

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
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OFFICIAL NOTIFICATION OF DECISION

September 16, 2021

Tom McCollum
302 8th St. NW
Albuquerque NM, 87102

Project #2021-005278 SI-2021-01227

Site Plan- Major Amendment

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, zoned MX-M, located at 800, 840, & 880 Juan Tabo Blvd. NE, between Lomas Blvd. and Grand Ave., approximately 8.0 acres (K-22-Z)

Staff Planner: Sergio Lozoya

On September 16, 2021, the Environmental Planning Commission (EPC) voted to APPROVE PR-2021-005278, SI-2021-01227– Site Plan- Major Amendment, based on the following Findings and subject to the following Conditions of Approval:

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.

CONDITIONS:

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.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **October 1, 2021**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the Integrated Development Ordinance (IDO), Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal an EPC an EPC Recommendation to the City Council since this is not a final decision.

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

Sincerely,

for Alan M. Varela,
Planning Director

AV/SL

cc: East Gateway Coalition, Michael Brasher, brasher@aps.edu
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EPC file