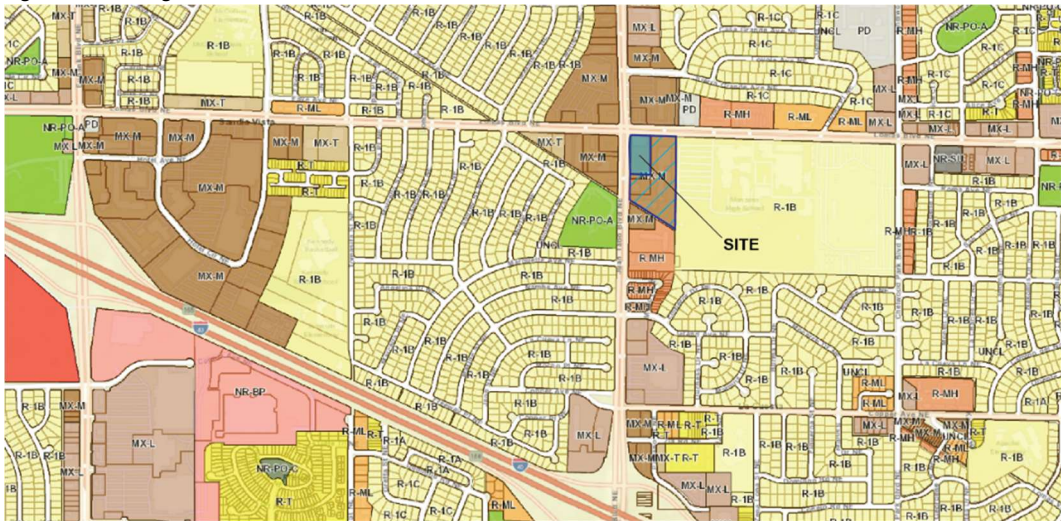
The Manzano Shopping Center was developed in 1985 to serve the surrounding community with a variety of commercial retail, commercial services, and restaurant offerings. The shopping center continues to provide a mix of commercial uses today including a gym, commercial services, commercial retail, and several fast-food restaurants. Tract B1 previously contained a Luby's Restaurant and is now vacant. This Major Amendment will allow for the redevelopment of Tract B1 to better serve the surrounding community and meet the demand for fast casual dining options in the area.

EXISTING CONDITIONS

Surrounding zoning and land use: The subject site is part of a mixed commercial intersection with a variety of commercial uses including restaurants, retail, and gas stations. The area surrounding the commercial activity is primarily single-family residential housing.

TABLE 1. Surrounding Zoning & Land Use		
NORTH	MX-M, R-1C	Fast food restaurants, single-family residential, apartment buildings, Albertson's Market, commercial retail
EAST	MX-M, R-1B	Manzano High School, Wilson Stadium
SOUTH	MX-M, R-MH, MX-L	Bank of the West, apartment buildings, single-family residential, shopping center
WEST	MX-M, NR-PO-A, R-1B	Mile High Little League, fast food restaurants, gas station, single-family residential

Figure 2: Zoning



INTEGRATED DEVELOPMENT ORDINANCE JUSTIFICATION CRITERIA

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

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

Application response: The existing Site Development Plan was approved prior to the IDO, and per section 6-4(Z)(1)(b), qualifies as a Major Amendment to a pre-IDO approval, and shall follow the procedures for the most closely equivalent decision prior to the IDO. In this case, the Site Plan – EPC process

- and decision-making criteria are the most closely equivalent procedures within the IDO. This request meets those criteria as identified below.
2. **6-6(J)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as amended.**

Applicant Response: This request is consistent with the ABC Comp Plan as amended, as summarized by the following ABC Comp Plan goals, policies, and sub-policies that have been delineated below.

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

Applicant Response: This request is consistent with Goal 5.1 because a simplification of the site plans for the overall center and a removal of a portion of Tract B1 will allow for the creation of new commercial development along both a Multi-Modal Corridor and a Major Transit Corridor. Growth along these two Corridors directly facilitates this goal because it adds new development on a lot that currently hosts a vacant building, and the redevelopment will support the multi-modal network. Consistency with this goal is further articulated by the responses to the policy and sub-policy below.

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

Applicant Response: This request furthers Policy 5.1.1 because it facilitates growth along both a Multi-Modal and Major Transit Corridor. This growth is accomplished by this request because it will allow for the redevelopment of a currently vacant building for a new drive through restaurant. This is further articulated by the sub-policy analysis below.

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

Applicant Response: This request is consistent with this sub-policy because it will support the redevelopment of Tract B1, which currently contains a restaurant building that has been vacant for several years. This infill occurs along both a Multi-Modal and Major Transit Corridor, and is within the urban network and not at the urban edge.

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 Policy 5.2.1 because it will allow for redevelopment of Tract B1 that currently contains a vacant restaurant building. Redevelopment of this property will ensure that the existing development pattern in this area is preserved, which is

conveniently accessible from the adjacent Corridors and neighborhoods. This is further articulated by the sub-policies below.

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

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

Applicant Response: This request furthers this sub-policy by allowing for redevelopment of a property that currently contains a vacant restaurant building. This property is located along both a Multi-Modal and Major Transit Corridor, and within a commercial and mixed-use node at the intersection of two arterial streets. The property is served by two adjacent bus stops.

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

Applicant Response: This request furthers this sub-policy because it facilitates development on Tract B1, an under-utilized lot containing a vacant restaurant building. This future use is clearly a more productive use of this lot, and therefore fulfills this sub-policy as a function of its overarching policy which aims to create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

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

Applicant Response: This request furthers Policy 5.3.1 because it supports additional growth in areas with existing infrastructure, transit service, and public facilities by facilitating new commercial activity on a lot that currently contains a vacant restaurant building. The removal of a portion of Tract B1 from the overall shopping center site plan supports this commercial activity by making redevelopment more easily accessible through the Site Plan – Administrative process.

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 it directs growth to both a Multi-Modal and Major Transit Corridor, and an Area of Change. The Area of Change distinction is facilitated by this request because it will help allow redevelopment on the site. Redevelopment on the site is desired in the context of this policy, and will be pursued in the form of a new drive through restaurant building on the portion of Tract B1 that is being removed from the overall site plan. This request is therefore consistent with this policy because it directs new growth to Corridors and an Area of Change. This is articulated more specifically by the sub-policy below.

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

Applicant Response: This request furthers this sub-policy because the removal of a portion of Tract B1 to allow for the development of a drive through restaurant via the Site Plan – Administrative process will expand employment opportunities on this site that is currently unused.

Sub-policy e) Encourage job creation in business and industrial parks, near freight routes, and where adequate transitions and buffers can be provided to protect abutting residential uses.

Applicant Response: This request furthers this sub-policy because the removal of a portion of Tract B1 to allow for the development of a drive through restaurant via the Site Plan – Administrative process will expand employment opportunities at an intersection with commercial development that is well buffered from the surrounding residential neighborhood.

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

Applicant Response: This request supports this goal because it directly addresses a barrier to development for a Site Development Plan that is outdated, and not conducive to future development. If approved, the new development will follow the IDO regulations as opposed to the old site plan. This goal is further articulated by the policy below.

Policy 5.7.4: Streamlined Development: Encourage efficiencies in the development review process. [ABC]

Applicant Response: This request furthers this policy because separating a portion of Tract B1 from the overall shopping center Site Development Plan will make future development on the site more efficient. Specifically, the removal of a portion of Tract B1 will allow a Site Plan – Administrative process to proceed for the development of a drive through restaurant. The plans for this development have already received preliminary approvals and are awaiting final sign off by Building and Code Enforcement.

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

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

4. 6-6(J)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

Applicant Response: This Major Amendment to the Site Development Plan is consistent with all requirements specified in the IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property. The original Site Development Plan for the Manzano Shopping Center was created in 1985 and is considered a pre-IDO approval. There are two Administrative Amendments to this Site Development Plan that dealt with building façade changes and adding additional parking, respectively. The changes specified by this request amend the original approval to remove a portion of Tract B1 containing approximately 1.085 acres. The separation of this tract will allow the Applicant to submit for a Site Plan – Administrative on this parcel that will be subject to the IDO, DPM, and all other current City Regulations.

Tract B1 is governed by the existing Amended and Restated Declaration and Grant of Reciprocal Easements and Restrictions that establish a non-exclusive parking easement for Tracts A1, B1, and C1. Any future development on these parcels is subject to this agreement and the requirements set forth therein (including shared parking and cross access), unless otherwise amended by the property ownership of parcels A1, B1, and C1. The applicant shall honor all requirements related to parking and cross access as part of any future site plan applications.

Parking calculations have been updated to identify the spaces included on the portion of Tract B1 that is being removed. These spaces are subject to the parking easement. These calculations are pursuant to the pre-IDO Site Plan requirements in accordance with the method established on the approved site plan.

- 5. 6-6(J)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the maximum extent practicable.**

Applicant Response: The proposed Major Amendment to the existing Site Development Plan removes a portion of Tract B1 containing approximately 1.085 acres to facilitate a Site Plan – Administrative process for this tract. Development included as part of a Site Plan – Administrative process will be adequately served by the existing street, drainage, and utility infrastructure as shown by the Traffic Impact Study for this site. Redevelopment will not impact the overall circulation of the shopping center and sidewalks around the subject parcel are not affected. Additionally, the Amended and Restated Declaration and Grant of Reciprocal Easements and Restrictions does not permit changes to the circulation at the shopping center that would adversely affect the other properties. No changes are proposed.

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

Applicant Response: This Major Amendment request mitigates any significant adverse impacts on the project site and surrounding area by ensuring that removal of a portion of Tract B1 containing approximately 1.085 acres from the overall Site Development Plan will not impact the adjacent properties. Actions the Applicant has taken to facilitate the mitigation of any impact include maintaining the existing Amended and Restated Declaration and Grant of Reciprocal Easements and Restrictions which contains a non-exclusive parking easement for the properties in the shopping center, revising the overall shopping center site plan to include new parking calculations that show the removal of a portion of Tract B1 and ensure the parking easement is documented for any future changes, and pursuing future development on Tract B1 that will enhance the Manzano Shopping Center overall.

7. **6-6(J)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.**

Applicant Response: The subject property is not located within an approved Master Development Plan.

8. **6-6(J)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.**

Applicant Response: The subject property does not require a cumulative impact analysis pursuant to IDO section 6-6(J)(3)(g). The Major Amendment to the Site Development Plan does not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts. Because this request is solely to remove a portion of Tract B1 containing approximately 1.085 acres from the overall plan, this criterion is fulfilled. Additionally, any future development on Tract B1 for a Site Plan – Administrative will fulfill this criterion in order to obtain approval.



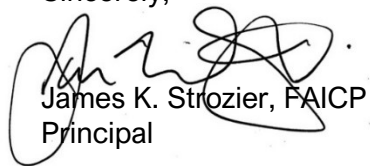
NEIGHBORHOOD COORDINATION

The Applicant notified the affected Neighborhood Associations on July 10, 2021, informing them of the pending request to redevelop Tract B1. No meeting, comments, or objection to such a request was received by the Applicant.

CONCLUSION

On behalf of Tom McCollum, we respectfully request the Environmental Planning Commission's approval of this Major Amendment to the existing approved Site Development Plan. We believe this amendment will simplify future development processes and allow for new development on the site via the Site Plan – Administrative process.

Sincerely,


James K. Strozier, FAICP
Principal

PRE-APPLICATION MEETING

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-147 Date: 08/10/21 Time: N/A (sent via email to)

Address: 880 Juan Tabo 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: Demo existing vacant building and replace with a Drive-thru restaurant

SITE INFORMATION:

Zone: MX-M

Size: Approx. 1.9 acre

Use: Mixed-Use Moderate Intensity

Overlay zone: N/A

Comp Plan Area of: Change

Comp Plan Corridor: Multi-Modal, Major Transit (MT)

Comp Plan Center: N/A

MPOS or Sensitive Lands: N/A

Parking: 14-16 5-5

MR Area: Foothills

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: East Gateway Coalition

**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: 6-5(G) SITE PLAN – ADMINISTRATIVE

Review and Approval Body: Staff Is this a PRT requirement? No (Table 6-1-1)

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-147 Date: 08/10/21 Time: N/A (sent via email)

Address: 880 Juan Tabo 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# 21-147 Date: 08/10/21 Time: N/A (sent via email)

Address: 880 Juan Tabo NE

Zoning Comments

PRT 21-147

PROPERTY INFORMATION

- Address: 880 JUAN TABO BLVD NE
- Lot: B1 Block: 0000
- Subdivision: PRINCESS JEANNE PARK ADDN
- Type: Change
- Calculated GIS Acres: 1.6783
- IDO Zoning: **MX-M**
- Old Zoning Designation: C-2
- Old Zoning Category: COMMERCIAL
- (MT) Major Transit Corridors 660ft
- Lomas Blvd

CASE HISTORY

- PR-2021-005278

ALLOWABLE USE(S)

- Restaurant – Permissive use
- Drive-through or drive-up facility – Permissive Accessory

USE SPECIFIC STANDARDS

- 4-3(D)(8) Bar, Nightclub, **Restaurant**, and Tap Room or Tasting Room
- 4-3(F)(4) Drive-through or Drive-up Facility

DEFINITION(S)

- **Restaurant** - An establishment that serves food and beverages that are consumed on its premises by customers seated at tables and/or counters either inside or outside the building thereon and/or that may provide customers with take-out service of food and/or non-alcoholic beverages for off-site consumption. Sale of alcoholic beverages is controlled by other provisions in this IDO and the New Mexico State statutes regarding alcoholic drink sales. See also Bar and Taproom or Tasting Room.
- **Drive-through or Drive-up Facility** - Facilities associated with a primary use, including but not limited to banks, financial institutions, restaurants, dry cleaners, and drug stores, but not including car washes or light vehicle fueling, to offer goods and services directly to customers waiting in motor vehicles. See also Car Wash and Vehicle Definitions for Light Vehicle Fueling.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-147 Date: 08/10/21 Time: N/A (sent via email)

Address: 880 Juan Tabo NE

DEVELOPMENT STANDARDS

- 5-1 DIMENSIONAL STANDARDS
 - 5-1(D) MIXED-USE ZONE DISTRICTS
 - Table 5-1-2
- 5-5 PARKING AND LOADING
- 5-5(C)(5) Parking Reductions
 - 5-5(C)(5)(a) General Reductions for Centers and Corridor Areas
- 5-5(F)(2)(a)4 Low-density Residential Development...

APPLICANT'S QUESTIONS

- Process a Demo permit through Building Safety; contact them @ 505-924-3320 Option #2
- There's a way to surrender the current Approved Site Development Plan and abide as per the current IDO design guidelines. Contact Development Services @ 505-924-3994 or 505-924-3880

PROCESS

- 6-5(G) SITE PLAN – ADMINISTRATIVE

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 21-147(880 Juan Tabo NE, PR-2021-005278, 1011456, 1005096)

Information for Site Development – Transportation Development

For additional information contact Jeanne Wolfenbarger (924-3991)

General comments below: Curb Cuts

- Follow DPM guidelines for residential/commercial curb cuts.
- Location of drive with respect to intersection depends on classification of the street. (See attached table.) Classification of street is according to the Long Range Master Plan developed by MRCOG.
- All existing driveway will need to be current/updated ADA accessible.

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

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-147 Date: 08/10/21 Time: N/A (sent via email)

Address: 880 Juan Tabo NE

- Follow DPM and IDO Guidelines for Site and Parking Lot Design. Current ADA standards must be followed including required number of handicapped parking spaces and drive aisles, ADA access to public right-of-way, and ADA access to on-site buildings.
- See the Traffic Circulation Layout (TCL) Checklist. A TCL is required for any change or addition to a building > 500 sq. ft. or if the parking or circulation is changed. (This includes a repaving of parking lot.) Drawing must be stamped by a registered engineer or architect.
- When developing a parking lot layout, include all dimensioning for construction purposes. Also include all curb, curb ramp and signage details.
- Parking Calculations must be provided and per the requirements in the IDO. Number of vehicular spaces, motorcycle spaces, and bicycle spaces shall be specified and follow IDO requirements.
- 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.
- Depending on site's use of an adjacent alleyway and on type of use for proposed site, alleyway improvements are required. This would include paving and/or proper right-of-way dedication to meet current width standards.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-147 Date: 08/10/21 Time: N/A (sent via email)

Address: 880 Juan Tabo NE

- For any private access easements on plats, all beneficiaries and maintenance responsibilities must be listed.
- Due to sight distance concerns and to construct sufficient curb ramps, right-of-way dedication is required to add curves to corners of properties at intersections if they are not already developed. See Table 23.3 of the DPM.
- 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

STAFF INFORMATION

August 23, 2021

TO: Jim Strozier, Markie Anderle, Consensus Planning
FROM: Sergio Lozoya, Current Planner
City of Albuquerque Planning Department
TEL: (505) 924-3349
RE: Project #2021-005278, SI-2021-01227 Juan Tabo Shopping Center

I've completed a first review of this application for a Site Plan-EPC, Major Amendment. I have some questions and suggestions. I am available to answer questions about the process and requirements. Please provide the following:

- ⇒ A revised site plan (1 full-sized copy, with the governing site plan incorporated as the end)
- ⇒ A revised project letter.
- ⇒ **5 pm on Friday, August 27, 2021**. 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 as soon as I can.
- B. This is what I have for the legal description: Consensus Planning Inc., agent for Tom McCollum, requests the above action for all or a portion of Tract A1, B1, C1, Block 125, Princess Jeanne Park Addition, a replat of Tracts "A" & "B", Block 125, Princess Park Addition, located at 800, 840, & 880 Juan Tabo NE, between Lomas Blvd., and Grand Ave., approximately 8.0-acres (K-22-Z). Is this correct?

2) General:

- A. An existing site plan governs the subject site, as evident because the request is referred to as a Major Amendment.
- B. A valid sign posting agreement is required. The sign posting agreement in the file was not signed by Staff and not dates are provided. Also, please pick up the signs, ensure they are posted according to the dates provided, and provide evidence for the record that the signs have been posted.

3) Process:

- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:
<http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>
- B. I will forward agency comments as soon as I get them.

4) Notification:

- A. It appears that notification offering the pre-application facilitated meeting is complete. I found that each person on the ONC list received, via email: cover letter, required meeting request form, explanation, and zone atlas page.
- B. It looks like a pre-application facilitated meeting was not requested. Is that correct? Did anyone respond and say “no thanks”?
- C. It appears that the e-mail notification to NA representatives is also complete.
- D. The notification to property owners also appears complete, however, I would recommend including a short letter explaining the request and the processes/regulations that the subject site will be held to. Thank you for providing photos of the envelopes.
- E. Have any neighborhood representatives or members of the public contacted you so far?

5) Neighborhood Issues:

Are you aware of any neighborhood concerns so far? As of this writing, I have had a neighboring property owner contact me with concerns.

6) Project Letter & Major Amendment:

- A. Please update the project letter to clearly indicate which portion of the site is to be amended.
- B. Please update the project letter per the notes in section 8 of this letter (policy analysis).

7) Site Plan- General:

- A. Please update the language on the site plan to directly reflect this request. Specify the action taken by the EPC.

8) Policy Analysis/Review and Decision Criteria:

- A. The task in a zone change justification is to choose applicable Goals and policies from the Comprehensive Plan and demonstrate how the request furthers (makes a reality) each applicable Goal and policy. Furthering is shown by providing explanations using “because” statements and tailoring the response to match the wording of the Goal or policy.
- B. Please note: Responding to criteria is more of a legal exercise than anything else. It is critical to “hit the nail on the head” both conceptually and in terms of form. This can be done by:
 - i: Answering the questions in a customary way.
 - ii: Using a conclusory statement such as “because _____”
 - iii: Re-phrasing the requirement itself in the response, and
 - iv: Choosing an option when needed to respond to a requirement.

C. Version 1 submitted August 4th, 2021 of the justification is a good start but a strengthened and expanded policy analysis is needed to fulfill Criterion A.

- Generally, if you cite a policy, the Goal on top of it (which is more general) most always applies. Please keep this in mind and add some Goal(s) to the citations.
- Also, in general, I suggest strengthening the Centers and Corridors arguments because C & C are a cornerstone of the Comprehensive Plan.
- Include Area of Change or Area of Consistency, another cornerstone of the Comprehensive Plan.
- Subpolicies are less important, but OK to include. Please keep in mind that the structure (in order of significance) is Goals, policies, subpolicies.
- In each response to the Goals and policies, please strengthen the connection between the citation and the request. Think about how the request furthers X policy “because” or explain “why” it does.
- To ensure a tight connection between the citation and the request, try using some of the words from the cited Goal and policy in the response. For example, in the response to Policy 5.3.1, add a “because” after the statement “The request furthers this policy because” and use some of the words in the policy, rather than go right into an explanation without first having tied the two together.
- Policy 5.1.1. Would the request lead to regional growth? Why or why not?
- Goals and policies from section 5.7 are generally discussing City processes, which are applied within the city. These are typically not affected by site improvements, zone changes, etc.
- Please include a conclusory statement regarding the entirety of Criterion A.

Criterion B: OK

Criterion C: OK,

Criterion D: OK

Criterion E: OK

Criterion F: OK

Criterion G: OK

NOTIFICATION

Markie Anderle

From: Jim Strozier
Sent: Friday, July 9, 2021 10:05 AM
To: Markie Anderle
Subject: FW: 880 Juan Tabo Blvd NE_Neighborhood Meeting_EPC

Jim Strozier, FAICP
Consensus Planning, Inc.
302 8th Street NW
(505) 764-9801

From: Baca, Vanessa <vanessabaca@cabq.gov>
Sent: Thursday, July 8, 2021 3:42 PM
To: Jim Strozier <cp@consensusplanning.com>
Subject: 880 Juan Tabo Blvd NE_Neighborhood Meeting_EPC

Dear Jim:

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

Association Name	First Name	Last Name	Email	Address Line 1	City	State
East Gateway Coalition	Michael	Brasher	brasher@aps.edu	216 Zena Lona NE	Albuquerque	NM
East Gateway Coalition	Julie	Dreike	dreikeja@comcast.net	13917 Indian School Road NE	Albuquerque	NM

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#page=393>

Thank you.



Vanessa Baca
Manager

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

Office Phone: (505) 768-3331

E-mail: vanessabaca@cabq.gov

Website: www.cabq.gov/neighborhoods



From: webmaster=cabq.gov@mailgun.org [<mailto:webmaster=cabq.gov@mailgun.org>] **On Behalf Of**
webmaster@cabq.gov

Sent: Thursday, July 08, 2021 2:24 PM

To: Office of Neighborhood Coordination <cp@consensusplanning.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:

Environmental Planning Commission

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Contact Name

Jim Strozier

Telephone Number

5057649801

Email Address

cp@consensusplanning.com

Company Name

Consensus Planning

Company Address
302 8th st NW

City
Albuquerque

State
NM

ZIP
87102

Legal description of the subject site for this project:

TR B1 BLK 125 PRINCESS JEANNE PARK ADDN A REPL OF TRS "A" &"B" BLK 125 OF
PRINCESS JEANNE PARK ADDN CONT 1.929 AC M/L

Physical address of subject site:

880 Juan Tabo Blvd NE

Subject site cross streets:

Juan Tabo and Lomas

Other subject site identifiers:

This site is located on the following zone atlas page:

K-22-Z

Markie Anderle

From: Jim Strozier
Sent: Saturday, July 10, 2021 6:40 PM
To: brasher@aps.edu; dreikeja@comcast.net
Cc: Markie Anderle
Subject: IDO Pre-Application Neighborhood Meeting Notification for an EPC Site Plan Major Amendment
Attachments: Pre-Submittal Neighborhood Notification Form - EPC Site Plan Major Amendment.pdf

Dear Mr. Brasher, Ms. Dreike, and the East Gateway Coalition,

This is a notification that Consensus Planning is preparing an application for a Major Amendment to an existing Site Development Plan that will be submitted for review by the Environmental Planning Commission (EPC) for the property at 880 Juan Tabo Blvd NE, the southeast corner of the intersection of Juan Tabo and Lomas Boulevards. This property is legally described as Tract B1 Block 125 Princess Jeanne Park Addition, A Replat of Tracts "A" & "B" Block 125 OF Princess Jeanne Park Addition containing 1.929 acres. The existing zoning is MX-M, Mixed Use – Medium Intensity. The proposed amendment to the existing Site Development Plan for the Shopping Center to allow for the demolition of the existing 13,200 s.f. building (old Chinese buffet restaurant) on the site and the construction of a new 2,877 s.f. drive through restaurant.

Please see the attached City form for additional details about the site. As part of the City process and in accordance with the City's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(c) Neighborhood Meeting, we are providing you an opportunity to discuss the application prior to our submittal to the EPC. Should you have any questions or if you would like to request a meeting regarding this pending application, please do not hesitate to email me at cp@consensusplanning.com or contact us by phone at 505-764-9801. Per City requirements, you have 15 days or until July 26, 2021 to request a meeting.

Thank you.

Jim Strozier, FAICP
Consensus Planning, Inc.
302 8th Street NW
(505) 764-9801

**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 a Site Plan - EPC

Decision-making Body: Environmental Planning Commission (EPC)

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☒ Yes ☐ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

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

PART II – DETAILS OF REQUEST

Address of property listed in application: 880 JUAN TABO NE ALBUQUERQUE NM 87123

Name of property owner: COX/ALLEN LLC

Name of applicant: Tom McCollum

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

Address, phone number, or website for additional information:

Please contact Jim Strozier at Consensus Planning with any questions - cp@consensusplanning.com; 505-764-9801

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

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

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

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

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

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

(Applicant signature) July 9, 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. **Building elevations are not required for Major Amendments.
- ☒ d. For residential development: Maximum number of proposed dwelling units.
- ☒ e. For non-residential development:
 - ☒ Total gross floor area of proposed project.
 - ☒ Gross floor area for each proposed use.

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

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

Date of Request*: July 9, 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)*: East Gateway Coalition

Name of NA Representative*: Michael Brasher; Julie Dreike

Email Address* or Mailing Address* of NA Representative¹: brasher@aps.edu; dreikeja@concast.net

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

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

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

Meeting Date / Time / Location:

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

1. Subject Property Address* 880 JUAN TABO NE ALBUQUERQUE NM 87123
Location Description _____
2. Property Owner* COX/ALLEN LLC
3. Agent/Applicant* [if applicable] Consensus Planning / Tom McCollum
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☒ Site Plan -- Major Amendment
 - ☐ Subdivision _____ (Minor or Major)

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

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

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

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

Summary of project/request^{3*}:

Amendment to the existing Site Development Plan for the overall shopping center to remove
existing 13,200 s.f. vacant restaurant building and replace with a new 2,877 s.f. drive through restuarant.

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

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

1. Zone Atlas Page(s)^{5*} K-22-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:
☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)
Explanation:

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

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

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

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

[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.

**Building elevations are not required for major amendments.

Additional Information:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] 1.929 acres
- b. IDO Zone District MX-M
- c. Overlay Zone(s) [if applicable] _____
- d. Center or Corridor Area [if applicable] Major Transit Corridor

2. Current Land Use(s) [vacant, if none] Vacant restaurant building

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

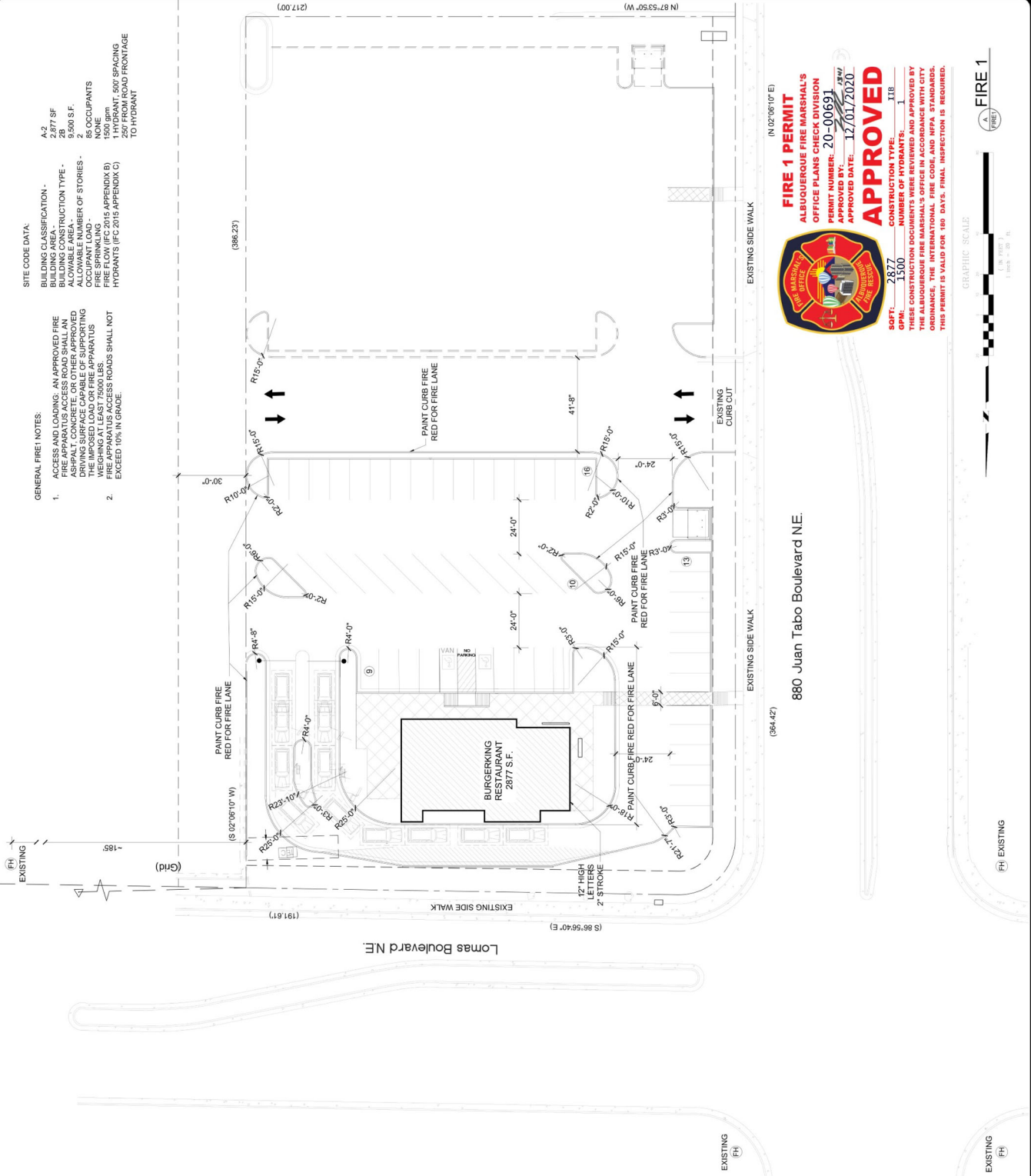
Cc: _____ [Other Neighborhood Associations, if any]

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

SITE CODE DATA:	
BUILDING CLASSIFICATION -	A-2
BUILDING AREA -	2,877 SF
BUILDING CONSTRUCTION TYPE -	2B
ALLOWABLE AREA -	9,500 S.F.
ALLOWABLE NUMBER OF STORIES -	2
OCCUPANT LONG -	86 OCCUPANTS
OCCUPANT SHORT -	1500 PPH
FIRE FLOW (IFC 2015 APPENDIX B)	1 HYDRANT, 500" SPACING
HYDRANTS (IFC 2015 APPENDIX C)	250' FROM ROAD FRONTAGE TO HYDRANT

GENERAL FIRE1 NOTES:

1. ACCESS AND LOADING: AN APPROVED FIRE APPARATUS ACCESS ROAD SHALL AN ASPHALT, CONCRETE, OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OR FIRE APPARATUS WEIGHING AT LEAST 75000 LBS.
2. FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10% IN GRADE.



FIRE 1 PERMIT

ALBUQUERQUE FIRE MARSHAL'S

OFFICE PLANS CHECK DIVISION

PERMIT NUMBER: 20-00691

APPROVED BY: 3/12 1341

APPROVED DATE: 12/01/2020

APPROVED

APPROVED

CONSTRUCTION TYPE: IIB
NUMBER OF HYDRANTS: 1

NUMBER OF HYDRANTS: _____ COMMENTS WERE REVIEWED AND APPROVED BY _____

MARSHAL'S OFFICE IN ACCORDANCE WITH CITY

ADDITIONAL FIRE CODE, AND NFPA STANDARDS

160 DAYS. FINAL INSPECTION IS REQUIRED

FIRE

FIRE1

)

880 Juan Tabo Boulevard N.E.

FIRE 1

FH EXISTING

EXISTING (FH)

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION
- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.

B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.

C. No barrier shall prevent a person from coming within five feet of the sign to read it.
2. NUMBER
- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.

B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.
3. PHYSICAL POSTING
- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.

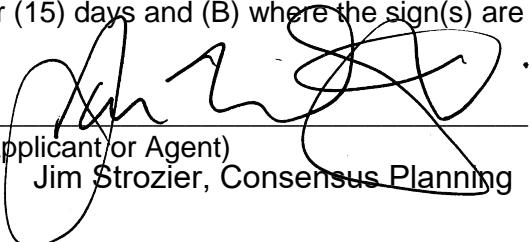
B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.
4. TIME

Signs must be posted from _____ To _____

5. REMOVAL
- A. The sign is not to be removed before the initial hearing on the request.

B. The sign should be removed within five (5) days after the initial hearing.

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


(Applicant or Agent)
Jim Strozier, Consensus Planning

July 31, 2021
(Date)

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

PROJECT NUMBER: _____

Markie Anderle

From: Office of Neighborhood Coordination <onc@cabq.gov>
Sent: Thursday, July 15, 2021 1:39 PM
To: Markie Anderle
Subject: 880 Juan Tabo NE_Public Notice Inquiry

Hi Jim.

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	Alternative Email	Address Line 1	
East Gateway Coalition	Michael	Brasher	brasher@aps.edu		216 Zena Lona NE	A
East Gateway Coalition	Julie	Dreike	dreikeja@comcast.net		13917 Indian School Road NE	A

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#page=393>

Thank you.



Vanessa Baca

Manager

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

Office Phone: (505) 768-3331

E-mail: vanessabaca@cabq.gov

Website: www.cabq.gov/neighborhoods



From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov

Sent: Wednesday, July 14, 2021 5:04 PM

To: Office of Neighborhood Coordination <anderle@consensusplanning.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Environmental Planning Commission

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

Contact Name

Jim Strozier

Telephone Number

5057649801

Email Address

anderle@consensusplanning.com

Company Name

Consensus Planning

Company Address

302 8th st NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

TR B1 BLK 125 PRINCESS JEANNE PARK ADDN A REPL OF TRS "A" &"B" BLK 125 OF PRINCESS JEANNE PARK ADDN CONT 1.929 AC M/L; TR A1 BLK 125 PRINCESS JEANNE PARK ADDN A REPL OF TRS "A" &"B" OF PRINCESS JEANNE PARK ADDN CONT 5.17 AC

M/L; TR C1 BLK 125 PRINCESS JEANNE PARK ADDN A REPL OF TRS "A" &"B" OF
PRINCESS JEANNE PARK ADDN CONT 0.7522 AC M/L

Physical address of subject site:

302 8th st NW

Subject site cross streets:

Juan Tabo and Lomas

Other subject site identifiers:

This site is located on the following zone atlas page:

K-22-Z

**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 a 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: 800, 840, and 880 Juan Tabo Blvd NE

Name of property owner: COX/ALLEN LLC

Name of applicant: Tom McCollum

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

Online Meeting via Zoom, unless otherwise noted by the EPC, see next page for website details

Address, phone number, or website for additional information:

Please contact Jim Strozier at 505-764-9801 or cp@consensusplanning.com

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

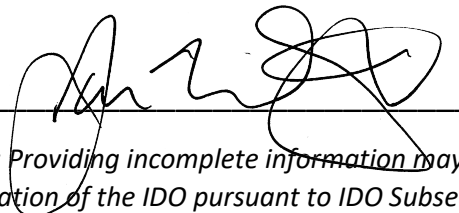
☒ Drawings, elevations, or other illustrations of this request.

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

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

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

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

 (Applicant signature) August 4, 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.

**This request is to remove Tract B1 from the overall shopping center site plan, and does not include new development. The existing site plan will remain in effect, and a new Site Plan - Administrative will be obtained for Tract B1.

EPC HEARING INFORMATION CAN BE FOUND ON THE EPC WEBSITE:

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

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

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

Date of Notice*: August 4, 2021

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

Property Owner within 100 feet*: _____

Mailing Address*: _____

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

1. Subject Property Address* 800, 840, and 880 Juan Tabo Blvd NE
Location Description Manzano Shopping Center at the corner of Lomas and Juan Tabo
2. Property Owner* COX/ALLEN LLC
3. Agent/Applicant* [if applicable] Consensus Planning / Tom McCollum
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☒ Site Plan - Major Amendment
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request¹*:

This request is to remove Tract B1 from the Manzano Shopping Center site plan containing Tracts A1, B1, and C1 to allow for the creation of separate site plan for Tract B1.

5. This application will be decided at a public meeting or hearing by*:
 - ☐ Zoning Hearing Examiner (ZHE)
 - ☐ Development Review Board (DRB)
 - ☐ Landmarks Commission (LC)
 - ☒ Environmental Planning Commission (EPC)

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

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

Date/Time*: Sept. 16, 2021 at 8:30 AM; for more details visit the EPC website:
<https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>
Location*²: Online Via Zoom unless otherwise noted by the EPC, See EPC website

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

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

6. Where more information about the project can be found*³:
Please contact Jim Strozier at 505-764-9801 or cp@consensusplanning.com

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

1. Zone Atlas Page(s)*⁴ K-22-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

Explanation*:

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

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

A pre-submittal Neighborhood Meeting was not requested.

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

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

² Physical address or Zoom link

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

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

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

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

☒ e. **For non-residential development***:

☐ Total gross floor area of proposed project.

☐ Gross floor area for each proposed use.

**This request is to remove Tract B1 from the overall shopping center site plan, and does not include new development. The existing site plan will remain in effect, and a new Site Plan - Administrative will be obtained for Tract B1.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 7.85
 2. IDO Zone District MX-M
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] Major Transit (Lomas) & Multi-Modal (Juan Tabo) Corridors
- Current Land Use(s) [vacant, if none] vacant building on Tract B1, shopping center on Tract A1, Village Inn restaurant on Tract C1

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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

Markie Anderle

From: Jim Strozier
Sent: Wednesday, August 4, 2021 5:20 PM
To: brasher@aps.edu; dreikeja@comcast.net
Cc: Markie Anderle
Subject: IDO Major Amendment to an EPC Site Plan Notification
Attachments: FINAL SITE PLAN FOR SUBMITTAL - AUGUST 5 2021.pdf; Public Notice (Email) - 800, 840, 880 Juan Tabo Blvd NE.pdf

Dear Mr. Brasher, Ms. Dreike, and the East Gateway Coalition,

This is a notification that Consensus Planning has submitted application for a Major Amendment to the existing Site Development Plan for the properties located at 800, 840, and 880 Juan Tabo Blvd NE, at the southeast corner of the intersection of Juan Tabo and Lomas Boulevards. Review and approval of this request will be completed by the Environmental Planning Commission (EPC) as a Major Amendment to a pre-IDO approval. These properties are considered the Manzano Shopping Center, and are legally described as Tract A1 Block 125 Princess Jeanne Park Addition A Replica of Tracts "A" & "B" of Princess Jeanne Park Addition containing 5.17 acres more/less, Tract B1 Block 125 Princess Jeanne Park Addition A Replat of TRS "A" & "B" Block 125 of Princess Jeanne Park Addition containing 1.93 acres more/less, and Tract C1 Block 125 Princess Jeanne Park Addition A Replat of TRS "A" & "B" Block 125 of Princess Jeanne Park Addition containing 0.75 acres more/less. The existing zoning is MX-M, Mixed Use – Medium Intensity.

The applicant is requesting the removal of Tract B1 from the overall site plan for the Manzano Shopping Center. This will allow the applicant to pursue a Site Plan – Administrative for Tract B1 to demolish the existing vacant restaurant building and construct a new drive through restaurant.

The EPC Hearing will be held on September 16, 2021 at 8:30 AM via Zoom, unless otherwise noted by the EPC. More details and updates about the hearing can be found on the EPC website:

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

Please see the attached City form for additional details about the request. If you have any questions, please do not hesitate to email me at cp@consensusplanning.com or contact us by phone at 505-764-9801.

Thank you.

Jim Strozier, FAICP
Consensus Planning, Inc.
302 8th Street NW
(505) 764-9801

Markie Anderle

From: Jim Strozier
Sent: Wednesday, August 4, 2021 6:07 PM
To: brasher@aps.edu; dreikeja@comcast.net
Cc: Markie Anderle
Subject: RE: IDO Major Amendment to an EPC Site Plan Notification
Attachments: Additional Public Notice Information - 800, 840, 880 Juan Tabo Blvd NE.pdf

Mr. Brasher and Ms. Dreike,

We inadvertently neglected to attach a form to the previous email. Please see the attached.

Thank you.

Jim Strozier, FAICP
Consensus Planning, Inc.
302 8th Street NW
(505) 764-9801

From: Jim Strozier
Sent: Wednesday, August 4, 2021 5:20 PM
To: brasher@aps.edu; dreikeja@comcast.net
Cc: Markie Anderle <Anderle@consensusplanning.com>
Subject: IDO Major Amendment to an EPC Site Plan Notification

Dear Mr. Brasher, Ms. Dreike, and the East Gateway Coalition,

This is a notification that Consensus Planning has submitted application for a Major Amendment to the existing Site Development Plan for the properties located at 800, 840, and 880 Juan Tabo Blvd NE, at the southeast corner of the intersection of Juan Tabo and Lomas Boulevards. Review and approval of this request will be completed by the Environmental Planning Commission (EPC) as a Major Amendment to a pre-IDO approval. These properties are considered the Manzano Shopping Center, and are legally described as Tract A1 Block 125 Princess Jeanne Park Addition A Replica of Tracts "A" & "B" of Princess Jeanne Park Addition containing 5.17 acres more/less, Tract B1 Block 125 Princess Jeanne Park Addition A Replat of TRS "A" & "B" Block 125 of Princess Jeanne Park Addition containing 1.93 acres more/less, and Tract C1 Block 125 Princess Jeanne Park Addition A Replat of TRS "A" & "B" Block 125 of Princess Jeanne Park Addition containing 0.75 acres more/less. The existing zoning is MX-M, Mixed Use – Medium Intensity.

The applicant is requesting the removal of Tract B1 from the overall site plan for the Manzano Shopping Center. This will allow the applicant to pursue a Site Plan – Administrative for Tract B1 to demolish the existing vacant restaurant building and construct a new drive through restaurant.

The EPC Hearing will be held on September 16, 2021 at 8:30 AM via Zoom, unless otherwise noted by the EPC. More details and updates about the hearing can be found on the EPC website:
<https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

Please see the attached City form for additional details about the request. If you have any questions, please do not hesitate to email me at cp@consensusplanning.com or contact us by phone at 505-764-9801.

**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 a 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: 800, 840, and 880 Juan Tabo Blvd NE

Name of property owner: COX/ALLEN LLC

Name of applicant: Tom McCollum

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

Online Meeting via Zoom, unless otherwise noted by the EPC, see next page for website details

Address, phone number, or website for additional information:

Please contact Jim Strozier at 505-764-9801 or cp@consensusplanning.com

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

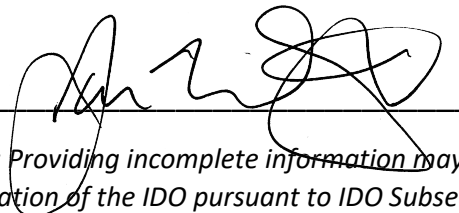
☒ Drawings, elevations, or other illustrations of this request.

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

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

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

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

 (Applicant signature) August 4, 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.

**This request is to remove Tract B1 from the overall shopping center site plan, and does not include new development. The existing site plan will remain in effect, and a new Site Plan - Administrative will be obtained for Tract B1.

EPC HEARING INFORMATION CAN BE FOUND ON THE EPC WEBSITE:

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

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

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

Date of Notice*: August 4, 2021

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

Neighborhood Association (NA)*: East Gateway Coalition

Name of NA Representative*: Michael Brasher; Julie Dreike

Email Address* or Mailing Address* of NA Representative¹: brasher@aps.edu; dreikeja@comcast.net

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

1. Subject Property Address* 800, 840, and 880 Juan Tabo Blvd NE
Location Description Manzano Shopping Center at the corner of Lomas and Juan Tabo
2. Property Owner* COX/ALLEN LLC
3. Agent/Applicant* [if applicable] Consensus Planning / Tom McCollum
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☒ Site Plan - Major Amendment
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²*:

This request is to remove Tract B1 from the Manzano Shopping Center site plan
containing Tracts A1, B1, and C1 to allow for the creation of a separate site plan for Tract B1.

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*: Sept. 16, 2021 at 8:30 AM; for more details visit the EPC website:

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

Location*³: Online Meeting via Zoom, unless otherwise noted by the EPC, see next page for website details

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

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

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

Please contact Jim Strozier at 505-764-9801 or cp@consensusplanning.com

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

1. Zone Atlas Page(s)*⁵ K-22-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

Explanation*:

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

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

A pre-submittal meeting was not requested.

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.

**This request is to remove Tract B1 from the overall shopping center site plan, and does not include new development. The existing site plan will remain in effect, and a new Site Plan - Administrative will be obtained for Tract B1.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 7.85 acres
 2. IDO Zone District MX-M
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] Major Transit (Lomas) & Multi-Modal (Juan Tabo) Corridors
- Current Land Use(s) [vacant, if none] vacant building on Tract B1, shopping center on Tract A1, Village Inn restaurant on Tract C1

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

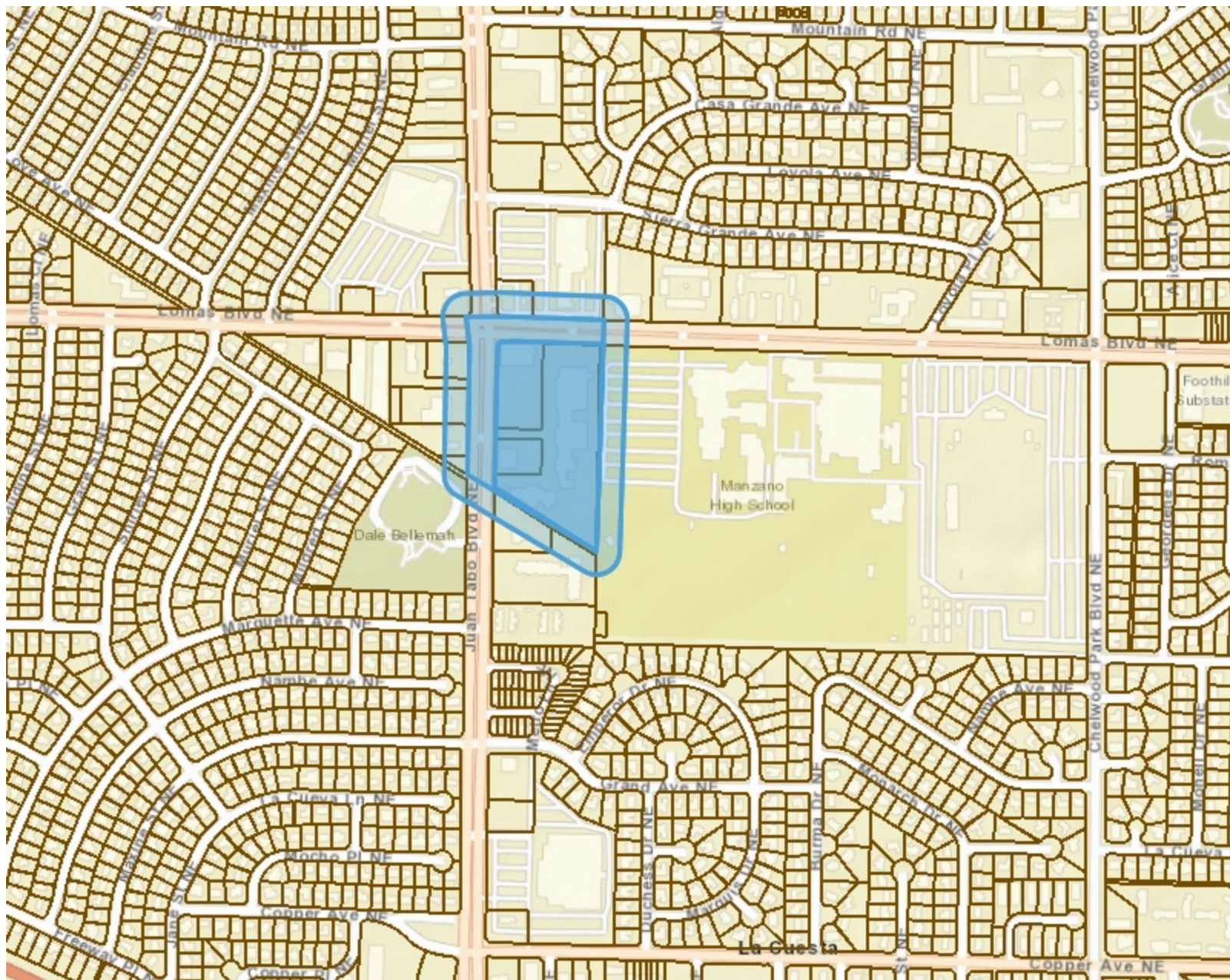
<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

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



City of Albuquerque



Legend

- Bernalillo County Parcels
- Municipal Limits
 - Corrales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED
- World Street Map

Notes

1,263 0 632 1,263 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
7/27/2021 © City of Albuquerque

1: 7,579

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

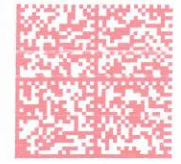
THIS MAP IS NOT TO BE USED FOR NAVIGATION

UPC	Owner	Owner Address	Owner Address 2	SITUS Address	SITUSADD 2	Legal Description	Property Class	Acres
102205701547120408	LUNNON PROPERTIES LLC	700 COLORADO BLVD #340	DENVER CO 80206-4084	840 JUAN TABO BLVD NE	ALBUQUERQUE NM 87123	TR C1 BLK 125 PRINCESS JEANNE PARK ADDN A REPL OF TRS "A" &"B" OF PRINCESS JEANNE PARK ADDN CONT 0.7522 AC M/L	C	0.8
102205701544420312	COBO PROPERTY LLC & COHN FREDERICK K ESTATE OF	721 RANCHITOS RD NW	ALBUQUERQUE NM 87114-1206	780 JUAN TABO BLVD NE	ALBUQUERQUE NM 87123	TR A BLK 128 DALE J BELLAMAHS PRINCESS JEANNE PARK ADD CONT0.9784 AC	C	1
102105750751511922	JANE BLACK HERITAGE LLLP	920 E HIGHWAY 66	GALLUP NM 87301-5593	845 JUAN TABO BLVD NE	ALBUQUERQUE NM 87123	124NLY 175FT OF ELY 175FT OF TR B PRINCESS JEANNE PARK ADD	C	0.7
102105750048311942	SANCHEZ BENITO & RITA	509 CAMINO DE LA SIERRA NE	ALBUQUERQUE NM 87123-2404	801 JUAN TABO NE	ALBUQUERQUE NM 87123	TR B-1-A BLK 124 D J BELLAMAHS PRINCESS JEANE PARK CONT 0.6514 AC	C	0.7
102105750249311943	FIRST FINANCIAL CREDIT UNION ATTN: ACCOUNTING	PO BOX 25587	ALBUQUERQUE NM 87125-0587	821 JUAN TABO NE	ALBUQUERQUE NM 87123	TR. D-1 BLK 124 OF DALE J. BELLAMAHS PRINCESS JEANNE PARK ADDN. REPL. OF T	C	1
102205702742220309	BERNALILLO COUNTY C/O COUNTY MANAGER	1 CIVIC PLAZA NW	ALBUQUERQUE NM 87102	770 JUAN TABO BLVD NE	ALBUQUERQUE NM 87123	TRACT A SUMMARY PLAT OF TRACT A MONARCH PARK CONT 2.4903 AC	R	2.5
102105751147511950	SANCHEZ BENITO & RITA	1216 LOMAS BLVD NW	ALBUQUERQUE NM 87102	JUAN TABO NE	ALBUQUERQUE NM 87123	124 TRACT B-1B DALE J BELLAMAHS PRINCESS JEANNE PARK CONT 0.1083 AC	C	0.1
102205803204530144	GOATCHER FAMILY LTD CO	2511 MONROE ST NE	ALBUQUERQUE NM 87110-4090	902 - JUAN TABO NE	ALBUQUERQUE NM 87112	TR B-2 PLAT OF TRS A-2 & B-2 REPL OF TR 2 MONTEREY MANOR SUBD CONT 4.4874 AC M/L	C	4.5
102205806704030108	QUILTED CARE INVESTORS LLC C/O CAMINO RETIREMENT APTS	5353 WYOMING BLVD NE SUITE A	ALBUQUERQUE NM 87125-3132	12101 LOMAS BLVD NE	ALBUQUERQUE NM 87112 5847	00DTR 3 MONTERREY MANOR SUBD	R	1.4
102205701650320404	COX/ALLEN LLC	9201 MONTGOMERY BLVD NE BLDG 1	ALBUQUERQUE NM 87111-2468	800 JUAN TABO NE	ALBUQUERQUE NM 87123	TR B1 BLK 125 PRINCESS JEANNE PARK ADDN A REPL OF TRS "A" &"B" BLK 125 OF PRINCESS JEANNE PARK ADDN CONT 1.929 AC M/L	C	1.9

102205703749320412	EISENBERG-MANZANO GROUP & CHOLLA 6 LC & LEO EISENBERG TRUSTEE EISENBERG LVT	2710 E CAMELBACK RD SUITE #210	PHOENIX AZ 85016- 4318	800 JUAN TABO NE A- X	ALBUQUE RQUE NM 87123	TR A1 BLK 125 PRINCESS JEANNE PARK ADDN A REPL OF TRS "A" & "B" OF PRINCESS JEANNE PARK ADDN CONT 5.17 AC M/L	C	5.2
102105749344311914	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103-2248	JUAN TABO BLVD NE	ALBUQUE RQUE NM 87123	DALE BELLAMAH PARK CONT 6.391 AC IN PRINCESS JEANNE PARK	V	64
102105748951011919	FRANCHISE REALTY INTERSTATE C/O CONQUISTADORES INC	PO BOX 68100	ALBUQUERQUE NM 87193-8100	11824 LOMAS NE	ALBUQUE RQUE NM 87123	124 TRACT B2A REPL OF TR B2 BLK 124 DALE J BELLAMAH'S PRINCESS JEANNE PARK ADDN	C	1
102105852501541504	CIMARRON HOLDINGS LLC	PO BOX 40366	DENVER CO 80204- 0366	1001 JUAN TABO NE	ALBUQUE RQUE NM 87112	SE PORT TRC IN E SE SE T10N R4E SEC 16 LANDSOF OSCAR M LOVECONT .88	C	0.9
102205801302030101	CIRCLE K STORES INC ATTN: LOU VALDES	1130 W WARNER RD BLDG B	TEMPE AZ 85284- 2816	900 JUAN TABO NE	ALBUQUE RQUE NM 87112	TR A-2 PLAT OF TRS A-2 & B-2 REPL OF TR 2 MONTEREY MANOR SUBD CONT 0.5102 AC M/L	C	0.5
102205715546820519	BOARD OF EDUCATION	PO BOX 25704	ALBUQUERQUE NM 87125-0704	12200 LOMAS BLVD NE	ALBUQUE RQUE NM 87123	MANZANO HIGH SCHOOL PLAT OF MANZANO HIGH SCHOOLCONT 61.1729 AC	C	61

CONSENSUS PLANNING
302 8TH ST NW
ALBUQUERQUE, NM 87102

FIRST-CLASS



PITNEY BOWES
US POSTAGE
02 1P \$ 000.51⁰
0002118651 AUG 04 2021
MAILED FROM ZIP CODE 87102

BOARD OF EDUCATION
PO BOX 25704
ALBUQUERQUE NM 87125-0704

CONSENSUS PLANNING
302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102

FRANCHISE REALTY INTERSTATE C/O
CONQUISTADORES INC
PO BOX 68100
ALBUQUERQUE NM 87193-8100

FIRST-CLASS

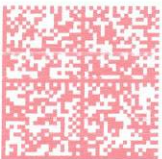


US POSTAGE
\$ 000.51⁰
02 1P 0002118651 AUG 04 2021
MAILED FROM ZIP CODE 87102

CONSENSUS PLANNING
302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102

COX/ALLEN LLC
9201 MONTGOMERY BLVD NE BLDG 1
ALBUQUERQUE NM 87111-2468

FIRST-CLASS



PTNEY BOWES
US POSTAGE
02 1P \$ 000.51⁰
0002118651 AUG 04 2021
MAILED FROM ZIP CODE 87102

CONSENSUS PLANNING
302 8TH ST NW
ALBUQUERQUE, NM 87102

FIRST-CLASS



PITNEY BOWES
US POSTAGE
02 1P
0002118651 AUG 04 2021
MAILED FROM ZIP CODE 87102
\$ 000.51⁰

SANCHEZ BENITO & RITA
1216 LOMAS BLVD NW
ALBUQUERQUE NM 87102

CONSENSUS PLANNING
302 8TH ST NW
ALBUQUERQUE, NM 87102

FIRST-CLASS



PITNEY BOWES
US POSTAGE
02 1P
0002118651 AUG 04 2021
\$ 000.51⁰
MAILED FROM ZIP CODE 87102

SANCHEZ BENITO & RITA
509 CAMINO DE LA SIERRA NE
ALBUQUERQUE NM 87123-2404

CONSENSUS PLANNING
302 8TH ST NW
ALBUQUERQUE, NM 87102

CIMARRON HOLDINGS LLC
PO BOX 40366
DENVER CO 80204-0366

FIRST-CLASS



US POSTAGE

02 1P \$ 000.51⁰
0002118651 AUG 04 2021
MAILED FROM ZIP CODE 87102

CONSENSUS PLANNING
302 8TH ST NW
ALBUQUERQUE, NM 87102

FIRST-CLASS



US POSTAGE
02 1P **\$ 000.51⁰**
0002118651 AUG 04 2021
MAILED FROM ZIP CODE 87102

LUNNON PROPERTIES LLC
700 COLORADO BLVD #340
DENVER CO 80206-4084

CONSENSUS PLANNING
302 8TH ST NW
ALBUQUERQUE, NM 87102

FIRST-CLASS



PITNEY BOWES
US POSTAGE
02 1P
0002118651 AUG 04 2021
MAILED FROM ZIP CODE 87102
\$ 000.51⁰

COBO PROPERTY LLC & COHN FREDERICK K
ESTATE OF
721 RANCHITOS RD NW
ALBUQUERQUE NM 87114-1206

CONSENSUS PLANNING
302 8TH ST NW
ALBUQUERQUE, NM 87102

FIRST-CLASS



EISENBERG-MANZANO GROUP & CHOLLA 6
LC & LEO EISENBERG TRUSTEE EISENBERG
LVT
2710 E CAMELBACK RD SUITE #210
PHOENIX AZ 85016-4318

CONSENSUS PLANNING
302 8TH ST NW
ALBUQUERQUE, NM 87102



CIRCLE K STORES INC ATTN: LOU VALDES
1130 W WARNER RD BLDG B
TEMPE AZ 85284-2816

CONSENSUS PLANNING
302 8TH ST NW
ALBUQUERQUE, NM 87102

FIRST-CLASS



PTNEY BOWES
US POSTAGE
02 1P \$ 000.51⁰
0002118651 AUG 04 2021
MAILED FROM ZIP CODE 87102

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

CONSENSUS PLANNING
302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102

FIRST-CLASS



PITNEY BOWES
US POSTAGE
02 1P
0002118651 AUG 04 2021
\$ 000.51⁰
MAILED FROM ZIP CODE 87102

JANE BLACK HERITAGE LLLP
920 E HIGHWAY 66
GALLUP NM 87301-5593

CONSENSUS PLANNING
302 8TH ST NW
ALBUQUERQUE, NM 87102

FIRST-CLASS



PITNEY BOWES
US POSTAGE
02 1P \$ 000.51⁰
0002118651 AUG 04 2021
MAILED FROM ZIP CODE 87102

FIRST FINANCIAL CREDIT UNION ATTN:
ACCOUNTING
PO BOX 25587
ALBUQUERQUE NM 87125-0587

CONSENSUS PLANNING
302 8TH ST NW
ALBUQUERQUE, NM 87102

QUILTED CARE INVESTORS LLC C/O
CAMINO RETIREMENT APTS
5353 WYOMING BLVD NE SUITE A
ALBUQUERQUE NM 87125-3132

FIRST-CLASS



02 1P \$ 000.51⁰
0002118651 AUG 04 2021
MAILED FROM ZIP CODE 87102

CONSENSUS PLANNING
302 8TH ST NW
ALBUQUERQUE, NM 87102

FIRST-CLASS



BERNALILLO COUNTY C/O COUNTY
MANAGER
1 CIVIC PLAZA NW
ALBUQUERQUE NM 87102

CONSENSUS PLANNING
302 8TH ST NW
ALBUQUERQUE, NM 87102

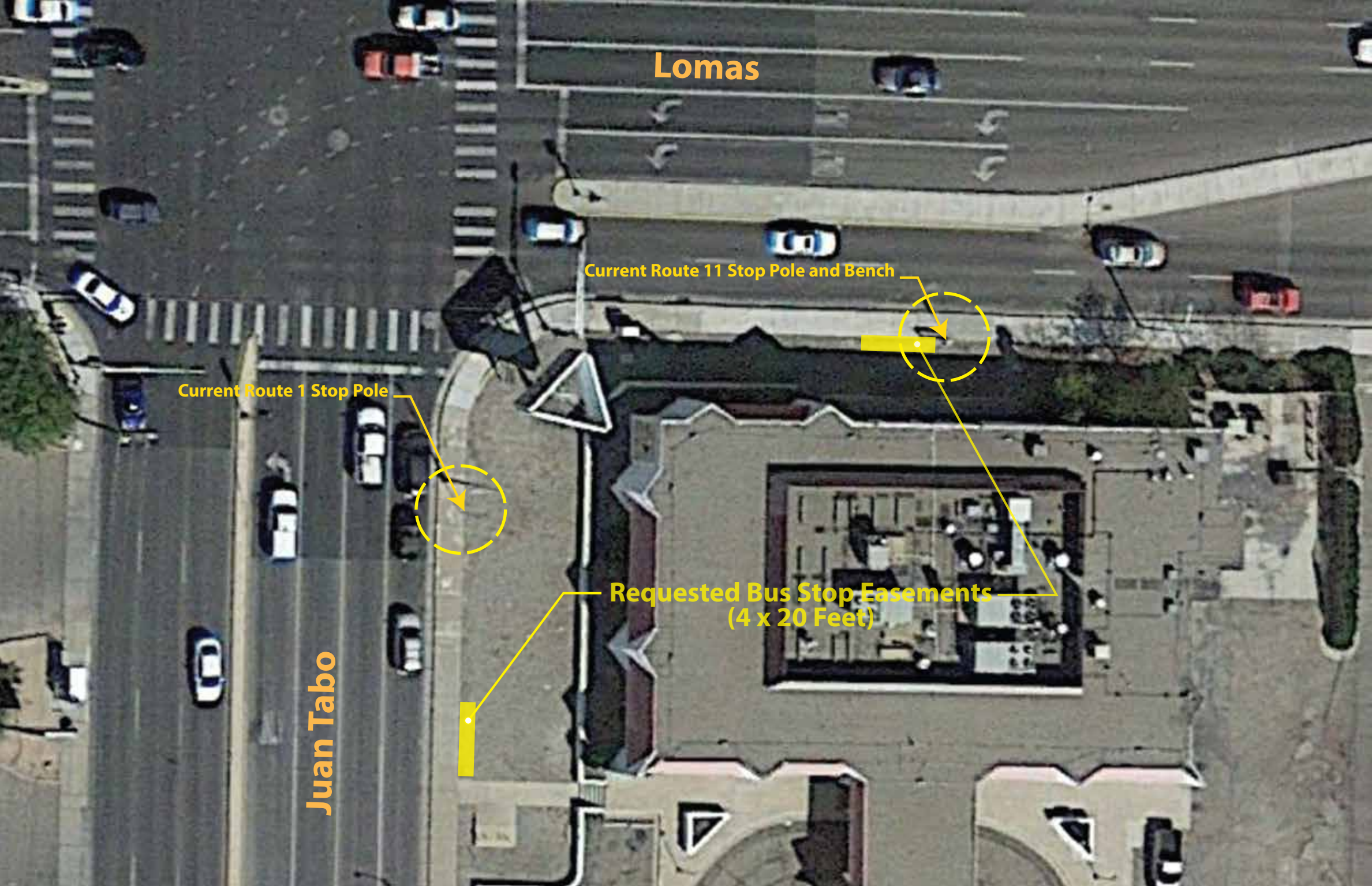
FIRST-CLASS



PITNEY BOWES
US POSTAGE
02 1P \$ 000.51⁰
0002118651 AUG 04 2021
MAILED FROM ZIP CODE 87102

GOATCHER FAMILY LTD CO
2511 MONROE ST NE
ALBUQUERQUE NM 87110-4090

COMMENTS



LETTERS

September 8, 2021

TIM MACEACHEN

CHAIRMAN ENVIRONMENTAL PLANNING COMMISSION, COA

600 2ND STREET NW
ALBUQUERQUE, NM 87102

RE: Request for Major Amendment to the Site Development Plan dated

Dear Mr. Chairman,

This request was originally for 1.93 acres to be removed from the Manzano Shopping Center Site Plan. The Manzano Shopping Center was last amended when the Crunch Gym was brought in as a Tenant of the Manzano Shopping Center. The Site Plan amendment that was required was approved Dec. 19, 2017. Upon review of the amendment plan the EPC requested changes to the plan and approved it.

The apparent reason for the Major Amendment request is because the Manzano Shopping Center Site Plan is supposedly outdated and not conducive to future development. My only observation here is that the plan worked just fine for the last development.

The Integrated Development Ordinance (IDO) goal of growing as a community of strong shopping centers that are connected by a multi-modal network of corridors is being served more by keeping these 1.93 acres (tract B1) as part of the Manzano Shopping Center than by striking out on its own.

The traffic plan for the new development (Burger King) has designated the present access to north bound Juan Tabo as both an ingress and egress for Burger King. This access is about 200 feet south of the Juan Tabo- Lomas intersection. Traffic is already very busy on

Juan Tabo. This ingress and egress access is going to negatively affect and even jam the intersection.

My interest in this matter rises from my ownership of the land on the west side of Juan Tabo on which the Stripes fast food restaurant is located. Backed up traffic on Juan Tabo will negatively affect access to the Stripes restaurant especially from the northbound Juan Tabo lanes.

I did not have access to the Impact Study that was done for this site. I do note that the Planning Department is requesting that the Signal Light timings should be adjusted by a Professional Traffic Operator Engineer (PTOE) paid for by the developer as soon as the Burger King restaurant opens. I think I would object to a PTOE hired by Burger King setting the signal light timings.

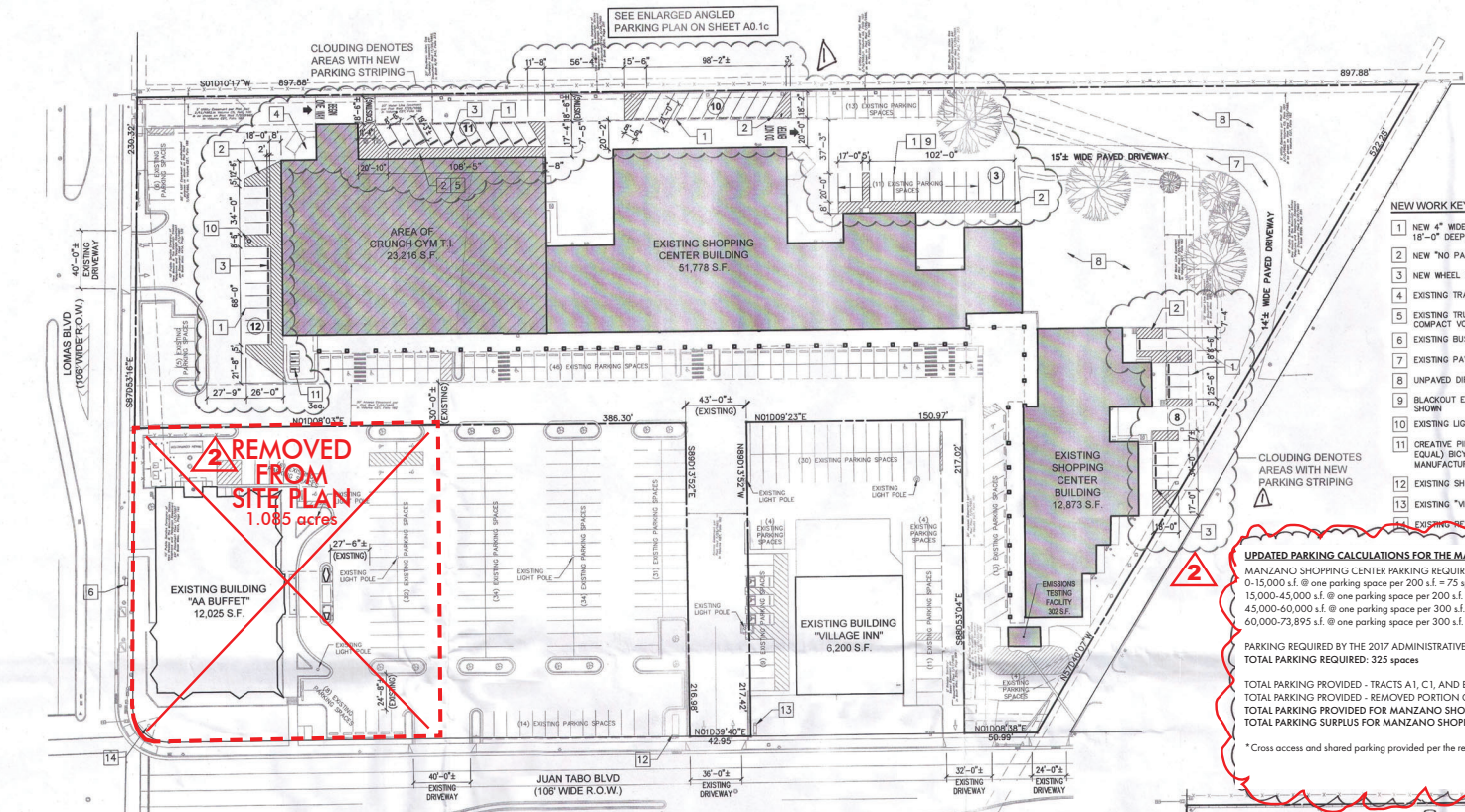
Egress and ingress for this restaurant on northbound Juan Tabo just 200 feet from the intersection of a major transit corridor and a multi-modal corridor is not a good plan for the immediate neighbors, Manzano Shopping Center or the City in general.

My humble recommendation and position is that the Manzano Shopping Center remain intact, that this development comply and follow the Shopping Center Site Plan and that this development comply and follow the Site Plan provisions. I believe this approach will lead to a better result for the community as a whole. This intersection does not need any more problems. At the very least a more thorough traffic study should be preformed using updated traffic counts and the report should be provided to the neighbors so that more input can be provided to the EPC.

Sincerely,

BENITO SANCHEZ

SITE PLAN REDUCTIONS



ADMINISTRATIVE AMENDMENT
FILE # 16181 PROJECT # 101456
UPDATED PARKING CALCULATIONS
AND ADD PARKING SPACES
AS SHOWN
APPROVED BY DATE
12.12.2017

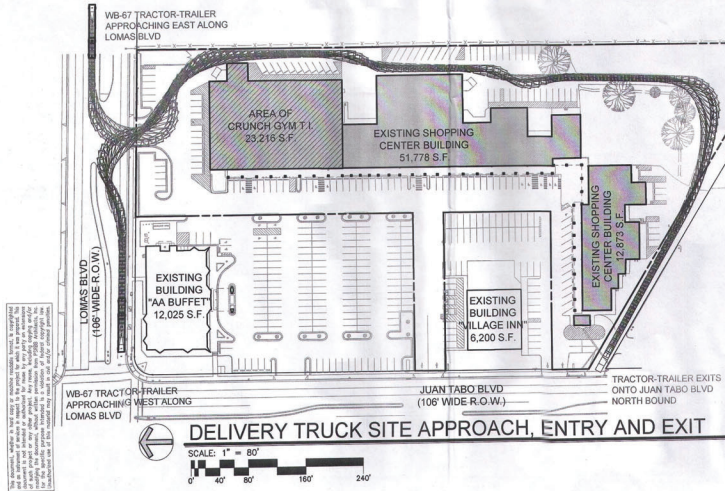
Know what's Below
Call before you dig.
It's Free, it's Easy, and
IT'S THE LAW!

NEW WORK KEYED NOTES

- 1 NEW 4" WIDE PARKING STRIPES. PARKING SPACES ARE 8'-6" WIDE X 18'-0" DEEP, UNLESS NOTED OTHERWISE
- 2 NEW "NO PARKING" STRIPES @ 24" O.C. AS SHOWN
- 3 NEW WHEEL STOPS
- 4 EXISTING TRASH DUMPSTER ENCLOSURE TO REMAIN
- 5 EXISTING TRUCK WELL AT THIS AREA SHALL BE DEMOLISHED, FILL AND COMPACT VOID AND PAVE TO MATCH EXISTING PAVEMENT
- 6 EXISTING BUS STOP BENCH, BUS #11, ROUTE #1 JUAN TABO
- 7 EXISTING PAVED DRIVEWAY (WIDTH VARIES)
- 8 UNPAVED DIRT
- 9 BLACKOUT EXISTING PARKING STRIPES AT THIS AREA AND STRIPE AS SHOWN
- 10 EXISTING LIGHT POLE TO REMAIN. PROTECT IN PLACE
- 11 CREATIVE PIPE "INVERTED U", MODEL #W20-E-G-CB (OR APPROVED EQUAL) BICYCLE RACK, RACK EMBEDDED IN CONCRETE FOOTINGS PER MANUFACTURER'S DETAILS
- 12 EXISTING SHOPPING CENTER PYLON SIGN
- 13 EXISTING "VILLAGE INN" PYLON SIGN
- 14 EXISTING RESTAURANT PYLON SIGN

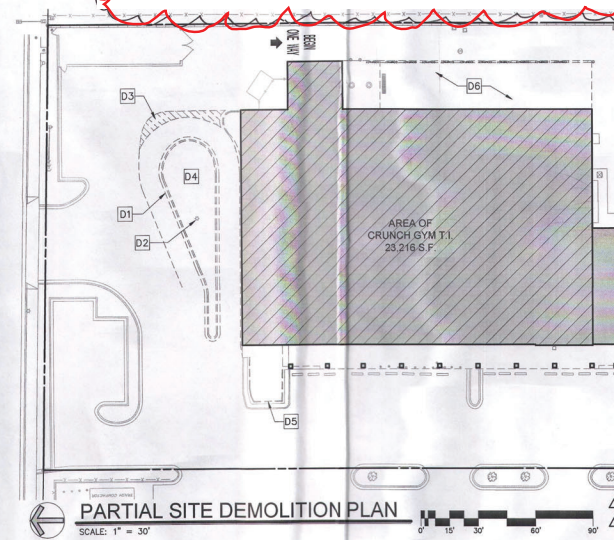
UPDATED PARKING CALCULATIONS FOR THE MANZANO SHOPPING CENTER

MANZANO SHOPPING CENTER PARKING REQUIREMENT (TRACTS A1 AND C1)
0-15,000 s.f. @ one parking space per 200 s.f. = 75 spaces
15,000-45,000 s.f. @ one parking space per 200 s.f. = 120 spaces
45,000-60,000 s.f. @ one parking space per 300 s.f. = 50 spaces
60,000-73,895 s.f. @ one parking space per 300 s.f. = 291 spaces
PARKING REQUIRED BY THE 2017 ADMINISTRATIVE AMENDMENT FOR CRUNCH GYM: 34 spaces
TOTAL PARKING REQUIRED: 325 spaces
TOTAL PARKING PROVIDED - TRACTS A1, C1, AND B1: 213 spaces
TOTAL PARKING PROVIDED - REMOVED PORTION OF TRACT B1: 46 spaces
TOTAL PARKING PROVIDED FOR MANZANO SHOPPING CENTER: 359 spaces
TOTAL PARKING SURPLUS FOR MANZANO SHOPPING CENTER: 34 spaces
* Cross access and shared parking provided per the recorded parking easement for Tracts A1, B1, and C1.



2 REMOVAL OF A PORTION OF TRACT B1 FROM THIS SITE PLAN.
A portion of Tract B1 containing 1,085 acres has been removed from this site plan as a Major Amendment to a pre-IDO Approved.
This portion of Tract B1 is governed by the existing Amended and Restated Declaration and Grant of Reciprocal Easements and Restrictions that establish a non-exclusive parking easement for Tracts A1, B1, and C1. Any future development on these parcels is subject to this agreement and the requirements set forth therein, unless otherwise amended by the property ownership of parcels A1, B1, and C1.
Parking calculations have been updated to identify and include the spaces included on this portion of Tract B1 that are subject to the parking easement. These calculations are pursuant to the pre-IDO Site Plan requirements in accordance with the method established on the approved site plan.

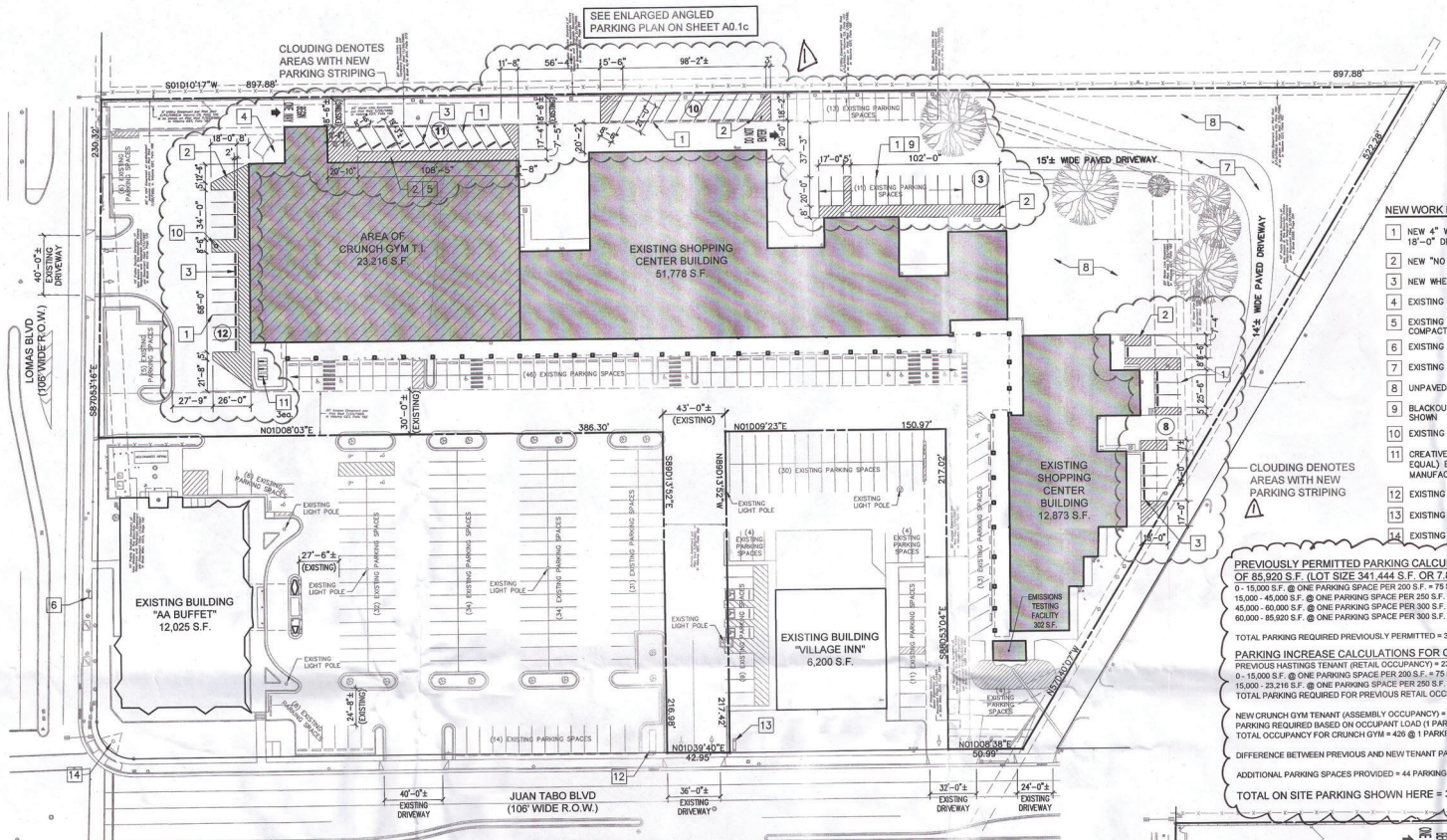
- DEMOLITION KEYED NOTES**
- D1 DEMO EXISTING CURB AND GUTTER AT ABANDONED DRIVE-THRU LANE.
 - D2 EXISTING LIGHT POLE. PROTECT IN PLACE.
 - D3 BLACK OUT ANY EXISTING DIRECTIONAL ARROWS AND LANE MARKINGS AT ABANDONED DRIVE-THRU LANE.
 - D4 SALVAGE EXISTING LANDSCAPING AT THIS AREA FOR REUSE AT OWNER'S DISCRETION
 - D5 REMOVE EXISTING WROUGHT IRON FENCE IN THIS AREA
 - D6 EXISTING TRUCK WELL TO BE REMOVED IN ITS ENTIRETY. PROTECT IN PLACE ANY UNDERGROUND UTILITIES AND ADJACENT MANHOLES. CAP ANY ABANDONED DRAIN LINES. COMPACT FILL AND PAVE TO MATCH EXISTING PAVEMENT



A TENANT IMPROVEMENT FOR
CRUNCH GYM
ALBUQUERQUE, NM
840 JUAN TABO BLVD NE

1810 WORKING SW
SUITE 100
ALBUQUERQUE, NM 87102
PHONE: 505.263.5888
FAX: 505.263.5889
WWW.MANZANO.COM

COMMISSION No.
17-035
DATE: SEPT. 2017
REVISIONS:
1/21/17 REVIS THE SHEET
REV CITY REVIEW COMMENTS
1/22/17 REVISED PARKING
LAYOUT
SHEET: **A0.1b**
1 OF 2



ADMINISTRATIVE AMENDMENT
 FILE #12191 PROJECT #101456
UPDATED PARKING CALCULATIONS
AND ADD PARKING SPACES
 AS SHOWN
 APPROVED BY DATE
 12.19.2017
IT'S THE LAW!

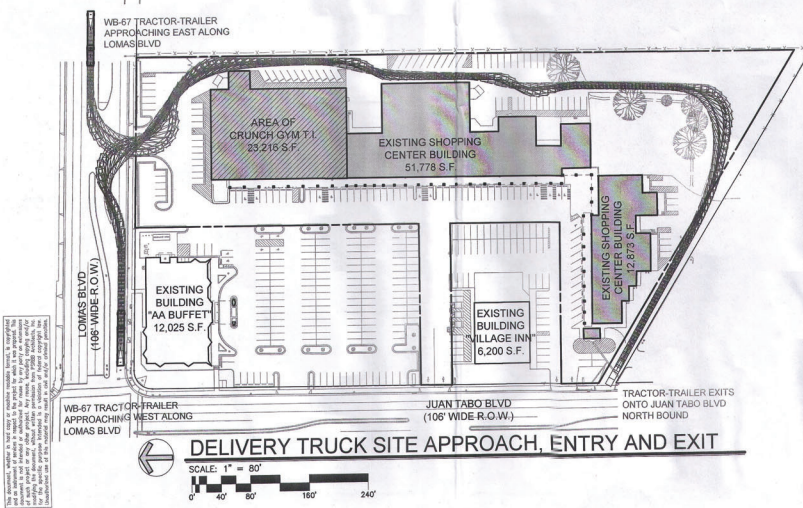
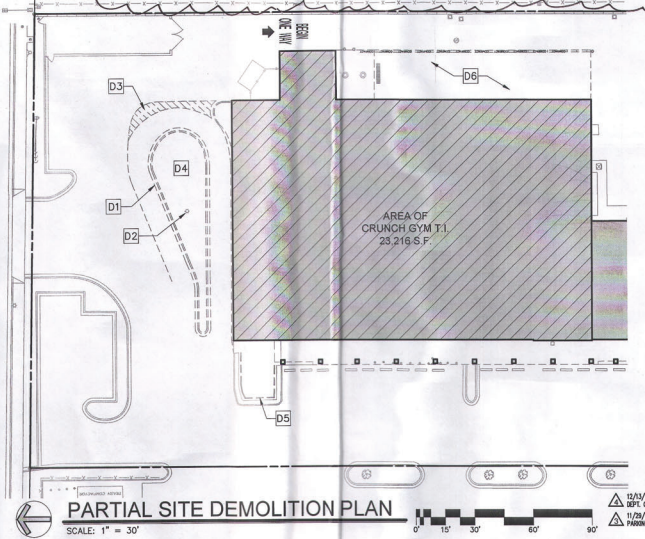
- NEW WORK KEYED NOTES**
- 1 NEW 4" WIDE PARKING STRIPES. PARKING SPACES ARE 8'-6" WIDE X 18'-0" DEEP, UNLESS NOTED OTHERWISE
 - 2 NEW "NO PARKING" STRIPES @ 24" O.C. AS SHOWN
 - 3 NEW WHEEL STOPS
 - 4 EXISTING TRASH DUMPSTER ENCLOSURE TO REMAIN
 - 5 EXISTING TRUCK WELL AT THIS AREA SHALL BE DEMOLISHED. FILL AND COMPACT VOID AND PAVE TO MATCH EXISTING PAVEMENT
 - 6 EXISTING BUS STOP BENCH, BUS #11, ROUTE #1 JUAN TABO
 - 7 EXISTING PAVED DRIVEWAY (WIDTH VARIES)
 - 8 UNPAVED DIRT
 - 9 BLACKOUT EXISTING PARKING STRIPES AT THIS AREA AND STRIPE AS SHOWN
 - 10 EXISTING LIGHT POLE TO REMAIN. PROTECT IN PLACE
 - 11 CREATIVE PIPE "INVERTED U", MODEL #WJ20-E-G-CB (OR APPROVED EQUAL) BICYCLE RACK, RACK EMBEDDED IN CONCRETE FOOTINGS PER MANUFACTURER'S DETAILS
 - 12 EXISTING SHOPPING CENTER PYLON SIGN
 - 13 EXISTING "VILLAGE INN" PYLON SIGN
 - 14 EXISTING RESTAURANT PYLON SIGN

PREVIOUSLY PERMITTED PARKING CALCULATIONS FOR THIS SITE CONTAINING A TOTAL BUILDING AREA OF 85,920 S.F. (LOT SIZE 341,444 S.F. OR 7.858 AC.):
 0 - 15,000 S.F. @ ONE PARKING SPACE PER 200 S.F. = 75 SPACES
 15,000 - 45,000 S.F. @ ONE PARKING SPACE PER 250 S.F. = 120 SPACES
 45,000 - 60,000 S.F. @ ONE PARKING SPACE PER 300 S.F. = 80 SPACES
 60,000 - 85,920 S.F. @ ONE PARKING SPACE PER 300 S.F. = 88 SPACES
TOTAL PARKING REQUIRED PREVIOUSLY PERMITTED = 383 SPACES
PARKING INCREASE CALCULATIONS FOR CHANGE OF OCCUPANCY (TOTAL BUILDING AREA IS UNCHANGED):
 PREVIOUS HASTINGS TENANT (RETAIL OCCUPANCY) = 23,216 S.F.
 0 - 15,000 S.F. @ ONE PARKING SPACE PER 200 S.F. = 75 SPACES
 15,000 - 23,216 S.F. @ ONE PARKING SPACE PER 250 S.F. = 75 SPACES
TOTAL PARKING REQUIRED FOR PREVIOUS RETAIL OCCUPANCY TENANT = 108 PARKING SPACES
 NEW CRUNCH GYM TENANT (ASSEMBLY OCCUPANCY) = 23,216 S.F.
 PARKING REQUIRED BASED ON OCCUPANT LOAD (1 PARKING SPACE PER 3 OCCUPANTS)
 TOTAL OCCUPANCY FOR CRUNCH GYM = 428 @ 1 PARKING SPACE PER 3 OCCUPANTS = 142 PARKING SPACES REQUIRED
DIFFERENCE BETWEEN PREVIOUS AND NEW TENANT PARKING REQUIREMENTS = 34 PARKING SPACE SHORTAGE
ADDITIONAL PARKING SPACES PROVIDED = 44 PARKING SPACES
TOTAL ON SITE PARKING SHOWN HERE = 315 EXISTING SPACES + 44 NEW PARKING SPACES = 359 PARKING SPACES



PARKING NOTE:
 THE SITE CURRENTLY HAS 315 EXISTING PARKING SPACES, BASED ON CONVERSATIONS BETWEEN THE OWNER'S REPRESENTATIVE, ALLEN SIGMON, AND THE CITY OF ALBUQUERQUE'S PLANNING DEPARTMENT, A TOTAL OF 357 PARKING SPACES WOULD NEED TO BE PROVIDED IF CRUNCH OCCUPIES ITS LEASE SPACE.
 44 NEW PARKING SPACES HAVE BEEN ADDED THROUGHOUT THE SITE.
 NEW SITE PARKING TOTAL IS 359 PARKING SPACES (44 NEW PARKING SPACES + 315 EXISTING PARKING SPACES)

- DEMOLITION KEYED NOTES**
- D1 DEMO EXISTING CURB AND GUTTER AT ABANDONED DRIVE-THRU LANE
 - D2 EXISTING LIGHT POLE, PROTECT IN PLACE
 - D3 BLACK OUT ANY EXISTING DIRECTIONAL ARROWS AND LANE MARKINGS AT ABANDONED DRIVE-THRU LANE
 - D4 SALVAGE EXISTING LANDSCAPING AT THIS AREA FOR REUSE AT OWNER'S DISCRETION
 - D5 REMOVE EXISTING WROUGHT IRON FENCE IN THIS AREA
 - D6 EXISTING TRUCK WELL TO BE REMOVED IN ITS ENTIRETY. PROTECT IN PLACE ANY UNDERGROUND UTILITIES AND ADJACENT MANHOLES. CAP ANY ABANDONED DRAIN LINES. COMPACT FILL AND PAVE TO MATCH EXISTING PAVEMENT



CRUNCH GYM
 A TENANT IMPROVEMENT FOR
 840 JUAN TABO BLVD NE
 ALBUQUERQUE, NM
 87102
 COMMISSION No. 17-035
 DATE: SEPT. 2017
 REVISIONS
 12/17/17 ADD THIS SHEET PER CITY REVIEW COMMENTS
 12/17/17 REWOKED PARKING CALCULATIONS
 SHEET **A0.1b**
 1 OF 2



CRUNCH GYM

340 ILLIAN TABO RIVERO NE

810 wyoming ave
el paso tx 79903
ph:915.534.8082



psrbb
commercial group inc.

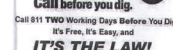
COMMISSION No.
17-035

DATE: SEPT. 2017

REVISIONS
12/13/17 ADDED THIS SHEET
PER TRANSPORTATION DEPT.
COMMENT CORRECTIONS.

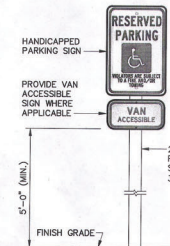
SHEET: A0.1c

2 OF 2

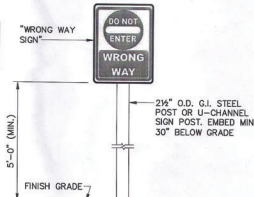


Design of Parking Signs:

- Accessible parking spaces must have a space designed the international symbol of accessibility and state "RESERVED PARKING" - Signs indicating for van parking must also have a sign stating "VAN ACCESSIBLE." (ADAAG 502.6.6; MUTCD 707-4)
- The sign should be 12" x 18" with green lettering and border on a white background. The symbol of accessibility should be 6" x 6" and placed in the center of the sign. The symbol is a depiction of a person in a wheel chair. (MUTCD 707-4; ADAAG 703.7.2.1)
- If required, the van accessible sign should be 24" x 6" and have green lettering and border on a white background or white lettering and border on a blue background. (MUTCD 707-4, 8b-8)
- Signs should be mounted at least 60 inches above the parking surface so as to not be obstructed by any parked vehicle.
- Signs should be constructed to withstand the elements. An aluminum substrate with a reflective surface using UV stable ink is recommended. An anti-graffiti laminate surface should also be considered.
- Of note: Federal accessibility signs are made use of the text "handicapped" or "disabled" as a result of the passage of Justice's decision to make use of up-to-date accepted terminology and avoid stereotyping of individuals. (28CFR35.106)



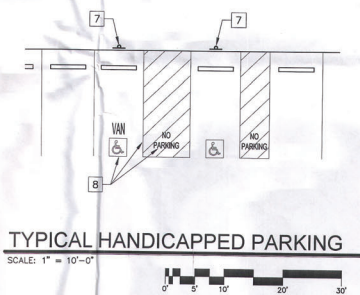
1 HANDICAP SIGNAGE



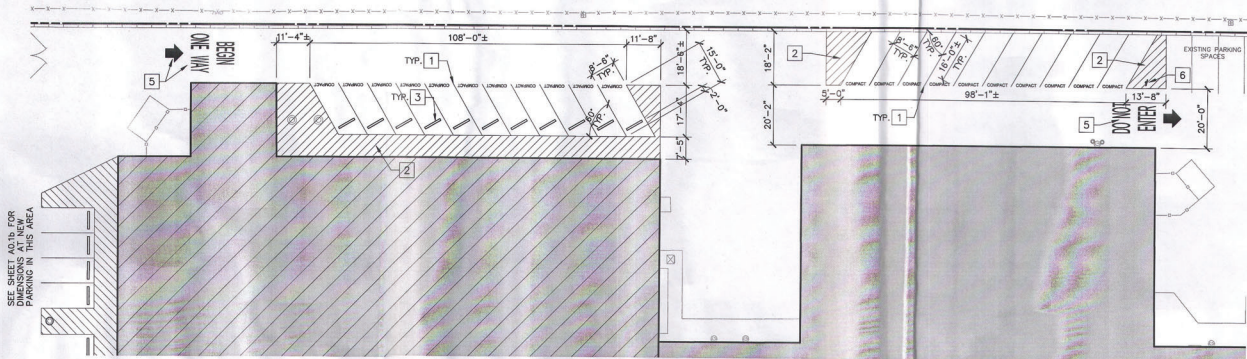
② DIRECTIONAL SIGNAGE
NO SCALE

NEW WORK KEYED NOTES

- 1 NEW 4" WIDE PARKING STRIPES. STRIPE PARKING SPACES AS DIMENSIONED
- 2 NEW "NO PARKING" STRIPES @ 24" O.C. AS SHOWN
- 3 NEW WHEEL STOPS
- 4 1"-0" TALL LETTERING PAINTED ON PAVEMENT READING "COMPACT" AS SHOWN AT EVERY PARKING SPACE WHERE SHOWN
- 5 DIRECTION SIGNAGE AND TEXT AS SHOWN PAINTED ON PAVEMENT
- 6 DO NOT ENTER SIGN (SEE DETAIL 2/A0.1c)
- 7 HANDICAPPED PARKING SIGN (SEE DETAIL 1/A0.1c)
- 8 TYPICAL THROUGHOUT THE PROJECT SITE, ALL EXISTING HOV PARKING SIGNAGE AND PARKING TALL STRIPING SHALL BE REPAINTED. ALL HOV ACCESS AISLES SHALL HAVE THE WORDS "NO PARKING" IN 1"-0" TALL CAPITAL LETTERS AT LEAST 2" WIDE, PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S REAR TAIL WOULD BE PLACED



③ TYPICAL HANDICAPPED PARKING



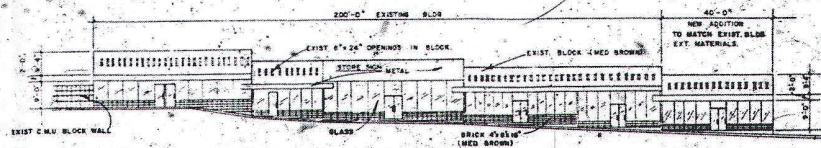
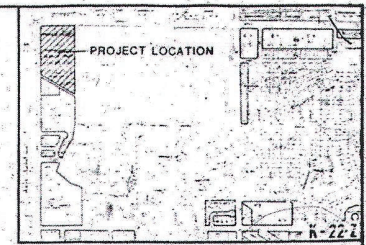
ENLARGED ANGLED PARKING

SCALE: 1" = 20'

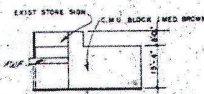


the document, whether it be copy or machine-readable form, is prepared and an indictment of interests is implicit in the project for which it was prepared. This document is not intended for or distributed for use by any party on matters relating to the project or any other project. My reason, including copying and/or making the document, where such action is taken from 1980s onwards, is that the document is a violation of federal copyright law. The unauthorized use of this material may result in civil and/or criminal penalties.

AMENDED
SITE PLAN
MANZANO SHOPPING CENTER
TRACTS "A" & "B", BLOCK 125
PRINCESS JEANNE PARK ADDITION
ALBUQUERQUE, NEW MEXICO
FEBRUARY, 1985



NORTH ELEVATION



WEST ELEVATION

ADMINISTRATIVE
DEVELOPMENT PLAN AMENDMENT
FILE NO. Z-1114-1
APPROVED BY
Richard D. Davis, P.E.
PLANNING DIRECTOR
DATE

VILLAGE INN - REFUSE CONTAINER CAPACITY 8 CU. YD.
LUBY'S RESTAURANT - REFUSE CONTAINER CAPACITY 10 CU. YD.

PARKING REQUIREMENTS

- LUBY'S RESTAURANT SEATING CAPACITY 312
312 - 8 = 78 PARKING SPACES REQ'D
- VILLAGE INN SEATING CAPACITY 148
148 - 8 = 41 PARKING SPACES REQ'D
- EXIST. SHOPPING CENTER - 85,475 SQ. FT.
85,475 - 500 = 170 PARKING SPACES REQ'D
- NEW SHOP - 1,000 SQ. FT.
1,000 - 200 = 8 PARKING SPACES REQ'D
- TOTAL PARKING SPACES - 408
- 10% TRANSIT REDUCTION - 41 = 365 REQ'D
- ACTUAL PARKING SPACES - 408

FILE: Z-1114-1
SITE PLAN IS IN ACCORDANCE
WITH EPC DECISION OF JUNE 20, 1985

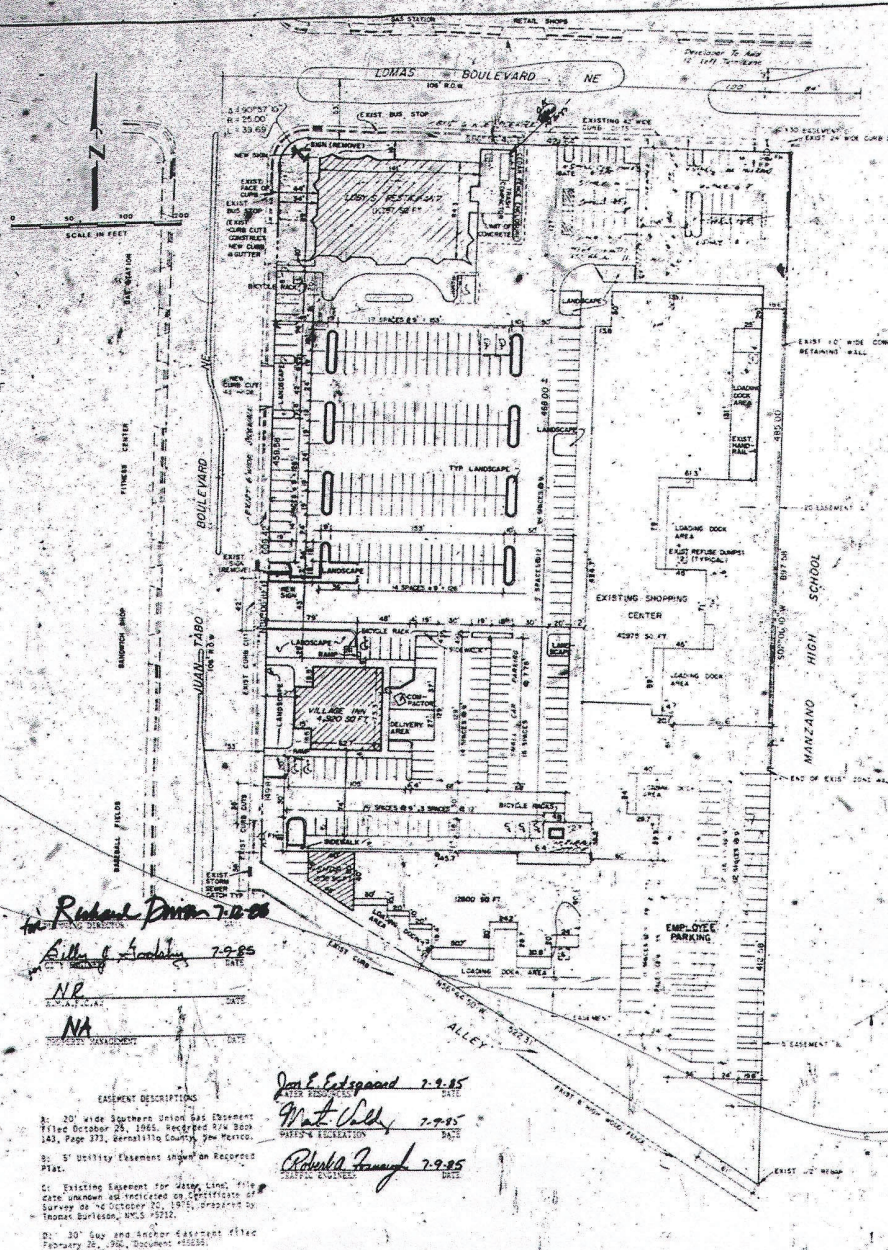
MANZANO SHOPPING CENTER

SITE PLAN

2-1114-1

DATE	JOB NO.	SCALE	DRAWN	CHECKED	BY
FEB 85		1"=50'	C-22440		

HALL ENGINEERING COMPANY INC.
300 E. BAYVIEW BLVD. SUITE 100
ALBUQUERQUE, NEW MEXICO 87102
PHONE: 255-2521/1195 & 255-1711



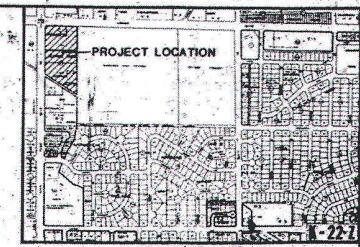
Richard Davis, P.E.
Sullivan & Associates, Inc.
7-9-85
DATE
NA
SPECIAL CLERK
DATE

EASEMENT DESCRIPTIONS

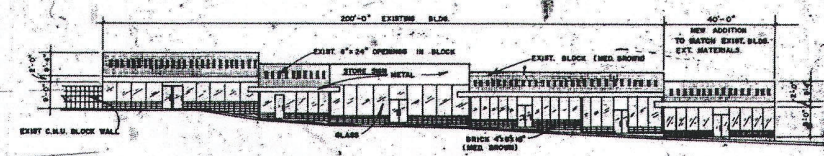
- 20' wide Southern Union Gas Easement filed October 28, 1965, recorded R/M 300 143, Page 373, Bernalillo County, New Mexico.
- 5' Utility Easement shown on Record Plat.
- Existing Easement for Water Line, City of Albuquerque as indicated on Certificate of Survey of 10 October 20, 1975, prepared by Thomas Barlesson, NMS 7211.
- 30' Bay and Anchor Easement dated February 28, 1980, document #2255.

Don E. Espinoza, P.E.
7-9-85
DATE
Matt Chell, P.E.
7-9-85
DATE
Richard Davis, P.E.
7-9-85
DATE

CITY OF ALBUQUERQUE
THIS REPRODUCTION IS THE BEST
POSSIBLE REPRODUCTION DUE
TO THE POOR QUALITY OF THE
ORIGINAL DOCUMENT



SITE PLAN MANZANO SHOPPING CENTER TRACTS "A" & "B", BLOCK 125 PRINCESS JEANNE PARK ADDITION ALBUQUERQUE, NEW MEXICO FEBRUARY, 1985



NORTH ELEVATION 1" = 20'



WEST ELEVATION 1" = 20'

VELARE RUN - REPAIR COMPACTOR CAPACITY 6 CU. YD.
LUBY'S RESTAURANT - REPAIR COMPACTOR CAPACITY 10 YD.

Site Area: 100,000 sq. ft.
Asphalt Area: 20,000 sq. ft.
Building Area: 75,000 sq. ft.
Underdrainage: 10,000 sq. ft.
Natural Soil: 10,000 sq. ft.
Landscaping in 75% asphalt area

PARKING REQUIREMENTS

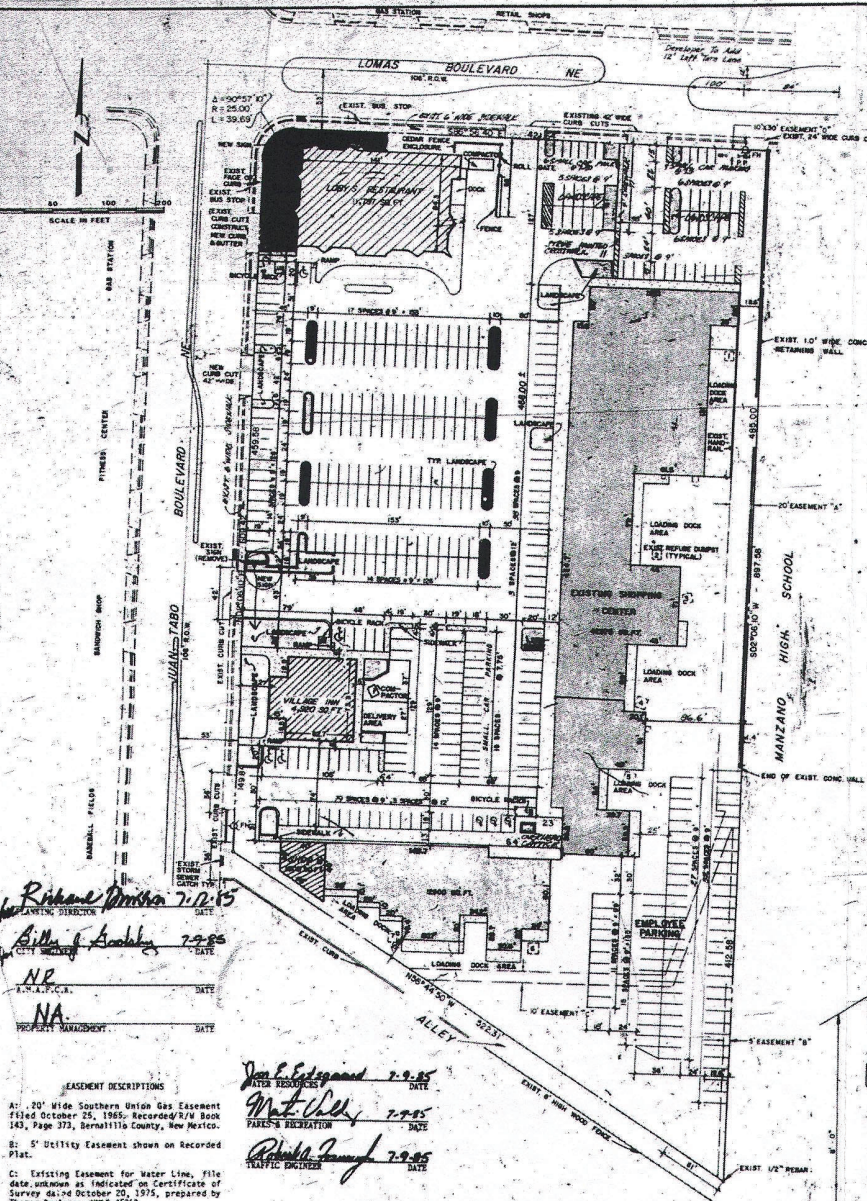
LUBY'S RESTAURANT SEATING CAPACITY: 312
312 x 4 = 79 PARKING SPACES REQ'D
VILLAGE INN SEATING CAPACITY: 165
165 x 4 = 41 PARKING SPACES REQ'D
EXIST. SHOPPING CENTER: 69,479 SQ. FT.
69,479 ÷ 100 = 694 PARKING SPACES REQ'D
NEW SHOP: 1,400 SQ. FT.
1,400 ÷ 200 = 7 SPACES REQ'D
TOTAL PARKING SPACES: 408
10% TRANSIT REDUCTION: 41 x .365 REQ'D
ACTUAL PARKING SPACES: 408

FILE: Z-1114-1
SITE PLAN IS IN ACCORDANCE
WITH EPC DECISION OF JUNE 20, 1985

MANZANO SHOPPING CENTER

SITE PLAN

DATE	JAN 85	JOB NO.	346	SCALE	1" = 50'	DRAWN	CH	SHEET	1 OF 5
HALL ENGINEERING COMPANY INC. 337 BURBANK N.E., SUITE 103 ALBUQUERQUE, NEW MEXICO 87123 Phone: (505) 292-1115 & 292-1116									



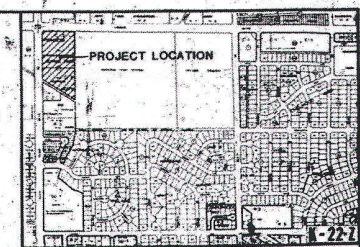
Richard D. Smith 7.12.85
Sally J. Smith 7.9.85
N.P.
N.A.
PROPERTY MANAGEMENT

- EASEMENT DESCRIPTIONS
- A: 20' Wide Southern Union Gas Easement filed October 25, 1985. Recorded 9/10 Book 143, Page 373, Bernalillo County, New Mexico.
 - B: 5' Utility Easement shown on Recorded Plat.
 - C: Existing Easement for Water Line, file date, unknown as indicated on Certificate of Survey dated October 20, 1975, prepared by Thomas Burleson, N.M.C.S.
 - D: 30' Guy and Anchor Easement filed February 26, 1960, Document #56855.

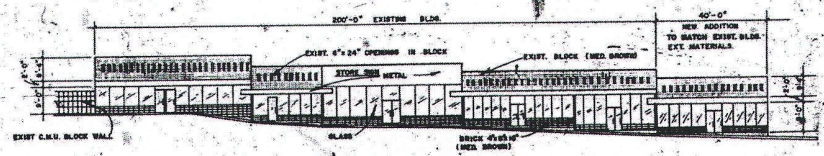
Don E. Espinoza 7.9.85
M. J. Allen 7.9.85
R. J. Smith 7.9.85
TRAFFIC ENGINEER

CITY OF ALBUQUERQUE
THIS MICROGRAPH IS THE BEST
POSSIBLE REPRODUCTION DUE
TO THE POOR QUALITY OF THE
ORIGINAL DOCUMENT

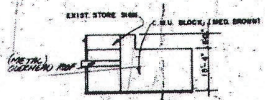
PROPOSED SIGN FOR SHOPPING CENTER
NOTE: SIGN TO MEET CITY OF ALBUQ. STANDARDS, 2 SIGNS
PROPOSED FOR MANZANO SHOPPING CENTER.



SITE PLAN **MANZANO SHOPPING CENTER** TRACTS "A" & "B", BLOCK 125 PRINCESS JEANNE PARK ADDITION ALBUQUERQUE, NEW MEXICO FEBRUARY, 1985



NORTH ELEVATION
1" = 30'



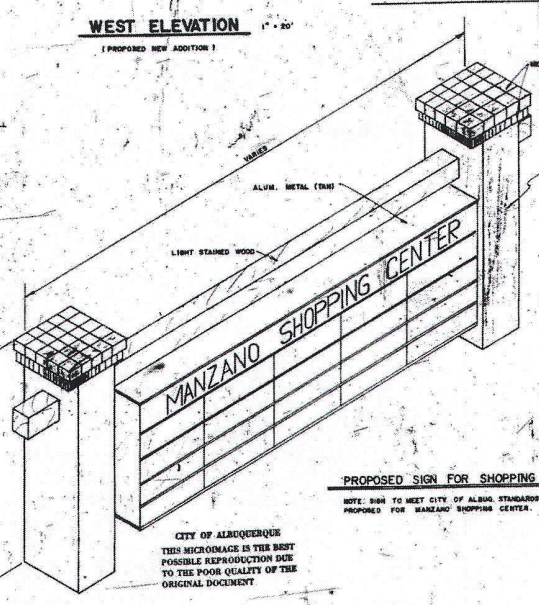
WEST ELEVATION
1" = 20'

VILLAGE INN - REPAIR CAPACITY 6 CY. VEH.
 LUBY'S RESTAURANT - REPAIR CAPACITY 10 CY. VEH.

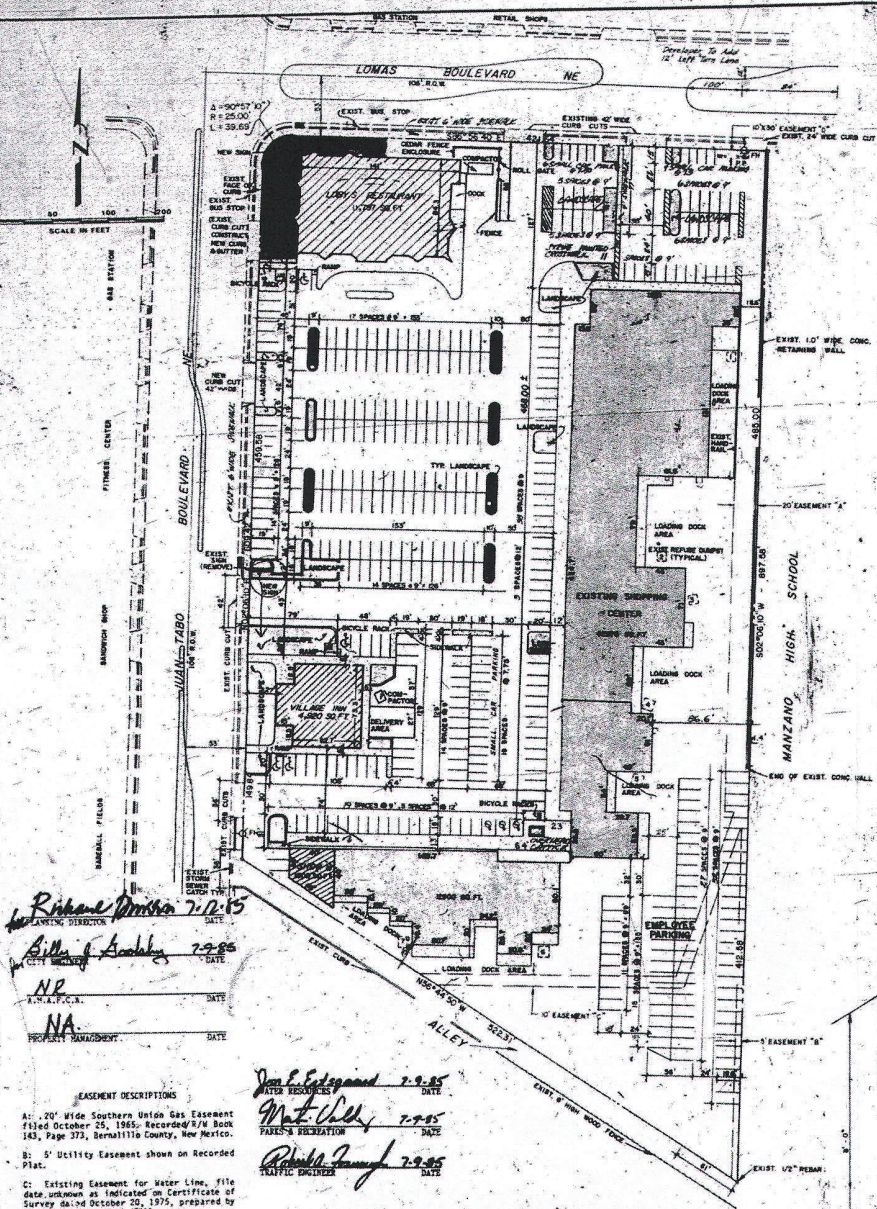
- PARKING REQUIREMENTS
 LUBY'S RESTAURANT SEATING CAPACITY = 312
 312 ÷ 4 = 78 PARKING SPACES REQ'D
 VILLAGE INN SEATING CAPACITY = 165
 165 ÷ 4 = 41 PARKING SPACES REQ'D
 EXIST. SHOPPING CENTER = 89,875 SQ. FT.
 NEW SHOP = 1,500 SQ. FT.
 800 ÷ 500' = 1.6 PARKING SPACES REQ'D
 TOTAL PARKING SPACES = 408
 10% TRANSIT REDUCTION = 41 ÷ 360 REQ'D
 ACTUAL PARKING SPACES = 408

FILE - Z-1114-1
 SITE PLAN IS IN ACCORDANCE
 WITH EPC DECISION OF JUNE 20, 1985.

MANZANO SHOPPING CENTER				
SITE PLAN				
3 d/b		Z-1114-1		
DATE	NO. REV.	SCALE	DRAWN	CHECKED
FEB '85		1" = 50'		
HALL ENGINEERING COMPANY INC.				
337 EL PASO N.E. SUITE 103 ALBUQUERQUE, NEW MEXICO 87123 Phone: (505) 252-1115 & 252-1116				



CITY OF ALBUQUERQUE
 THIS MICROFILM IS THE BEST
 POSSIBLE REPRODUCTION DUE
 TO THE POOR QUALITY OF THE
 ORIGINAL DOCUMENT



Rubane Dimesa 7-12-85
Billy J. Siskley 7-2-85
 NE
 NA
 PROJECT MANAGEMENT

Don E. Edgeman 7-9-85
Met. C. 7-2-85
Rubane Dimesa 7-9-85

EASEMENT DESCRIPTIONS
 A: 20' wide Southern Union Gas Easement
 filed October 25, 1965, Recorded 8/14 Book
 143, Page 373, Bernalillo County, New Mexico.
 B: 5' Utility Easement shown on Recorded
 Plat.
 C: Existing Easement for Water Line, file
 date unknown as indicated on Certificate of
 Survey dated October 20, 1975, prepared by
 Thomas Burleson, WMLS #5212.
 D: 30' Guy and Anchor Easement filed
 February 26, 1960, Document #58855.