



Environmental Planning Commission

Staff Report

Agenda Number: 2
Project #: PR-2021-005482
Case #: SI-2022-01473
Hearing Date: September 15, 2022

Agent	Consensus Planning
Applicant	Maestas Development Group
Request	Site Plan – EPC Major Amendment
Legal Description	Tracts A-1A, B-1, and C-1 (replatted as Lots A thru F), Lovelace Heights Addition
Location	2121 Yale Blvd. SE, Between Gibson Blvd. SE and Miles Rd. SE
Size	Approximately 7.5 acres
Zoning	NR-C

Staff Recommendation

APPROVAL of SI-2022-01473, based on the Findings beginning on p.16 and subject to the conditions beginning on p.21.

STAFF PLANNER
Megan Jones, Planner

Summary

The request is for a Major Amendment to abandon the controlling site development plan for building permit on Tracts A thru F (the “subject site”). This would allow future redevelopment of the subject site to be subject to IDO regulations.

The subject site is in both an Area of Consistency and an Area of Change. It is along the Gibson Blvd. Commuter Corridor and is not in an Activity Center.

The applicant notified the Kirtland Community Association, Clayton Heights Lomas del Cielo NA, District 6 Coalition of NAs, Yale Village NA, and the Victory Hills Neighborhood Associations and property owners within 100’ of the subject site as required. There is no known opposition.

The request generally furthers applicable Comprehensive Plan Goals and policies.

Staff recommends approval subject to minor conditions.



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Attachments

2-Photographs – Existing Conditions

3-Zoning

4-History

5-Applicant Information

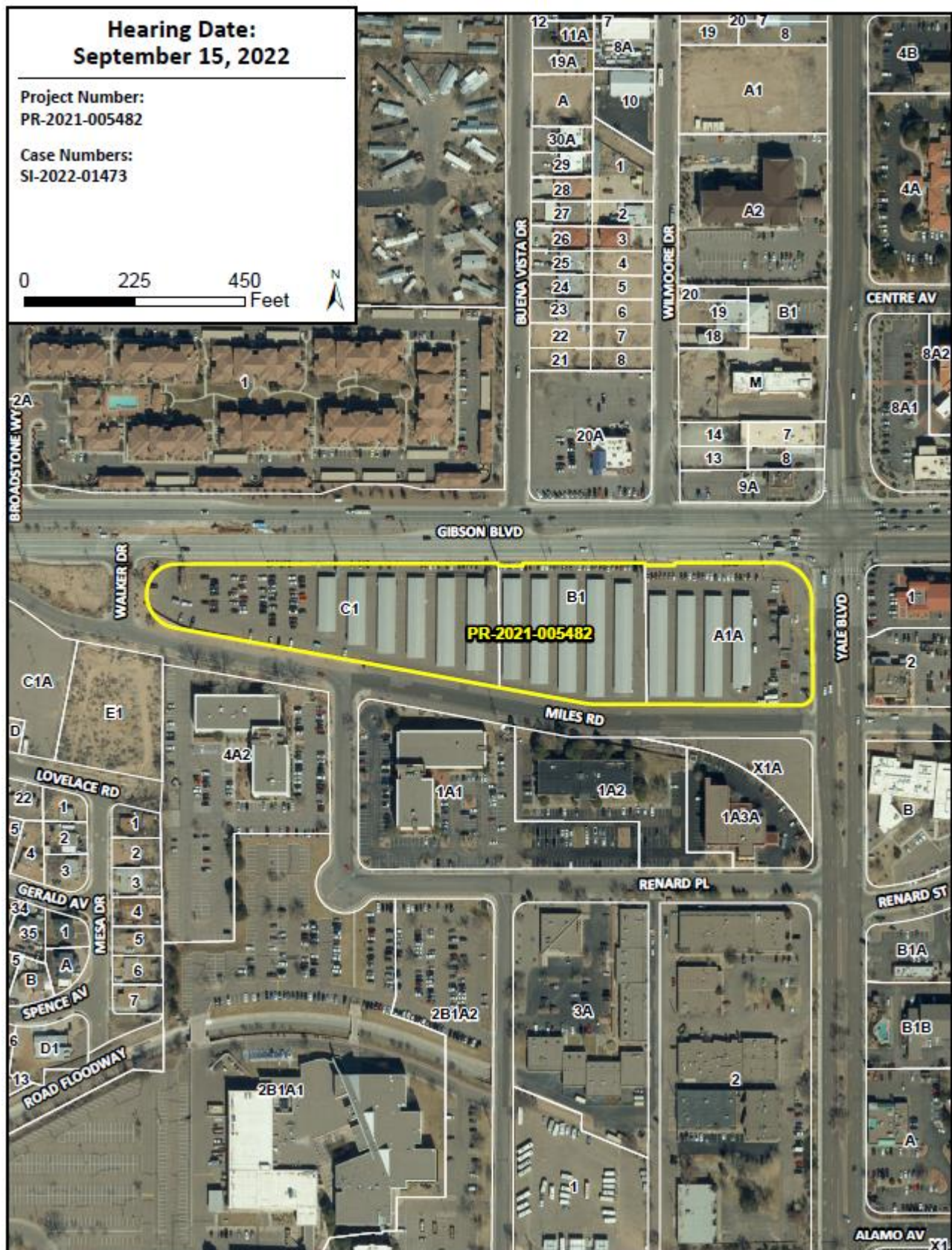
6-Staff Information

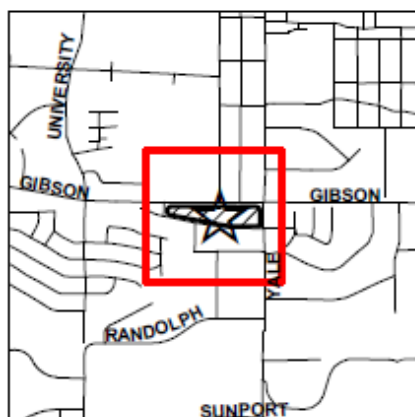
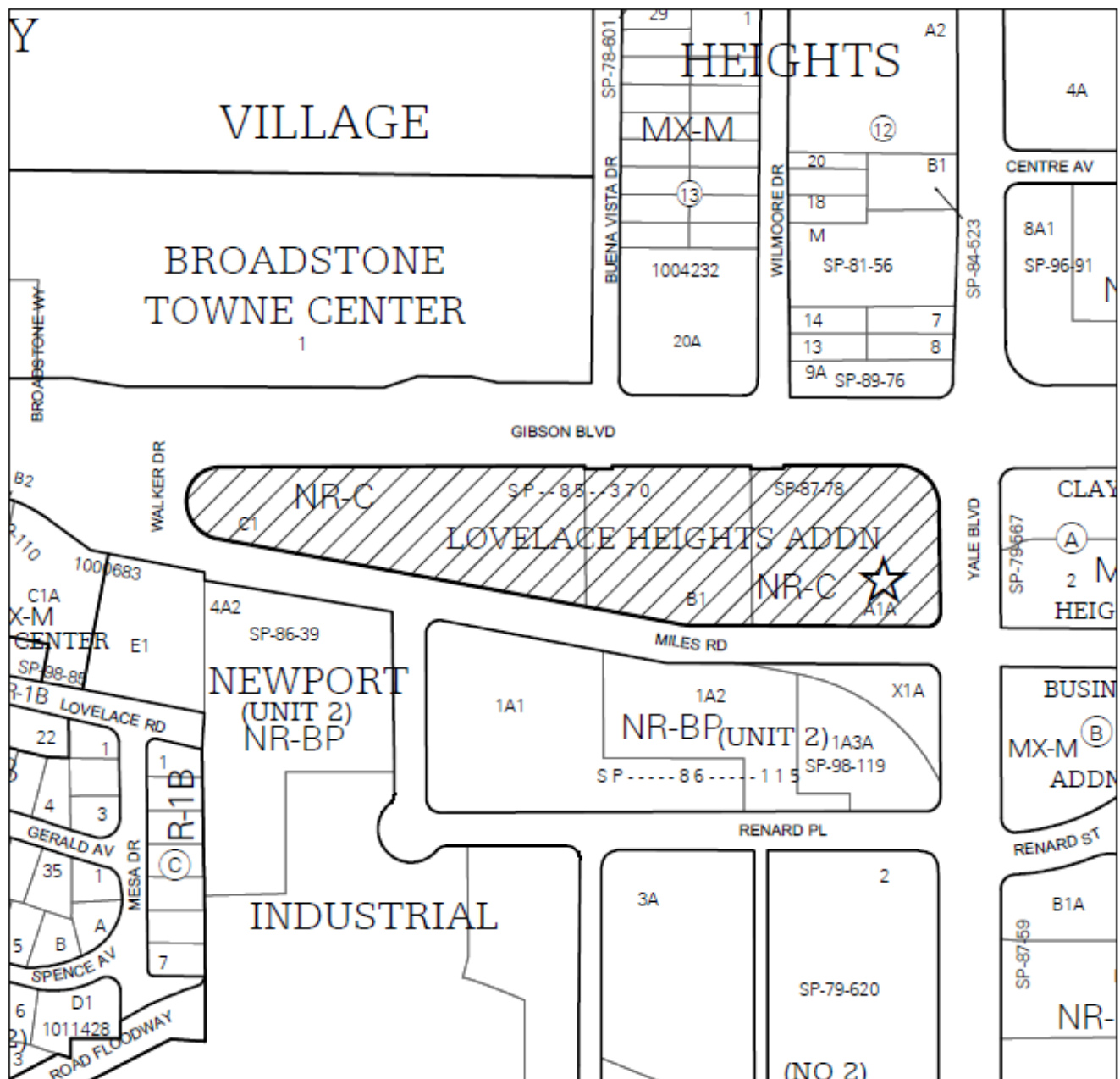
7-Notification

8-Site Plan Major Amendment

9-Site Plan Exhibits

11-Sign Posting Agreement





IDO ZONING MAP

Note: Gray shading indicates County.

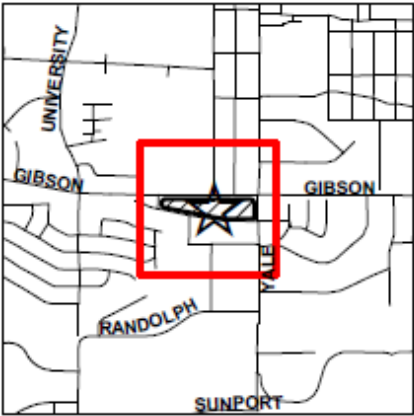
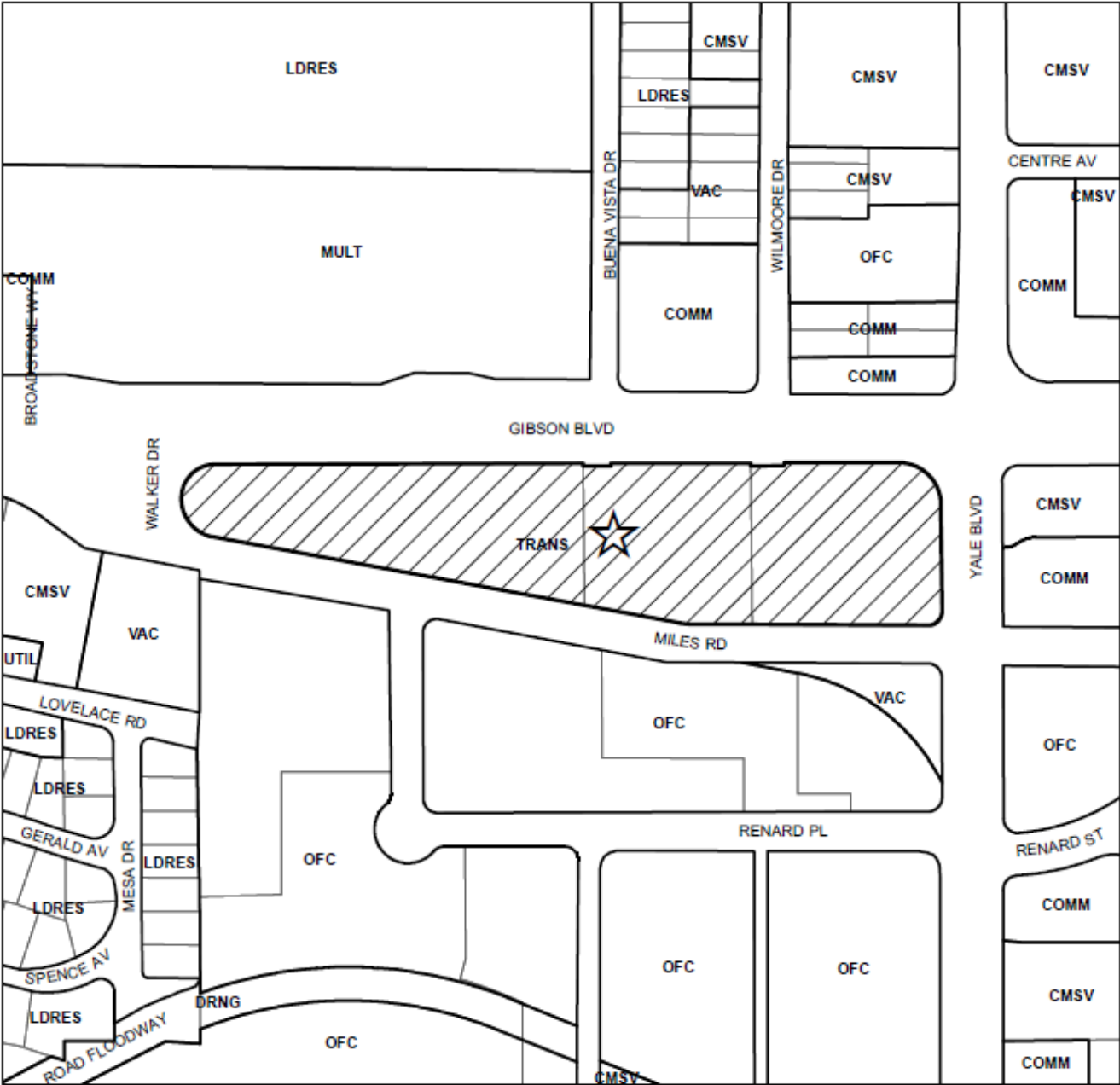


1 inch = 250 feet

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Zone Atlas Page:
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LAND USE MAP

Note: Gray shading
Indicates County.

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



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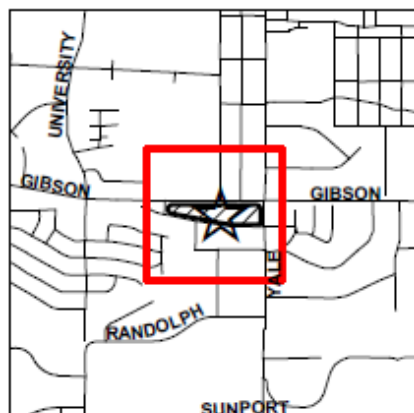
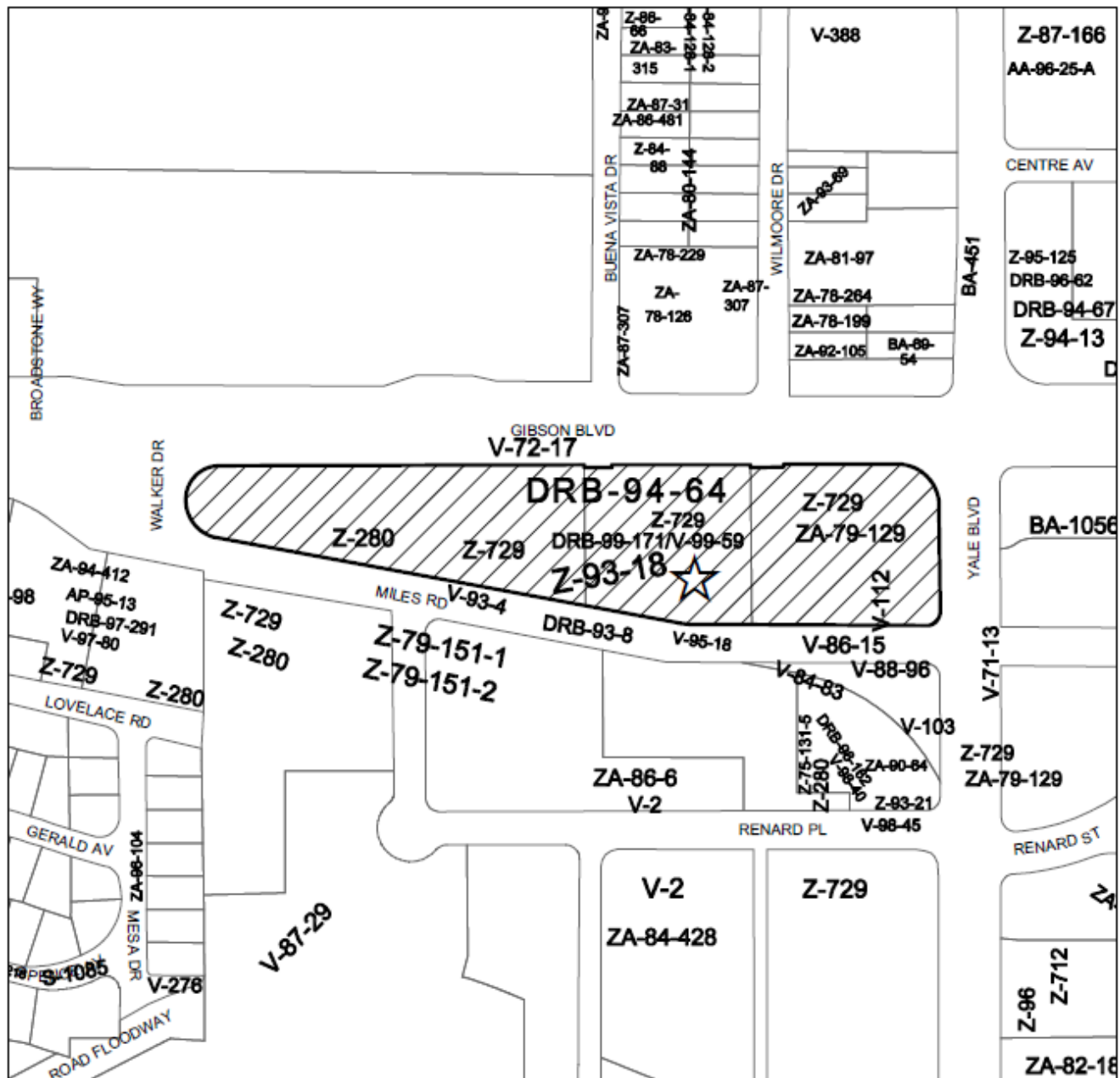
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HISTORY MAP

Note: Gray shading indicates County.

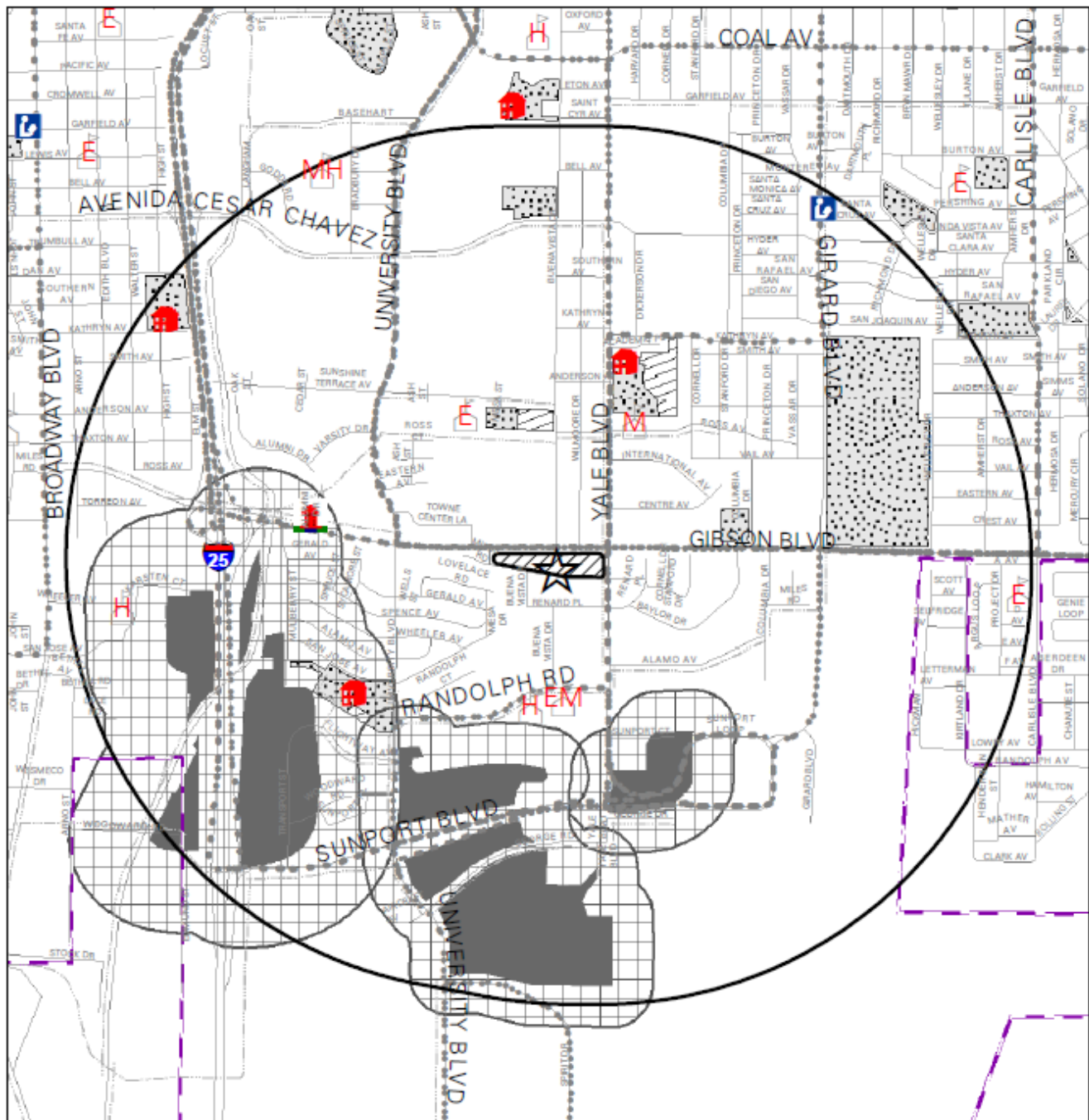


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Public Facilities Map with One-Mile Buffer

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

I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	NR-C	Area of Change & Area of Consistency	Transportation (Parking)
<i>North</i>	PD MX-M	Area of Change	Multi-family Commercial retail (restaurant)
<i>South</i>	NR-BP	Area of Change	Office
<i>East</i>	MX-M	Area of Change	Commercial Retail (Restaurant) Commercial Services (hotel or Motel)
<i>West</i>	MX-M NR-C	Area of Change & Area of Consistency	Commercial Services (light vehicle sales & rental) & Commercial Retail (Restaurant)

Request

The request is for Site Plan – EPC, Major Amendment, for an approximately 7.5-acre site legally described as all or a portion of Tracts A-1A, B-1, and C-1 (replatted as Lots A thru F) Lovelace Heights Addition, zoned NR-C and located at 2121 Yale Blvd SE, between Gibson Blvd. SE and Miles Rd. SE NE (the “subject site”).

The applicant is requesting to abandon the controlling site development plan for building permit (Z-93-18) so that future development on the subject site would be according to the IDO.

Once approved, the subject site would no longer be controlled by the Site Development Plan for Building Permit and would be subject to IDO processes and regulations, including NR-C zoning. The process for future Site Plans should be determined at the time of application pursuant to IDO requirements.

EPC Role

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

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

Context

The subject site is located in a developed area near the Sunport/Airport in the SE quadrant of the city. The surrounding area is characterized by a variety of land uses including offices, commercial services/retail, and multi-family and low density residential. The southern area of the site is made up of office uses in majority, including medical, a hotel and social services, while the east and northern areas of the subject site offer office and commercial retail/services, including a restaurant and hotel. There is a multi-family and low-density residential neighborhood to the north and west of the subject site as well as further SW of the site in addition to few commercial retail/services to the west. There are several restaurants across Gibson Blvd., north of the subject site.

History

The subject site is controlled by the “On Time Park N’ Fly!” Site Development Plan for Building Permit, which was originally approved on January 20, 1994 by the EPC after being deferred three times since 1993 (Z-93-18). The Site Development Plan for Building Permit went to the DRB for final sign-off on February 8, 1994. (DRB-94-64). The Site Development Plan for Building Permit included Tracts A-1A, B-1 and C-1, Lovelace Heights Addition, zoned C-3 (Heavy Commercial) and designated SC (Shopping Center).

In April of 2000, an administrative amendment was approved for the Site Development Plan for building Permit to allow parking canopies (AA-00134-000-00444).

On June 8, 2022 a replat was approved for the subject site which subdivided the original three tracts into 6 sperate parcels consisting of Lots A through F, Lovelace Heights Addition. Since this approval, the subject site has been demolished and sits vacant.

Roadway System

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

The LRRS map classifies Yale Blvd. as a Minor Arterial and Gibson Blvd. as a Regional Principal Arterial.

Comprehensive Plan Designations

The western half of the subject site is located in an area of Consistency which the eastern half of the subject site is in an area of Change as designated by the Comprehensive Plan. It is not located in a Center.

The Comprehensive Plan designates Yale Blvd as a future Premium Transit Corridor. Premium Transit Corridors are intended to be served eventually by high-quality, high-capacity, high-frequency public transit (e.g. bus rapid transit). Central Ave. is the only operating Premium Transit Corridor currently. Gibson Blvd. is designated as a Commuter Corridor, which are meant to accommodate faster and longer trips for personal vehicles, commuter bus service, and often bicycling.

Comprehensive Plan Community Planning Area Designation

The subject site is located within the area designated as the Near Heights CPA by the Comprehensive Plan. The Near Heights CPA is a gateway for Kirtland Air Force Base and is characterized by its ethnic diversity in the International District. It is a Massing of large-scale development for UNM, Albuquerque International Sunport, and the Veterans Affairs complex. The

Near Heights CPA assessment is ongoing in 2022. The draft document is posted at: <https://cpa.abc-zone.com/near-heights-cpa-assessment-draft-report>

Trails/Bikeways

The Long-Range Bikeway System (LRBS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO) identifies existing and proposed routes and trails. Yale Blvd. SE is designated with a Proposed Bike Lane and Gibson Blvd. SE is designated as a Proposed Protected Bike Lane with Facility Upgrades. Miles Rd. SE does not have designated a bike lane.

Transit

The subject site is well-served by transit. Yale Blvd. SE is served by three operating transit routes: the Rio Bravo Blvd-Sunport-KAFB (222) route, the UNM-CNM Bus Rapid Transit (BRT), and the Airport-Downtown-Mesa del Sol (50) routes. Route 55 and the BRT run north-south along Yale Blvd and route 222 runs north-south along Yale Blvd. before turning east onto Gibson Blvd. Gibson Blvd. SE is served by Bus Route 16 and 17 which operate Monday-Friday at a Peak Frequency of 45 minutes. There are parallel Bus stops for route 222 along Yale Blvd near Miles Rd. as well as at the intersection of Yale and Gibson Blvd. There is a Bus Stop across Gibson Blvd. SE near the subject site.

Public Facilities/Community Services

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

II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES

Integrated Development Ordinance (IDO)

Definitions

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

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

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

Zoning

The subject site is zoned NR-C (Non-residential - Commercial, IDO 14-16-2-5(A) which was assigned upon the adoption of the IDO. The purpose of the NR-C zone district is to accommodate medium-scale retail, office, commercial, and institutional uses, particularly where additional residential development is not appropriate or not desired because of a deficit of jobs or services in relation to housing units in the area. Primary land uses include a wide spectrum of retail and

commercial uses intended to serve both neighborhood and area-wide needs, as well as some light industrial uses. Allowable uses are shown in Table 4-2-1.

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated an Area of Change on the eastern tracts and as an Area of Consistency on the western tracts. Areas of Change are places where growth should be directed and is desired.

Areas of change should be the focus of new urban-scale development that benefit job creation and expanded housing options. By focusing growth in Areas of Change, additional residents, services, and jobs can be accommodated in locations ready for new development. Areas of Consistency are protected by policies to limit densities, new uses, and negative impacts from nearby development. While these areas may see some infill development and new uses, new development or redevelopment will need to be compatible in scale and character with the surrounding area (Comprehensive Plan, 5-23).

Applicable Goals and policies are listed below. One Goal has been added by staff and is denoted with an asterisk. Staff analysis follows in ***bold italics***.

Chapter 5: Land Use

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

The subject site is located on the future Yale Blvd. Premium Transit Corridor and on the Gibson Blvd. Commuter Corridor as designated by the Comprehensive Plan. Premium Transit Corridors are intended to be planned for mixed-use and transit-oriented development near transit stations while Commuter Corridors prioritize development along the corridor. The request would facilitate future development that is consistent with the intent for these type of corridor by providing the opportunity for future growth along a network of corridors. The request is generally consistent with Goal 5.1 Centers and Corridors.

Policy 5.1.12 Commuter Corridors: Allow auto-oriented development along Commuter Corridors that are higher-speed and higher-traffic volume routes for people going across town, often as limited-access roadways.

The request would allow future redevelopment of the subject site under IDO processes and regulations. Future development plans are not a part of this request. Although abandoning the controlling site development plan would allow an abundance of uses under the NR-C zone district, it is unknown if the subject site will be tailored to auto-oriented development. The request is partially consistent with Policy 5.1.12.

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

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

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 future redevelopment of the subject site in a highly developed area with a mix of uses. The subject site is conveniently accessible by nearby residential neighborhoods through the existing sidewalk and transit networks. The request would generally encourage a more productive use since the subject site is currently vacant and underutilized. The request is generally consistent with Policy 5.2.1 and Subpolicy n.

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

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

The subject site is partially located in an Area of Change and is surrounded by an established Area of Change, which are desired infill development locations. The request would facilitate future redevelopment of the subject site, which would be served by existing infrastructure and public utilities. Future development would generally promote efficient development patterns and use of land by providing additional growth on a vacant infill location under the NR-C zone. The request generally furthers Goal 5.3 and Policy 5.3.1 – Infill Development.

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

The subject site is located in an Area of Change, where growth is expected and desired, as well as in an Area of Consistency, where infill development/redevelopment is expected to be compatible with the scale and character of the surrounding area. The request would encourage enable and direct growth to it. The request is generally consistent with Goal 5.6-City Development Areas.

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

The subject site is located partially in an Area of Change and on Yale Blvd. NE, a Premium Transit corridor, and Gibson Blvd. SE, a Commuter Corridor as designated by the Comprehensive Plan. The request would encourage, enable, and direct future growth to the area and along two designated corridors. The request is generally consistent with Policy 5.6.2-Areas of Change.

Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The subject site is located partially in an Area of Consistency and outside of a designated Center with convenient access from surrounding single-family and multi-family residential neighborhoods. Future redevelopment of the subject site made possible by this request, would be subject to Development Standards for Areas of Consistency and the NR-C zone district, etc. within the IDO. This would put stringent development standards on any future development on the subject site, thereby protecting and enhancing the character of the existing area. Therefore the request is consistent with Policy 5.6.3 – Areas of Consistency.

Not Applicable

Policy 5.7.2 Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

Sub-policy a: Create pathways for economic growth and support the business ecosystem by providing clear development codes and processes.

The request would allow future redevelopment of the subject site pursuant to the regulations and development standards within the IDO, which has been in effect since 2018. The request is not to update a regulatory framework, so Policy 5.7.2 and Subpolicy a are not applicable.

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

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

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

As demonstrated by the policy analysis of the proposed major amendment to controlling site development plan for building permit, the request is generally consistent with applicable Comprehensive Plan Goals and policies.

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

The subject site is zoned NR-C; therefore, the above criterion does not apply.

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

The request is for a Major Amendment to the controlling site development plan for Building Permit. The subject site would then be controlled by the IDO rather than the Controlling Site Plan and would be required to comply with all applicable provisions of the IDO.

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

The subject site is already served by existing infrastructure and public facilities. Any future capacity needs would be addressed through the DRB and/or building permit process.

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

The request would abandon the controlling Site Development Plan for Building Permit and any future development on the subject site will be required to comply with the all development standards within the IDO, specifically buffering and

landscaping requirements, which would mitigate any significant adverse impacts.

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

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

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

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

III. SITE PLAN MAJOR AMENDMENT

Request

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

Site Development Plan for Building Permit (Project # Z-93-18)

In 1994, the EPC approved the controlling site development plan for building permit for a transportation/parking lot on Tracts A-1A, B-1, and C-1, which got final approval by the DRB in 1994 (DRB-94-64). The use was demolished in 2022 and the subject site remains vacant. The existing site plan for building permit controls the subject site and the applicant would like to abandon it to develop each individual tract separately. The subject site has been replatted to Tracts A through F as of June 2022/

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

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other interested agencies reviewed this application. Few but notable agency comments were received. Agency Comments received were based upon the initial application submittal on August 1, 2022. Staff has based the analysis on a revised project letter submitted on August 30, 2022.

The City Engineer, Transportation Development, has noted that the developer is responsible for permanent improvements to the transportation facilities adjacent to any future proposed site plan, as required by the DRB. Additionally, any future site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

PNM offered standard comments, which will become more important when the Site Plan is delegated to the DRB for final sign-off.

Agency comments begin on p. 21.

Neighborhood/Public

Notification requirements are found in 14-16-6, in the Procedures Table 6-1-1 and are further explained in 14-16-6-4(K), Public Notice. The affected, registered neighborhood organizations Kirtland Community Association, Clayton Heights Lomas del Cielo NA, District 6 Coalition of NAs, Yale Village NA, and the Victory Hills Neighborhood Associations were notified as required. Property owners within 100 feet of the subject site were also notified as required (see attachments).

The applicant received one email correspondence regarding the replatting of the subject site, but there was not a request for a meeting.

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

V. CONCLUSION

The request is for Site Plan – EPC, Major Amendment, for an approximately 7.5-acre site, located at 2121 Yale Blvd. SE, between Gibson Blvd. SE and Miles Rd. SE (the “subject site”)

The subject site is zoned NR-C (Non-residential – Commercial Zone) and located on Yale Blvd Premium Transit Corridor and the Gibson Blvd Commuter Corridor. The subject site is located in an Area of Change and in an Area of Consistency and not in a designated Center. The request is generally consistent with applicable Comprehensive Plan policies.

The applicant requests that the Environmental Planning Commission (EPC) abandon the controlling site development plan for building permit (Z-93-18). The subject site would then be controlled by the IDO.

The affected neighborhood organizations and property owners within 100 feet of the subject site were notified as required. No Pre-application meetings were requested or held and there is no known opposition to this request.

Staff recommends approval subject to minor conditions needed to improve compliance moving forward.

FINDINGS – SI-2022-01473 - Site Plan-EPC, Major Amendment, September 15, 2022

1. The request is for a Major Amendment for a property legally described as all or a portion of Tracts A-1A, B-1, and C-1 (replatted as Lots A thru F) Lovelace Heights Addition, located at 2121 Yale Blvd. SE, between Gibson Blvd. SE and Miles Rd. SE, zoned NR-C, approximately 7.5 acres (the “subject site”)
2. The applicant requests the EPC to abandon the controlling site development plan for building permit (Z-93-18). The subject site would then be controlled by the IDO and subject to IDO processes and regulations. The process for future Site Plans would be determined at the time of application pursuant to IDO requirements.
3. The EPC is hearing this case pursuant to IDO section 14-16-6-4(Z) Amendments of Pre-IDO Approvals. Major amendments shall be reviewed by the decision-making body that issued the permit or approval being amended, following the procedures for the most closely equivalent decision in Part 14-16-6 (Administration and Enforcement). The amendment exceeds the thresholds found in IDO table 6-4-4: Allowable Minor Amendments, therefore it is classified as a Major Amendment pursuant to IDO section 14-16-6-4(Z)(1)(b).
4. The subject site is located in an Area of Change and in an Area of Consistency on the Yale Blvd. Premium Transit Corridor and the Gibson Blvd. Commuter Corridor, as designated by the Comprehensive Plan. It is within the Near Heights Community Planning Area (CPA) and not located in a designated Center.
5. The subject site is zoned NR-C (Non-residential – Commercial) a zoning designation received upon adoption of IDO in May 2018. The subject site was formerly zoned C-3 with a SC designation.
6. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
7. The request is consistent with the following Comprehensive Plan Goals and Policies regarding land use and development patterns from Chapter 5: Land Use.
 - A. Goal 5.1 Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The subject site is located on the future Yale Blvd. Premium Transit Corridor and on the Gibson Blvd. Commuter Corridor as designated by the Comprehensive Plan. Premium Transit Corridors are intended to be planned for mixed-use and transit-oriented development near transit stations while Commuter Corridors prioritize development along the corridor. The request would facilitate future development that is consistent with the intent for these type of corridor by providing the opportunity for future growth along a network of corridors.

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

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

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 future redevelopment of the subject site in a highly developed area with a mix of uses. The subject site is conveniently accessible by nearby residential neighborhoods through the existing sidewalk and transit networks. The request would generally encourage a more productive use since the subject site is currently vacant and underutilized.

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

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

The subject site is partially located in an Area of Change and is surrounded by an established Area of Change, which are desired infill development locations. The request would facilitate future redevelopment of the subject site, which would be served by existing infrastructure and public utilities. Future development would generally promote efficient development patterns and use of land by providing additional growth on a vacant infill location under the NR-C zone.

8. The request is consistent with the following Comprehensive Plan Goals and Policies regarding City Development Areas and 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 subject site is located in an Area of Change, where growth is expected and desired, as well as in an Area of Consistency, where infill development/redevelopment is expected to be compatible with the scale and character of the surrounding area. The request would encourage enable and direct growth to it.

- 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 subject site is located partially in an Area of Change and on Yale Blvd. NE, a Premium Transit corridor, and Gibson Blvd. SE, a Commuter Corridor as designated by the Comprehensive Plan. The request would encourage, enable, and direct future growth to the area and along two designated corridors.

- C. Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The subject site is located partially in an Area of Consistency and outside of a designated Center with convenient access from surrounding single-family and multi-family residential neighborhoods. Future redevelopment of the subject site made possible by this request, would be subject to Development Standards for Areas of Consistency and the NR-C zone district, etc. within the IDO. This would put stringent development standards on any future development on the subject site, thereby protecting and enhancing the character of the existing area.

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

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

As demonstrated by the policy analysis, overall the request is generally consistent with applicable Comprehensive Plan Goals and policies.

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

The subject site is not zoned NR-SU or PD. The subject site is zoned NR-C therefore, this criterion does not apply.

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

The request is for a Major Amendment to the controlling site development plan for Building Permit. The subject site would then be controlled by the IDO rather than the Controlling Site Plan and would be required to comply with all applicable provisions of the IDO.

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

The subject site is already served by existing infrastructure and public facilities. Any future capacity needs would be addressed through the DRB and/or building permit process.

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

The request would abandon the controlling Site Development Plan for Building Permit and any future development on the subject site will be required to comply with the all

development standards within the IDO, specifically buffering and landscaping requirements, which would mitigate any significant adverse impacts.

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

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

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

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

10. The affected, registered neighborhood organizations are the Kirtland Community Association, the Clayton Heights Lomas del Cielo NA, the District 6 Coalition of NAs, the Yale Village NA, and the Victory Hill's Neighborhood Associations, which were notified as required. Property owners within 100 feet of the subject site were also notified as required.
11. The applicant received one email correspondence regarding the replatting of the subject site, but there was not a request for a meeting.
12. As of this writing, Staff has not been contacted and is unaware of any opposition.
13. Staff has crated conditions of approval needed to improve compliance moving forward.

RECOMMENDATION – PR-2021-005482, SI-2022-01473, September 15, 2022

APPROVAL of Project# 2021-005482, Case# SI-2022-01473, a Major Amendment to abandon the existing site development plan for building permit, for an approximately 7.5-acre site, located at 2121 Yale Blvd. SE, between Gibson Blvd. SE and Miles Rd. SE, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL – SI-2022-01473

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

2. The applicant shall place a note on the historic site development plan for building permit (Z-93-18) to indicate that Tract A-1A, B1, and C1 are no longer a part of the site development plan for building permit pursuant to the EPC's September 15, 2022 decision.
3. CONDITIONS FROM THE CITY ENGINEER, TRANSPORTATION DEVELOPMENT
 - A. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
 - B. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.
4. CONDITION FROM PNM

Any existing and/or new PNM easements and facilities need to be reflected on any resulting future Site Plan or Plat.



**Megan Jones
Planner, MCRP / MPA**

Notice of Decision CC list:

Maestas Development Group, wes@mdgrealestate.com
Consensus Planning, cp@consensusplanning.com
Kirtland Community Association, Kimberly Brown, kande0@yahoo.com
Kirtland Community Association, Elizabeth Aikin, bakieaikin@comcast.net
Clayton Heights Lomas del Cielo NA, Isabel Cabrera, boyster2018@gmail.com
Clayton Heights Lomas del Cielo NA, Eloisa Molina Dodge, e_molinadodge@yahoo.com
District 6 Coalition of Neighborhood Associations, Mandy Warr, mandy@theremedyspa.com
District 6 Coalition of Neighborhood Associations, Patricia Willson, info@willsonstudio.com
Yale Village NA, Kim Love, klove726@gmail.com
Yale Village NA, Donald Love, donaldlove08@comcast.net
Victory Hills NA, Patricia Willson, info@willsonstudio.com
Victory Hills NA, Alymay Atherton, altheatherton@gmail.com
Legal, Dking@cabq.gov
EPC file

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Long Range Planning

CITY ENGINEER

Transportation Development

- Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
- Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

Hydrology Development

New Mexico Department of Transportation (NMDOT)

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Traffic Engineering Operations (Department of Municipal Development)

Street Maintenance (Department of Municipal Development)

RECOMMENDED CONDITIONS FROM THE CITY ENGINEER: NONE

WATER UTILITY AUTHORITY

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

No comments.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

No Adverse Comments.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

ALBUQUERQUE PUBLIC SCHOOLS

No Comment.

MID-REGION METROPOLITAN PLANNING ORGANIZATION (MRMPO)

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

There are PNM facilities and/or easements along the Gibson Blvd and Miles Rd frontages. Most notable are two PNM facilities and/or easements that cross the site south to north parallel to the alignments of Buena Vista and Wilmoore Drives.

It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.

Any existing easements may have to be revisited and/or new easements may need to be created for any electric facilities as determined by PNM.

Any existing and/or new PNM easements and facilities need to be reflected on any resulting future Site Plan or Plat.

The applicant should contact PNM's New Service Delivery Department as soon as possible to coordinate electric service regarding any proposed project. Submit a service application at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.

If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.



Figure 1: Looking west at the subject site from Yale Blvd.

Figure 2: Looking NE at the intersection of Gibson and Yale Blvd. From the subject site. Commercial development is seen.



Figure 3: Sign posting located on the SW corner of the property on Gibson Blvd. and Walker Dr.



Figure 4: Office buildings south of the subject site along Miles Rd.

Figure 5: East of the subject site along Yale Blvd.



HISTORY

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

Date: January 21, 1994

OFFICIAL NOTIFICATION OF DECISION

② M.R.C. Properties
74-900 Highway 111
Indian Wells, CA; 92210

③ FILE: {Z-93-18}
LEGAL DESCRIPTION: For Tracts A-1A, B-1, and C-1, Lovelace Heights Addition, zoned C-3 and designated SC, located on the southwest corner of Gibson Boulevard, SE, and Yale Boulevard, SE, containing approximately 7.18 acres. (M-15) SUSAN CONNORS, STAFF PLANNER

On January 20, 1994, the Environmental Planning Commission voted to approve Z-93-18 your request for site development plan approval for Tract A-1A, B-1, C-1, Lovelace Heights Addition, based on the following Findings and subject to the following Conditions:

Findings:

1. This case has been deferred four times since February 1993 to allow the applicant the opportunity to negotiate the use of Miles Road right-of-way.
2. Further deferment of this case does not serve to settle any issues.
3. Staff requested that two site development plans be prepared; one for the property that is owned by the applicant and one for that property plus the Miles Road right-of-way and land south of that.
4. The site development plans submitted lack detail.
5. This approval of a site development plan is for Tract A-1A, B-1 and C-1 only and does not include the Miles Road right-of-way.

Conditions:

1. The temporary access point on Gibson Boulevard shall be removed.
2. The requirements of Transportation Planning and Development shall be met.
3. Improvements that are affected by the vacation of Miles Road, except those required by Transportation Planning and Development, shall be completed within one year or within 60 days following approval of the acquisition of Miles Road right-of-way, whichever occurs first.
4. A detailed landscaping legend is required. All trees shall have a two-inch caliper as required by the Zoning Code.
5. The landscaping plan must meet all requirements of Section 40.J of the Comprehensive City Zoning Code.
6. Building elevations must be added to the plans and include notes regarding height, building materials and colors.
7. The note stating "All south boundary and west boundary landscaping to be completed within 60 days of acquisition of vacated property" shall be removed from the site development plan.
8. The Miles Road right-of-way shall not be used until and unless the applicant has the legal right to do so. Accordingly, installation of concrete bumper barriers along the south side of this property adjacent to the Miles Road right-of-way, shall be installed.
9. An access easement must be provided, if the vacation action of the Miles Road right-of-way is approved across these three tracts, so that access is guaranteed for all of the lots.
10. Site lighting shall be noted on the site development plan.

THIS CASE IS SCHEDULED FOR FINAL SITE DEVELOPMENT PLAN SIGN-OFF BY THE DEVELOPMENT REVIEW BOARD ON FEBRUARY 8, 1994.

YOUR DRB CASE NUMBER IS DRB-94-64. IN ORDER TO RECEIVE FINAL SIGN-OFF AT THE FEBRUARY 8 DRB MEETING, THE FOLLOWING ITEMS NEED TO BE SUBMITTED TO THE PLANNING DEPARTMENT BY FEBRUARY 1, 1994:

1. A NARRATIVE DESCRIPTION (A 'COMPLIANCE LETTER') STATING HOW THE EPC'S CONDITIONS OF APPROVAL HAVE BEEN MET;
2. AN INFRASTRUCTURE LIST FOR ANY REQUIRED PUBLIC IMPROVEMENTS (STREETS, UTILITY LINES, ETC.);
3. SIX COPIES OF YOUR REVISED SITE DEVELOPMENT PLAN WHICH INCORPORATES THE CHANGES REQUIRED BY EPC.

PRIOR TO SUBDIVISION AND/OR OBTAINING A BUILDING PERMIT, YOU MUST HAVE YOUR SITE DEVELOPMENT PLAN SIGNED-OFF BY THE DEVELOPMENT REVIEW BOARD (DRB); ANY APPEAL WILL REQUIRE DEFERRAL OF SITE PLAN SIGN-OFF UNTIL THE APPEAL IS RESOLVED.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY FEBRUARY 4, 1994, 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: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 7-14-45.B.2.c of the City of Albuquerque Comprehensive Zoning Code 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,

Susan F. Connors
for Rex King
Acting Planning Director

RK/SF/lq

15217

cc: ① Garcia/Kraemer & Assoc., 200 Lomas Blvd. NW, Albuquerque, N.M. 87102
Herb Edmon, 1505 San Jose SE, Albuquerque, N.M. 87106
Kristine Fullmer, 1717 Wheeler SE, Albuquerque, N.M. 87106
Willie McNair, 2107 Cornell Dr. SE, Albuquerque, N.M. 87106
Dis Ruiz, 2113 Stanford Dr. SE, Albuquerque, N.M. 87106
John Lorentzen, 2909 Yale SE, Albuquerque, NM; 87106
Greg Juarez, Airport East Park, 2801 Yale SE, Albuquerque, NM; 87106
Mr. Harry Dean, 4740 South Ocean Boulevard, Highland Beach, FL; 33487
Pat Bryan, 500 Copper NW, Albuquerque, NM; 87103
Rick Bennett, 1118 Park Ave., NW, Albuquerque, NM
David Suffling, Assistant City Attorney, Legal Department

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946

OFFICIAL NOTIFICATION OF DECISION

I-25 & Gibson, LLC (Wes Butero)
7620 Jefferson NE
Albuquerque, NM 87109

Project# PR-2021-005482
Application#
SD-2022-00036 PRELIMINARY PLAT

LEGAL DESCRIPTION:

For all or a portion of: **TRACTS A-1A, B-1 AND C-1, LOVELACE HEIGHTS ADDITION** zoned **NR-C**, located at **2121 YALE BLVD SE** between **GIBSON BLVD SE** and **MILE RD** containing approximately **7.18** acre(s).
(M-15)

On April 6, 2022, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request based on the following Findings:

1. This Preliminary Plat subdivides three existing tracts into six lots a total of 7.18 acres in size. The Preliminary Plat grants easements and dedicates right-of-way as depicted on the Plat.
2. The property is zoned NR-C. Future development must be consistent with the underlying zone district.
3. An Infrastructure List was approved with this Plat. A recorded Infrastructure Improvements Agreement (IIA) is needed prior to the acceptance of the Final Plat submittal and placement on a DRB agenda.
4. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Official Notice of Decision

Project # PR-2021-005482 Application# SI-2022-00036

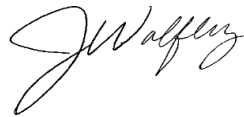
Page 2 of 2

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **APRIL 21, 2022**. The date of the DRB'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). Appeals should be submitted via email to PLNDRS@CABQ.GOV (if files are less than 9MB in size). For files larger than 9 MB in size, please send an email to PLNDRS@cabq.gov and request that staff send you a link via Smartfile to upload the files to. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

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. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Wolfley', with a stylized, cursive script.

Jolene Wolfley
DRB Chair

JW/jr

Galloway & Company, Inc. (Aaron McLean), 6162 South Willow Drive, Suite 320, Greenwood Village, CO 80111

ZONING

Please refer to IDO Section 14-16-2-5(A) for the NR-C Zone
District

APPLICANT INFORMATION



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

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

APPLICATION INFORMATION

Applicant: Maestas Development Group		Phone:
Address: 7620 Jefferson Street NE		Email: wes@mdgrealestate.com
City: Albuquerque	State: NM	Zip: 87109
Professional/Agent (if any): Consensus Planning, Inc.		Phone: (505) 764-9801
Address: 302 8th Street NW		Email:
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site:	List <u>all</u> owners: I-25 & Gibson, LLC	

BRIEF DESCRIPTION OF REQUEST

Accelerated expiration/repeal of 1994 On Time Airport Parking Site Development Plan

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

Lot or Tract No.: Tracts A1A, B1, and C1 (replatted to Lots A thru F)	Block:	Unit:
Subdivision/Addition: Lovelace Heights	MRGCD Map No.:	UPC Code: See attached
Zone Atlas Page(s): M-15	Existing Zoning: NR-C	Proposed Zoning: No Change
# of Existing Lots: 3	# of Proposed Lots: 6	Total Area of Site (acres): 7.3 acres

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 2121 Yale Blvd SE	Between: Gibson Boulevard SE	and: Miles Road SE
--	------------------------------	--------------------

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

PR-2021-005482, Project #1000412, Z-93-18, and DRB-94-64 among others

Signature:	Date: 8/2/22
Printed Name: Michael Vos, AICP	<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

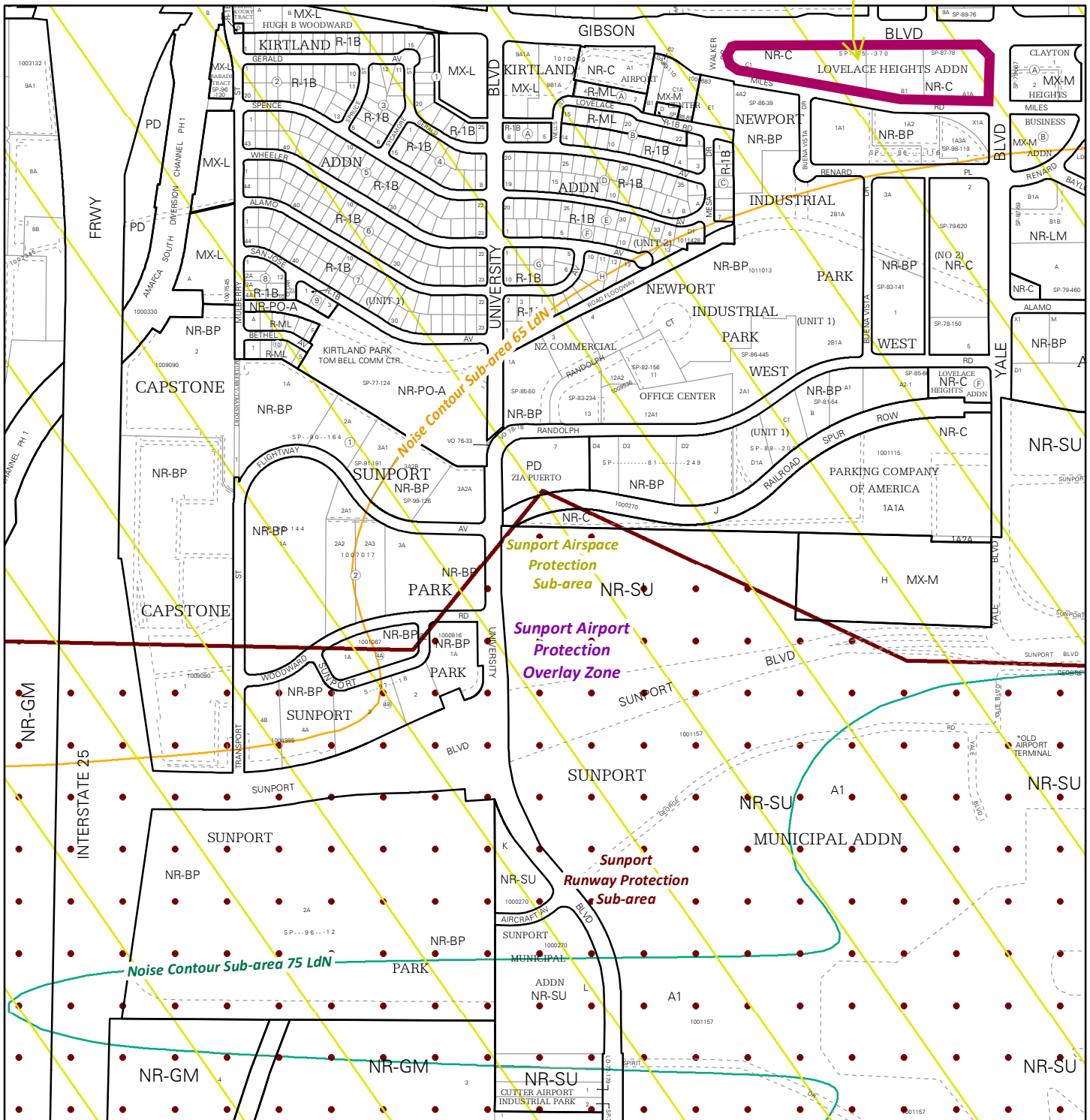
- ☒ Interpreter Needed for Hearing? No if yes, indicate language: _____
- ☒ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. 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)
- ☒ Justification letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-6(J)(3) or 14-16-6-6(F)(3), as applicable
- N/A Explanation of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P)
- ☒ Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- ☒ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
 - ☒ Office of Neighborhood Coordination neighborhood meeting inquiry response
 - ☒ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
 - ☒ Completed neighborhood meeting request form(s)
- N/A If a meeting was requested/held, copy of sign-in sheet and meeting notes **A meeting was not requested**
- ☒ Sign Posting Agreement
- ☒ Required notices with content per IDO Section 14-16-6-4(K)(1)
- ☒ Required notices with content per IDO Section 14-16-6-4(K)(1) *(not required for extension)*
 - ☒ Office of Neighborhood Coordination notice inquiry response
 - ☒ Copy of notification letter, completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing to affected Neighborhood Association representatives.
 - ☒ Proof of emailed notice to affected Neighborhood Association representatives
 - ☒ Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, completed notification forms(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing
- N/A Completed Site Plan Checklist
- N/A Scaled Site Plan or Master Development Plan and related drawings **Repeal of existing plan only**
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)
- ☒ Site Plan or Master Development Plan
- N/A Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C)
- N/A Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for all commercial and multifamily **Repeal of existing plan only**
site plans except if the development is industrial or the multifamily is less than 25 units.
- N/A Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone

☐ VARIANCE – EPC

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

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


2121 Yale Blvd SE



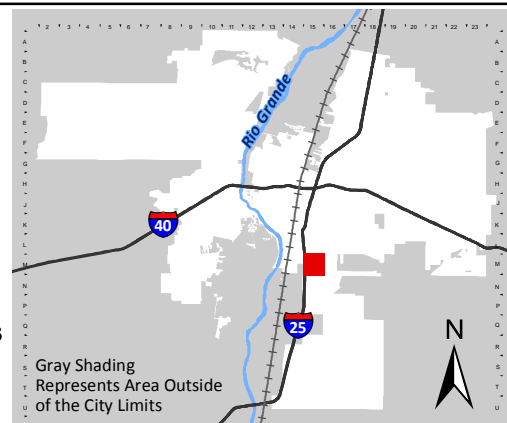
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).



Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
M-15-Z

- Easement
- 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
- Escarpment

0 250 500 1,000 Feet

I25 & GIBSON LLC

7620 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87109 PH: 505-858-0001

July 29, 2022

Tim MacEachen, Chair
City of Albuquerque Environmental Planning Commission
600 2nd Street NW
Albuquerque, New Mexico 87012

Re: Agent Authorization Letter for Major Amendment (Abandonment/Rescinding) of Site Development Plan for Tracts "A-1A", "B-1" and "C-1" of LOVELACE HEIGHTS ADDITION, City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas Page M-15.

Dear Mr. MacEachen:

As owner of the above referenced property, we hereby authorize Maestas Development Group and Consensus Planning to act as agents on our behalf for processing the above-mentioned action with the City of Albuquerque.

Please feel free to contact us with any questions. Thank you for your consideration.

Sincerely,

DocuSigned by:

69E84B3F5C8A47C...

Steve Maestas
Manager

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-039 Date: 4/14/21 Time: N/A (sent via email to aaronmclean@gallowayus.com)

Address: 2121 Yale Boulevard SE

AGENCY REPRESENTATIVES

Planning: Linda Rumpf (lrumpf@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:

Redevelopment of approximately seven (7) acre property to allow for several individually platted lots for future commercial land uses, as allowed per current zoning.

SITE INFORMATION:

Zone: NR-C

Size: 7.2 ac

Use: Transportation

Overlay zone: (APO) - Airport Protection Overlay Zone (3-3)-(Airport) Air Space Protection Sub-area

Comp Plan Area of: Consistency

Comp Plan Corridor: x

Comp Plan Center: x

MPOS or Sensitive Lands: x

Parking: 5-5

MR Area: x

Landscaping: 5-6

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

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

Dimensional Standards: Table 5-1-3: Non-residential Zone District Dimensional Standards

*Neighborhood Organization/s: District 6 Coalition of NAs; Kirtland Community Association

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

PROCESS:

Type of Action: 6-4(Z) AMENDMENTS OF PRE-IDO APPROVALS

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

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-039 Date: 4/14/21 Time: N/A (sent via email)

Address: 2121 Yale Boulevard SE

NOTES:

See the **Integrated Development Ordinance**

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

- Linda Rumpf, lrumpf@cabq.gov

File Submittal

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

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

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

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

Planning Comments

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-039 Date: 4/14/21 Time: N/A (sent via email)

Address: 2121 Yale Boulevard SE

Please contact Maggie Gould to schedule a sketch plat to determine dedication of ROW and infrastructure requirements. MGould@cabq.gov

Process - 6-6(l) Site Plan - DRB

Your questions

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

ROW dedication along Miles Rd SE

Adjoining ROW improvements on Miles Rd SE

Curb cuts allowed to Gibson Blvd SE

Package Liquor allowances and related process, as required

Billboard sign regulations, non-conforming, as applicable

Use Restrictions, as applicable

Entitlement process for subdivision and site plans for single lot construction

Early grading process and allowance to scrape site and prepare for future commercial on subdivided lots.

- Contact Transportation - ROW and curb cuts
- 4-3(D)(36) Liquor Retail
4-3(D)(36)(a) Alcohol sales for off-premises consumption is allowed provided that the establishment complies with all New Mexico state law requirements, including but not limited to any required spacing from other uses or facilities.
Liquor Retail is permissive in the NR-C zone.
- Liquor Retail - A retail sales establishment licensed by the state selling packaged alcoholic liquors (including beer, wine, and spirituous liquors) for consumption off-site. Establishments that operate under a Small Brewer's, Winegrower's, or Craft Distiller's license are not considered Liquor Retail. See also *General Retail* and *Tap Room or Tasting Room*.
- Use Restrictions – see Allowable Uses, Table 4-2-1
- They will need to submit a Grading and Drainage plan for review and approval before any grading can take place on site.-ERNEST ARMIJO, P.E., earmijo@cabq.gov

Zoning Comments

PROPERTY INFORMATION

- Address: 2121 YALE BLVD SE
Lot: C1 Block: 0000
Subdivision: LOVELACE HEIGHTS ADDN
- Kirtland AFB Military Influence Area
- Airport Protection Overlay Zone (Albuquerque Int'l Sunport)
- (Airport) Air Space Protection Sub-area

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-039 Date: 4/14/21 Time: N/A (sent via email)

Address: 2121 Yale Boulevard SE

- Type: Consistency
- Calculated GIS Acres: 2.8687
- IDO Zoning: NR-C

CASE HISTORY

- Z-93-18 Site Plan for building permit
- DRB-94-64

ALLOWABLE USE(S) / USE SPECIFIC STANDARDS / DEFINITIONS

- Liquor Retail - Permissive
- Commercial land uses – Retail and Restaurants - Permissive

DEVELOPMENT STANDARDS

YOUR QUESTIONS

- A Site Development plan exists for this property, this SDP will need to be amended or removed. Please submit a records request for the case numbers above.

PROCESS

- 6-4(Z) AMENDMENTS OF PRE-IDO APPROVALS

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

Transportation Development Comments

For additional information contact Jeanne Wolfenbarger (924-3991) for discussions/comments for any DRB actions (Plating, public infrastructure improvements).

1. Gibson Boulevard access is restricted per MRCOG requirements.
2. Right-of-way requirements for Miles Road along with roadway requirements shall be according to roadway classification as specified in the Transportation Chapter of the new DPM.
3. When moving forward with any commercial development as part of building permit, make sure to watch for the TIS thresholds to see if a Traffic Study is needed. Gibson is turning into a very busy corridor.
4. Visit with Parks and Recreation separately regarding their requirements along Gibson. Pay attention to the MRCOG bicycle facility map on Gibson.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-039 Date: 4/14/21 Time: N/A (sent via email)

Address: 2121 Yale Boulevard SE

General comments provided (if applicable to site):

- **Contact NMDOT for any type of traffic impacts to their roadway (Gibson) Especially proposed developement.**

Curb Cuts

- Gibson: curb cuts not allowed.
- Follow DPM guidelines for residential and commercial curb cuts.
- Residential curb cut requirements – (12 feet to 22 feet wide for residential, 30 feet only if there is a 3-car garage or parking for RV)
- Location of drive with respect to intersection depends on classification of the street. (See attached table.) Classification of street is according to the Long Range Master Plan developed by MRCOG.

Clear Sight Triangle at Access Points and Intersections

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

Private Site and Parking Lot Design

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

Traffic Studies and Traffic Signals

0. 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

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

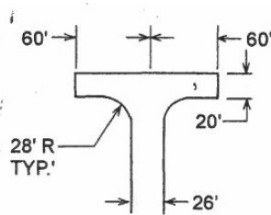
PA# 21-039 Date: 4/14/21 Time: N/A (sent via email)

Address: 2121 Yale Boulevard SE

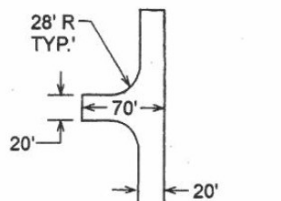
determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination.

Platting and Public Infrastructure Requirements for Roadways

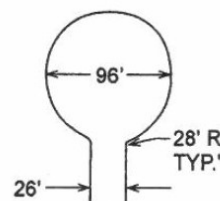
0. When submitting to DRB, all public roadway improvements that are required shall be shown on an infrastructure list. Public improvements must be included on a public work order set of drawings.
1. Any ROW dedication will required PLAT ACTION at DRB.
2. All public roadway facilities must be within public right-of-way including the entire width of the public sidewalk, all public curb ramps, overhead utilities, traffic signals and lighting, etc.
3. Curb and sidewalk is required along entire frontage of property. Follow IDO/DPM for specific width requirements.
4. 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.
5. Follow DPM and MRCOG's Long Range Master Plan for roadway width requirements. Provide roadway cross-section. (New roadway requirements and roadway widening is also coordinated with Department of Municipal Development, depending on what plans or projects they may have on a specific roadway.)
6. If private road is over 150' long, the turnaround shall be per fire code dimensions. Fire Marshall Approval and Solid Waste Approval is required on all site layouts. For dead-ends, see options below for space dedicated to turn-arounds:



120' HAMMERHEAD



ACCEPTABLE ALTERNATIVE
TO 120' HAMMERHEAD



96' DIAMETER
CUL-DE-SAC

7. For any private access easements on plats, all beneficiaries and maintenance responsibilities must be listed.
8. 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.
9. 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.



August 1, 2022 (Updated August 29, 2022)

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

Re: Repeal of the "On Time! Park-n-Fly" Site 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:

Pursuant to Section 6-4(Z)(1)(b) of the Integrated Development Ordinance, the purpose of this letter and application is to request approval of a Major Amendment to repeal and abandon a Site Development Plan for the property located at 2121 Yale Boulevard SE. The legal description of the property is Tracts A1A, B1, and C1, Lovelace Heights Addition.

The plan was originally approved by the Environmental Planning Commission (EPC) on January 20, 1994. A minor administrative amendment was approved for covered parking, signage, and landscaping improvements in 2000. This 2000 approved plan is the Controlling Site Development Plan for the property. As the property was completely developed according to this plan, it does not expire per IDO Section 6-4(X)(3)(a) unless amended.

The site is zoned NR-C (Non-residential Commercial) and was recently sold for redevelopment with a combination of retail, service, and restaurant uses, including a convenience store with fuel and a car wash. The new owner has already subdivided the property and is beginning infrastructure work on the surrounding rights-of-way in anticipation of the new development. The covered parking structures have been removed from the site. Because the site was considered fully developed and the plan remains valid without expiration, the Applicant must request a Major Amendment through the original decision-making body to request abandonment of the plan. The Applicant is seeking this repeal to allow each subdivided lot to pursue individual approvals through the IDO's Site Plan – Administrative process when tenants are known. This will create efficiencies in the development process and is supportive of the Comprehensive Plan.

PRINCIPALS

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



Figure 1. 2018 Site vicinity map showing the subject site in blue. Covered parking structures since removed.

PROJECT CONTEXT

Existing Conditions and Land Use

The subject site lies within the Near Heights Community Planning Area of the Comprehensive Plan. Approximately half of the site is designated as an Area of Change and the other half an Area of Consistency. Gibson Boulevard along the northern edge of the property is designated as a Commuter Corridor, and Yale Boulevard on the east is a future Premium Transit Corridor intended to provide high frequency transit service to the airport.

The area surrounding the subject site includes a variety of commercial uses with offices to the south and retail and service-oriented uses concentrated around the Yale Boulevard and Gibson Boulevard intersection, including several hotels. A large multi-family residential apartment community is located to the north of the site across Gibson Boulevard. The Yale Village neighborhood is a little bit farther to the east and the Kirtland Addition neighborhood is to the southwest.

Zoning

The subject site is zoned NR-C (Non-residential Commercial), which is the same zoning as several other nearby properties. The bulk of the properties to the south and southeast are zoned NR-BP (Non-residential Business Park) and NR-LM (Non-residential Light Manufacturing). MX-M (Mixed-use Medium Intensity) is along Yale Boulevard to the north. The apartment complex to the north is zoned PD (Planned Development), while the Yale Village and Kirtland Addition single-family neighborhoods are zoned R-1B.

TABLE 1. Surrounding Zoning & Land Use

NORTH	PD, MX-M, and R-MC	Multi-family residential, office, restaurant, hotel, and manufactured home community
EAST	MX-M, NR-LM and R-1B	Restaurant, hotel, other commercial, and single-family residential
SOUTH	NR-BP and NR-C	Offices
WEST	MX-L, MX-M, NR-C, R-ML, and R-1B	Restaurant, townhouse, and single-family residential



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

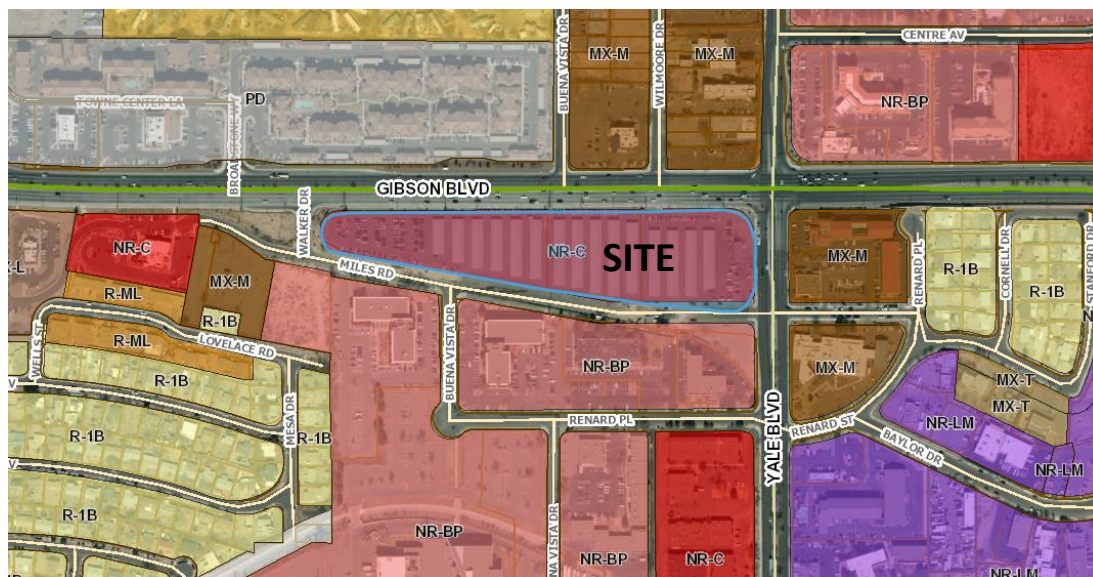


Figure 3. Existing zoning with the subject site bounded with blue line.

SUMMARY OF REQUEST

The Applicant, I-25 & Gibson, LLC is requesting approval from the EPC for the repeal and abandonment of the Controlling Site Development Plan for Building Permit, which will allow redevelopment of the property to be pursued through the applicable subdivision and site planning processes. The owner has begun demolition activities by removing the covered parking structures and does not intend to reutilize the site for paid parking, which is the only use and development shown on the controlling Site Development Plan. Approval of this request will allow redevelopment of the property pursuant to IDO standards, which is more efficient for the developer as they pursue and land individual tenants for each lot in the new commercial subdivision. Once the Controlling Site Development Plan for Building Permit is abandoned, each separate lot can proceed independently of the others while complying with all IDO requirements and subject to the Site Plan thresholds in the IDO. It is anticipated most of these properties will develop under the Site Plan – Administrative processes. It should also be noted that the recent subdivision of the property included the approval of a traffic impact study and infrastructure plans that provides for adequate access to the property from Gibson Boulevard and Miles Road as well as adequate access and circulation between the individual lots. The subdivision and infrastructure plans also provided for improvements to the pedestrian and bicycle facilities surrounding the property.

JUSTIFICATION

As this letter demonstrates, the proposed Major Amendment to repeal the Controlling Site Development Plan for Building Permit complies with the IDO and should be approved. Per IDO Section 6-4(Z)(1)(b) Major Amendments, such amendments of pre-IDO approvals “...shall be reviewed and decided by the decision-making body that issued the permit or approval being amended, following the procedures for the most closely equivalent decision.” As the EPC originally approved this Site Development Plan for Building Permit in 1994, the EPC is the appropriate decision-making body to hear and decide this request per the Site Plan – EPC Review and Decision Criteria found in IDO Section 6-6(J)(3).



SITE PLAN CRITERIA

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

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

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

Policy 5.1.12 Commuter Corridors: Allow auto-oriented development along Commuter Corridors that are higher-speed and higher-traffic volume routes for people going across town, often as limited-access roadways.

Applicant Response: *The subject site is located adjacent to the Gibson Boulevard Commuter Corridor, so it is suitable for redevelopment with retail, service, and restaurant uses, including a convenience store with fueling and a car wash. The site is zoned NR-C, Non-residential commercial, which is an appropriate zone district that allows these proposed. The request furthers this policy because abandonment of the controlling Site Development Plan for Building Permit will allow for more efficient development of these commercial uses that will provide additional goods and services along a well-traveled Commuter Corridor as opposed to serving only airport parking, as allowed by the controlling Site Development Plan.*

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

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

Applicant Response: *The controlling Site Development Plan for Building Permit approved in 1994 and amended in 2000 is specifically only for paid airport parking. Repeal of this plan will allow for more productive use of this underutilized property, which is well-situated at the corner of Gibson Boulevard, a Commuter Corridor, and Yale Boulevard, a future Premium Transit Corridor. These opportunities for redevelopment of the site further this policy and sub-policy because new commercial adds to the vitality of the surrounding area and brings more goods and services to neighbors in a convenient location.*

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

Applicant Response: *The request furthers this goal by abandoning an old Site Development Plan that no longer represents the existing or intended use of the subject site, thus freeing the Applicant to pursue redevelopment under the NR-C zone and development criteria in the IDO. This site has access to existing infrastructure and is in an infill location, so it is appropriate for the desired development and the requested repeal and abandonment of the controlling Site Development Plan for Building Permit will help facilitate that.*

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

Applicant Response: *The proposed repeal of the controlling Site Development Plan for Building Permit furthers this policy because it allows the Applicant to pursue incremental redevelopment in an infill location. There are existing utility services, as well as roadways and other infrastructure and public facilities to support the redevelopment effort, which are being further improved by the Applicant in conjunction with their recent subdivision approval.*

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

Applicant Response: *Approximately half of the project site is designated as an Area of Change and the other half is an Area of Consistency. Approval of this request furthers this because it provides the Applicant added flexibility in the redevelopment of the site consistent with the NR-C zoning of the property by streamlining future development in accordance with the IDO standards and the Site Plan – Administrative process for each separate pad site when a user is identified. Redevelopment of the site furthers the Area of Change designation and utilizing the existing zoning also furthers the Area of Consistency designation because it is consistent with the surrounding development, including a wide variety of commercial retail, service, and restaurant uses, including offices and hotels, as well as multi-family residential. The new commercial uses are well-separated from the closest low-density residential and will provide additional needed goods and services.*

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.

Applicant Response: *The request to abandon the controlling Site Development Plan for Building Permit furthers the Areas of Change policy by removing a time-intensive development process of amending the plan as each new user is identified for the proposed commercial shopping center. By repealing the controlling Site Development Plan, the streamlined process will help direct new growth and development to this underutilized property, which is adjacent to a Commuter Corridor, future Premium Transit Corridor, and near an Employment Center where such change is desired and encouraged.*

Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

Applicant Response: *The request also furthers the Areas of Consistency policy because abandonment of the controlling Site Development Plan allows the developer to use the existing zone district as it is intended under the IDO and consistent with surrounding uses. By choosing to opt into all of the IDO development standards through the Site Plan – Administrative process, the developer and the proposed users that build on each pad will address neighborhood protections and other criteria that were not in existence when the controlling Site Development Plan was originally established or when it was last amended.*

Policy 5.7.2 Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

Sub-policy a) Create pathways for economic growth and support the business ecosystem by providing clear development codes and processes.

Applicant Response: *Repeal and abandonment of the controlling Site Development Plan for Building Permit allows redevelopment of the site to use current IDO procedures and requirements, which will be more predictable for businesses looking to locate at the property and streamline the approval process when each pad site developer is prepared to move forward. Opting into the IDO processes and development standards will also ensure that future development is of a high quality, and the efficiencies provided will support economic growth by allowing the Applicant to market the property and secure new tenants looking to quickly establish and expand their businesses in the Albuquerque metro.*

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

Applicant Response: *The prior zoning of the property was C-3 Heavy Commercial, and it is assumed the controlling Site Development Plan for Building Permit was approved under the Shopping Center requirement of the prior Comprehensive Zoning Code for larger commercial sites to be reviewed by the Environmental Planning Commission. There are no explicit terms or conditions applicable to the site from this prior approval, and repeal of the Site Development Plan will instead eliminate an outdated and limited use restriction on the property and require future development of the site to conform to the modern IDO Development Standards moving forward.*

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

Applicant Response: *The Applicant is requesting the repeal and abandonment of the controlling Site Development Plan without any replacement. A Subdivision of Land has been approved for the site with new infrastructure improvements proposed in compliance with the IDO and DPM. The Applicant understands that any future new development on the subject site will require approval of a Site Plan and compliance with all applicable provisions of the IDO, DPM, and other adopted regulations affecting the site. Such requirements include those for building heights, parking and loading, new landscaping, neighborhood edge protections and transitions between Areas of Change and Areas of Consistency, as applicable to each proposed Site Plan.*

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



Applicant Response: The City's existing infrastructure has adequate capacity for the proposed development as demonstrated by the approved subdivision. Any future development will be evaluated and shall comply with the IDO and DPM requirements at the appropriate time. In fact, a traffic impact study for a proposed combination of retail, restaurant, and service uses has been reviewed and approved, along with a Subdivision of Land and proposed infrastructure improvements. New site entrances from Gibson Boulevard and Miles Road, a multi-use trail along Gibson, and other pedestrian facilities along the remaining frontages will be installed with the redevelopment of the property.

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 application is for repeal of the controlling Site Development Plan for Building Permit, which will allow new development to proceed through the appropriate IDO processes. There will be no significant adverse impacts to the site or surrounding area due to this action. A Subdivision of Land has been reviewed by the Development Review Board along with an overall grading and drainage plan and traffic impact study to ensure that redevelopment does not create any adverse impacts on the site and surrounding area.

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

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

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

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

CONCLUSION

Based on all the information provided, on behalf of I-25 & Gibson, LLC, we respectfully request approval of this request for repeal and abandonment of the controlling Site Development Plan for Building Permit for the former On Time Airport Parking, as last amended in 2000.

Sincerely,

Michael Vos, AICP
Senior Planner

STAFF INFORMATION

August 22, 2022

TO: Consensus Planning

FROM: Megan Jones, Current Planner
City of Albuquerque Planning Department

TEL: (505) 924-3935

RE: Project #2021-005482/SI 2022-01473 On Time Park Major Amendment

I've completed an initial review of the proposed Major Amendment to the controlling Site Development Plan. I would like to discuss the project for clarification purposes. I am available to answer questions about the process and requirements. Please provide the following:

⇒ **Revised Justification Letter (Electronically)**

⇒ A electronic copy of the controlling site development plan for building permit with a note added about the September 22 EPC MA request)

12 pm on Monday, August 29, 2022.

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

1) Introduction:

A. Though I've done my best for this review, additional items may arise as the case progresses. If so, I will inform you immediately.

B. This is what I have for the legal description:

all or a portion of Tract C1 Lovelace Heights Addition, zoned NR-C, located on at 2121 Yale Blvd. SE, between Gibson Blvd. and Miles Rd. approximately 3 acres. Does this look correct?

C. It is my understanding that this request is for a Major Amendment to a Pre-IDO Approval to: abandon the controlling Site Development Plan for Building Permit on Tract C1 and allow for future redevelopment to be subject to IDO regulations via the Site Plan Administrative process.

a. The developer has already gone through a replatting process, splitting the lot into 6 separate parcels, which has been approved by the city as of June 2022. Each lot will be developed separately and be subject to individual Site Plan approvals.

b. The subject site has been fully developed, so Site Development Plan for BP does not expire, pursuant to IDO 6-4(X)(3) 2, therefor the request should be to abandon the Controlling Site Development Plan for BP for Tract C1 in its entirety. Please update this language in your Justification letter. The repeal is for a pre IDO approval pursuant

to IDO 6-4(Z)(1)(b), please update this in your letter under the Justification section, so it does not qualify for an accelerated expiration.

- D. Please include an adequately justified Section in your letter. A few of your response need to be updated. See below.
- E. Please provide a note detailing the MA on the controlling Site Development Plan for Building Permit.
- F. Is there anything you'd like to tell me about the proposed major amendment?

2) 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. Timelines and EPC calendar: the EPC public hearing for September 15, 2021. Final staff reports will be available one week prior, on September 8, 2022.
- C. Agency comments will be distributed as staff receives them. I will email you a copy of the comments.

3) Notification & Neighborhood Issues:

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

- A. It appears that notification offering the pre-application facilitated meeting is complete.
- B. A pre-application facilitated meeting was not requested.
- C. The notification to property owners also appears complete. Thank you for providing photos of the certified mail receipts and a list of the neighbors within a 100' buffer.
- D. The sign posting agreement specifies the sign posting period as Wednesday, August 31, 2022 to Friday, September 30, 2022.
- E. You received correspondence from a Neighborhood Association. Has there been any other neighborhood contact with concerns about the MA?

4) Project Letter:

- A. The justification letter is good overall. I have provided a few clarification suggestions above so that you can strengthen the letter further. Please add the legal description of the subject site to your letter. Please refer to the original Site Plan as the "Controlling Site Development Plan for building permit."

- B. Please include an adequately justified Section in your letter detailing why you want to abandon the controlling Site Plan for BP. I would include this in “summary of request” because this is the actual reasoning behind why you are requesting the amendment. You need to tie this into your responses to the Review and Decision Criteria as well.
- C. Since the subject site is within both an area of change and area of consistency, future development is subject to specific standards in the IDO, for example section 5-6(E)(5). Please make sure you discuss this in terms of future development being pursuant to IDO standards.
- D. Thank you for providing the Controlling Site Plan and NOD. If possible please add a history section, since this is an amendment to a pre-ido approval, the controlling Site Plan is actually an Aa, and the site has been fully developed.

5) Site Development Plan Major Amendments – 6-6(J)(3) Review and Decision Criteria

- A. The task in a 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 be as detailed as possible in your responses and if you can’t expand on your current goal s and policies please add a few more justifiable goals and policies.
- C. Please read through your responses to the criteria and be confident that you have provided sound justification for the proposed amendment and tie it back to your request and reasoning.
- D. **Policies to revise/strengthen:**
 - a. 5.1.12: Yes, but how is this auto-oriented development? This is a request to abandon the controlling site plan for future development on the tract under the IDO standards. This policy does not apply, unless you can tie it to the actual request.
 - b. Policy 5.2.1: good start, please expand on this response and update the terminology.
 - c. Goal 5.3: e are not eliminating the site plan, we are abandoning it. It will always remain a part of this sites history.
 - d. Goal 5.6: You stated that this is an area of change near an area of change, opps!
 - e. You can add the area of consistency goal too!
 - f. Policy 5.7.2, please expand on how this will create a pathway for economic growth, since the request is to abandon the controlling site plan for FUTURE redevelopment of the site under IDO standards and the NR-C zone district.

- **For Building Permit**

- A. The Site Plan for Building Permit was approved in 1994 (Z-93-18), but the 2000 stamped approval for an administrative amendment is the controlling document.. The request is to abandon the controlling site development plan for building permit. Prior approvals cannot

be “removed” or “removed and replaced” because they will continue to be on the record books.

B. Please add a note at the top of the Sheet: “September 2022 EPC approved a major amendment request to abandon the controlling Site Development Plan for Building Permit for Tract C1. Tract C1 is no longer apart of this SPBP.”

NOTIFICATION

From: [Carmona, Dalaina L.](#)
To: [Michael Vos](#)
Subject: 2121 Yale Blvd SE Neighborhood Meeting Inquiry Sheet Submission
Date: Tuesday, July 5, 2022 8:26:24 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[2121YaleBlvdSE_ZoneAtlasPage_M-15-Z.pdf](#)

PLEASE NOTE:

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to date.

Dear Applicant:

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

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Kirtland Community Association	Kimberly	Brown	kande0@yahoo.com	PO Box 9731	Albuquerque	NM	87119		5052429439
Kirtland Community Association	Elizabeth	Aikin	bakieaikin@comcast.net	1524 Alamo Avenue SE	Albuquerque	NM	87106		5052886324
Clayton Heights Lomas del Cielo NA	Isabel	Cabrera	boyster2018@gmail.com	1720 Buena Vista SE	Albuquerque	NM	87106	5056592414	5052424494
Clayton Heights Lomas del Cielo NA	Eloisa	Molina-Dodge	e_molinadodge@yahoo.com	1704 Buena Vista SE	Albuquerque	NM	87106		5055015051
District 6 Coalition of Neighborhood Associations	Mandy	Warr	mandy@theremedyspa.com	119 Vassar Drive SE	Albuquerque	NM	87106	5054014367	5052659219
District 6 Coalition of Neighborhood Associations	Patricia	Willson	info@willsonstudio.com	505 Dartmouth Drive SE	Albuquerque	NM	87106	5059808007	
Yale Village NA	Kim	Love	klove726@gmail.com	2122 Cornell Drive SE	Albuquerque	NM	87106	5056882162	
Yale Village NA	Donald	Love	donaldlove08@comcast.net	2125 Stanford Drive SE	Albuquerque	NM	87106	5054807175	
Victory Hills NA	Patricia	Willson	info@willsonstudio.com	505 Dartmouth Drive SE	Albuquerque	NM	87106	5059808007	
Victory Hills NA	Alymay	Atherton	altheatherton@gmail.com	1107 Vassar Drive SE	Albuquerque	NM	87106	9786609532	

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.

Please note the following:

- 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 your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>.
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

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

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

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

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

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

Thank you.



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department

1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



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

From: webmaster=cabq.gov@mailgun.org <webmaster=cabq.gov@mailgun.org> On Behalf Of webmaster@cabq.gov

Sent: Tuesday, July 5, 2022 6:23 AM

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

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

Subject: Neighborhood Meeting Inquiry Sheet Submission

From: [Michael Vos](#)
To: ["kande0@yahoo.com"](#); ["bakieaikin@comcast.net"](#); [boyster2018@gmail.com](#); [e_molinadodge@yahoo.com](#); ["Mandy Warr"](#); [info@willsonstudio.com](#); [klove726@gmail.com](#); [donaldlove08@comcast.net](#); [altheatherton@gmail.com](#)
Cc: [Wes Butero MDG](#)
Subject: Pre-Application Meeting Notification for Southwest Corner of Yale and Gibson
Date: Friday, July 8, 2022 12:34:00 PM
Attachments: [Yale and Gibson Notice Packet 7-8-22.pdf](#)

Good afternoon, Neighbors,

This email is notification that Consensus Planning is assisting the property owner, I-25 & Gibson, LLC, with abandoning the 1994 Site Development Plan for the former On-Time Airport Parking facility that was located at the southwest corner of Yale Boulevard and Gibson Boulevard (2121 Yale Boulevard SE). You have previously received notifications regarding a Subdivision of Land for this property for future development.

This current request will be processed as a Major Amendment via the Environmental Planning Commission to abandon the old site plan and allow the new development of each commercial lot to proceed in accordance with Integrated Development Ordinance standards and procedures. Attached is additional information about the property, as well as a copy of the existing site plan we are seeking to abandon, for reference.

As part of the IDO regulations, you have an opportunity to discuss this application prior to submittal. Should you have any questions or would like to request a meeting regarding this anticipated application, please do not hesitate to contact me at vos@consensusplanning.com, or call 505-764-9801. Per the IDO, you have 15 days or until July 23, 2022, to request a meeting.

Best regards,

Michael Vos, AICP

CONSENSUS PLANNING, INC.

302 Eighth Street NW

Albuquerque, NM 87102

phone (505) 764-9801

vos@consensusplanning.com

From: [P. Davis Willson](#)
To: [Michael Vos](#)
Cc: [kande0@yahoo.com](#); [bakieaikin@comcast.net](#); [boyster2018@gmail.com](#); [e_molinadodge@yahoo.com](#); [Mandy Warr](#); [klove726@gmail.com](#); [donaldlove08@comcast.net](#); [altheatherton@gmail.com](#); [Wes Butero MDG](#)
Subject: Re: Pre-Application Meeting Notification for Southwest Corner of Yale and Gibson
Date: Friday, July 8, 2022 5:41:58 PM

Hello Michael,

I do remember sending out a graphic of this site back in February (see below); but I cannot remember what the Subdivision of Land for this Property for future development entailed.

I don't need to request a meeting about the plan to abandon the old site plan—but could you remind me about how many lots this will be split into and what types of tenants there will be?

thanks,

Patricia Willson

Victory Hills NA: President
District 6 Coalition: Treasurer
Inter-Coalition Council Representative



On Jul 8, 2022, at 12:34 PM, Michael Vos <Vos@consensusplanning.com> wrote:

Good afternoon, Neighbors,



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



PART I - PROCESS

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

Application Type: Site Plan - EPC (Major Amendment - Abandon 1994 Site Plan for airport parking)

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: 2121 Yale Boulevard SE

Name of property owner: I-25 & Gibson, LLC

Name of applicant: Consensus Planning, Inc. and Maestas Development Group

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

TBD

Address, phone number, or website for additional information:

Please contact Michael Vos with Consensus Planning for more information at vos@consensusplanning.com or by calling (505) 764-9801.

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

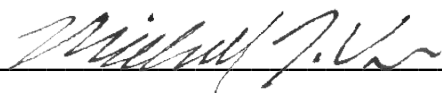
☒ Drawings, elevations, or other illustrations of this request. *Drawings are of previous approval we are seeking to abandon.

☐ 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 8, 2022 (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.

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

www.cabq.gov

Printed 11/1/2020



**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.

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

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

Date of Request*: July 8, 2022

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)*: See attached

Name of NA Representative*: See attached

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

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: vos@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* 2121 Yale Boulevard SE
Location Description Southwest corner of Yale Boulevard and Gibson Boulevard
2. Property Owner* I-25 & Gibson, LLC
3. Agent/Applicant* [if applicable] Consensus Planning, Inc. / Maestas Development Group
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☒ Site Plan
 - ☐ Subdivision _____ (Minor or Major)

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

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

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

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

Summary of project/request^{3*}:

Requesting to abandon/rescind 1994 Site Plan for the airport parking facility.

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 Michael Vos with Consensus Planning for more information at vos@consensusplanning.com or by calling (505) 764-9801.

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

1. Zone Atlas Page(s)^{*5} M-15
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:
- ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation:

No deviations, variances, or waivers are being requested at this time.

Future development applications will be processed separately.

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

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

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

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

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

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

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

Additional Information:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] Approximately 7.3 acres
- b. IDO Zone District NR-C (Non-residential Commercial)
- c. Overlay Zone(s) [if applicable] Sunport Airport Protection Overlay
- d. Center or Corridor Area [if applicable] Gibson Boulevard Commuter Corridor

2. Current Land Use(s) [vacant, if none] Vacant, former paid parking lot

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

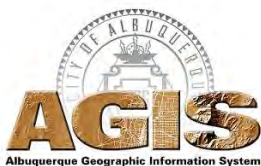
<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

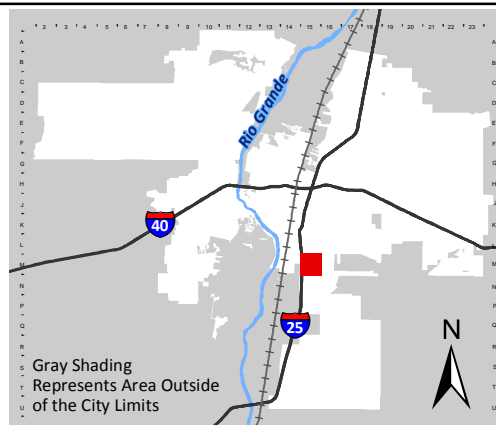
⁶ Available here: <https://tinyurl.com/idozoningmap>









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:
M-15-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

From: [Carmona, Dalaina L.](#)
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- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>.
- 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.

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Thank you.



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dlcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods



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From: webmaster=cabq.gov@mailgun.org <webmaster=cabq.gov@mailgun.org> **On Behalf Of** webmaster@cabq.gov
Sent: Tuesday, July 5, 2022 6:23 AM
To: Office of Neighborhood Coordination <vos@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

From: [Michael Vos](#)
To: ["P. Davis Willson"](#); ["kande0@yahoo.com"](#); ["bakieaikin@comcast.net"](#); ["boyster2018@gmail.com"](#); ["e_molinadodge@yahoo.com"](#); ["Mandy Warr"](#); ["klove726@gmail.com"](#); ["donaldlove08@comcast.net"](#); ["altheatherton@gmail.com"](#)
Cc: ["Wes Butero MDG"](#)
Subject: RE: Pre-Application Meeting Notification for Southwest Corner of Yale and Gibson
Date: Tuesday, August 2, 2022 4:33:00 PM
Attachments: [Yale and Gibson Emailed Notice Packet 8-1-22.pdf](#)

Hello Neighbors,

I am reaching out again to notify you that we have applied to the Environmental Planning Commission (EPC) for the repeal of the 1994 On Time Airport Parking Site Development Plan for the property located at 2121 Yale Boulevard SE. The subject property is approximately 7.3 acres and is zoned NR-C, Non-residential Commercial. Repeal of the plan will allow for redevelopment of the property as described in our earlier emails below. Additional information required by the City of Albuquerque is attached to this email.

The EPC hearing for this application will be held on September 15, 2022, beginning at 8:30 AM via Zoom. You may join the Zoom meeting using the following information:

Join Zoom Meeting: <https://cabq.zoom.us/j/2269592859>
To call in: (301) 715-8592
Meeting ID: 226 959 2859

Additional information, including a copy of the staff report and meeting agenda will be available on the EPC webpage approximately one week before the hearing: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

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

Sincerely,
Michael Vos, AICP
CONSENSUS PLANNING, INC.
302 Eighth Street NW
Albuquerque, NM 87102
phone (505) 764-9801
vos@consensusplanning.com

From: Michael Vos
Sent: Thursday, July 14, 2022 8:25 AM
To: P. Davis Willson <info@willsonstudio.com>
Cc: kande0@yahoo.com; bakieaikin@comcast.net; boyster2018@gmail.com; e_molinadodge@yahoo.com; Mandy Warr <mandy@theremedyspa.com>; klove726@gmail.com; donaldlove08@comcast.net; altheatherton@gmail.com; Wes Butero MDG <wes@mdgrealestate.com>
Subject: RE: Pre-Application Meeting Notification for Southwest Corner of Yale and Gibson

Good morning, Patricia,
The subdivision divided the lot into 6 parcels and the Applicant also anticipates subdividing one of the lots further. The recorded 6 lot subdivision is attached, and the Applicant is or will be starting

infrastructure work around the site soon.

Planned and anticipated uses include retail, service & restaurant uses including a convenience store with fuel and a car wash among them.

Please let us know if any more information is needed.

Thanks,
Michael

From: P. Davis Willson <info@willsonstudio.com>
Sent: Friday, July 8, 2022 5:42 PM
To: Michael Vos <Vos@consensusplanning.com>
Cc: kande0@yahoo.com; bakieaikin@comcast.net; boyster2018@gmail.com; e_molinadodge@yahoo.com; Mandy Warr <mandy@theremedyspa.com>; klove726@gmail.com; donaldlove08@comcast.net; altheatherton@gmail.com; Wes Butero MDG <wes@mdgrealestate.com>
Subject: Re: Pre-Application Meeting Notification for Southwest Corner of Yale and Gibson

Hello Michael,

I do remember sending out a graphic of this site back in February (see below); but I cannot remember what the Subdivision of Land for this Property for future development entailed.

I don't need to request a meeting about the plan to abandon the old site plan—but could you remind me about how many lots this will be split into and what types of tenants there will be?

thanks,

Patricia Willson

Victory Hills NA: President
District 6 Coalition: Treasurer
Inter-Coalition Council Representative

[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 2, 2022

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)*: See attached

Name of NA Representative*: See attached

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

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

1. Subject Property Address* 2121 Yale Boulevard SE
Location Description Southwest corner of Yale Boulevard and Gibson Boulevard
2. Property Owner* I-25 & Gibson, LLC
3. Agent/Applicant* [if applicable] Consensus Planning, Inc. & Maestas Development Group
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☒ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²*:

Repeal of 1994 On Time Airport Parking Site Development Plan to allow for
redevelopment of the property.

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*: September 15, 2022 at 8:30 AM via Zoom

Join Zoom Meeting: <https://cabq.zoom.us/j/2269592859>

Location*³:

To call in: (301) 715-8592 Meeting ID: 226 959 2859

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 Michael Vos with Consensus Planning for more information at vos@consensusplanning.com or by calling (505) 764-9801.

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

1. Zone Atlas Page(s)*⁵ M-15
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

Explanation*:

N/A - Request is simply repeal of the 1994 Site Development Plan.

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:

N/A - A 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.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] Approximately 7.3 acres
 2. IDO Zone District NR-C (Non-residential Commercial)
 3. Overlay Zone(s) [if applicable] Sunport Airport Protection Overlay
 4. Center or Corridor Area [if applicable] Gibson Boulevard Commuter Corridor
- Current Land Use(s) [vacant, if none] Vacant, former paid parking lot

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://tinyurl.com/idozoningmap>



100-Foot Property Owner Buffer Map



Legend

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

Notes

Prepared by Consensus Planning
7/31/22

601 0 301 601 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
7/31/2022 © City of Albuquerque

1: 3,607

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

UPC	Owner	Owner Address	Owner Address 2	SITUS Address	SITUSADD2	Legal Description	Acres
101505650701040532	2039 YALE LLC ATTN: RENTS ACCOUNTING	PO BOX 572408	MURRAY UT 84157-2408	2039 YALE BLVD SE	ALBUQUERQUE NM 87106	LOT 9A PLAT OF LT 9A BLK 12 CLAYTON HEIGHTS SUBD (A REPL OF LOTS 12 & PORT OF LT	0.435
101505544447611304	2309 RENARD ALBQ LP	2201 BUENA VISTA DR SE UNIT 315	ALBUQUERQUE NM 87106-4291	2309 RENARD SE	ALBUQUERQUE NM 87106	TR 1-A-1 A REPLAT OF TRACT 1-A NEWPORT INDUSTRIAL PARK WEST UNIT 2 CONT 2.91	2.913
101505550748111302	ABQ HOTELS LLC	41 N LEGEND TREE DR	LIBERTY LAKE WA 99019-7704	2231 YALE BLVD SE	ALBUQUERQUE NM 87106	TR 1A3A PLAT OF TR 1A3A NEWPORT INDUSTRIAL PARK-WEST UNIT 2 SEC 33 T10N R3E	1.005
101505652902540531	ATENCIO LAND COMPANY LLC	PO BOX 1863	CORRALES NM 87048	WILMORE	ALBUQUERQUE NM 87106	* 013 012 CLAYTON HEIGHTS SUBD	0.1377
101505654402640502	ATENCIO LAND COMPANY LLC	PO BOX 1863	CORRALES NM 87048	2027 YALE BLVD SE	ALBUQUERQUE NM 87106	12 SOUTH 48 FT OF LOT 8 CLAYTON HEIGHTS SUBD	0.1699
101605501948820505	BLAINE ROOTS LLC C/O KEVIN OR CYNTHIA CUMMINGS	10515 ROYAL TROON NE	ALBUQUERQUE NM 87111-6576	2120 YALE BLVD SE	ALBUQUERQUE NM 87106	TR 2 REPLAT OF A PORTION OF BLK A CLAYTON HEIGHTS BUSINESS ADD'N CO T 0.9167	0.9167
101505639303140307	BROADSTONE GARDENS LP	999 WATERSIDE DR SUITE 2300	NORFOLK VA 23510-2300	1801 GIBSON BLVD SE	ALBUQUERQUE 87106	TR 1 PLAT OF TRACTS 1, 2, 3, 4 & 5 BROADSTONE TOWNECENTER CONT 12.2056 AC +/-	12.2056
101505551148011301	CHAVES RICHARD & CHAVES KATHLEEN & GRIFFITH BARBARA	1501 AIRCRAFT AVE SE	ALBUQUERQUE NM 87106-4289	2101 YALE NE	ALBUQUERQUE NM 87106	TR X1 LOVELACE HEIGHTS ADDN CONT .5130 AC M/L TRACT X-1A LOVELACE ADDITION	0.513
101505650602740101	CLEO INVESTMENTS LLC	6520 PLATT AVE #209	WEST HILLS CA 91307-3218	2020 BUENA VISTA DR SE	ALBUQUERQUE NM 87106	LT 20-A BLK 13 PLAT OF LOT 20-A BLOCK 13 CLAYTON HEIGHTS SUBDIVISION CONT 1.5	1.5249
101505547547811303	E & S ENTERPRISES LIMITED PARTNERSHIP C/O MAESTAS & W	PO BOX 91090	ALBUQUERQUE NM 87199	2305 RENARD PL SE	ALBUQUERQUE NM 87106	TR 1-A-2 A REPLAT OF TRACT 1-A NEWPORT INDUSTRIAL PARK WEST UNIT 2 CONT 1.67	1.67
101505540048210118	FAVORITE BAY LLC	2201 BUENA VISTA DR SE SUITE 315	ALBUQUERQUE NM 87106-4291	2201 BUENA VISTA DR SE	ALBUQUERQUE NM 87106	TR 4-A-2 PLAT OF TRS 4-A-1, 4-A-2 & 4-A-3 A REPLAT OF TR 4-A NEWPORT INDUSTRIAL	3.277
101505550050811603	I25 & GIBSON LLC	7620 JEFFERSON ST NE	ALBUQUERQUE NM 87109-4340	2121 YALE BLVD SE	ALBUQUERQUE NM 87106	TR A1 LOVELACE HEIGHTS ADDN CONT 2.2177 AC M/L TR A-1A REPL OF TR A-1 LOVELAC	2.2177
101505547050811602	I25 & GIBSON LLC	7620 JEFFERSON ST NE	ALBUQUERQUE NM 87109-4340	2121 YALE BLVD SE	ALBUQUERQUE NM 87106	TR B1 LOVELACE HEIGHTS ADDN CONT 1.9101 AC M/L	1.9101
101505541251311601	I25 & GIBSON LLC	7620 JEFFERSON ST NE	ALBUQUERQUE NM 87109-4340	2121 YALE BLVD SE	ALBUQUERQUE NM 87106	TR C1 LOVELACE HEIGHTS ADDN CONT 3.0546 AC M/L	3.05
101505633301640305	LITTLE FEATHER LLC C/O JONAS REALTY TOWER 1 ATTN: JONAT	3 GLENLAKE PKWY FLOOR 5TH	ATLANTA GA 30328-3584	1700 TOWNE CENTER LN SE	ALBUQUERQUE NM 87106	TR 2-A PLAT OF TR 2-A BROADSTONE TOWNE CENTER (BEING A REPL OF TRS 2 & 3 BRO	1.9124
101505535548011706	LORENTZEN JOHN & LOIS ANN	2909 YALE SE	ALBUQUERQUE NM 87106	MILES RD SE	ALBUQUERQUE NM 87106	TRACT C-1-A PLAT OF TRACTS C-1-A 7 E-1 AIRPORT CENTER CONT 1.0552 AC +/-	1.0552
101505537549011707	SOUTHWEST REALTY INV INC	2909 YALE SE	ALBUQUERQUE NM 87106	MILES RD SE	ALBUQUERQUE NM 87106	TRACT E-1 PLAT OF TRACTS C-1-A & E-1 AIRPORT CENTER CONT 1.1491 AC +/-	1.1491
101505533648111703	SOUTHWEST REALTY INV INC	2909 YALE BLVD SE	ALBUQUERQUE NM 87106	MILES RD SE	ALBUQUERQUE NM 87106	TRACT B-1 PLAT OF TRACTS B-1, B-2 AND C-1 AIRPORT CENTER CONT .4207 AC	0.4207
101505534249411713	SOUTHWEST REALTY INV INC	2909 YALE BLVD SE	ALBUQUERQUE NM 87106	MILES RD SE	ALBUQUERQUE NM 87106	TRACT B-2 PLAT OF TRACTS B-1, B-2 AND C-1 AIRPORT CENTER CONT .0241 AC	0.0241
101605502045720403	STATE OF NM GENERAL SERVICE DEPT ATTN: FACILITY MANAGI	PO BOX 6850	SANTA FE NM 87502-6850	2200 YALE BLVD SE	ALBUQUERQUE NM 87106	B CLAYTON HEIGHTS BUSINESS ADD	1.0101
101505533849611705	TRACT A-1 AIRPORT CENTER OWNERS LLC	3000 OLYMPUS BLVD	COPPELL TX 75019-0000	1700 MILES RD SE	ALBUQUERQUE NM 87106	TR A-1 PLAT OF TRACT A-1 AIRPORT CENTER CONT 1.8994 AC	1.8994
101605603002230110	TRIPLE D ALBUQUERQUE LLC APPLEBEES TAX DEPT ATTN: KISHI	PO BOX 1180	CHINO HILLS CA 91709	2000 YALE SE	ALBUQUERQUE NM 87106	TR 8-A-1 PLAT OF TRS 8A1 & 8A2 (BEING A REPL OF TR "8-A") CAVAN SUNPORT CENTRE	1.3443
101605502349220503	TRM & BAPA INVESTMENT LLC	2109 SALVATOR DR SE	ALBUQUERQUE NM 87123	2116 YALE BLVD SE	ALBUQUERQUE NM 87106	TR 1 REPLAT OF A PORTION OF BLK "A" CLAYTON HEIGHTS BUSINESS ADD'N CONT 1.95	1.499

2039 YALE LLC
ATTN: RENTS ACCOUNTING
PO BOX 572408
MURRAY UT 84157-2408

2309 RENARD ALBQ LP
2201 BUENA VISTA DR SE UNIT 315
ALBUQUERQUE NM 87106-4291

ABQ HOTELS LLC
41 N LEGEND TREE DR
LIBERTY LAKE WA 99019-7704

ATENCIO LAND COMPANY LLC
PO BOX 1863
CORRALES NM 87048

BLAINE ROOTS LLC
C/O KEVIN OR CYNTHIA CUMMINGS
10515 ROYAL TROON NE
ALBUQUERQUE NM 87111-6576

BROADSTONE GARDENS LP
999 WATERSIDE DR SUITE 2300
NORFOLK VA 23510-2300

CHAVES RICHARD & CHAVES KATHLEEN &
GRIFFITH BARBARA & CHAVES RICARDO
& ETAL
1501 AIRCRAFT AVE SE
ALBUQUERQUE NM 87106-4289

CLEO INVESTMENTS LLC
6520 PLATT AVE #209
WEST HILLS CA 91307-3218

E & S ENTERPRISES LIMITED PARTNERSHIP
C/O MAESTAS & WARD PROP MGMT
PO BOX 91090
ALBUQUERQUE NM 87199

FAVORITE BAY LLC
2201 BUENA VISTA DR SE SUITE 315
ALBUQUERQUE NM 87106-4291

I25 & GIBSON LLC
7620 JEFFERSON ST NE
ALBUQUERQUE NM 87109-4340

LITTLE FEATHER LLC
C/O JONAS REALTY TOWER 1
ATTN: JONATHAN STIRBERG
3 GLENLAKE PKWY FLOOR 5TH
ATLANTA GA 30328-3584

LORENTZEN JOHN & LOIS ANN
2909 YALE SE
ALBUQUERQUE NM 87106

SOUTHWEST REALTY INV INC
2909 YALE SE
ALBUQUERQUE NM 87106

STATE OF NM GENERAL SERVICE DEPT
ATTN: FACILITY MANAGEMENT DIVISION
PO BOX 6850
SANTA FE NM 87502-6850

TRACT A-1 AIRPORT CENTER OWNERS LLC
3000 OLYMPUS BLVD
COPPELL TX 75019-0000

TRIPLE D ALBUQUERQUE LLC
APPLEBEES TAX DEPT
ATTN: KISHAN PATEL
PO BOX 1180
CHINO HILLS CA 91709

TRM & BAPA INVESTMENT LLC
2109 SALVATOR DR SE
ALBUQUERQUE NM 87123



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



PART I - PROCESS

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

Application Type: Site Plan - EPC (Major Amendment - Abandon 1994 Site Plan for airport parking)

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: 2121 Yale Boulevard SE

Name of property owner: I-25 & Gibson, LLC

Name of applicant: Consensus Planning, Inc. and Maestas Development Group

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

September 15, 2022 at 8:30 AM. See Zoom information on next page.

Address, phone number, or website for additional information:

Please contact Michael Vos with Consensus Planning for more information at vos@consensusplanning.com or by calling (505) 764-9801.

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

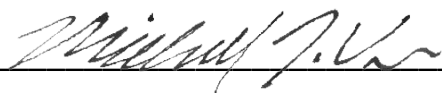
☒ Drawings, elevations, or other illustrations of this request. *Drawings are of previous approval we are seeking to abandon.

☐ Summary of pre-submittal neighborhood meeting, if applicable. *A meeting was not requested.

☒ 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 2, 2022 (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.

September 15, 2022 EPC Hearing Zoom Information

To join online with video: <https://cabq.zoom.us/j/2269592859>

To call in: (301) 715-8592

Meeting ID: 226 959 2859

Additional information, the staff report, and meeting agenda can be found online approximately one week before the hearing on the following 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 2, 2022

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* 2121 Yale Boulevard SE
Location Description Southwest corner of Yale Boulevard and Gibson Boulevard
2. Property Owner* I-25 & Gibson, LLC
3. Agent/Applicant* [if applicable] Consensus Planning, Inc. and Maestas Development Group
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☒ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request¹*: _____

Repeal of 1994 On Time Airport Parking Site Development Plan to allow for
redevelopment of the property.

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*: September 15, 2022 at 8:30 AM via Zoom

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

To call in: (301) 715-8592 Meeting ID: 226 959 2859
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 Michael Vos with Consensus Planning for more information at vos@consensusplanning.com or by calling (505) 764-9801.

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

1. Zone Atlas Page(s)*⁴ M-15
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

Explanation*:

N/A - Request is only for repeal of 1994 airport parking plan.

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:

N/A - A 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.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] Approximately 7.3 acres
 2. IDO Zone District NR-C (Non-residential Commercial)
 3. Overlay Zone(s) [if applicable] Sunport Airport Protection Overlay
 4. Center or Corridor Area [if applicable] Gibson Boulevard Commuter Corridor
- Current Land Use(s) [vacant, if none] Vacant, former paid parking lot
-

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

Useful Links

Integrated Development Ordinance (IDO):

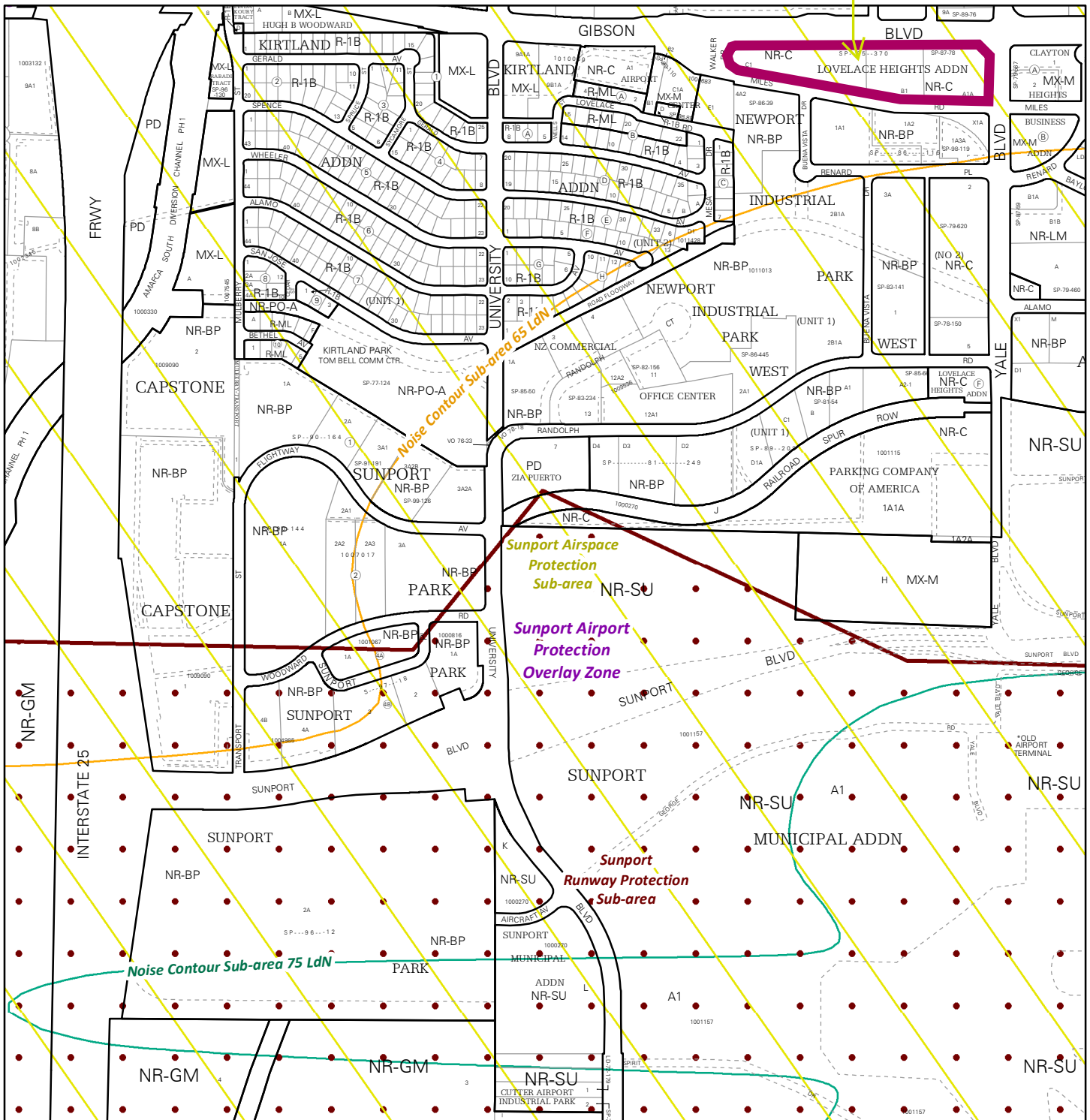
<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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

2121 Yale Blvd SE



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:
M-15-Z

- Easement
- 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

Escarpment

Gray Shading
Represents Area Outside
of the City Limits

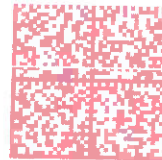
N

Feet
0 250 500 1,000

Planning, Inc.
Street NW
e, NM 87102

TRACT A-1 AIRPORT CENTER OWNERS LLC
3000 OLYMPUS BLVD
COPPELL TX 75019-0000

FIRST-CLASS



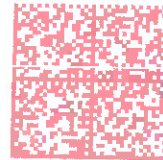
US POSTAGE^{IMI}PITNEY BOWES

ZIP 87102 \$ 000.57⁰
02 7H
0006057985 AUG 02 2022

Planning, Inc.
Street NW
e, NM 87102

LORENTZEN JOHN & LOIS ANN
2909 YALE SE
ALBUQUERQUE NM 87106

FIRST-CLASS



US POSTAGE^{IMI}PITNEY BOWES

ZIP 87102 \$ 000.57⁰
02 7H
0006057985 AUG 02 2022

Planning, Inc.
Street NW
ie, NM 87102

FAVORITE BAY LLC
2201 BUENA VISTA DR SE SUITE 315
ALBUQUERQUE NM 87106-4291

FIRST-CLASS



US POSTAGE^{IMI}PITNEY BOWES

ZIP 87102 \$ 000.57⁰
02 7H
0006057985 AUG 02 2022

Planning, Inc.
Street NW
e, NM 87102

CHAVES RICHARD & CHAVES KATHLEEN &
GRIFFITH BARBARA & CHAVES RICARDO
& ETAL
1501 AIRCRAFT AVE SE
ALBUQUERQUE NM 87106-4289

FIRST-CLASS



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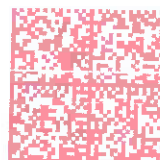
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0006057985

\$ 000.57⁰
AUG 02 2022

Planning, Inc.
Street NW
e, NM 87102

ATENCIO LAND COMPANY LLC
PO BOX 1863
CORRALES NM 87048

FIRST-CLASS



US POSTAGE^{IM}PITNEY BOWES

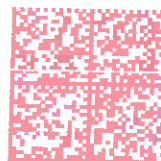
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\$ 000.57⁰
AUG 02 2022

Planning, Inc.
Street NW
ie, NM 87102

2039 YALE LLC
ATTN: RENTS ACCOUNTING
PO BOX 572408
MURRAY UT 84157-2408

FIRST-CLASS



US POSTAGE^{IM}PITNEY BOWES

ZIP 87102
02 7H
0006057985

\$ 000.57⁰
AUG 02 2022

Planning, Inc.
Street NW
NM 87102

TRIPLE D ALBUQUERQUE LLC
APPLEBEES TAX DEPT
ATTN: KISHAN PATEL
PO BOX 1180
CHINO HILLS CA 91709

FIRST-CLASS



US POSTAGE IMPITNEY BOWES



ZIP 87102 \$ 000.57⁰
02 7H
0006057985 AUG 02 2022

Planning, Inc.
Street NW
NM 87102

SOUTHWEST REALTY INV INC
2909 YALE SE
ALBUQUERQUE NM 87106

FIRST-CLASS



US POSTAGE IMPITNEY BOWES

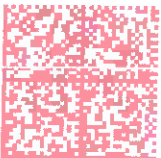


ZIP 87102 \$ 000.57⁰
02 7H
0006057985 AUG 02 2022

s Planning, Inc.
h Street NW
que, NM 87102

ABQ HOTELS LLC
41 N LEGEND TREE DR
LIBERTY LAKE WA 99019-7704

FIRST-CLASS



US POSTAGE IMPITNEY BOWES

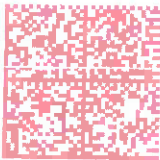


ZIP 87102 \$ 000.57⁰
02 7H
0006057985 AUG 02 2022

Planning, Inc.
Street NW
Albuquerque, NM 87102

125 & GIBSON LLC
7620 JEFFERSON ST NE
ALBUQUERQUE NM 87109-4340

FIRST-CLASS

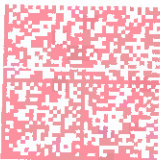


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02 7H
0006057985 AUG 02 2022

Planning, Inc.
Street NW
Albuquerque, NM 87102

CLEO INVESTMENTS LLC
6520 PLATT AVE #209
WEST HILLS CA 91307-3218

FIRST-CLASS



US POSTAGE IMPITNEY BOWES
ZIP 87102 \$ 000.57⁰
02 7H
0006057985 AUG 02 2022

Planning, Inc.
Street NW
Albuquerque, NM 87102

BLAINE ROOTS LLC
C/O KEVIN OR CYNTHIA CUMMINGS
10515 ROYAL TROON NE
ALBUQUERQUE NM 87111-6576

FIRST-CLASS



US POSTAGE IMPITNEY BOWES
ZIP 87102 \$ 000.57⁰
02 7H
0006057985 AUG 02 2022

Planning, Inc.
Street NW
e, NM 87102

2309 RENARD ALBQ LP
2201 BUENA VISTA DR SE UNIT 315
ALBUQUERQUE NM 87106-4291

FIRST-CLASS



US POSTAGE^{IMI}PITNEY BOWES
ZIP 87102 \$ 000.57⁰
02 7H
0006057985 AUG 02 2022

Planning, Inc.
Street NW
e, NM 87102

BROADSTONE GARDENS LP
999 WATERSIDE DR SUITE 2300
NORFOLK VA 23510-2300

FIRST-CLASS



US POSTAGE^{IMI}PITNEY BOWES
ZIP 87102 \$ 000.57⁰
02 7H
0006057985 AUG 02 2022

Planning, Inc.
Street NW
e, NM 87102

LITTLE FEATHER LLC
C/O JONAS REALTY TOWER 1
ATTN: JONATHAN STIRBERG
3 GLENLAKE PKWY FLOOR 5TH
ATLANTA GA 30328-3584

FIRST-CLASS



US POSTAGE^{IMI}PITNEY BOWES
ZIP 87102 \$ 000.57⁰
02 7H
0006057985 AUG 02 2022

inning, Inc.
eet NW
NM 87102

E & S ENTERPRISES LIMITED PARTNERSHIP
C/O MAESTAS & WARD PROP MGMT
PO BOX 91090
ALBUQUERQUE NM 87199



anning, Inc.
reet NW
NM 87102

STATE OF NM GENERAL SERVICE DEPT
ATTN: FACILITY MANAGEMENT DIVISION
PO BOX 6850
SANTA FE NM 87502-6850

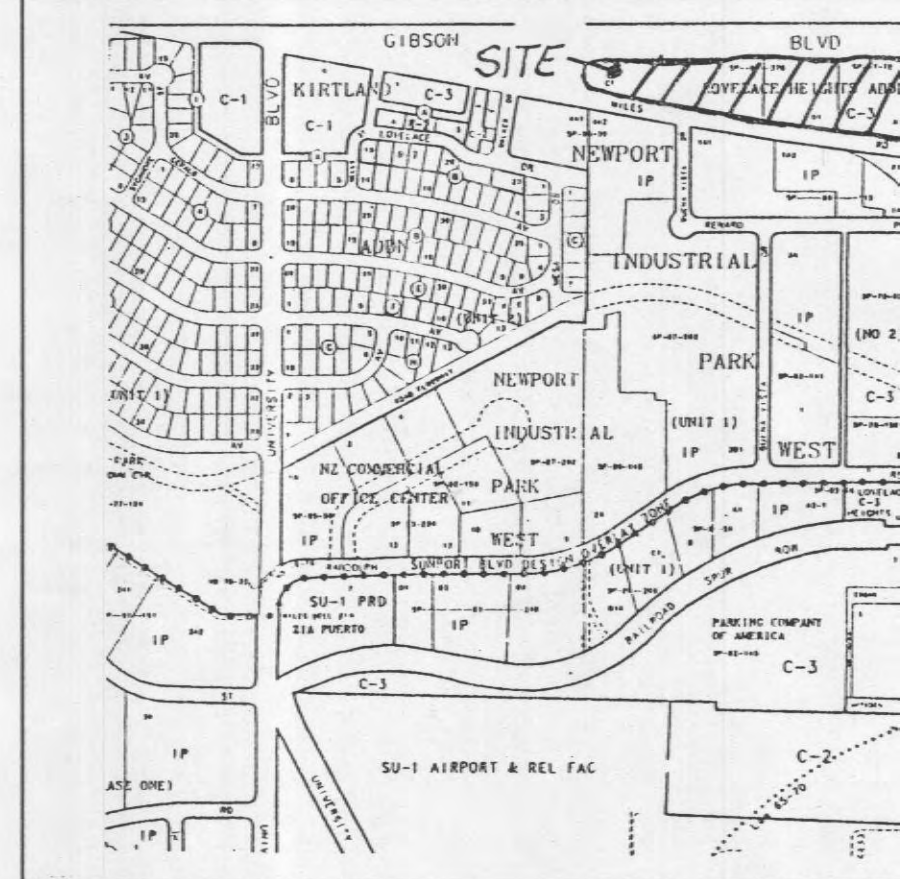


ining, Inc.
et NW
IM 87102

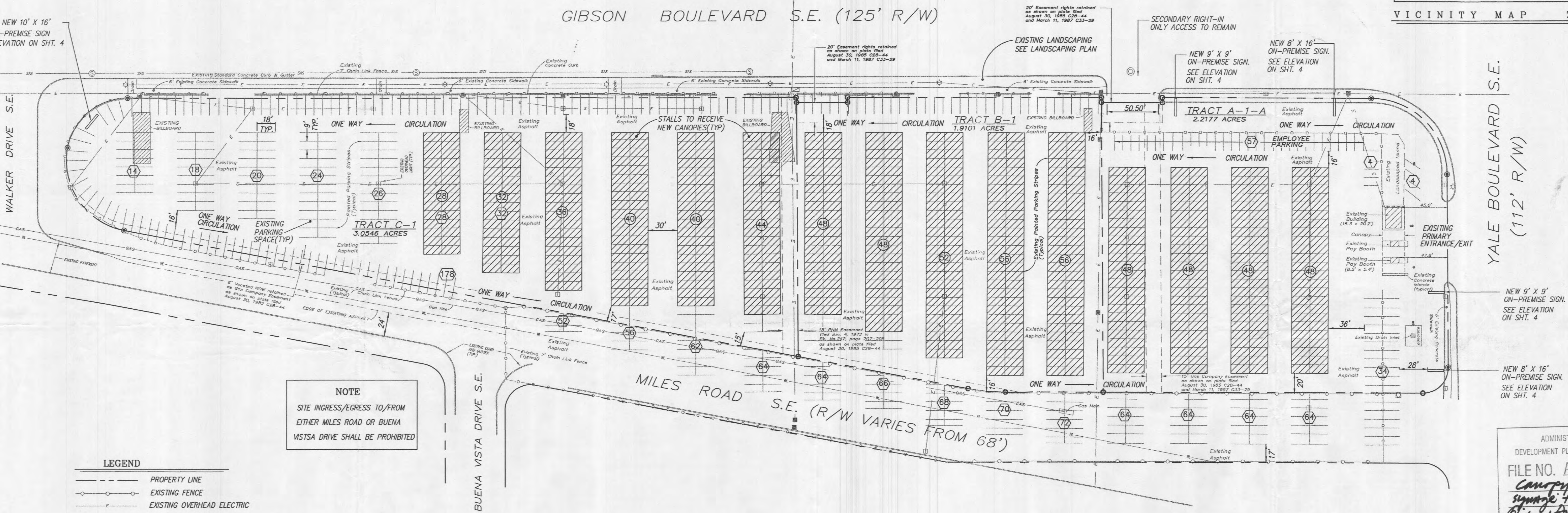
TRM & BAPA INVESTMENT LLC
2109 SALVATOR DR SE
ALBUQUERQUE NM 87123



Controlling Site Development Plan for Building Permit



VICINITY MAP ZONE MAP:



- LEGEND**
- PROPERTY LINE
 - EXISTING FENCE
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING WATERLINE
 - SAS EXISTING SANITARY SEWER
 - GAS EXISTING GAS LINE
 - EXISTING LIGHT
 - EXISTING DRAIN INLET
 - EXISTING ELECTRIC PEDESTAL
 - EXISTING ELECTRIC TRANSFORMER
 - EXISTING GUY WIRE
 - EXISTING HIGH VOLTAGE POLE
 - EXISTING HYDRANT
 - EXISTING LIGHT POLE
 - EXISTING POWER POLE
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - EXISTING SANITARY SEWER MANHOLE
 - EXISTING TELEPHONE MANHOLE
 - EXISTING TELEPHONE PEDESTAL
 - EXISTING TRAFFIC BOX
 - EXISTING WATER MAIN
 - EXISTING WATER METER
 - EXISTING WATER VALVE
 - STALLS TO RECEIVE CANOPIES (TYP)
 - NUMBER OF COVERED SPACES BY AISLE
 - NUMBER OF EXISTING SPACES BY AISLE

PARKING TOTALS

1271 EXISTING SPACES
672 PROPOSED COVERED SPACES

- GENERAL NOTES**
- THE OWNER OF THIS SITE CURRENTLY LEASES THE ADJOINING MILES ROAD RIGHT-OF-WAY FROM THE CITY OF ALBUQUERQUE.
 - SITE'S CURRENT ZONING IS C-3
 - THE PROPOSED CHANGE CONSISTS OF THE ADDITION OF COVERED PARKING STRUCTURES AND THE ADDITION OF FIVE NEW ON-PREMISE SIGNS.
 - EXCEPT FOR THE ADDITION OF NEW CANOPIES, EXISTING BUILDINGS ARE TO REMAIN "AS IS".
 - ON-SITE LIGHTING CURRENTLY COMPLIES WITH THE STATE NIGHT SKY PROTECTION ACT.

ACS BENCHMARK

STATION "G9-A" LOCATED 920± WEST OF BUENA VISTA ON CL OF GIBSON
X = 387264.96, Y = 1476713.48, G-G = .9996686, (NAD 1927)
ELEVATION = 5143.07

LEGAL DESCRIPTION

LEGAL DESCRIPTION

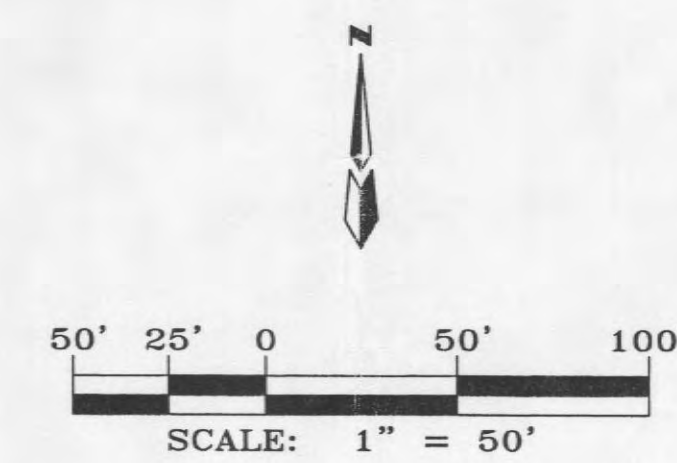
Parcel One: Tracts "B-1" and "C-1" of Lovelace Heights Addition, being a Replot of Lovelace Heights Addition and Tract 1-A of Newport Industrial Park West—Unit 2, as the same are shown and designated on said Replot, filed in the Office of the County Clerk of Bernalillo County, New Mexico on August 30, 1985, in Volume C28, folio 44.

And

Parcel Two: Tract "A-1A" of Lovelace Heights Addition, being a Replot of Tract A-1 of said Addition, as the same is shown and designated on said Replot, filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 11, 1987, in Volume C33, folio 29.

And

Miles Road right-of-way: A tract of land being described as the Miles Road right-of-way lying between the easterly right-of-way line of Buena Vista Drive SE and the westerly right-of-way line of Yale Blvd. SE, comprising approximately 68,000 square feet, or 1.5611 acres.



CORNER LEGEND

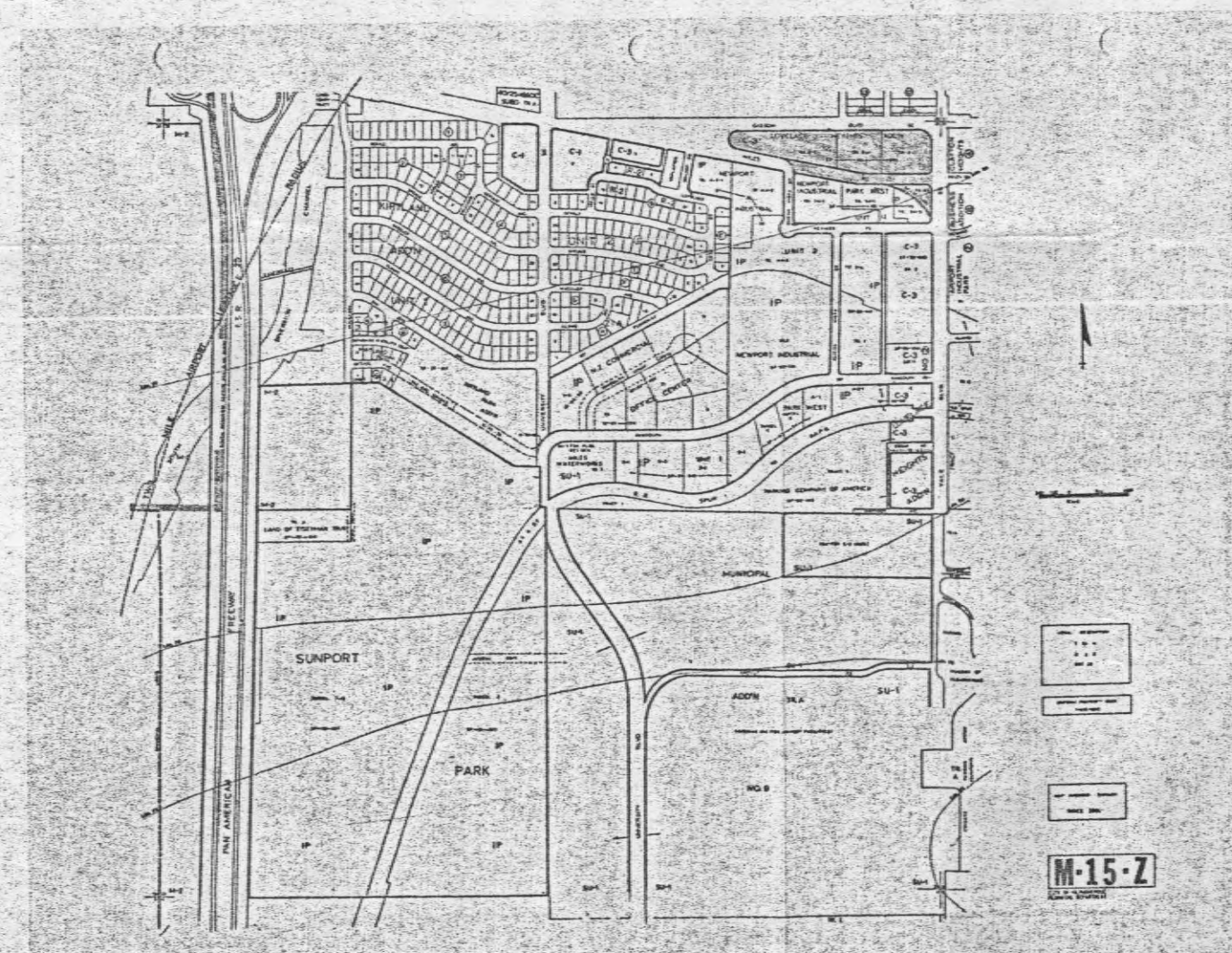
- Found concrete nail & shiner or scribe in concrete
- Found 1/2" Rebar and cap stamped "L.S. 10464" in place

ON - TIME PARK "N" FL


SITE PLAN FOR BUILDING PERMIT

MARK GOODWIN & ASSOCIATES
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO
(505)828-2200, FAX (505)79

Designed: JMM Drawn: MJR, WLW Checked: DMG Sheet
Scale: 1" = 50' Date: 3/16/00 Job: 99099




N



SITE PLAN

1"=50'

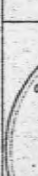

GRAPHIC SCALE



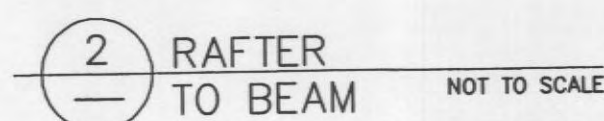
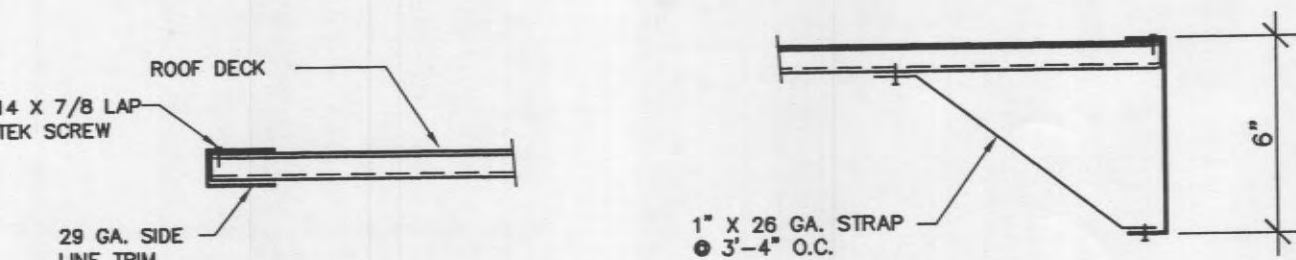
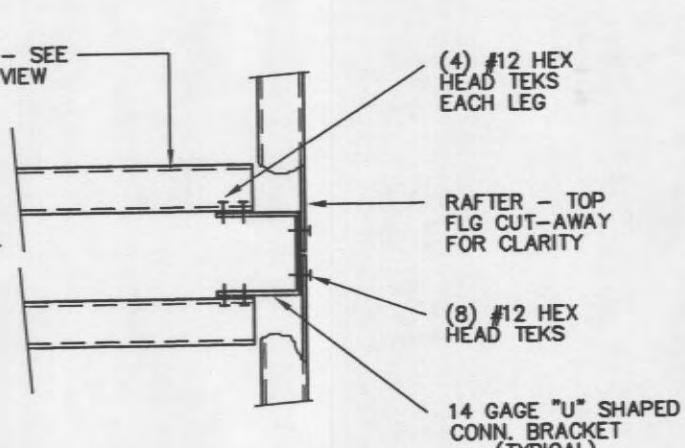
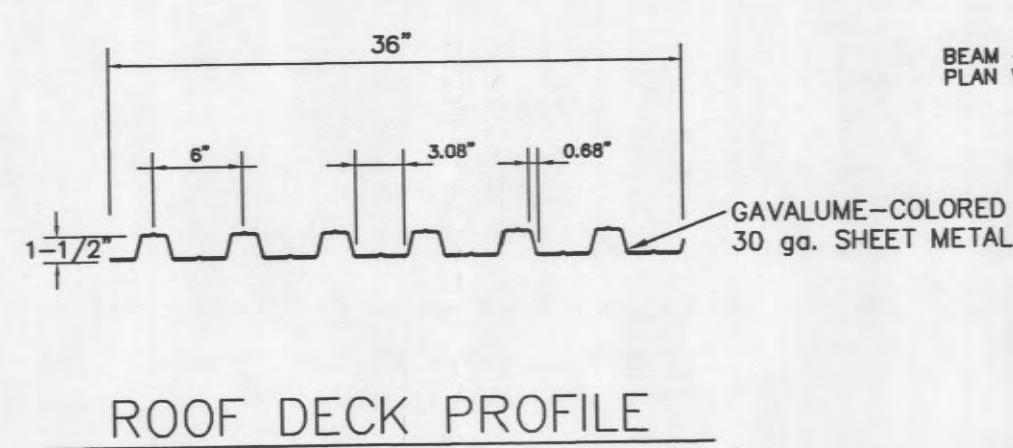
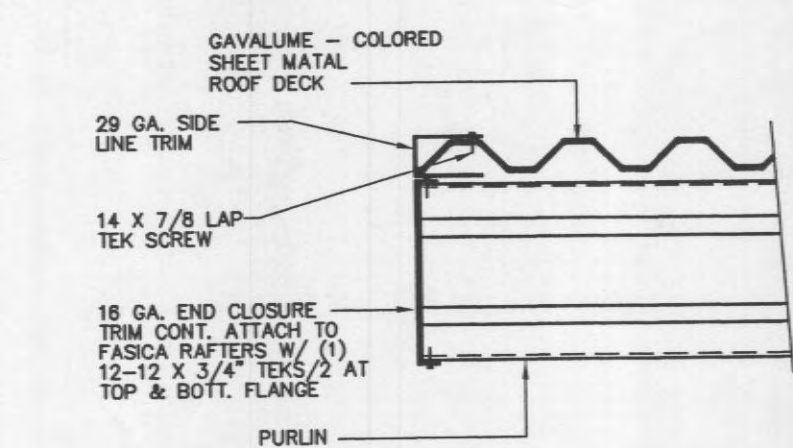
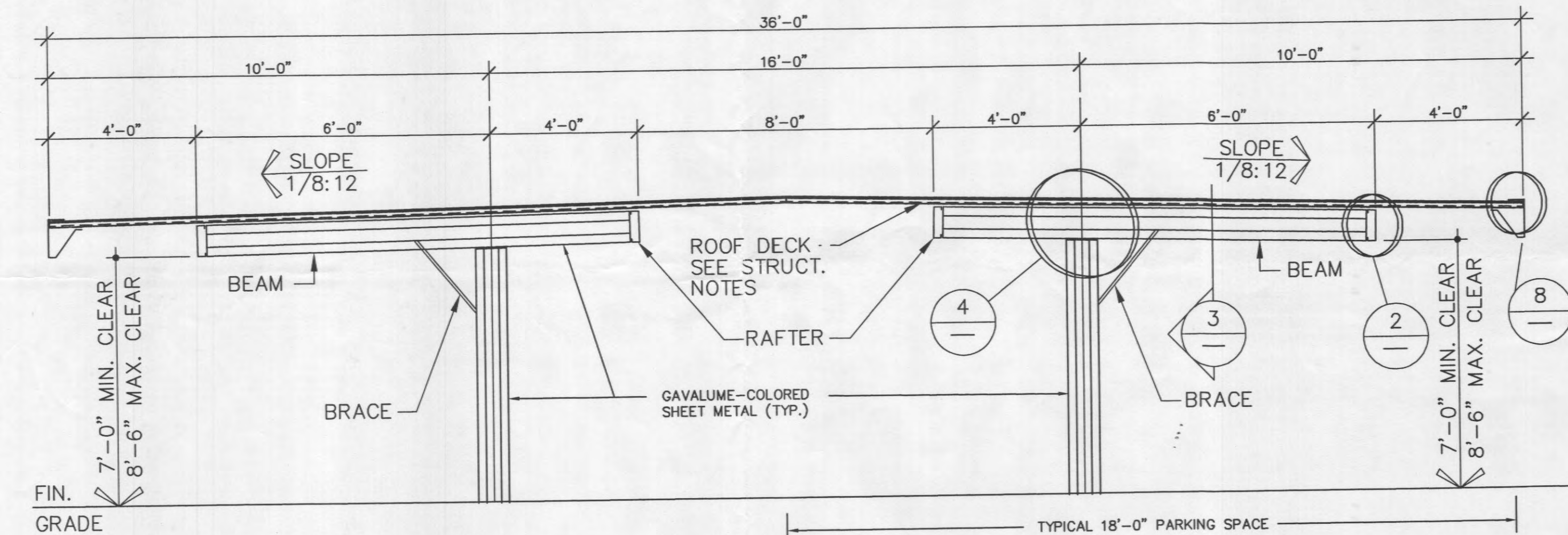
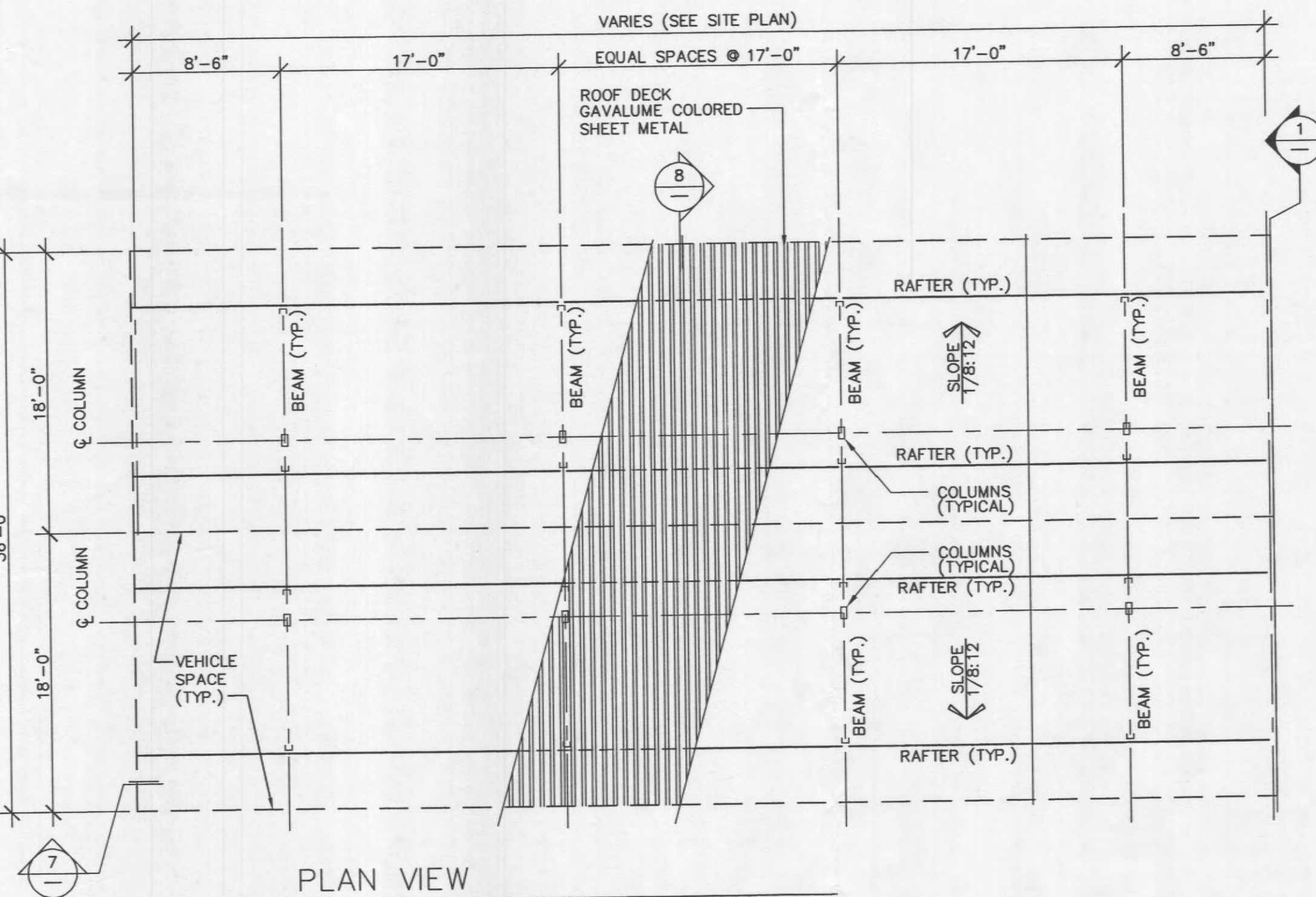
(IN FEET)

GENERAL NOTES:

1. DRAINAGE & HYDROLOGY TO CONTINUE AS EXISTING. VACATION OF MILES ROAD, PROPERTY IN PROGRESS. FOUR EXISTING OFF PREMISE SIGNS TO REMAIN.
2. THIS SITE PLAN IS SUBMITTED AS A CONTINUATION OF THE EXISTING SITE PLAN, AND TO FINISH THE LANDSCAPING AND INFRASTRUCTURE WORK.
3. CURB WORK BY WORK ORDER # 2094. MEDIAN WORK BY WORK ORDER # 2094.

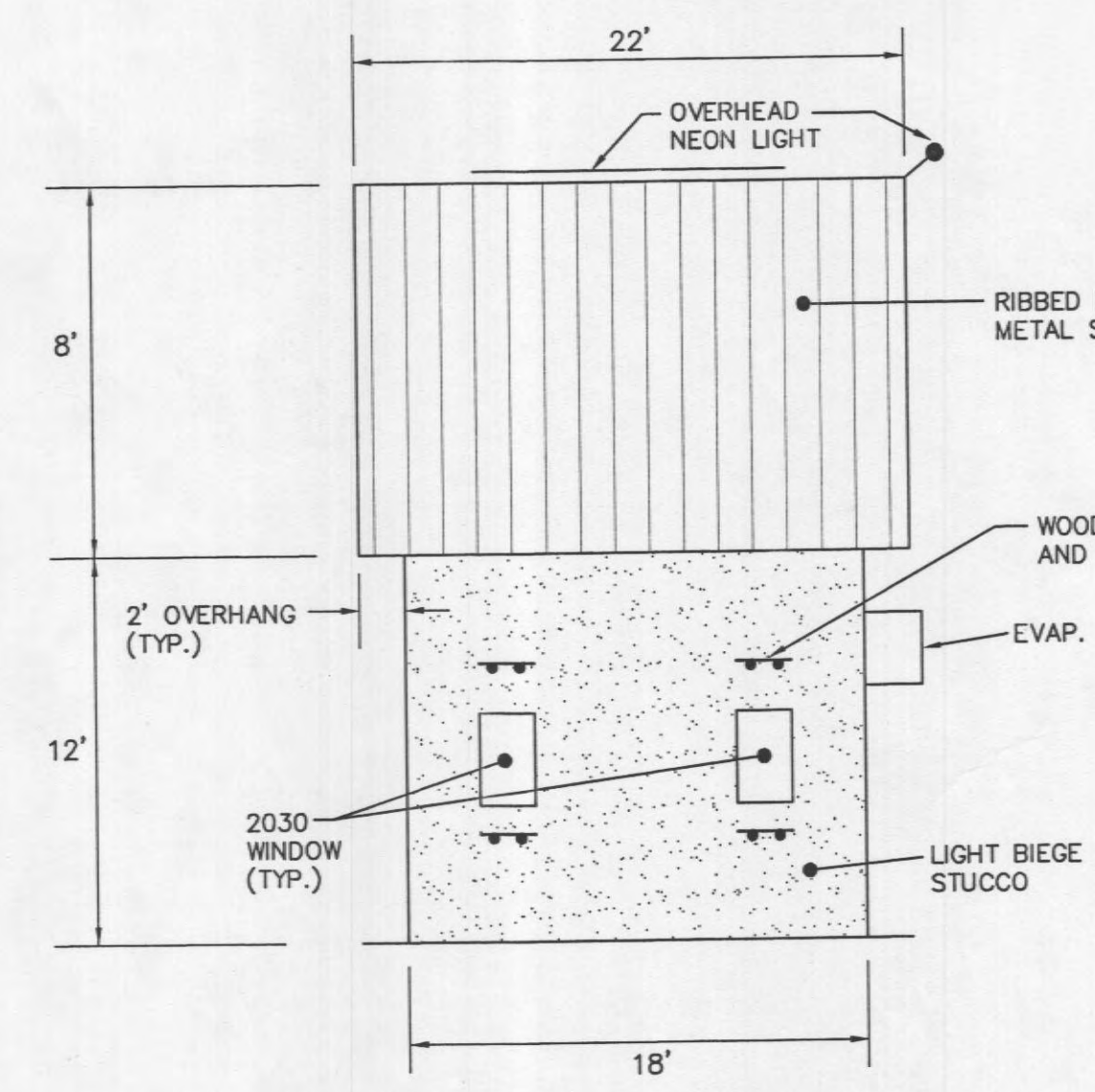
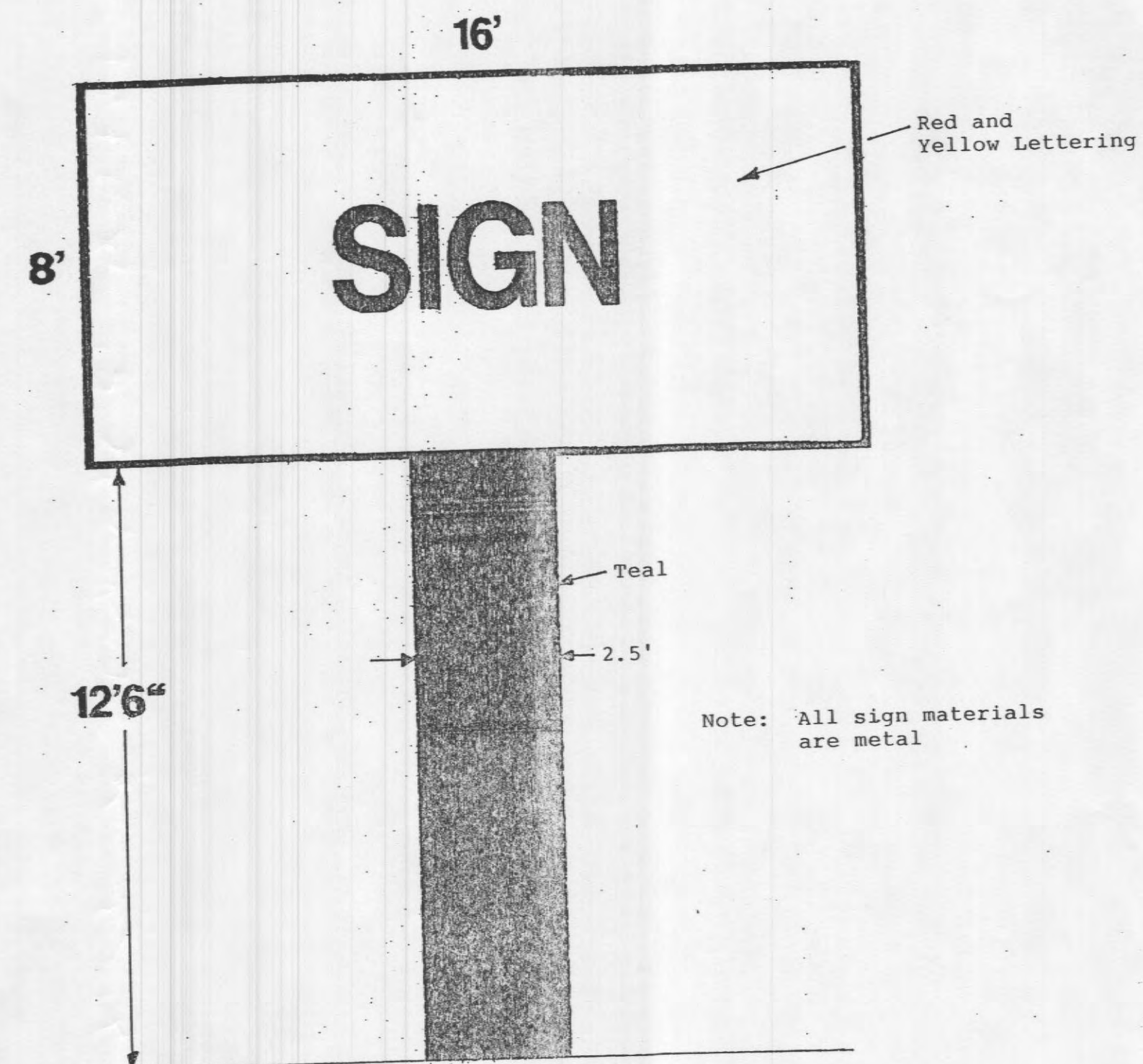
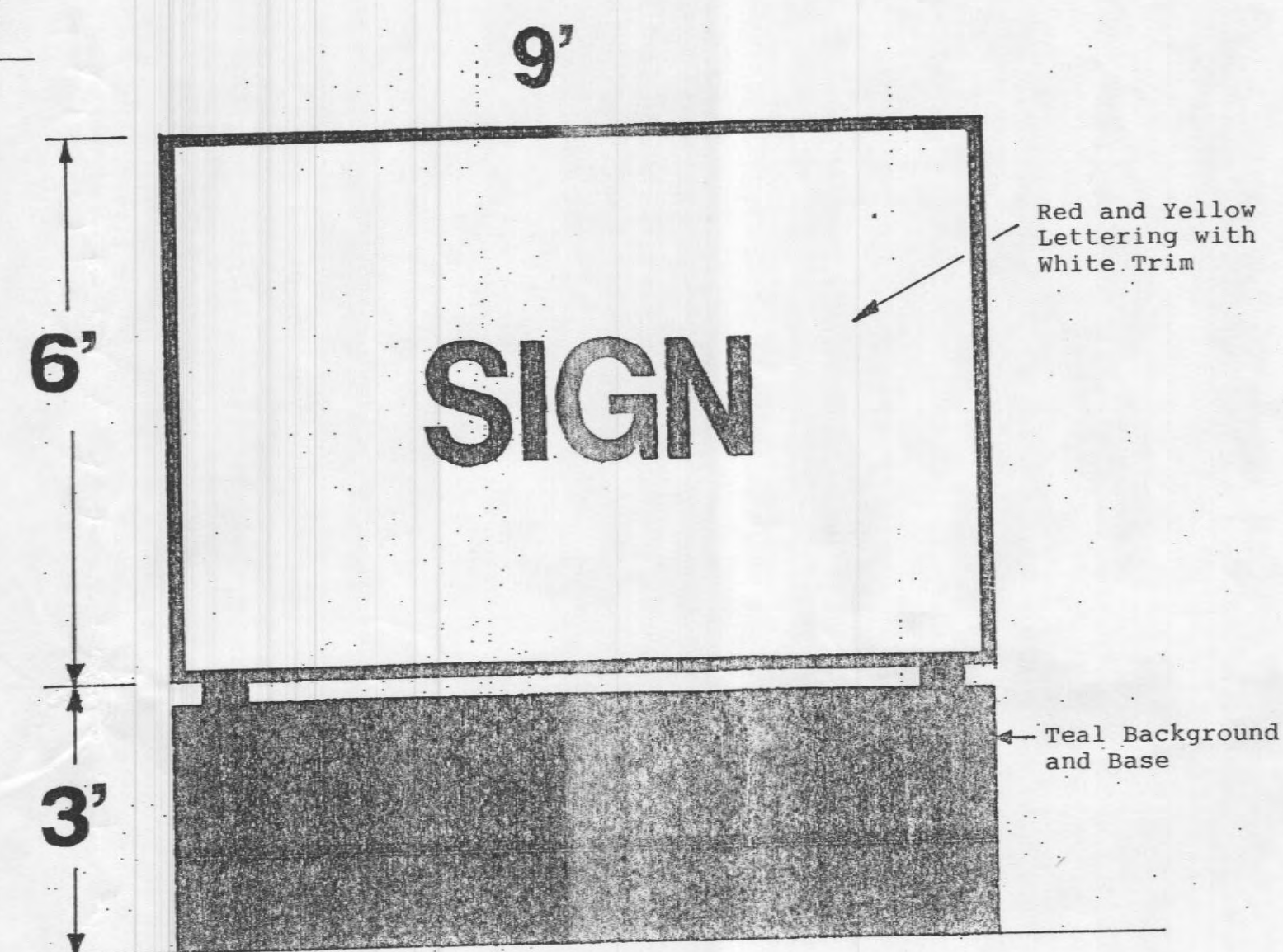
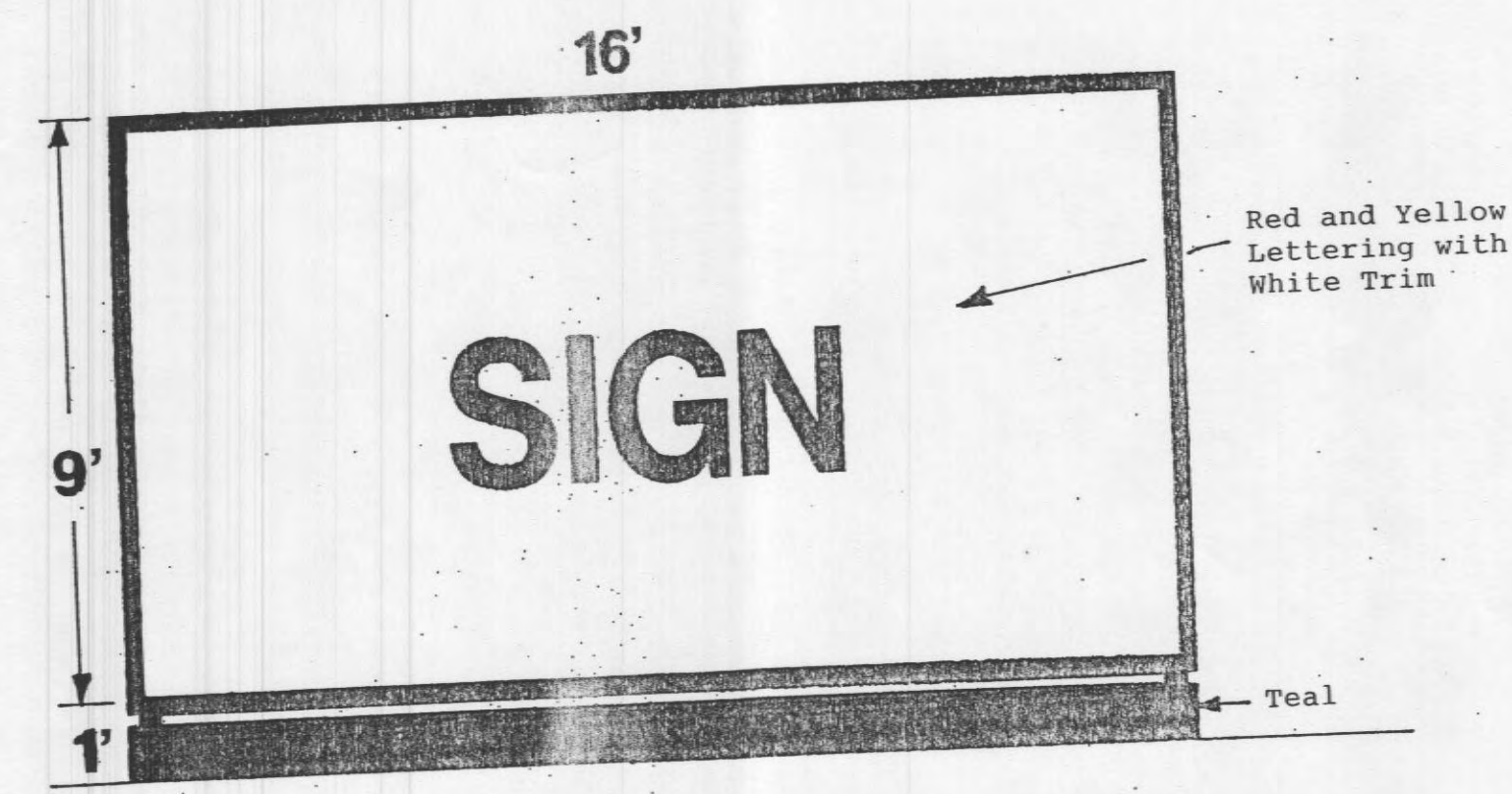
REVISION DATE	
	
	rick.bennett architect 1115 Park Avenue SW Albuquerque, New Mexico 87102
DATE	3-15-94
SHEET NUMBER	S-1

AC-94-3/Z-93-18



PROPOSED CANOPIES

NOT TO SCALE



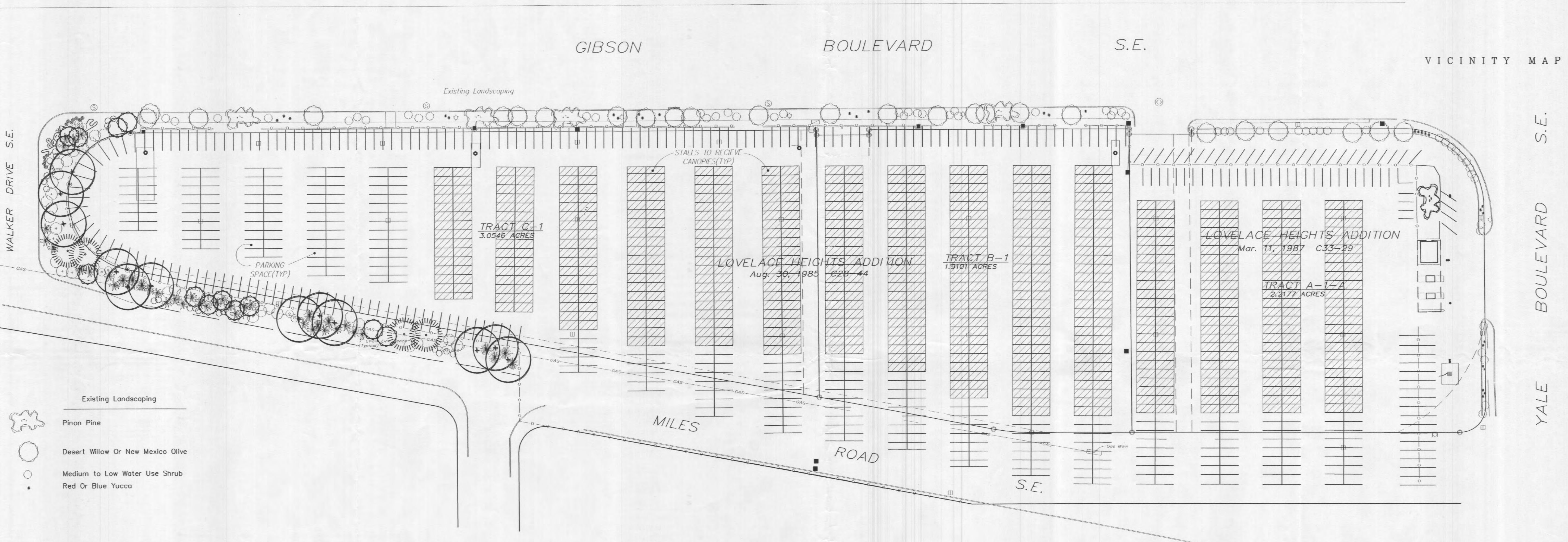
EXISTING PAY BOOTH / OFFICE

ON - TIME PARK "M" BLDG. AND SIGN ELEV.

MARK GOODWIN & ASSOC
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEX
(505)828-2200, FAX (505)828-2201

Designed: JMM Drawn: WLW Checked: DMG
Scale: 1" = 100' Date: 3/00 Job: 99099

9099MILE\9099ELEV\03-17-00\WLW



- Existing Landscaping
- Pinon Pine
 - Desert Willow Or New Mexico Olive
 - Medium to Low Water Use Shrub
 - Red Or Blue Yucca

Landscape Legend

Size	Common Name	Quantity
2 - 2 1/2" cal	Shumards Red Oak	12
15 Gal	Austrian Pine	4
15 Gal	Pinon Pine	1
2 1/2" cal B & B	Desert Willow	13
1 Gal	Chamisa	21
5 Gal	Apache Plume	12
5 Gal	Buffalo Juniper	27
5 Gal	Red Twig Dogwood	10
5 Gal	Cherry Sage	21
5 Gal	Blue Mist	15
1 Gal	Angelita Daisy	12
1 Gal	Wallflower	3

Note: All landscape beds shall be planted with shrubs to achieve 75% live ground cover.
Note: All landscape beds shall be mulched with 2-3" of landscape gravel over filter fabric.

Landscape Notes

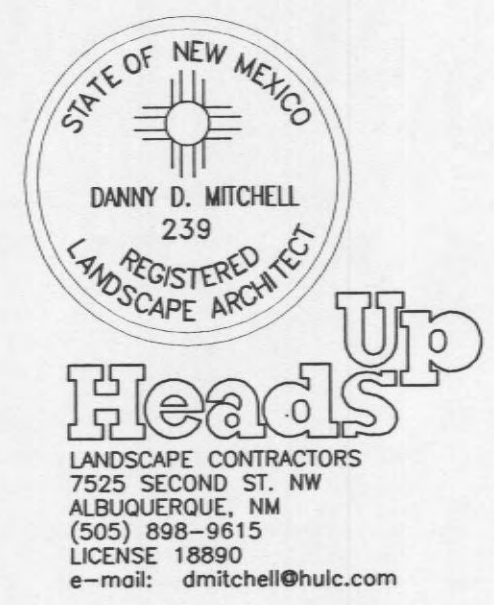
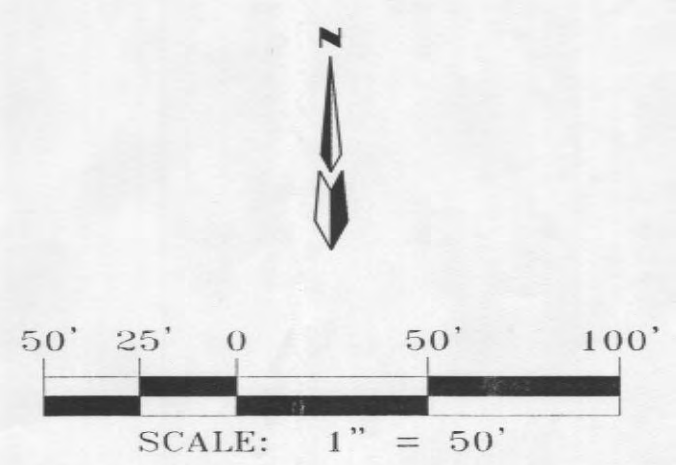
Landscape Maintenance and Irrigation system maintenance shall be the responsibility of the owner.

All Landscaping shall be watered by a complete underground irrigation system operated by automatic timer. Bubblers to trees and (2) drip emitters per shrub. Point of Connection for irrigation system is unknown at current time and will be coordinated in the field.

It is the intent of this plan to comply with the City of Albuquerque, water conservation and waste water ordinance.

All landscape beds shall be planted so to achieve 75% live ground cover at maturity.

Approval of this plan does not constitute or imply exemption from water waste provisions of the water conservation landscaping and water waste ordinance. Water management is the sole responsibility of the property owner.



C & W AIRPORT PARK

LANDSCAPE PLAN FOR BUILDING 1

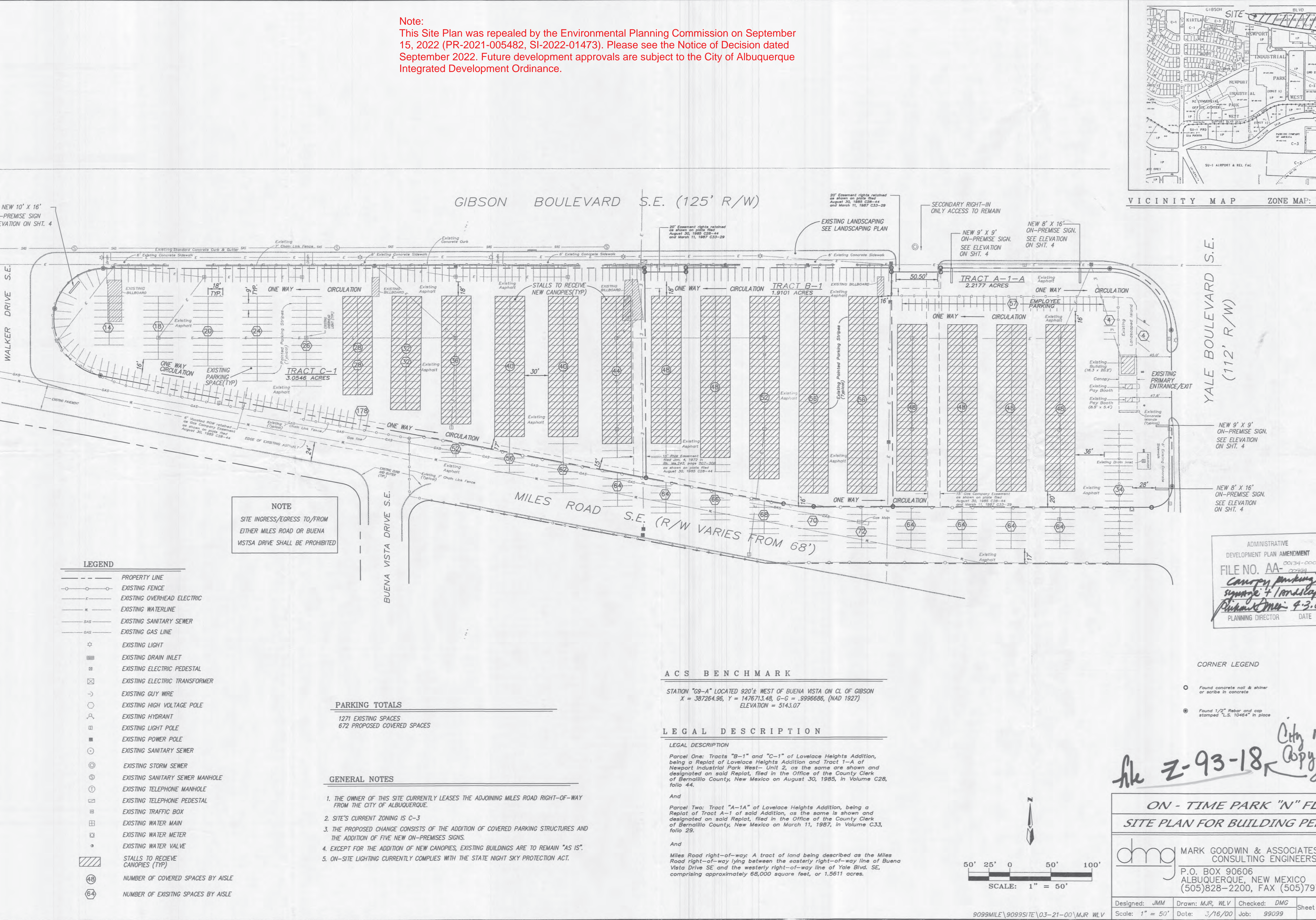
dmg MARK GOODWIN & ASSOCIATES
CONSULTING ENGINEERS

P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO
(505)828-2200, FAX (505)79

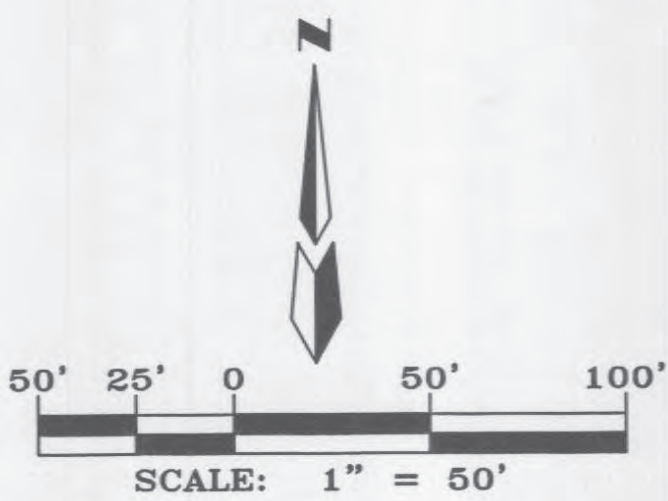
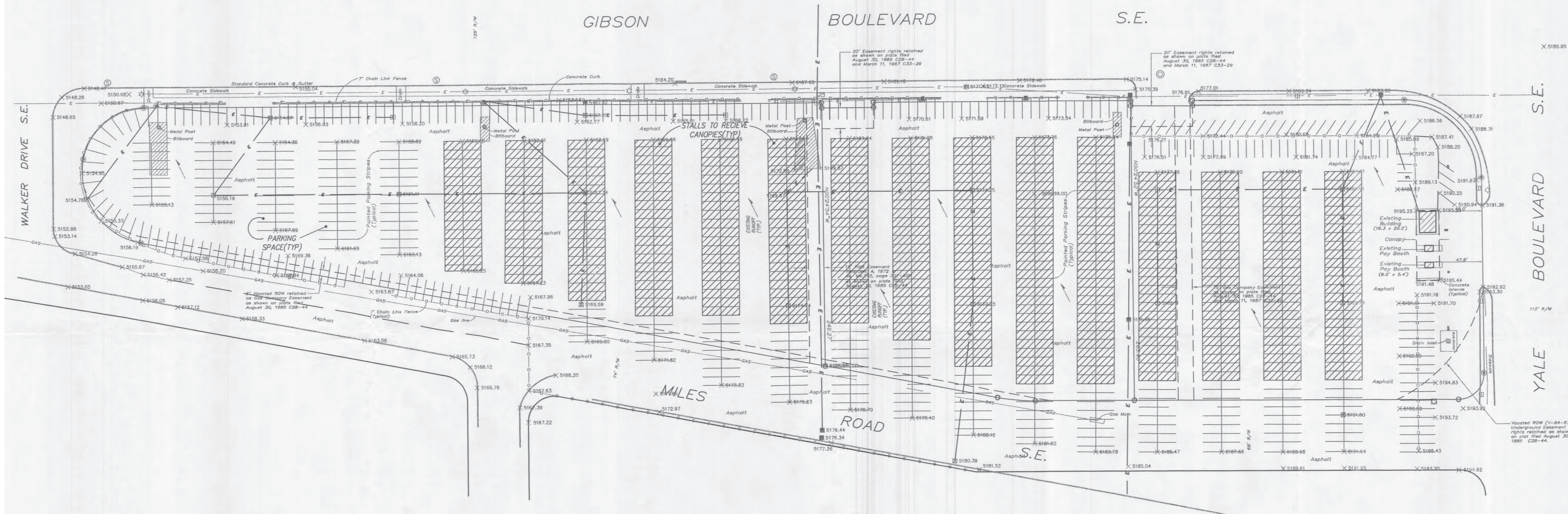
Designed: JMM	Drawn: DDM	Checked: DMG	Sheet
Scale: 1" = 50'	Date: 2/16/00	Job: 99099	

Site Plan Major Amendment

Note:
This Site Plan was repealed by the Environmental Planning Commission on September 15, 2022 (PR-2021-005482, SI-2022-01473). Please see the Notice of Decision dated September 2022. Future development approvals are subject to the City of Albuquerque Integrated Development Ordinance.



Note:
This Site Plan was repealed by the Environmental Planning Commission on September 15, 2022 (PR-2021-005482, SI-2022-01473). Please see the Notice of Decision dated September 2022. Future development approvals are subject to the City of Albuquerque Integrated Development Ordinance.



ACS BENCHMARK

STATION "G9-A" LOCATED 920'± WEST OF BUENA VISTA ON CL OF GIBSON
X = 387264.96, Y = 1476713.48, G-G = .9996686, (NAD 1927)
ELEVATION = 5143.07

LEGAL DESCRIPTION

LEGAL DESCRIPTION

Parcel One: Tracts "B-1" and "C-1" of Lovelace Heights Addition, being a Replat of Lovelace Heights Addition and Tract 1-A of Newport Industrial Park West- Unit 2, as the same are shown and designated on said Replat, filed in the Office of the County Clerk of Bernalillo County, New Mexico on August 30, 1985, in Volume C28, folio 44.

And

Parcel Two: Tract "A-1A" of Lovelace Heights Addition, being a Replat of Tract A-1 of said Addition, as the same is shown and designated on said Replat, filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 11, 1987, in Volume C33, folio 29.

GENERAL NOTES

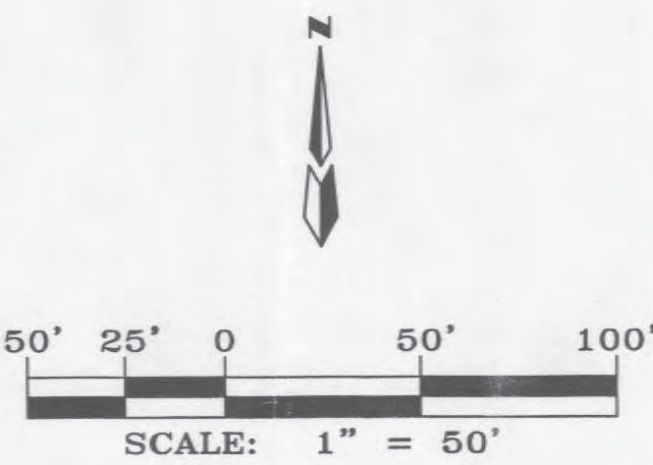
1. EXISTING USE IS AN OPEN PARKING AREA,
2. PROPOSED CHANGES CONSIST OF INSTALLING COVERED PARKING AS SHOWN HEREON.
3. THE INSTALLATION OF THESE CANOPIES WILL NOT INCREASE ON-SITE RUNOFF ABOVE EXISTING RATE.
4. OFF-SITE FLOWS DO NOT ADVERSELY IMPACT THIS SITE.

DRAINAGE CALCULATIONS

P₁₀₀ = 2.00 IN.
P₃₀₀ = 2.35 IN.
P₁₄₀₀ = 2.75 IN.
D_T = 0.033 HR.
T_p = 0.133 HR.
LAND TREATMENT: 100% TYPE "D"
SITE AREA = 7.20 AC.
Q₁₀₀₀ = 33.48 cfs
V₁₀₀₀ = 55.526 C.F.


EXISTING CONDITIONS

THE SITE PRESENTLY CONSISTS OF THREE TRACTS TOTALING 7.2 ACRES. EXCEPT FOR INCIDENTAL LANDSCAPING AROUND THE PERIMETER OF THE SITE, THE SURFACE IS PAVED WITH ASPHALT FOR MANY YEARS. RUNOFF IS PRINCIPALLY SURFICIAL SHEET FLOW IN A NORTHWESTERLY DIRECTION INTO THE GIBSON BLVD. R/W. SIDEWALK CULVERTS AND CURB OPENINGS ARE PERIODICALLY LOCATED ALONG THE NORTH SITE BOUNDARY TO CONVEY RUNOFF INTO THE R/W. BASED UPON SITE FIELD OBSERVATION THERE ARE NO ADVERSE EROSION OR OTHER UNDESIRABLE DRAINAGE CONDITION PRESENTLY OCCURRING ON OR OFF-SITE RELATIVE TO THIS PROPERTY OFF-SITE FLOWS DO NOT ADVERSELY IMPACT THIS SITE.



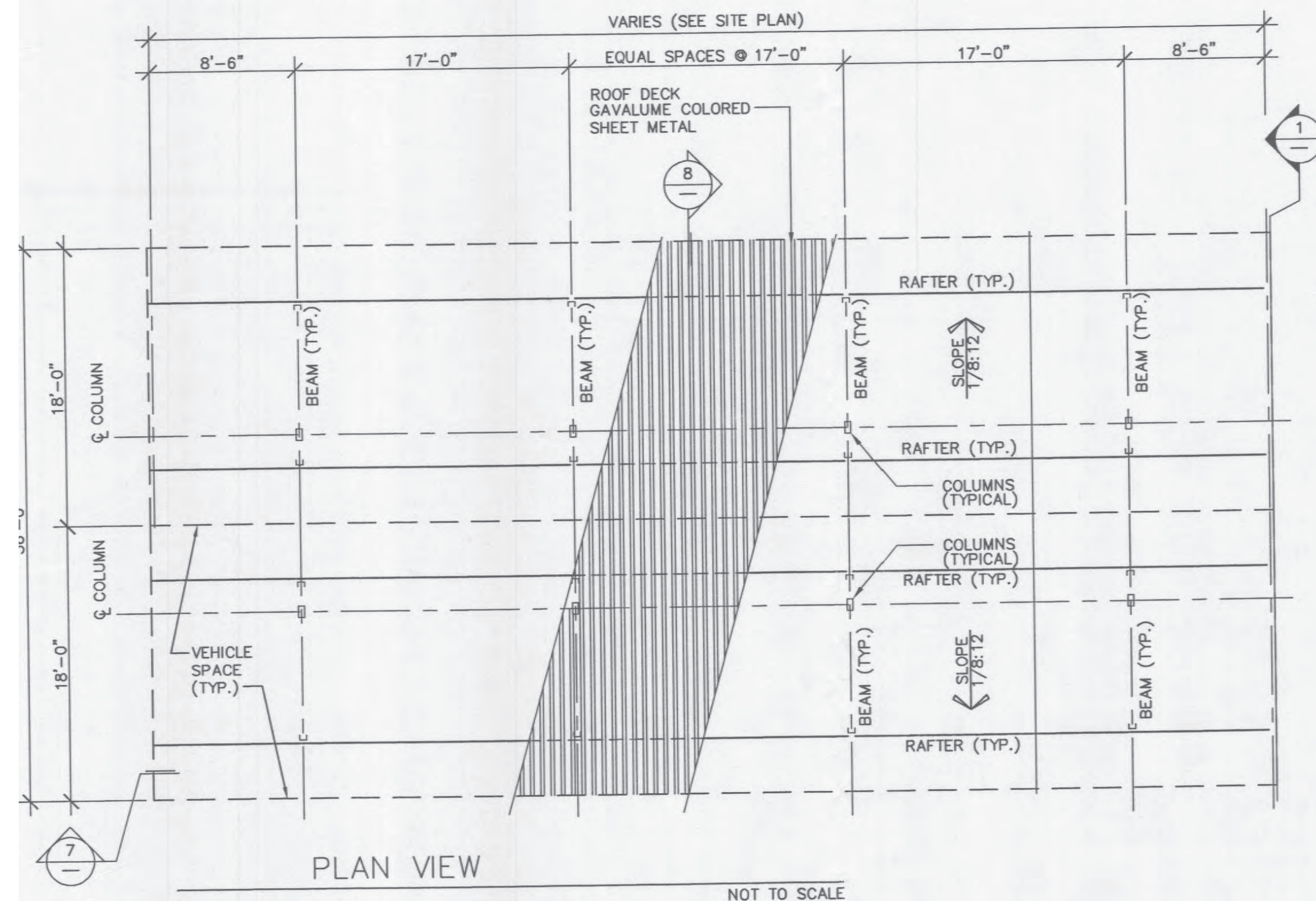
ON - TIME PARK "N"

CONCEPTUAL GRADING AND DRAINAGE

 MARK GOODWIN & ASSOCIATES
CONSULTING ENGINEER

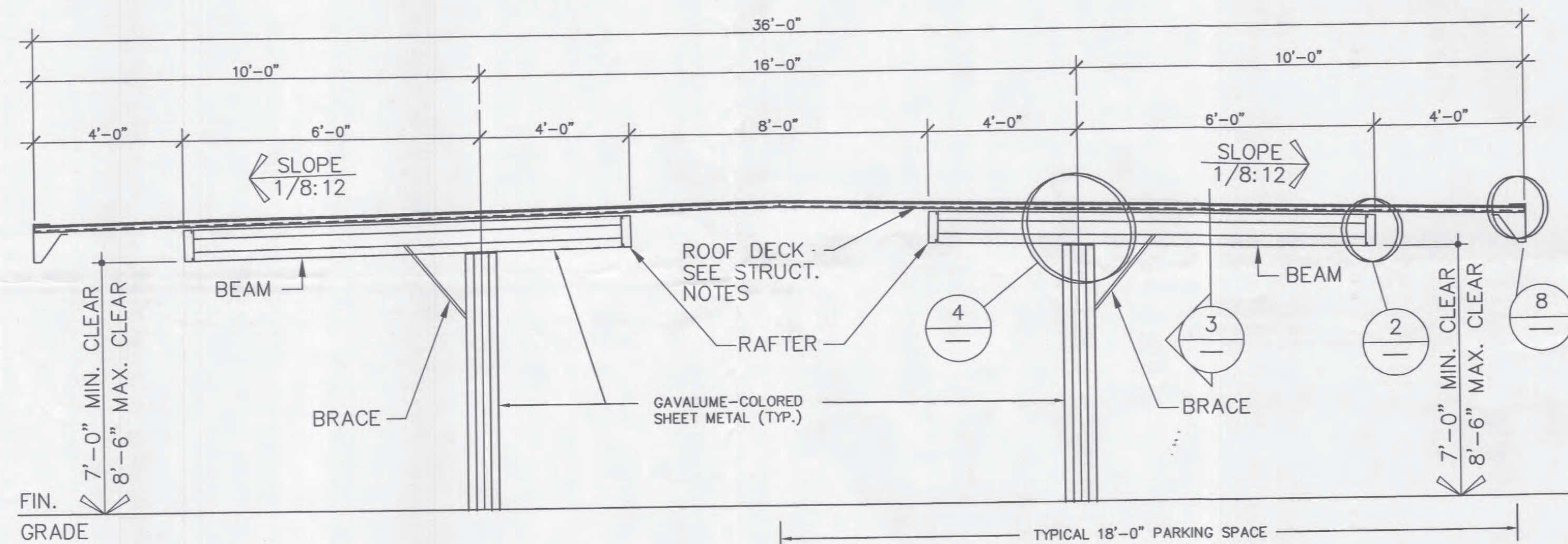
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO
(505)828-2200, FAX (505)

Designed: JMM	Drawn: SPS, WLV	Checked: DMG
Scale: 1" = 50'	Date: 3/01/00	Job: 99099



500 W/SODIUM
VAPOR FIXTURES
SEE NOTE 5 SHT. 1

EXISTING POLE-
MOUNTED LIGHTS
NOT TO SCALE

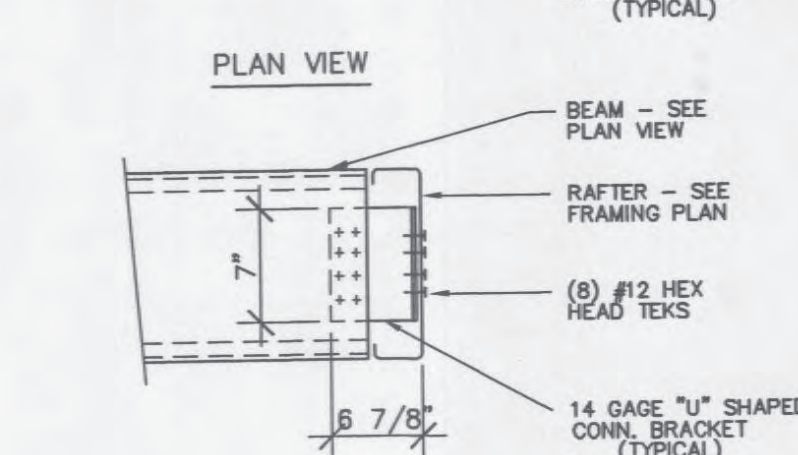
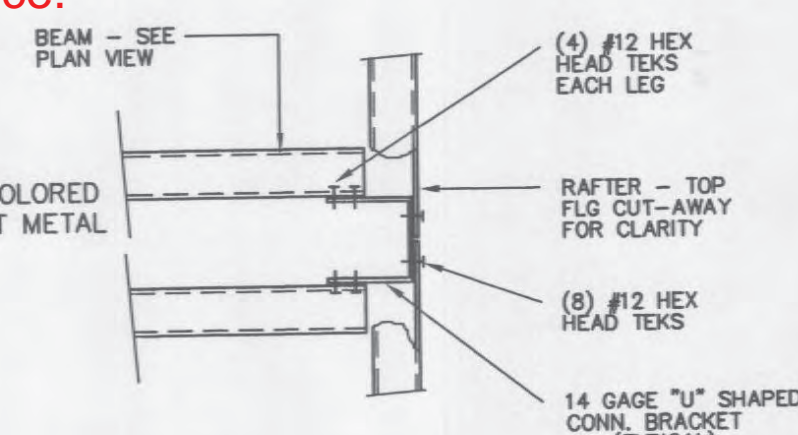
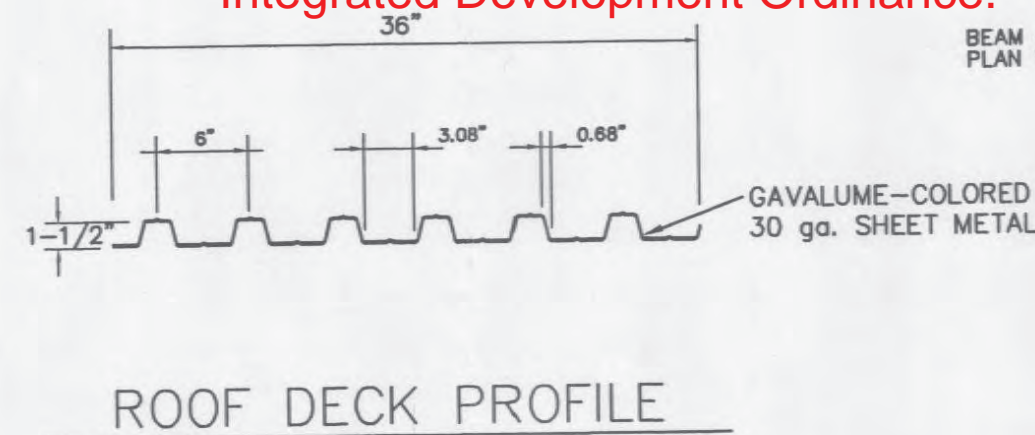
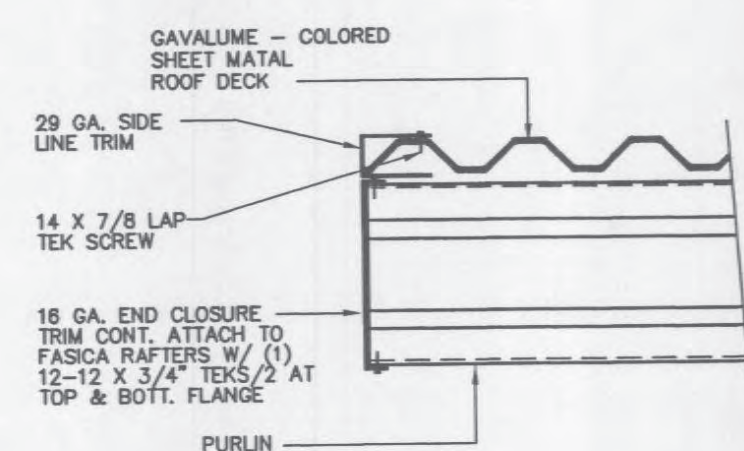


1 END VIEW
CANOPY

Note:

This Site Plan was repealed by the Environmental Planning Commission on September 15, 2022 (PR-2021-005482, SI-2022-01473). Please see the Notice of Decision dated September 2022. Future development approvals are subject to the City of Albuquerque Integrated Development Ordinance.

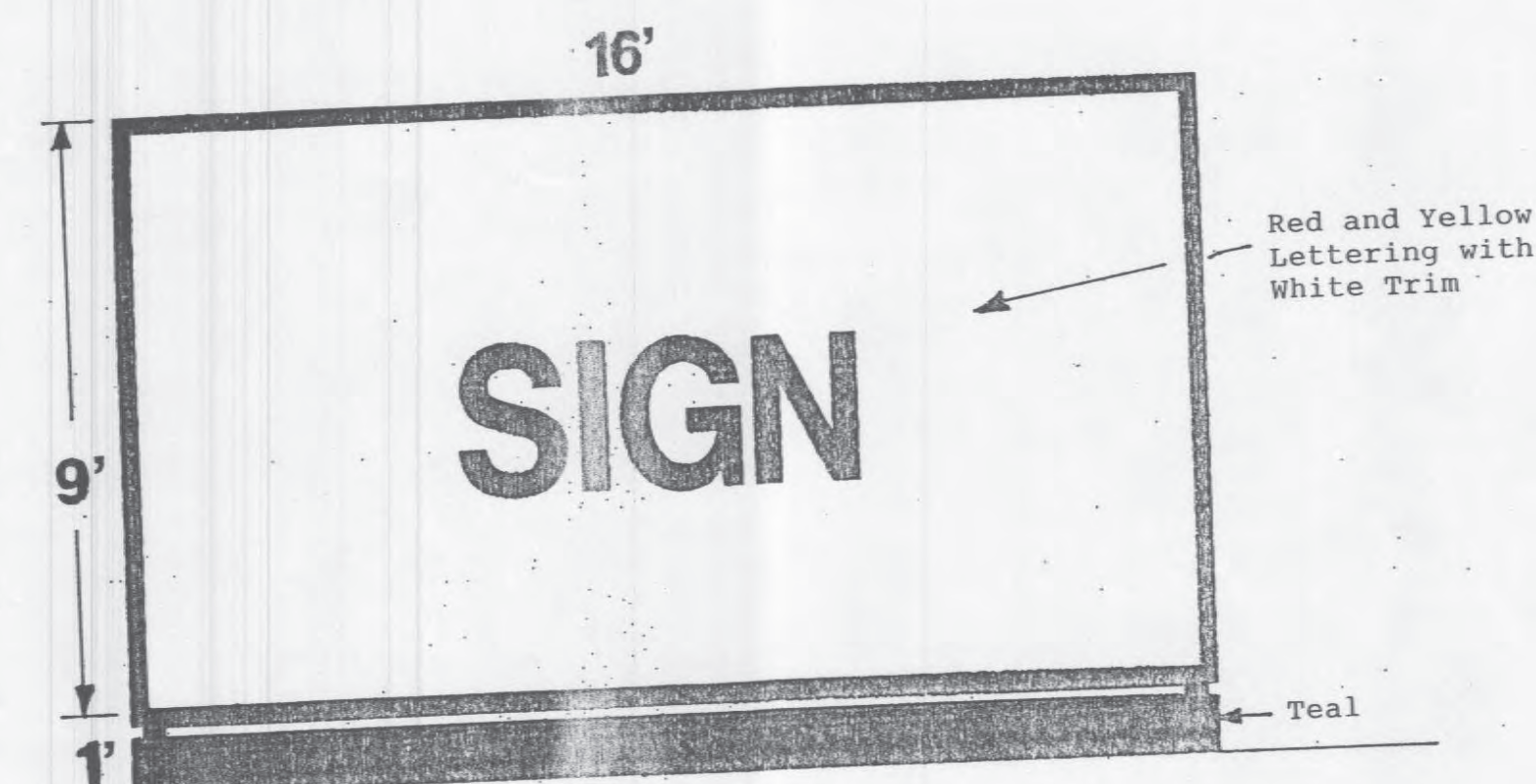
NOT TO SCALE



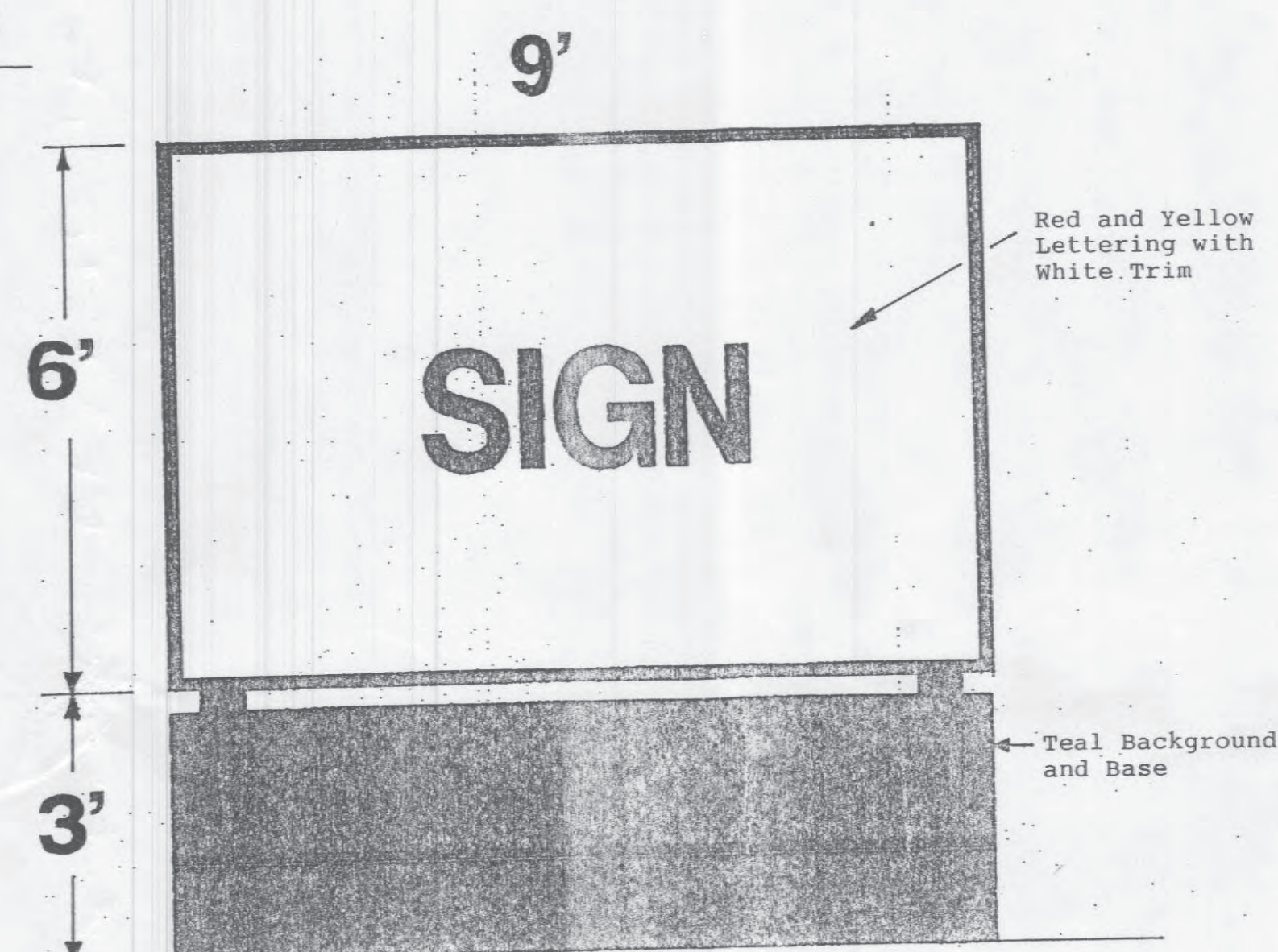
2 RAFTER
TO BEAM
NOT TO SCALE

PROPOSED CANOPIES

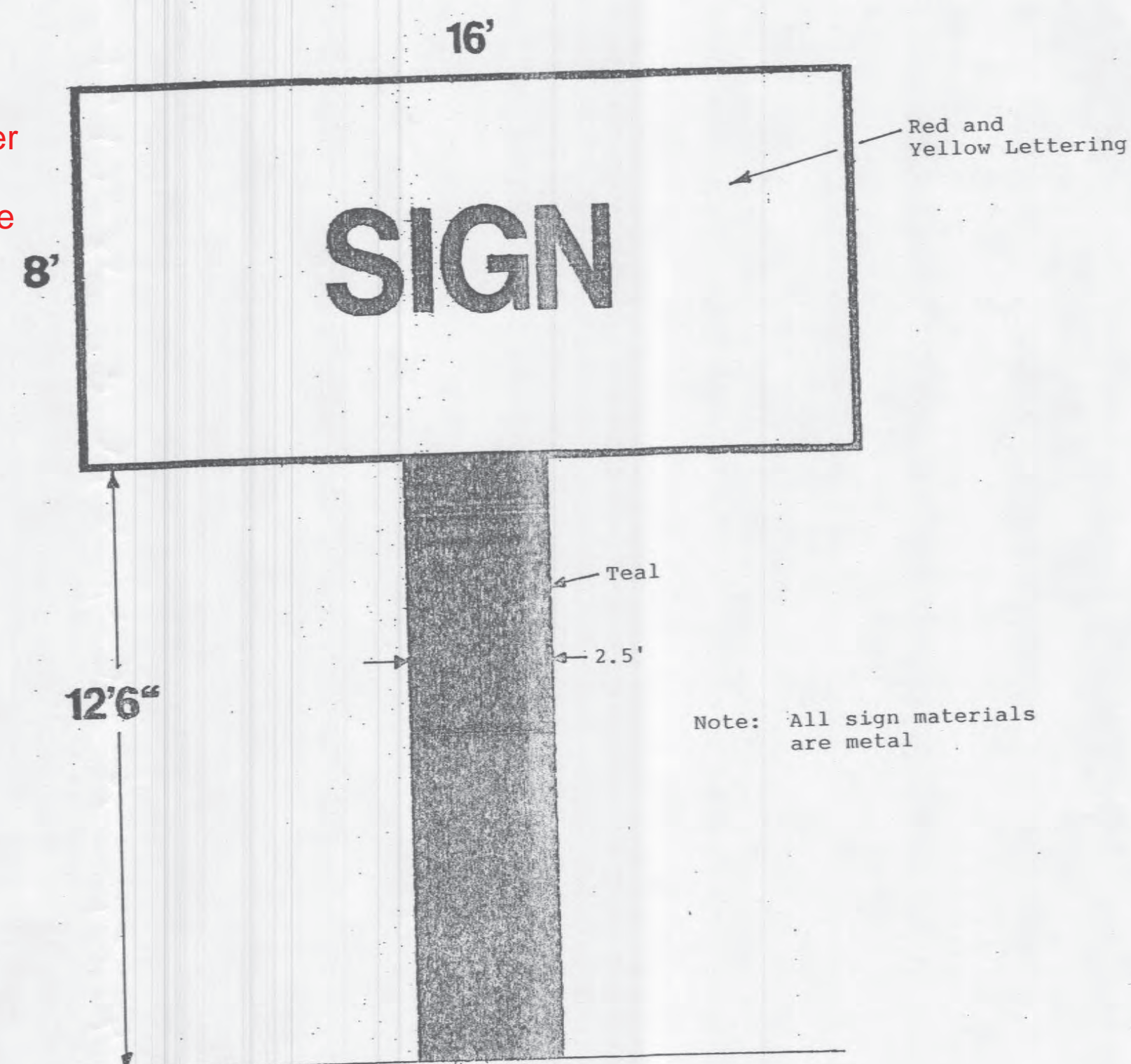
NOT TO SCALE



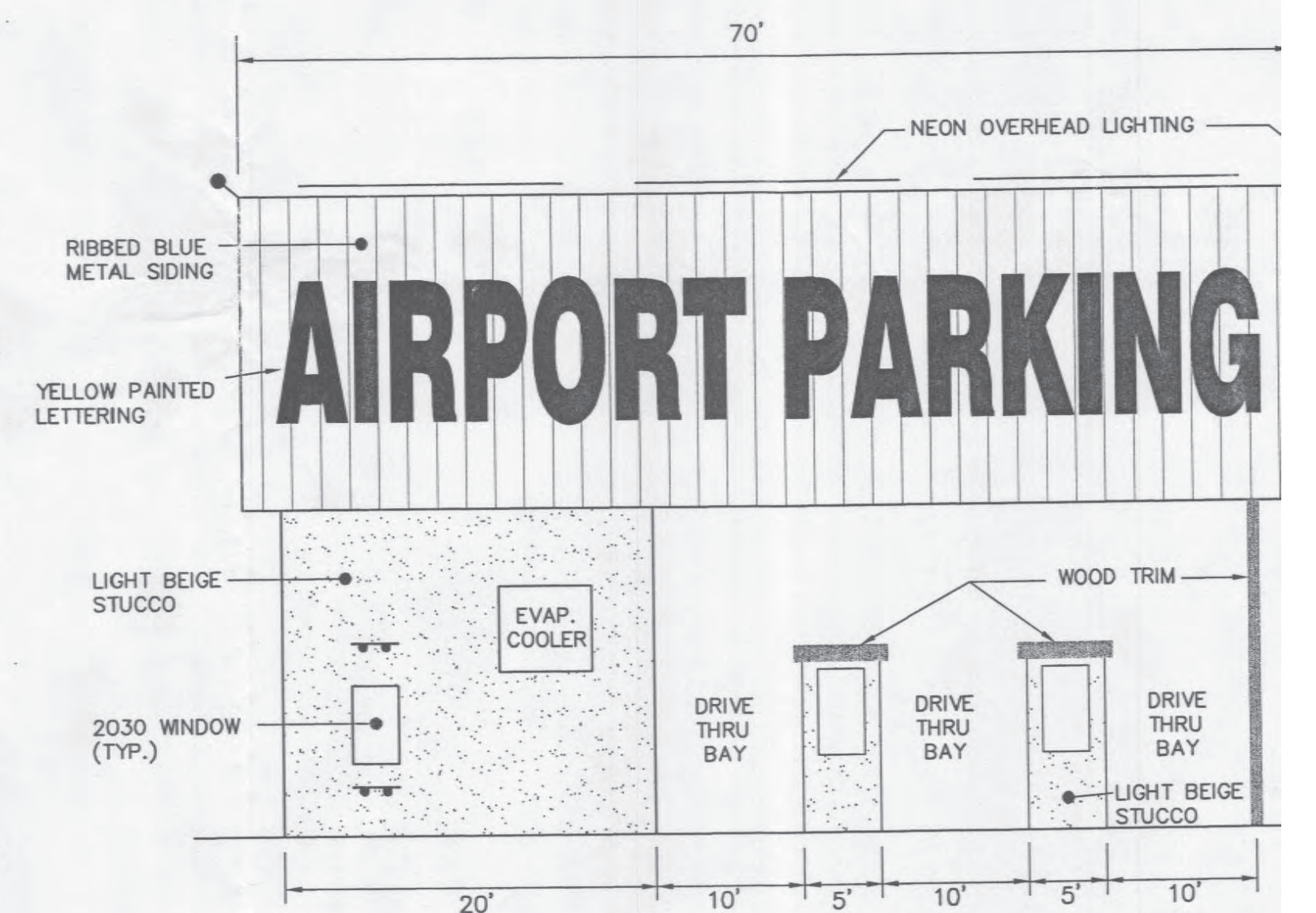
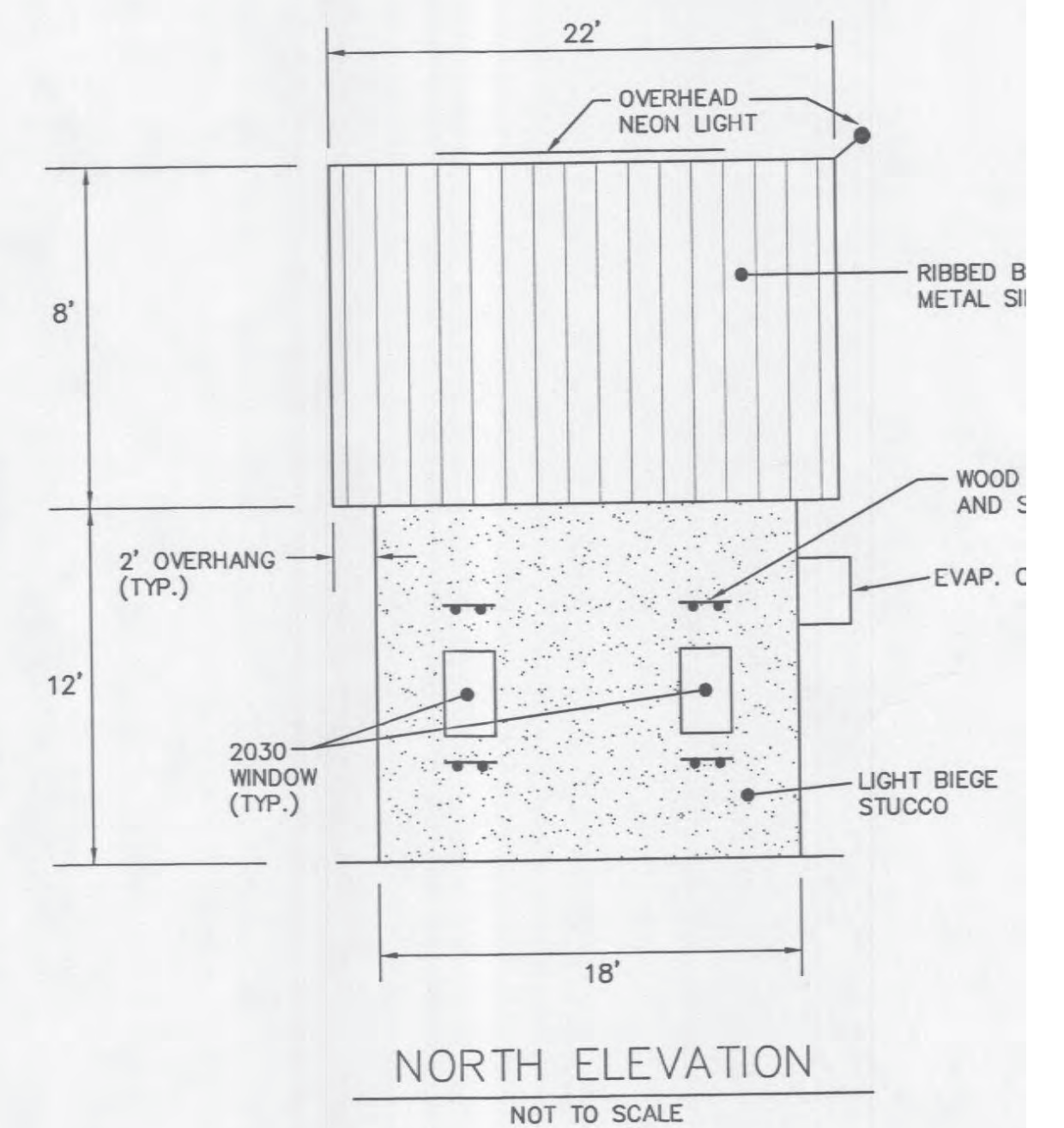
Note: All sign materials
are metal



Note: All sign materials
are metal.



Note: All sign materials
are metal



EXISTING PAY BOOTH / OFFICE
NOT TO SCALE

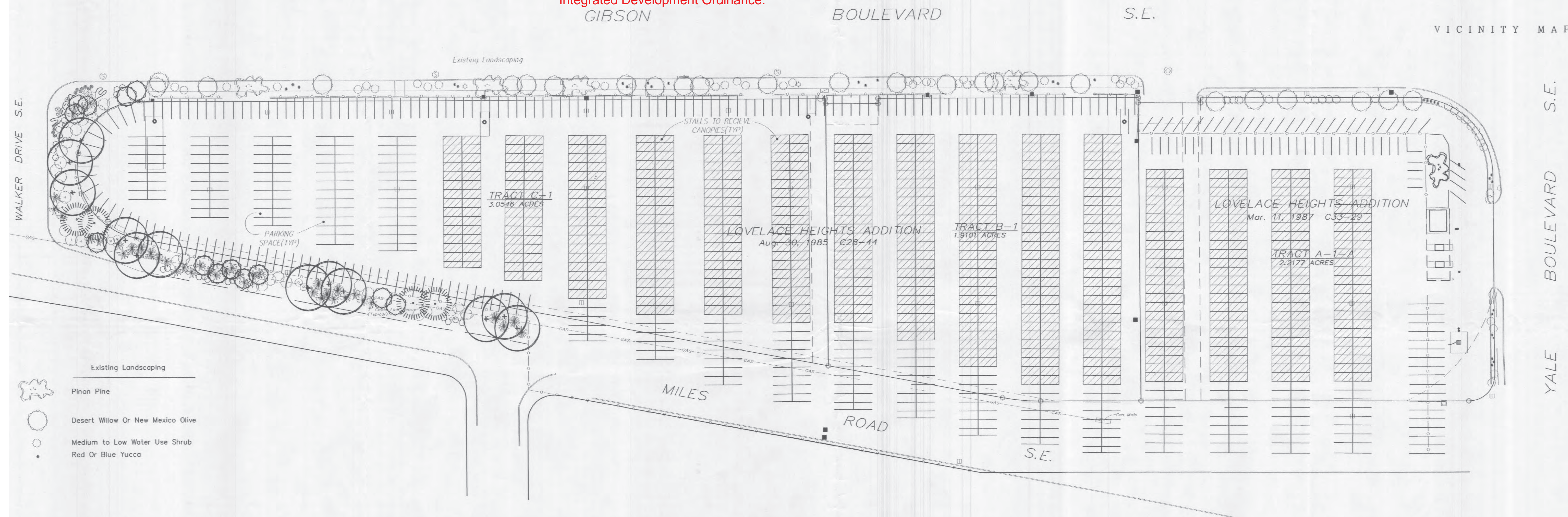
ON - TIME PARK "N
BLDG. AND SIGN ELEV.

dmg MARK GOODWIN & ASSOC
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEX
(505)828-2200, FAX (505)828-2201

Designed: JMM Drawn: WLW Checked: DMG
Scale: 1" = 100' Date: 3/00 Job: 99099

9099MILE\9099ELEV\03-17-00\WLW

Note:
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- Existing Landscaping
- Pinon Pine
 - Desert Willow Or New Mexico Olive
 - Medium to Low Water Use Shrub
 - Red Or Blue Yucca

Landscape Legend

Size	Common Name	Quantity
2 - 2 1/2" cal	Shumards Red Oak	12
15 Gal	Austrian Pine	4
15 Gal	Pinon Pine	1
2 1/2" cal B & B	Desert Willow	13
1 Gal	Chamisa	21
5 Gal	Apache Plume	12
5 Gal	Buffalo Juniper	27
5 Gal	Red Twig Dogwood	10
5 Gal	Cherry Sage	21
5 Gal	Blue Mist	15
1 Gal	Angelita Daisy	12
1 Gal	Wallflower	3

Landscape Notes

Landscape Maintenance and Irrigation system maintenance shall be the responsibility of the owner.

All Landscaping shall be watered by a complete underground irrigation system operated by automatic timer. Bubblers to trees and (2) drip emitters per shrub. Point of Connection for irrigation system is unknown at current time and will be coordinated in the field.

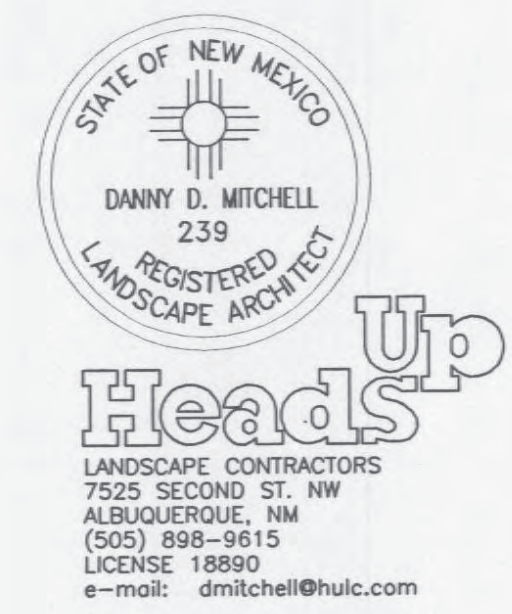
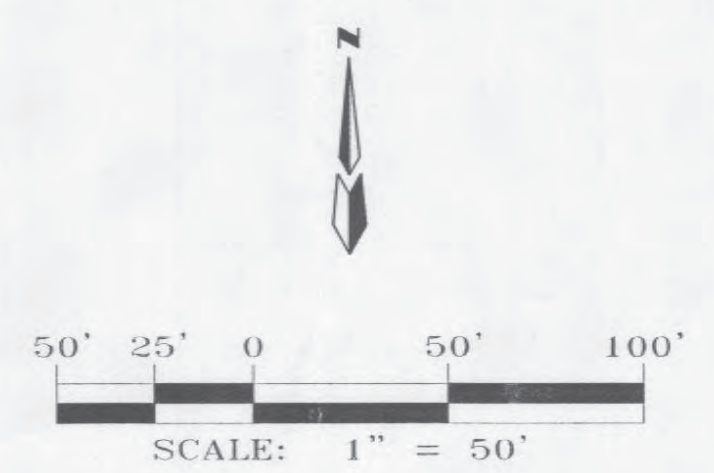
It is the intent of this plan to comply with the City of Albuquerque, water conservation and waste water ordinance.

All landscape beds shall be planted so to achieve 75% live ground cover at maturity.

Approval of this plan does not constitute or imply exemption from water waste provisions of the water conservation landscaping and water waste ordinance. Water management is the sole responsibility of the property owner.

Note: All landscape beds shall be planted with shrubs to achieve 75% live ground cover.

Note: All landscape beds shall be mulched with 2-3" of landscape gravel over filter fabric.



C & W AIRPORT PARK

LANDSCAPE PLAN FOR BUILDING

dmg MARK GOODWIN & ASSOCIATES
CONSULTING ENGINEERS

P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO
(505)828-2200, FAX (505)79

Designed: JMM	Drawn: DDM	Checked: DMG	Sheet
Scale: 1" = 50'	Date: 2/16/00	Job: 99099	

Heads Up Landscaping 3/8/00 7:16 AM Apoc:\p\gldsc\pdeg
9099\9099SITE-PLAN\02-16-00\MJR

Sign Posting Agreement

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from _____ To _____

5. REMOVAL

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

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

(Applicant or Agent)

8/1/22

(Date)

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

PROJECT NUMBER: _____