



## **Environmental Planning Commission**

**Agenda Number: 1**  
**Project #: PR-2021-005199**  
**Case #: RZ-2021-00008**  
**Hearing Date: April 15, 2021**

### **Staff Report**

<b>Agent</b>	Modulus Architects Inc.
<b>Applicant</b>	Cerdo En La Bolsa LLC and M&C Enterprises
<b>Request</b>	<b>Zoning Map Amendment (zone change)</b>
<b>Legal Description</b>	Lot C, Block C, American Square Addition
<b>Location</b>	Between Bryn Mawr Pl. and Richmond Dr. NE (3101 Menaul Blvd NE)
<b>Size</b>	Approximately 6.0 acres
<b>Existing Zoning</b>	MX-M
<b>Proposed Zoning</b>	NR-C

### **Staff Recommendation**

**APPROVAL of RZ-2021-00008, based on the Findings beginning on Page 25.**

**Staff Planner  
Sergio Lozoya**

### **Summary of Analysis**

The request is for a Zoning Map Amendment from MX-M to NR-C for Lot C, Block C, American Square Addition located at 3101 Menaul Blvd NE, between Bryn Mawr Place and Richmond Drive NE, approximately 6.0 acres. The applicant would like to change the subject site's zoning to allow more options for commercial development in the area, and to promote infill, economic development, and use existing infrastructure and resources. The subject site is in an Area of Change.

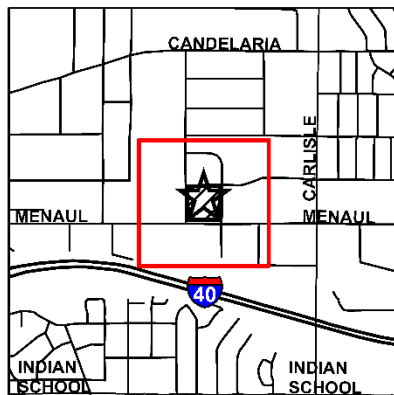
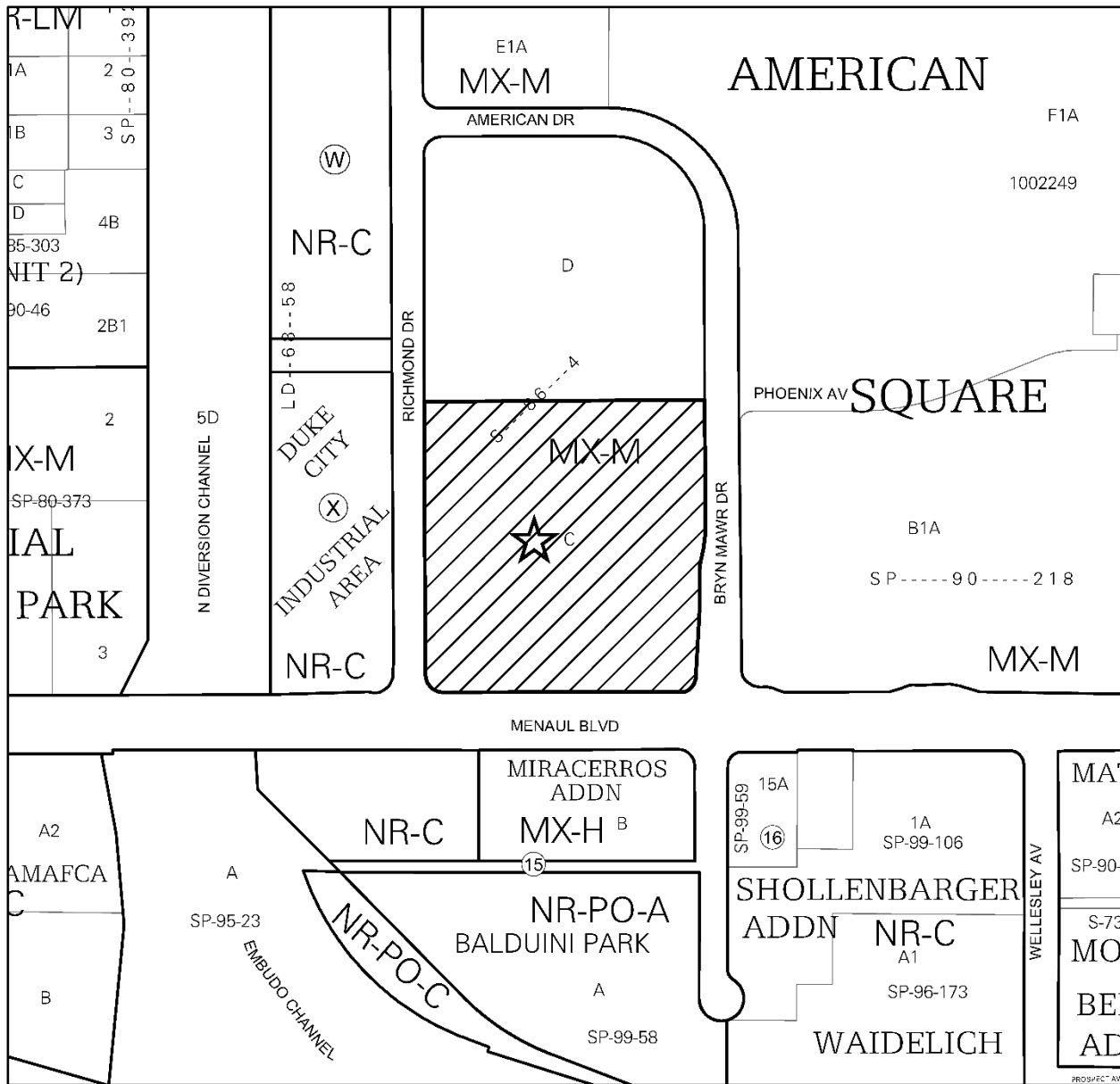
The applicant has adequately justified the request pursuant to the IDO zone change criteria in 14-16-6-7(G)(3) based upon the proposed zoning being more advantageous to the community overall because it furthers a preponderance of applicable Comprehensive Plan Goals and policies.

The affected, registered Neighborhood Association is the District 7 Coalition of Neighborhood Associations. As of this writing, Staff has not received any letters or comments from the community or Neighborhood Association.

Staff recommends approval.







**IDO ZONING MAP**

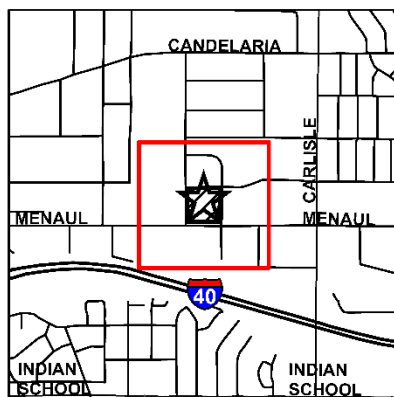
Note: Gray shading indicates County.



1 inch = 250 feet

Hearing Date:  
4/15/2021  
Project Number:  
PR-2021-005199  
Case Numbers:  
RZ-2021-00008

Zone Atlas Page:  
H-16



**HISTORY MAP**

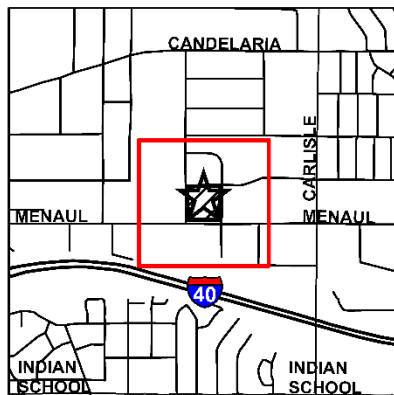
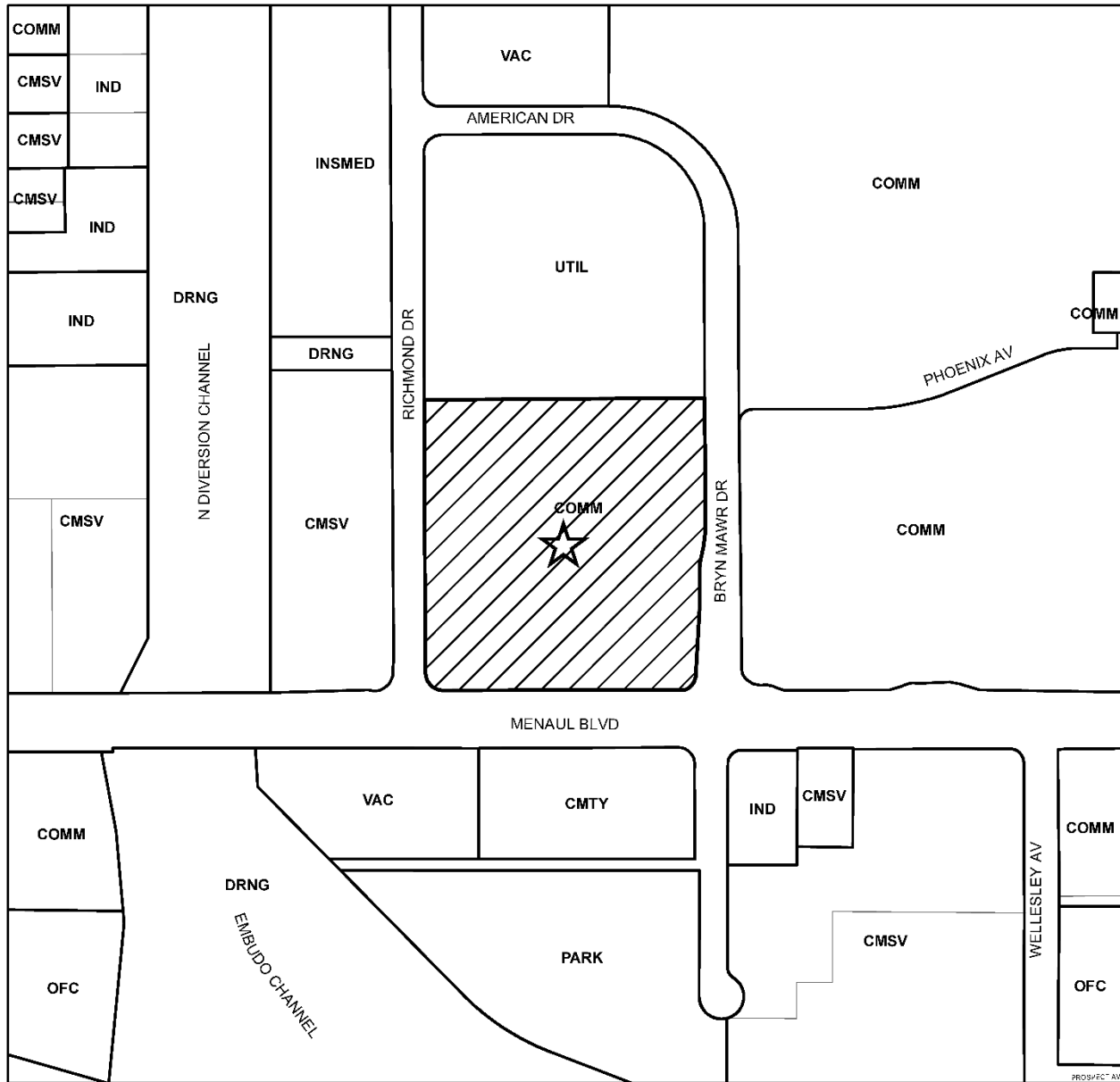
Note: Gray shading indicates County.



1 inch = 250 feet

Hearing Date:  
4/15/2021  
Project Number:  
PR-2021-005199  
Case Numbers:  
RZ-2021-00008

Zone Atlas Page:  
H-16



**LAND USE MAP**

Note: Gray shading indicates County.

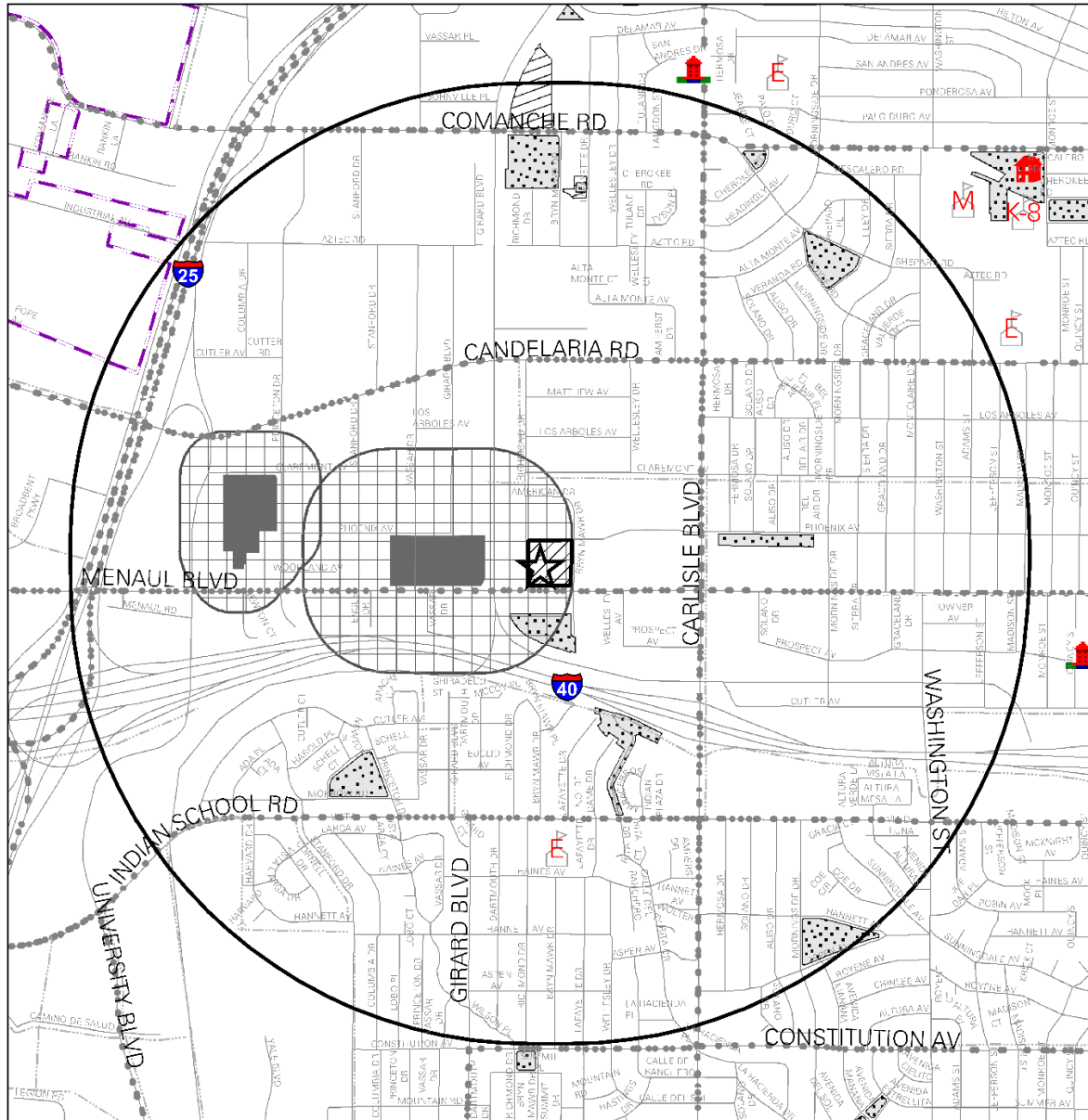
- Key to Land Use Abbreviations**
- LDRES | Low-density Residential
  - MULT | Multi-family
  - COMM | Commercial Retail
  - CMSV | Commercial Services
  - OFC | Office
  - IND | Industrial
  - INSMED | Institutional / Medical
  - ED | Educational
  - APRT | Airport
  - TRANS | Transportation
  - AGRI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



1 inch = 250 feet

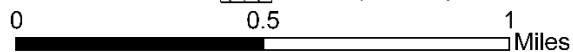
Hearing Date:  
4/15/2021  
Project Number:  
PR-2021-005199  
Case Numbers:  
RZ-2021-00008

Zone Atlas Page:  
H-16



**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     |



*Table of Contents*

I. Introduction.....8

II. Analysis of Applicable Ordinances, Plans, and Policies.....10

III. Agency and Neighborhood Concerns.....23

IV. Conclusion.....23

Findings and Recommendation.....25

Agency Comments.....32

Attachments

**I. INTRODUCTION**

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

	<i>Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	MX-M	Area of Change	Commercial Retail
<i>North</i>	MX-M	Area of Consistency	Utilities
<i>South</i>	MX-H	Area of Change	Commercial Retail
<i>East</i>	MX-M	Area of Change	Single-family residential-duplex
<i>West</i>	NR-C	Area of Change	Community

***Request***

The request is for a Zoning Map Amendment (zone change) for an approximately 6.0-acre site legally described as Lot C, Block C, American Square Addition, and comprising a portion of land between Bryn Mawr Pl NE and Richmond Dr, along the northern portion of Menaul Blvd NE (3101 Menaul Blvd NE) (the “subject site”).

The subject site is zoned MX-M (Mixed Use – Medium Intensity) but is currently developed with various commercial retail uses. The applicant owns the subject site and is requesting the zone change in order to allow more opportunities for future commercial development. The current zoning allows for residential development and has limited options for commercial development. Primarily, the MX-M zone does not allow General Retail, Large. The application was submitted in March, 2021 and is being reviewed using the November 2, 2020 version of the Integrated Development Ordinance (IDO).

***EPC Role***

The EPC is hearing this case because the EPC is required to hear all zone change cases, regardless of site size, in the City. The EPC is the final decision-making body unless the EPC decision is appealed. If so, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to the City Council. The City Council would then make the final decision. The request is a quasi-judicial matter.

***Context***

The subject site is located in an area characterized mostly by commercial uses zoned MX-M and is not within any CPO or VPO zones. The subject site is bordered by a variety of zones including NR-C (Non-residential - Commercial), MX-M (Mixed-use – Medium Intensity), and MX-H (Mixed-use – High Intensity). The character of the area is largely commercial buildings bordering roadways with high volumes of traffic. Within the subject site are a variety of commercial uses: a coffee shop, a computer service center, and an urgent care center. The subject site is currently about 50% vacant, the portion that is vacant used to be a large box retail and is no longer in operation. South of the site,



across Menaul Blvd, there is site zoned MX-M with a Community Land Use. School called the Action Academy occupies that site. To the east there is a shopping center with a restaurant, a local pet food and supply store, and other various commercial uses. To the north of the subject site is an electric utility station owned by PNM. West of the subject site is Sonesta Simply Suites, which is a hotel motel zoned NR-C.

The subject site is located in an Area of Change as designated by the Comprehensive Plan.

### ***History***

The subject site is located at 3101 Menaul Blvd, between Bryn Mawr and Richmond Dr. The Comprehensive Plan identifies this portion of Albuquerque as the Mid Heights CPA, which consists of many 1950's suburbs, grid pattern of principal and minor arterial streets, and several commercial strips bordering major streets.

The subject property was formerly part of the 57-acre American Square complex located along Menaul Blvd between Carlisle, Claremont and Richmond NE. It first appeared before the EPC in 1986 under project number Z-86-12 to establish the original site plan and for a zone change request from C-3 and SU-1 to C-2. The site development plan was amended administratively in 1987, 1989 and in 1993 to allow for further commercial development.

In 1996 the EPC voted to approve (Z-96-129) a Site Development Plan for Building Permit, and an Amended Site Development Plan which separated the site from the original 57-acre American Square Complex. The approval was for 2 major attached buildings (50,000 sf and 20,000 sf) and also approved a pad site (6,000 sf).

The subject site was again seen by the EPC for project number Z-97-84, which consisted of the approval of signage design for the façade of the building. There were several Administrative Amendments to the case which included the relocation of an entry point, adding an entry way landmark, and the addition of a freestanding ATM (though the ATM was never developed).

### ***Transportation System***

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Metropolitan Region Planning Organization (MRMPO), identifies the functional classifications of roadways. Menaul Blvd is classified as a Community Principal Arterial, Bryn Mawr PL and Richmond Dr are both Local Urban Streets.

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

The Comprehensive Plan designates Menaul Blvd as a Multi-Modal corridor. Multi-Modal corridors are anticipated to be served by high-frequency and local transit. These corridors prioritize transit above other modes to ensure a convenient and efficient transit system. Masthead St. NE is not a designated corridor.

The subject site is located within the American Square Activity Center. Activity Centers provide convenient, day-to-day services at a neighborhood scale to serve the surrounding area within a 30-minute walk or short bike ride (Comprehensive Plan, 5-15).

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

### ***Comprehensive Plan Community Planning Area Designation***

The subject site is located at 3101 Menaul Blvd NE, between Richmond Dr and Bryn Mawr Pl and is part of the Mid Heights ABQ Community Planning Area (CPA). The Mid Heights CPA consists of many 1950's suburbs, grid pattern of principal and minor arterial streets, and several commercial strips bordering major streets.

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

The Long Range Bikeway System (LRBS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies existing and proposed routes and trails. The subject site is located near an existing paved trail called the North Channel Trail, and there are bike lanes just west of the site on Menaul Blvd. The North Channel trail starts at the Balloon Fiesta Park and goes down to the UNM Golf Course. This path also connects to several other bike trails, including the 50 Mile Activity Loop.

### ***Transit***

ABQ Ride Route 8 runs east-west along Menaul Blvd and offers service Monday through Friday, peak frequency of 30 minutes, and a reduced schedule on Saturdays and Sundays. The route begins at Montgomery / Tramway Park & Ride and ends at the Alvarado Transportation Center.

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

Please refer to the Public Facilities Map (Page 6), 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***

**Activity Center (AC):** An area designated as an Activity Center in the ABC Comp Plan, as amended.

**Corridor:** A street and adjoining land designated in the ABC Comp Plan, as amended, as one of the 5 corridor types designated based on travel modes and development intensity, excluding Commuter Corridors.

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

**Cannabis Retail:** A retail sales establishment licensed by the State to sell cannabis for recreational

consumption. Retail establishments selling cannabis solely for consumption by users with a medical card issued by the State are considered general retail and are not regulated by this definition.

Cannabis Cultivation Facility: A facility in which cannabis is grown, harvested, dried, cured, or trimmed.

Cannabis-infused Products Manufacturing: A process in which a product is infused with cannabis that is intended for use or consumption other than by smoking, including but limited to, edible products, ointments, and tinctures.

Commercial Services: Any activity involving provision of services carried out for profit, generally for a business customer and not an individual buyer, including but not limited to upholstering, welding, laundry, printing, or publishing, that is not listed separately as a distinct use in Table 4-2-1.

General Retail, Large: An establishment providing for the retail sale of general merchandise or food to the general public for direct use and not for wholesale; more th

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

### ***Zoning***

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

The request is to change the subject site's zoning to NR-C (Non-Residential, Commercial, IDO 14-16-2-5(A)). 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. Specific permissive uses are listed in IDO Table 4-2-1: Allowable Uses.

There are some noteworthy differences between MX-M and the NR-C zones. The main difference would be that the NR-C zone does not allow any residential as permissive primary uses, while the MX-M zone does. NR-C does however allow Office Live/Work as a conditional accessory use.

Some uses that are conditional in the MX-M zone but not allowed in the NR-C zone include building and home improvement materials store, general retail (large), liquor retail, and wholesaling and distribution centers.

Both the MX-M and NR-C zones allow elementary or middle schools, high schools, museum or art galleries, and several other commercial, civic and institutional uses, and some industrial uses.

***Albuquerque / Bernalillo County Comprehensive Plan***

The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated an Area of Change. Applicable Goals and policies are listed below. Applicant's justification language is in italics. Staff analysis follows in plain text.

In this case, some the Goals and policies below were included by the applicant in the justification letter. The applicant also included goals and policies that staff did not find relevant, those are listed later in this Staff report.

*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 in American Square, a designated Activity Center. Activity Centers are meant to provide convenient day-to-day services to residences within a 20-minute walking distance or a short bike ride. The request for Non-Residential – Commercial would introduce additional commercial services to serve the nearby community. This request would strengthen the established American Square Center by facilitating growth in an appropriate location and in accordance with the Comprehensive Plan, and along a designated Multi-Modal Corridor (Menaul Blvd. NE). The request furthers Goal 5.1-Centers and Corridors.*

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

*The request for the NR-C zone would allow a development of a wide variety of commercial uses in the established American Square Center, which are currently not allowed, and would make the Activity Center more sustainable by filling the vacant portion of the site. However, the American Square Center may not constitute regional growth or establish a use that is regionally significant. The request partially furthers Policy 5.1.1 – Desired Growth.*

Sub policy a: Create walkable places that provide opportunities to live, work, learn, shop, and play.

*The request would add commercial uses in the established American Square Center, which is located along Menaul Blvd a Multi-Modal Corridor. At the time of this report, the subject-site is roughly 50% vacant, the zone change would facilitate the filling of this vacancy which in turn would provide more opportunities for shoppers or employees that walked, drove, rode the bus, or biked to work, learn, shop, or play. This request partially furthers Sub policy a.*

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

*The requested zone change provides an opportunity for infill development and redevelopment on the subject site, which is currently roughly 50% vacant. The zone change to NR-C would*

*accommodate growth in an appropriate Activity Center along a multi-modal corridor. The request furthers sub policy c.*

Subpolicy f: Discourage the development of detached single-family housing as an inappropriate use in Centers and along Corridors.

*The request discourages the development of detached single-family housing in the American Square Center, and along Menaul Blvd (a multi-modal corridor) by amending the zone of the subject site to NR-C, which does not allow single-family detached housing. The request furthers sub policy f.*

Policy 5.1.2- Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

*The request to NR-C would direct more intense commercial uses to the American Square Activity Center which is an established and stable shopping center and is located along Menaul Blvd, a multi-modal corridor. Any new development facilitated by the zone change would be under IDO Regulations and would maintain appropriate density and scale of development. This request furthers Policy 5.1.2 - Development Areas.*

Policy 5.1.11 Multi-Modal Corridors: Design safe Multi-Modal Corridors that balance the competing needs of multiple modes of travel and become more mixed-use and pedestrian-oriented over time.

*The request would facilitate the redevelopment of the existing, aging, auto oriented American Square Activity Center by filling the vacant portion of the site and activating the space. Filling the vacant part of the building provides an opportunity to activate this shopping center and gives shoppers or workers that walked, biked, rode transit, or drove to the shopping center more commercial services. This request generally furthers Policy 5.1.11- Multi Modal Corridors.*

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

*The request would facilitate the redevelopment of the site, and the filling of the vacancy within the site boundaries, which would provide additional opportunities for nearby residents to work, shop, play. Though no residential is allowed within the NR-C zone, there is a neighborhood of single-family dwellings within walking distance of the subject site. The request partially furthers Goal 5.2 – Complete communities.*

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

*The request would generally contribute to creating a healthy and sustainable community because it would facilitate development of a mix of commercial uses that would be accessible from the surrounding neighborhoods via designated transit corridors, which encourages transit use, walking, and biking. The requested zone change is within the American Square*

*Activity Center, and would contribute to the redevelopment of an outdated, car-centric shopping center. The request generally furthers Policy 5.2.1 – Land Uses*

Sub policy a: Encourage development and redevelopment that brings goods, services, and amenities within walking distance of neighborhoods and promotes good access for all residents.

*The zone change request facilitates redevelopment and development within the American Square Activity Center, which is within walking distance of several neighborhoods of single-family dwellings. Any goods, services, and amenities established at the site would be within walking distance of this neighborhood and nearby neighborhoods. The subject site is located on Menaul Blvd, which is well served by transit, its location promotes transit use, pedestrian access, walkability, and multiple modes of travel including biking and vehicle access. This request furthers sub policy 5.2.1(a).*

Sub policy b: Encourage development that offers choice in transportation, work areas, and lifestyles.

*The zone change request would facilitate development that offers choice in transportation, work areas, and lifestyles because the subject site is located near several neighborhoods and is on Menaul Blvd., a multi-modal corridor which offers consistent transit services. Nearby residents can choose to bike, walk, or drive a car to the development to shop or work. This request furthers sub policy 5.2.1(b).*

Sub policy h: Encourage infill development that adds complementary uses

*The zone change to NR-C would add complementary uses to the American Square Activity Center because the Activity Center is largely zoned MX-M, and MX-H, and the NR-C zone would offer commercial uses not available in the MX-M and MX-H zones. The request furthers sub policy 5.2.1(h).*

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

*The request promotes development that maximizes utility of existing infrastructure because the subject site is located within the American Square Activity Center, this Activity Center is largely developed and is ready to take on uses allowed in the NR-C zones. The subject site is currently roughly 50% vacant, the zone change request would facilitate the use and potential redevelopment of existing infrastructure and is an efficient use of land. The request also maximizes existing public facilities because it is located along Menaul Blvd. which is a multi-modal corridor and hosts consistent and reliable public transit. The request furthers Goal 5.3 – Efficient Development Patterns.*

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

*The zone change request supports additional growth in an area with existing infrastructure because the subject site is located in the American Square Activity Center which is largely developed. The subject site is currently partially vacant, the zone change request facilitates growth within existing infrastructure. The subject site is located on Menaul Blvd which is a*

*multi-modal corridor and hosts consistent and reliable public transit, and promotes the use of public facilities.*

Policy 5.3.2. Leapfrog Development: Discourage growth in areas without existing infrastructure and public facilities.

*The request discourages growth in areas without existing infrastructure and public facilities by facilitating growth in an Area of Change and an Activity Center where growth and development are desired. The subject site is located within a well-established area of the City, where there are existing infrastructure and public facilities. This request furthers Policy 5.3.2 – Leapfrog Development.*

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.

*The subject site is located in American Square, a designated Activity Center within an Area of Change. The request for Non-Residential – Commercial would introduce additional commercial services to serve the nearby community and encourages and directs potential growth to an area that is desired. This request furthers 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 request furthers the above policy because it facilitates and directs growth and more intense commercial uses to the American Square Activity Center, which is located along Menaul Blvd. an established multi-modal corridor. The zone change from MX-M to NR-C allows more intense commercial uses to be established within the American Square Activity Center. The request furthers Policy 5.6.2.*

Sub policy b: Encourage development that expands employment opportunities.

*The request encourages development that expands employment opportunities by facilitating the occupancy and potential development of an existing shopping center that is currently 50% vacant. The zone change from MX-M to NR-C allows for more intense commercial uses such as big-box stores, and hardware stores which often provide employment opportunities. The request furthers sub policy 5.6.2(b) – Areas of Change.*

Sub policy g: Encourage development where adequate infrastructure and community services exist.

*The request encourages development where adequate infrastructure exists by facilitating development in an Activity Center with a zone change from MX-M to NR-C, which allows for more intense commercial uses. The subject site exists along a multi-modal corridor and within the American Square Activity Center which is well established. The subject site is currently built out, but is roughly 50% vacant, the request would facilitate the occupancy and potential redevelopment. However, there are not many community services nearby. The request partially fulfills sub policy 5.6.2(g) – Areas of Change.*

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

*The request facilitates and encourages potential growth and redevelopment to the subject site which is located on Menaul Blvd. The subject site is adjacent to a multi-modal corridor that is part of a highly connected street grid with frequent transit service. The request furthers sub policy 5.6.2(h) – Areas of Change.*

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

*The subject site is located within the established American Square Activity Center. The zone change facilitates the occupancy and potential redevelopment of the vacant portion of this area and will help strengthen the shopping center. The rezoning and occupancy of the site will promote longevity and allow businesses within to stay and thrive. The request furthers Goal 8.1 – Placemaking.*

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

*The subject site is currently roughly 50% vacant. Vacant buildings are not being used to their potential and do not contribute economically to the City. The zone change request fosters a robust, resilient and diverse economy by allowing more commercial uses and can facilitate the redevelopment and occupancy of the vacant space. Having a fully occupied Activity Center that is accessible through multiple modes of travel, and public transit improves the quality of life for new and existing nearby residents. This request furthers Policy 8.1.2 – Resilient Economy.*

### ***Integrated Development Ordinance (IDO) 14-16-6-7(F)(3)-Review and Decision Criteria for Zone Map Amendments***

#### Requirements

The review and decision criteria outline policies and requirements for deciding zone change applications. The applicant must provide sound justification for the proposed change and demonstrate that several tests have been met. The burden is on the applicant to show why a change should be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: 1) there was an error when the existing zone district was applied to the property; or 2) there has been a significant change in neighborhood or community conditions affecting the site; or 3) a different zone district is more advantageous to the community as articulated by the Comprehensive Plan or other, applicable City plans.

#### Justification & Analysis

The zone change justification letter analyzed here, received March 26th, is a response to Staff's request for a revised justification (see attachment). The subject site is currently MX-M (Mixed-Use – Medium Intensity). The requested zoning is NR-C (Non-Residential - Commercial). The reason for the zone change is to allow opportunity for a wider range of commercial development. The



application was submitted March 2021, and is being reviewed using the November 2, 2020 version of the Integrated Development Ordinance (IDO).

The applicant believes that the proposed zoning map amendment (zone change) meets the zone change decision criteria in IDO §14-16-6-7(G)(3) as elaborated in the justification letter. The citation is from the IDO. The applicant's arguments are in *italics*. Staff analysis follows in plain text.

- A. The proposed zone is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

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

Staff: Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and Policies (and other plans if applicable) and does not significantly conflict with them.

Applicable citations: Goal 5.1-Centers and Corridors, Sub Policy 5.1.1(c)-Desired Growth, Policy 5.1.2-Development Areas, Policy 5.1.6-Activity Centers, Sub Policy 5.1.6(b)-Activity Centers, Policy 5.2.1-Land Uses, Sub Policy 5.2.1(a)-Land Uses, Sub Policy 5.2.1(b)-Land Uses, Sub Policy 5.2.1(h)-Land Uses, Goal 5.3-Efficient Development Patterns, Policy 5.3.1-Infill Development, Policy 5.3.2-Leap Frog Development, Goal 5.6 City Development Areas, Policy 5.6.2-Areas of Change, Sub Policy 5.6.2(b)-Areas of Change, Sub Policy 5.6.2(g)-Areas of Change, Sub Policy 5.6.2(h)-Areas of Change, Goal 8.1-Placemaking, Policy 8.1.1-Diverse Places, Policy 8.1.2-Resilient Economy,

Partially fulfilled citations: Policy 5.1.11-Multi-Modal Corridors, Goal 5.2-Complete Communities, Goal 7.2-Pedestrian Accessible Design, Policy 7.2.1-Walkability.

Non-applicable citations: Policy 4.1.2 Identity and Design, Goal 4.3 Community Planning

The applicant's policy-based response adequately demonstrates that the request furthers a preponderance of applicable Goals and Policies regarding Centers and Corridors, Desired Growth, Development Areas, Activity Centers, Land Uses, Efficient Development Patterns, City Development Areas, Infill Development, Leap Frog Development, Placemaking, Diverse Places, and Resilient Economy. The Goals, Policies, and Sub policies were only a partial fulfillment as there is no proposed changes to the existing site plan and therefore no new design to review or analyze. The Goals and Policies about mixed use centers are partial as well because NR-C does not allow for residential uses, however, there are neighborhoods within walking distance of the subject site.

Non-applicable Goals and Policies were noted because there is no design under review under this zone change request, and the CPA process is yet to be completed in this area.

B. If the subject site is located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria:

1. There was typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site.
3. A different zone district is more advantageous to the community as articulated by the ABC Com Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

*Applicant: The subject property is not located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended). As a result, the above criteria are not applicable as the proposed amendment is wholly in an Area of Change as shown on the ABC Comp Plan.*

Staff response: The above criterion does not apply.

C. If the subject property is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets any of the following criteria:

1. There was a typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.
3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

*Applicant: The subject property is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and this justification along with the application has demonstrated that the existing zoning is inappropriate because it meets criteria (3). A different zone district would be more advantageous to the community because many of the ABC Comp Plan goals and policies have been furthered as articulated in the "Policy Analysis" section above. This proposed zone change will allow for the implementation of redevelopment and implementation of patterns of land use that are consistent with the Comp Plan conditions and will promote connectivity and continued pedestrian travel along an Urban Principal Arterial street as a*

*destination for employment and services. The NR-C zone district will also be consistent with the surrounding developments (to the north, south and west of the site), intensity and the access to existing infrastructure. The change in zoning would bring more commercial options to the community and will be consistent with the Area of Change. Lastly, the elimination of the permissive residential uses that the MX-M allows is appropriate because it is not desired in this location.*

Staff: The subject site is located wholly in an Area of Change. The applicant’s policy-based analysis (see response to Criterion A) demonstrates that the request would further a preponderance of applicable Comprehensive Plan Goals and policies and therefore would be more advantageous to the community than the current zoning. The response to Criterion C is sufficient.

- D. The zone change does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in Section 16-16-4-3 associated with that use will adequately mitigate those harmful impacts.

*Applicant: The requested zoning does not include permissive uses that would be harmful to adjacent properties, the neighborhoods or the community, unless the Use-Specific Standards associated with that use will adequately mitigate those harmful impacts. The permissive uses between the MX-M zoning designation and the NR-C zoning designation that could be considered harmful to adjacent properties have Use-specific Standards in Section 16-16-4-3 associated with them that will adequately mitigate those harmful impacts. For discussion, provided below is a side-by-side analysis of the new permissive uses under the NR-C zoning district.*

<b>New Permissive Uses under NR-C Zoning</b>	<b>Existing IDO Use Status (MX-M Zoning)</b>	<b>Related IDO Development Standards That May Apply (Specific Use Standards 16-16-4-3)</b>
Kennel	Conditional Primary	4-3(D)(4)
Nursery	Permissive Accessory	No use specific standards
Heavy vehicle and equipment sales, rental, fueling, and repair	Not Permissive	4-3(D)(16)
Construction contractor facility and yard	Not Permissive	4-3(D)(24)
Self-storage	Conditional Primary	4-3(D)(28)
Other outdoor entertainment	Permissive Accessory	4-3(D)(31)
Building and home improvement materials store	Not Permissive	4-3(D)(33)
General retail, large	Conditional Primary	4-3(D)(36)

Liquor retail	Conditional Primary	4-3(D)(38)
Cannabis cultivation	Not Permissive	4-3(E)(2)
Cannabis-infused products manufacturing	Not Permissive	4-3(E)(3)
Light manufacturing	Not Permissive	4-3(E)(4)
Recycling drop-off bin facility	Permissive Accessory	4-3(E)(13)
Warehousing	Conditional Primary	4-3(E)(18)
Wholesaling and distribution center	Conditional Primary	4-3(E)(19)

Staff: The applicant compared the existing MX-M zoning and the proposed NR-C zoning. Uses that would become permissive under the NR-C zone, which are not currently allowed, are Kennel, Nursery, Heavy vehicle and equipment sales, rental, fueling, and repair, Construction contractor facility and yard, Self-storage, Other outdoor entertainment, Building and home improvement materials store, General retail (large), Liquor retail, Cannabis cultivation, Cannabis-infused products manufacturing, Light manufacturing, Recycling drop-off bin facility, Warehousing, and Wholesaling and distribution center.

The applicant discussed, in-depth, all new permissive uses and included discussion on those that have potential to be harmful: Heavy vehicle and equipment sales, rental, fueling, and repair, Construction contractor facility and yard, Building and home improvement materials store, Liquor retail, Cannabis Cultivation, Cannabis-infused products manufacturing, Light manufacturing, and Recycling drop-off bin facility. The applicant discusses the applicable IDO Use-Specific standards and State laws that would adequately regulate these uses and mitigate any potential harm to the surrounding properties, the neighborhood, or the community. Staff generally agrees to with the discussion and the focus on said uses. The response to Criterion D is sufficient.

- E. The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 of the following requirements:
1. Have adequate capacity to serve the development made possible by the change of zone.
  2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
  3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.
  4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City- approved Development Agreement between the City and the applicant.

*Applicant: street, trail, and sidewalk systems meets requirement (1) because the City's existing infrastructure and public improvements currently have adequate capacity to serve the redevelopment made possible by the zone change. The existing infrastructure includes but it not limited to water, sewer, roadways, and storm facilities. As a result, the redevelopment does not require major or new city service expansion. However, it is fully understand that redevelopment of this property may require upgraded infrastructure, both public and/or private to adequately service the needs of the redevelopment. Although specific improvements are unknown at this time, the applicant has sufficient resources to guarantee any work needed via the Infrastructure Agreement process with the City of Albuquerque.*

Staff: Staff agrees that the request meets the requirement that the City's existing infrastructure and public improvements have adequately served the subject site for many years and have adequate capacity to serve the development made possible by the change of zone (requirement 1). The response to Criterion E is sufficient.

- F. The applicant's justification for the requested zone change is not completely based on the property's location on a major street.

*Applicant: The justification for the Zoning Map Amendment provided herein is not completely based on the property's location along a major street, but rather on a preponderance of applicable Goals and Policies of the Comp Plan as outlined in the Policy Narrative. The policy analysis revealed that this request is consistent with the health, safety, and general welfare of the City. The property is located long an Urban Principal Arterial (Manual Blvd). The sites location is not the main reason for providing justification for commercial zoning; however, it does provide rationale for why this site is suitable for the proposed NR-C zoning and associated uses. This request is also about upgrading the site for the surrounding community, while bringing commercial developments and services that are in line with the surrounding area and that will add to the economic development.*

*This request will encourage redevelopment of this largely vacant building and will be a great infill project that will support the public good. This zone change seeks to provide use options that are in demand in the surrounding area and the City as a whole. The commercial uses will create additional jobs in the community. Neighborhoods with locally-serving businesses promote sustainable economic growth and reinvestment of local dollars. This location would be a viable place for businesses and local talent to stay, expand, and thrive. Lastly, the city's existing infrastructure and public improvements currently have adequate capacity to serve the redevelopment made possible by the zone change.*

Staff: Staff agrees that the subject site's location along designated Menaul Blvd, which is classified as a Principal Arterial provides rationale for the proposed NR-C zoning. However, this is not the primary reason for the request. Rather, this rational is tied to the policy analysis, which shows that the request furthers a preponderance of applicable Goals and policies regarding complete communities, development patterns, redevelopment, Corridors, and economic development. The response to Criterion F is sufficient.

- G. The applicant's justification for the requested zone change is not completely or predominantly on the cost of land or economic conditions.

*Applicant: This justification is not based completely or predominantly on the cost of land or other economic considerations and are not the determining factors for this zone change request. The justification is based on an in-depth analysis of the applicable Goals and Policies the Comp Plan demonstrated above. There are a variety of different and applicable Goals and Policies that are consistent with the health, safety, and general welfare of the City. The subject site under NR-C will be in line with the surrounding uses (to the north, south, and west of the site) and zoning designation. However, the economics associated with the redevelopment of the existing, vacant building are and should be important factor to both the applicant and the City since it efficiently uses existing improvements on the property.*

Staff: Economic considerations are a factor, but the applicant's justification is not completely or predominantly based upon them. Nor is the justification based completely or predominantly upon the cost of land since the applicant already owns the subject site. Rather, the applicant has demonstrated that the request furthers a preponderance of applicable Comprehensive Plan Goals and policies and does not conflict with them. The response to Criterion G is sufficient.

- H. The zone change does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e. create a "spot zone") or to a strip of land along a street (i.e. create a "strip zone") unless the change will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least one of the following applies:

1. The area of the zone change is different from surrounding land because it can function as a transition between adjacent zone districts.
2. The site is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
3. The nature of structures already on the premises makes it unsuitable for the uses allowed in any adjacent zone district.

*Applicant: This justification is not based completely or predominantly on the cost of land or other economic considerations and are not the determining factors for this zone change request. The justification is based on an in-depth analysis of the applicable Goals and Policies the Comp Plan demonstrated above. There are a variety of different and applicable Goals and Policies that are consistent with the health, safety, and general welfare of the City. The subject site under NR-C will be in line with the surrounding uses (to the north, south, and west of the site) and zoning designation. However, the economics associated with the redevelopment of the existing, vacant building are and should be important factor to both the applicant and the City since it efficiently uses existing improvements on the property.*

Staff: Staff agrees that the NR-C zone will not create a spot-zone and generally would not apply a zone different from the surrounding zone districts. NR-C zoning exists directly to the west and

south west of the site, and there are other lots zoned NR-C in the vicinity of the site.

The response to criterion H is sufficient.

### **III. AGENCY & NEIGHBORHOOD CONCERNS**

#### ***Reviewing Agencies***

City departments and other interested agencies reviewed this application. Few comments were received, and most stated that there were no adverse impacts concerning the zone change request.

The Albuquerque Bernalillo County Water Utility Authority offered no adverse comment, but did provide information on existing conditions on the subject site. Any proposed development must be coordinated with the Utility Development section of the Water Authority.

The MRMPO offered no adverse comments but did give information regarding infrastructure on Menaul Blvd NE. Menaul Blvd NE is classified as an existing Principal Arterial in the project area, and is an Intelligent Transportation Corridor. Menaul Blvd NE is classified as a Primary Route in the Long Range & Target Transit Network.

PNM offered general comments concerning site conditions and existing utilities on the subject site. The comments will become more important as future site plans are reviewed since zone changes cannot be conditioned in this way. Agency comments begin on p.27.

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

District 7 Coalition of Neighborhood Associations was required to be notified, which the applicant did (see attachments). Property owners within 100 feet of the subject site were also notified, as required (see attachments).

The applicant offered a pre-application neighborhood meeting but none was requested by the affected neighborhood associations.

As of this writing, Staff has not received any correspondence or phone calls.

### **IV. CONCLUSION**

The request is for a Zoning Map Amendment from MX-M to NR-C for Lot C, Block C, American Square Addition located at 3101 Menaul Blvd NE, between Bryn Mawr Pl and Richmond Dr NE, approximately 6.0 acres. The applicant would like to change the subject site's zoning to allow more options for commercial development in the area, and to promote infill, economic development, and use existing infrastructure and resources.

The applicant has adequately justified the request based upon the proposed zoning being more advantageous to the community than the current zoning because it would further a preponderance of applicable Goals and policies.

The affected neighborhood organization is the District 7 Coalition of Neighborhood Associations and was notified as required. Property owners within 100 feet of the subject site were also notified as required. Staff is not aware of any support or opposition as of this writing.

Staff recommends approval.



***FINDINGS - RZ-2021-00008, April 15, 2021- Zoning Map Amendment (Zone Change)***

1. The request is for a zoning map amendment (zone change) for an approximately 6.0-acre site legally described Lot C, Block C, American Square Addition and comprising a portion of land between Bryn Mawr Pl NE and Richmond Dr, along the northern portion of Menaul Blvd NE (3101 Menaul Blvd NE) (the “subject site”).
2. The subject site is located in the American Square complex, a commercial shopping center that was conceptualized in the late 1980s and has developed according to the American Square Site Development Plan. The subject site is occupied by a few businesses including a coffee shop, a computer service center, and an urgent care center. The subject site is currently about 50% vacant, the portion that is vacant used to be a large box retail and is no longer in operation.
3. The subject site is zoned MX-M (Mixed Use-Medium Intensity Zone District). The applicant is requesting a zone change to NR-C (Non-Residential Commercial) to facilitate future development of the subject site with commercial uses.
4. The subject site is in an area that the Comprehensive Plan designated an Area of Change and is within the boundaries of the American Square Activity Center. The subject site is governed by a Site Plan – EPC.
5. Menaul Blvd NE is a designated Multi-Modal Corridor and is designated as a Principal Arterial. Multi-Modal corridors are anticipated to be served by high-frequency and local transit.
6. The Albuquerque/Bernalillo County Comprehensive Plan, and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
7. The request furthers the following, applicable Goal and Sub-policies regarding growth and Centers and Corridors from Comprehensive Plan 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 in American Square, a designated Activity Center. Activity Centers are meant to provide convenient day-to-day services to residences within a 20-minute walking distance or a short bike ride. The request for Non-Residential – Commercial would introduce additional commercial services to serve the nearby community. This request would strengthen the established American Square Center by facilitating growth in an appropriate location and in accordance with the Comprehensive Plan, and along a designated Multi-Modal Corridor (Menaul Blvd. NE).

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

The request for the NR-C zone would allow a development of a wide variety of commercial uses in the established American Square Center, and would make the Activity Center more sustainable by filling the vacant portion of the subject site.

- C. Subpolicy 5.1.1a: Create walkable places that provide opportunities to live, work, learn, shop, and play.

The request would add commercial uses in the established American Square Center, which is located along Menaul Blvd, a multi-modal corridor. The filling of the partially vacant site would provide the nearby neighborhood residents, shoppers, and employees the opportunity to work learn shop and play. The proximity to transit and neighborhoods generally makes the area more walkable.

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

The requested zone change provides an opportunity for infill development and redevelopment on the subject site, which is currently roughly 50% vacant. The zone change to NR-C would accommodate growth in an appropriate Activity Center along a multi-modal corridor.

- E. Subpolicy 5.1.1f: Discourage the development of detached single-family housing as an inappropriate use in Centers and along Corridors.

The subject site is in a designated Center and along a designated Corridor. The request, which would result in NR-C zoning, does not allow single-family detached housing.

8. The request furthers the following, additional policies regarding Centers and Corridors from Comprehensive Plan Chapter 5: Land Use:

- A. Policy 5.1.2- Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The request would direct more intense growth and development of uses allowed in the NR-C (Non-Residential – Commercial) zone to an Area of Change that is in a designated Center (American Square) and along a designated Multi-Modal Corridor (Menaul Blvd NE).

- B. Policy 5.1.11- Multi-Modal Corridors: Design safe Multi-Modal Corridors that balance the competing needs of multiple modes of travel and become more mixed-use and pedestrian-oriented over time.

The request would facilitate the redevelopment of the existing, aging, auto oriented American Square Activity Center. Filling the vacant portion of the building provides an an opportunity to activate this shopping center and giving shoppers or workers that walked, biked, rode transit, or drove to the shopping center more commercial services.

9. The request furthers the following Goal and policies in Chapter 5-Land use, with respect to complete communities.

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

The request would facilitate redevelopment of the subject site, which would provide additional opportunities for area residents to work, shop, and perhaps learn and play, together, and would generally foster such a community. No residential is allowed in NR-C zones, but there are several neighborhoods near the subject site.

- 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.

The request would generally contribute to creating a healthy and sustainable community because it would facilitate development of a mix of commercial uses that would be accessible from the surrounding neighborhoods via designated transit corridors, which encourages transit use, walking, and biking. The requested zone change is within the American Square Activity Center, and would contribute to the redevelopment of an outdated, car-centric shopping center.

- C. Sub-Policy 5.2.1(a): Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.

The request would facilitate redevelopment and development on the subject site, which is adjacent to an established neighborhood. Any new goods, services, and amenities would be within walking and biking distance of this neighborhood and of nearby neighborhoods. The subject site's location at a designated arterial that is also a multi-modal corridor promotes good access by vehicles and transit.

- D. Sub-Policy 5.2.1(b): Encourage development that offers choice in transportation, work areas, and lifestyles.

The zone change request would facilitate development that offers choice in transportation, work areas, and lifestyles because the subject site is located near several neighborhoods and is on Menaul Blvd., a multi-modal corridor which offers consistent transit services. Nearby residents can choose to bike, walk, or drive a car to the development to shop or work.

- F. Sub-Policy 5.2.1(h): Encourage infill development that adds complementary uses.

The zone change to NR-C would add complementary uses to the American Square Activity Center because the Activity Center is largely zoned MX-M, and MX-H, and the NR-C zone would offer commercial uses not available in the MX-M and MX-H zones.

10. The request furthers the following Goals and policy regarding infill and efficient development patterns in Chapter 5-Land use.

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

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

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

The subject site is an infill site located in an area already served by existing infrastructure and public facilities. The request would support additional growth in this established Activity Center.

- C. Policy 5.3.2- Leapfrog Development: Discourage growth in areas without existing infrastructure and public facilities.

The request discourages growth in areas without existing infrastructure and public facilities by facilitating growth in an Area of Change and an Activity Center where growth and development are desired. The subject site is located within a well-established area of the City, where there are existing infrastructure and public facilities.

11. The request furthers the following Goal, policy, and sub-policies regarding city development areas in 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 and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The subject site is located in American Square, a designated Activity Center within an Area of Change. The request for Non-Residential – Commercial would introduce additional commercial services to serve the nearby community and encourages and directs potential growth to an area that is desired.

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

The request furthers the above policy because it facilitates and directs growth and more intense commercial uses to the American Square Activity Center, which is located along Menaul Blvd. an established multi-modal corridor.

- C. Sub-Policy 5.6.2(b): Encourage development that expands employment opportunities.

The zone change from MX-M to NR-C allows for more intense commercial uses such as big-box stores, and hardware stores which often provide employment opportunities.

- D. Sub-Policy 5.6.2(g): Encourage development where adequate infrastructure and community services exist.

The subject site exists along a multi-modal corridor and within the American Square Activity Center which is well established. The subject site is currently built out, but is roughly 50% vacant, the request would facilitate the occupancy and potential redevelopment.

- E. Sub-Policy 5.6.2(h): Encourage development in areas with a highly connected street grid and frequent transit service.

The request facilitates and encourages potential growth and redevelopment to the subject site which is located on Menaul Blvd, a designated Multi-Modal Corridor. The subject site is adjacent to a multi-modal corridor that is part of a highly connected street grid with frequent transit service.

12. The request furthers the following Goal, and policy regarding placemaking in chapter 8-Economic Development.

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

If granted, the zone change would facilitate the occupancy and potential redevelopment of the vacant portion of the subject site and will help strengthen the shopping center. The rezoning and occupancy of the site will promote longevity and allow businesses within to stay and thrive.

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

The subject site is currently roughly 50% vacant. Vacant buildings are not being used to their potential and do not contribute economically to the City. The zone change request fosters a robust, resilient and diverse economy by allowing more commercial uses and can facilitate the redevelopment and occupancy of the vacant space.

13. The applicant has adequately justified the request pursuant to the Integrated Development Ordinance (IDO) Section 14-16-6-7(G)(3)-Review and Decision Criteria for Zoning Map Amendments, as follows:

- A. Criterion A: Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and policies (and other plans if applicable) and does not significantly conflict with them. The applicant's policy-based response demonstrates that the request furthers a preponderance of applicable Goals and policies regarding land use, transit corridors, redevelopment and infill, Areas of Change, and economic diversity. Therefore, the request is consistent with the City's health, safety, morals and general welfare.

- B. Criterion B: This criterion does not apply because the subject site is not located in an Area of Consistency, either wholly or in part.

- C. Criterion C: The subject site is located wholly in an Area of Change. The applicant's policy-based analysis (see response to Criterion A) demonstrates that the request would further a preponderance of applicable Comprehensive Plan Goals and policies and therefore would be more advantageous to the community than the current zoning.

D. Criterion D: The applicant compared the existing MX-M zoning and the proposed NR-C zoning. Uses that would become permissive under the NR-C zone, which are not currently allowed, are Kennel, Nursery, Heavy vehicle and equipment sales, rental, fueling, and repair, Construction contractor facility and yard, Self-storage, Other outdoor entertainment, Building and home improvement materials store, General retail (large), Liquor retail, Cannabis cultivation, Cannabis-infused products manufacturing, Light manufacturing, Recycling drop-off bin facility, Warehousing, and Wholesaling and distribution center.

The applicant discussed, in-depth, all new permissive uses and included discussion on those that have potential to be harmful: Heavy vehicle and equipment sales, rental, fueling, and repair, Construction contractor facility and yard, Building and home improvement materials store, Liquor retail, Cannabis Cultivation, Cannabis-infused products manufacturing, Light manufacturing, and Recycling drop-off bin facility. The applicant discusses the applicable IDO Use-Specific standards and State laws that would adequately regulate these uses and mitigate any potential harm to the surrounding properties, the neighborhood, or the community.

E. Criterion E: Staff agrees that the request meets the requirement that the City's existing infrastructure and public improvements have adequately served the subject site for many years and have adequate capacity to serve the development made possible by the change of zone (requirement 1).

F. Criterion F: Staff agrees that the subject site's location along designated Menaul Blvd, which is classified as a Principal Arterial provides rationale for the proposed NR-C zoning. However, this is not the primary reason for the request. Rather, this rationale is tied to the policy analysis, which shows that the request furthers a preponderance of applicable Goals and policies regarding complete communities, development patterns, redevelopment, Corridors, and economic development.

G. Criterion G: Economic considerations are a factor, but the applicant's justification is not completely or predominantly based upon them or upon the cost of land. The applicant already owns the subject site. Rather, the applicant has demonstrated that the request furthers a preponderance of applicable Comprehensive Plan Goals and policies and does not conflict with them.

H. Criterion H: The request would not result in a spot zone because it would not apply a zone different from surrounding zone districts. NR-C zoning exists in the immediate area to the west, and southwest.

14. The applicant's policy analysis adequately demonstrates that the request furthers applicable Goals and policies in the Comprehensive Plan and does not significantly conflict with it. Based on this demonstration, the proposed zone category would be more advantageous to the community than the current zoning.

15. The affected neighborhood organizations is the District 7 Coalition of Neighborhood Associations and was notified as required. Property owners within 100 feet of the subject site were also notified as required.

16. As of this writing, Staff has not received any correspondence or phone calls and is unaware of any opposition.

***RECOMMENDATION - RZ-2021-00008, April 15, 2021***

**APPROVAL of Project #: 2021-005199, Case #: 2021-00008, a zone change from MX-M to NR-C, for Lot C, Block C, American Square Addition, an approximately 6.0 acre site comprising a portion of land between Bryn Mawr Pl NE and Richmond Dr, along the northern portion of Menaul Blvd NE (3101 Menaul Blvd NE), based on the preceding Findings.**

---

*Sergio Lozoya*

**Sergio Lozoya  
Current Planner**

Notice of Decision cc list:

cc: Cerdo En La Bolsa LLC (Property Owner)  
M&C Enterprises (Future Property Owner), [lia@kingcapitalcre.com](mailto:lia@kingcapitalcre.com)  
Modulus Architects, Inc., [awilliamson@modulusarchitects.com](mailto:awilliamson@modulusarchitects.com),  
[rokoye@modulusarchitects.com](mailto:rokoye@modulusarchitects.com)  
District 7 Coalition of Neighborhood Associations, Lynne Martin, [lmartin900@aol.com](mailto:lmartin900@aol.com)  
District 7 Coalition of Neighborhood Associations, David Haughawout, [davidh.d7@comcast.net](mailto:davidh.d7@comcast.net)  
Legal, [avarela@cabq.gov](mailto:avarela@cabq.gov)

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

### ***PLANNING DEPARTMENT***

#### ***Zoning Enforcement***

#### ***Long Range Planning***

No comments provided.

### ***CITY ENGINEER***

#### ***Transportation Development***

No objection to the request.

#### ***Hydrology Development***

#### ***New Mexico Department of Transportation (NMDOT)***

### ***DEPARTMENT of MUNICIPAL DEVELOPMENT***

#### ***Transportation Planning***

No adverse comment to zone change.

#### ***Traffic Engineering Operations (Department of Municipal Development)***

#### ***Street Maintenance (Department of Municipal Development)***

### ***RECOMMENDED CONDITIONS FROM THE CITY ENGINEER:***

None.

### ***WATER UTILITY AUTHORITY***

#### ***Utility Services***

### ***ENVIRONMENTAL HEALTH DEPARTMENT***

#### ***Air Quality Division***

#### ***Environmental Services Division***

***PARKS AND RECREATION***- No objection to the proposed zone change.

#### ***Planning and Design***

#### ***Open Space Division***



**City Forester**

***POLICE DEPARTMENT/Planning***

***SOLID WASTE MANAGEMENT DEPARTMENT***

***Refuse Division***

No comment

***FIRE DEPARTMENT/Planning***

***TRANSIT DEPARTMENT***

***COMMENTS FROM OTHER AGENCIES***

***BERNALILLO COUNTY PUBLIC WORKS/TRANSPORTATION PLANNING***

No adverse comments to zone change.

***ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY***

No adverse comments.

***ALBUQUERQUE PUBLIC SCHOOLS***

Case comments: No comment.

***ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA)***

No adverse comments.

For Information Only:

Once development is known please request an availability at the link: <https://www.abcwua.org/info-for-buildersavailability-statements/>. The request shall include a City Fire Marshal approved Fire 1 Plan, a zone map showing the site location, and the proposed Utility Plan. Please note that there currently exists an existing ten (10) inch PVC waterline transecting the site. Any proposed future development shall leave this existing distribution main undisturbed. If realignment of the existing infrastructure is necessary in order to accommodate new development then coordination with the Utility Development section of the Water Authority shall take place to evaluate alternate alignments.

***MID-REGION METROPOLITAN PLANNING ORGANIZATION – TRANSPORTATION***

Menaul Blvd NE is functionally classified as an Existing Principal Arterial in the project area.

Menaul Blvd NE is an Intelligent Transportation System (ITS) Corridor. Please consult the reviewing agency's Traffic Engineering and/or ITS Department with any questions regarding ITS infrastructure.

Menaul Blvd NE is identified as a Primary Route in the Long Range & Target Transit Network. Primary routes have anticipated frequencies of 15 minutes or less.

***MID-REGION COUNCIL OF GOVERNMENTS***

***MIDDLE RIO GRANDE CONSERVANCY DISTRICT***

***PUBLIC SERVICE COMPANY OF NEW MEXICO***

There are existing PNM facilities abutting the site on all three street frontages along Menaul Blvd, Richmond Drive, and Bryn Mawr Drive NE, and adjacent to the site's northern boundary. The subject site abuts the south side of the relatively new Richmond Switch Station that provides transmission and distribution reliability for the central section of Albuquerque.

The applicant should contact PNM's New Service Delivery Department as soon as possible to coordinate electric service regarding any proposed project. Submit a service application at [www.pnm.com/erequest](http://www.pnm.com/erequest) for PNM to review.



Figure 1. View facing north, from Menaul Blvd.



Figure 2. View of the northern building, facing east.



Figure 3. View along Richmond Dr. facing east.



Figure 4: View from Menaul Blvd. facing northeast.



Figure 5: View from Bryn Mawr Pl. facing west.

## HISTORY

CLAREMONT

AVE

AMERICAN C-2

C-2

AMERICAN

E

F

DRIVE

DR

SHOPPING CENTER EXEMPTION  
ORD 2085

S 86 40

D C-2

C-2

C-2

BLOCK A-2

SQUARE

BLOCK A-1

ORD 324

SP 85-1967

C-2

B

C (SC)

BRYN MAWR DRIVE

RICHMOND

C-2

NE

SP-88-2079

C-3

DR

C-3

D

C

B

A-2  
S-74-134

C-3

JOSEPH REAY

C-2

PARC B-1

C-3

DR

LD 68 58

3

B

19

LD 72-253 LD 72-252

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

Date: November 22, 1996

**OFFICIAL NOTIFICATION OF DECISION**

Goodman Investment Co.  
2823 north Sheffield Ave.  
Chicago, Il. 60657

FILE: Z-96-129

LEGAL DESCRIPTION: For Tract C, American Square Subdivision, zoned C-2 and located on the north side of Menaul Boulevard NE between Richmond Drive NE and Bryn Mawr Drive NE, containing approximately 5.9 acres. (H-16) BOB PAULSEN, STAFF PLANNER

On November 21, 1996, the Environmental Planning Commission voted to approve Z-96-129, a request for approval of a site development plan for building permit, is recommended based on the preceding three Findings and subject to the following conditions

**FINDINGS:**

1. This is a request for approval of a site development plan amendment for a 5.9-acre site zoned C-2 which is part of the American Square complex located on Menaul Boulevard between Carlisle, Claremont and Richmond NE.
2. The submitted site plan generally conforms to applicable city plans and policies, including design-related policies contained in the Comprehensive Plan.
3. Modifications to the plan are required to bring this site plan into complete conformance with applicable city policies and to ensure consistency with the character of the existing American Square complex.

**CONDITIONS:**

1. One of the proposed buildings shall be repositioned closer to Menaul Boulevard.
2. Placement of windows along each elevation is required to improve on-site security and disrupt long, featureless facades.
3. Techniques to further articulate the buildings and disrupt the featureless facades, such as recessing and/or projecting wall sections, use of more pronounced pilasters, varying parapet heights, or integration of landscaping along building facades, shall be employed along each frontage except the north side.
4. The following pedestrian enhancements are required:
  - pedestrian crosswalks and pathways shall be slightly raised or scored
  - the front sidewalk at building entrances shall be widened by 3 feet
  - install a crosswalk connecting the front sidewalk with Bryn Mawr and extend across the street
  - install a third crosswalk to the parking lot in front of Major 2

OFFICIAL NOTIFICATION OF DECISION

Z-96-129

PAGE 2

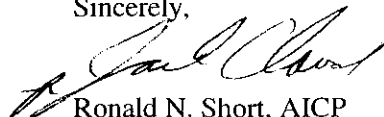
5. Enhance parking lot landscaping so it is comparable with landscaping located at the adjacent retail center; at minimum, add six planters and use the same tree species, and provide additional landscaping adjacent to the building.
6. Site lighting should be compatible with lighting on the adjacent retail center site; freestanding lights should be the same height and type as those at the adjacent site.
7. Relocate handicapped parking spaces so they are convenient to both entrances.
8. Building mounted signage shall be individually illuminated channel letters and comparable in size with building-mounted signs on the adjacent retail center to the east.
9. Requirements of the Transportation Division, Utility Development and the Environmental Health Department must be met.
10. Plant shade trees along the south facade of the building at an interval of approximately 25 feet.
11. Add shade trees along the east elevation at intervals of 30 feet.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY DECEMBER 6, 1996 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 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning 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,



Ronald N. Short, AICP  
Planning Director

RNS/BP/ac

cc: George Rainhart, 2325 San Pedro NE, Suite 2-B, Albuquerque, NM 87110



AMERICAN SQUARE  
TRACT D  
(03-25-88, C36-33)

LEGAL DESCRIPTION

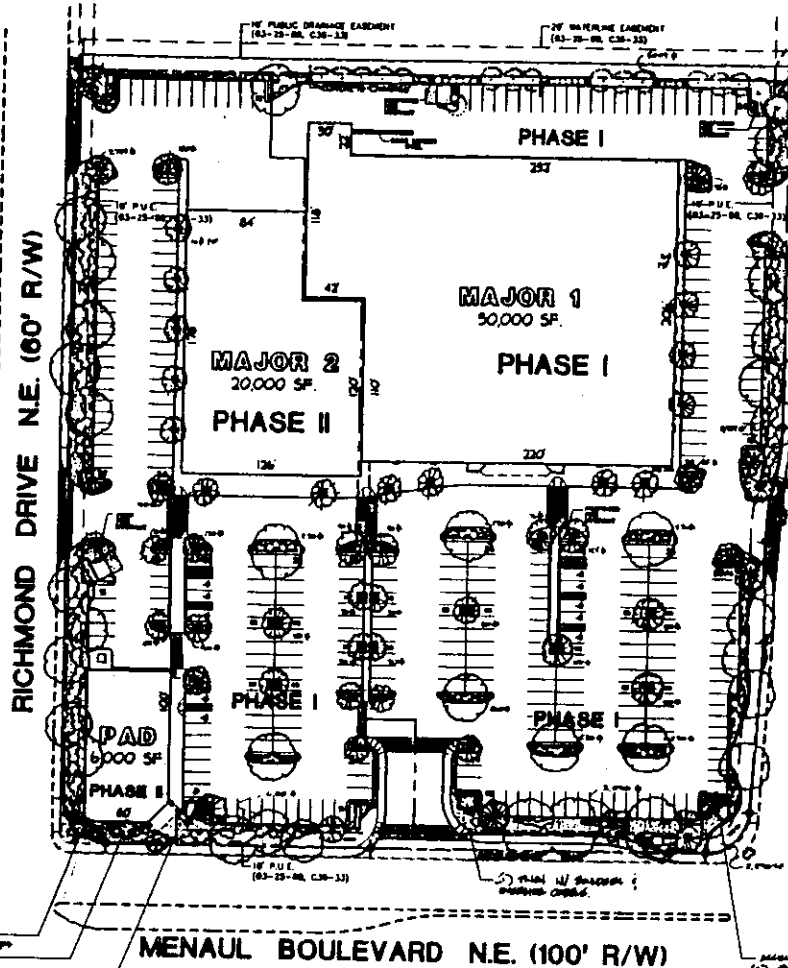
TRACT C OF AMERICAN SQUARE WITH SECTION 10 TOWNSHIP 10 NORTH, RANGE 9 WEST, MERIDIAN CITY OF ALABAMA, BARBARA COUNTY  
LEGAL DESCRIPTION NO. 002 TOWNSHIP 10 NORTH, RANGE 9 WEST, MERIDIAN CITY OF ALABAMA, BARBARA COUNTY

CURRENT ZONING	TRACT C (TOTAL) - C2
TOTAL ACRES	5.9230 AC.
ZONE ATLAS	N-10-Z
E.P.C. CASE NUMBER	

Landscape Quantities

Total Site Area	251,700 SF
Total Building Area	76,000 SF
Net Lot Area	175,700 SF
Landscape Area	175,700 SF
Total Landscape Required	27,071 SF
Total Landscape Provided	29,075 SF
Excess Area	2,004 SF
Excess Area (0.47%)	9,071 SF

NOTE  
DIFFERENTIAL OF THIS PLAN SHALL NOT CONSTITUTE OR BE TAKEN AS EVIDENCE OF ANY LIABILITY OR LIABILITY OF THE LANDSCAPE ARCHITECT OR HIS FIRM FOR NEGLIGENCE OR OTHERWISE IN THE PERFORMANCE OF HIS PROFESSIONAL SERVICES. THE LANDSCAPE ARCHITECT'S LIABILITY IS LIMITED TO THE SCOPE AND EXTENT OF HIS PROFESSIONAL SERVICES AS SET FORTH IN HIS CONTRACT WITH HIS CLIENT.



- LANDSCAPE LEGEND
- 2 1/2" DIA. SHADE TREES (M) SADDY OAK, HEMLOCK
  - ⊗ 16" SMALL PLANTING TREES (M) BURNING BUSH, FLORIDA CLEMATIS
  - 1" 1" SMALL PLANTING TREES (M) LAUREL OAK
  - ⊗ 16" 5" SMALL TREES (L-H) PINEAPPLE, ANACARDIUM, COCONUTS, BIGNONIA, BURNING BUSH, CAMELLIA, BURNING BUSH, BURNING BUSH, BURNING BUSH
  - ⊗ 16" 5" SMALL PLANTING TREES (M) BURNING BUSH, HEMLOCK
- 500 LAM. LOW WALL 1/2" DIA. 1/2" DIA. 1/2" DIA.
- 500 LAM. LOW WALL 1/2" DIA. 1/2" DIA. 1/2" DIA.
- CONCRETE SIDE WALK EDGING

- LANDSCAPE NOTES
- ALL LANDSCAPING SHALL BE LIMITED BY A COMPLETE GRADING REPORT FROM CONSTRUCTION AND THE MAINTENANCE OF PROPOSED OPEN SPACE TO BE DETERMINED BY THE OWNER.
  - MAINTENANCE OF ALL LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER.
  - 80% OF ALL LANDSCAPING PLANTS ARE MEANT TO LIVE UNDER THE PLANTS.
  - LANDSCAPING IS DESIGNED TO PROVIDE THE APPEARANCE OF MATURETY.
  - IT IS THE INTENT OF THIS PLAN TO COMPLY WITH ALL REQUIREMENTS OF THE CITY OF MOBILE UNDER CONCEPTUAL ORDINANCE. THE DESIGN CODE AND THE MOBILE CITY ORDINANCE.
  - ALL STREET TREES TO BE PLANTED IN THE 10' PUE ALONG BRYN MAWR DRIVE, MENAUL BLVD., AND RICHMOND DRIVE.



REV. DATE BY


GEORGE RABARTH, ARCHITECT & ASSOCIATES P.C.  
2205 SAN PEDRO N.E. SUITE 208  
ALABAMA MOBILE, NEW MEXICO 8710  
PHONE (805) 884-8100 FAX (505) 837-9877

AMERICAN SQUARE TRACT D  
LANDSCAPE PLAN

TheHobby

## **Reason for Request**

### *Pad Building at American Crossing Shopping Center*

This project was originally heard by the Environmental Planning Commission in November 1996, and subsequently approved by the Development Review Board. Since the time of the EPC and DRB approvals, a tenant has been secured for the pad building, and the purpose of this submittal is to merge the corporate identify of the tenant into the design of the approved building.

An Administrative Amendment was approved once the tenant's requirements were established. The Administrative Amendment elevations have been included in this EPC submittal for reference. However, the entry which is the major element of the tenant's corporate identity, was not approved, which is the purpose of this Site Plan Development Amendment.

The entry consists of a peaked roof with a decorative steel truss. The peaked roof is covered with a blue standing seam metal roof and the truss is the tenant's other corporate color; yellow.

The colors of the shopping center, including this building, have been designed to match the adjacent center; medium tan split-face block walls with a light tan stucco fascia. While this building fits into the development as a whole, the addition of the entry elements will provide additional interest to the shopping center. A precedent was set last year when the Best Buy "flying wedge" was approved at Cottonwood Corners, a development whose buildings are generally monochromatic and homogenous except for those with specific corporate identities. Another development that follows this concept and incorporates a number of roof/entry elements is The Pavilions at San Mateo and Cutler. Hipped roofs, peaked roofs, arched roofs, and various colors of storefront have been used to designate different tenants within the same homogenous buildings.

We feel that this is an appropriate expression of corporate identity for a development which that includes many national stores.



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.

<b>Administrative Decisions</b>	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<b>Policy Decisions</b>
<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 Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
<b>Decisions Requiring a Public Meeting or Hearing</b>	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input checked="" type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	<b>Appeals</b>
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

<b>APPLICATION INFORMATION</b>		
Applicant: Cerdo En La Bolsa LLC (Property Owner) and M&C Enterprises (Future Property Owner)		Phone: 505-292-9607
Address: 1907 Buena Vista Dr. SE #100		Email: lia@kingcapitalcre.com
City: Albuquerque	State: NM	Zip: 87106
Professional/Agent (if any): Modulus Architects, Inc.		Phone: (505) 338-1499
Address: 100 Sun Ave. NE Suite 600		Email: rokoye@modulusarchitects.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Agent	List all owners: Cerdo En La Bolsa LLC, M&C Enterprises	

<b>BRIEF DESCRIPTION OF REQUEST</b>
Amend the current zoning from MX-M to NR-C.

<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: C	Block: C	Unit:
Subdivision/Addition: AMERICAN SQUARE	MRGCD Map No.:	UPC Code: 101605934830210110
Zone Atlas Page(s): H-16-Z	Existing Zoning: MX-M	Proposed Zoning: NR-C
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): +/- 5.922

<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: 3101 MENAUL BLVD NE 87107	Between: Bryn Mawr Dr NE	and: Richmond DR NE

<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>
AA-98-4, AA-97-49, DRB-96-590, Z-96-129, Z-86-12, Z-97-84

Signature: Regina Okoye	Date: 3/4/2021
Printed Name: Regina Okoye	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

<b>FOR OFFICIAL USE ONLY</b>		
Case Numbers	Action	Fees
-		
-		
-		
Meeting/Hearing Date:	Fee Total:	
Staff Signature:	Date:	Project #

**Form Z: Policy Decisions**

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

A single PDF file of the complete application including all plans and documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

**INFORMATION REQUIRED FOR ALL POLICY DECISIONS (Except where noted)**

- Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_
- Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- Letter of authorization from the property owner if application is submitted by an agent
- Traffic Impact Study (TIS) form (not required for Amendment to IDO Text)
- Zone Atlas map with the entire site/plan amendment area clearly outlined and labeled (not required for Amendment to IDO Text) NOTE: For Annexation of Land, the Zone Atlas must show that the site is contiguous to City limits.

**ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN**

**ADOPTION OR AMENDMENT OF FACILITY PLAN**

- \_\_\_ Plan, or part of plan, to be amended with changes noted and marked
- \_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-7(A)(3) or 14-16-6-7(B)(3), as applicable
- \_\_\_ Required notices with content per IDO Section 14-16-6-4(K)(6)
  - \_\_\_ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
  - \_\_\_ Proof of emailed notice to affected Neighborhood Association representatives
  - \_\_\_ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

**AMENDMENT TO IDO TEXT**

- \_\_\_ Section(s) of the Integrated Development Ordinance to be amended with changes noted and marked
- \_\_\_ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(D)(3)
- \_\_\_ Required notices with content per IDO Section 14-16-6-4(K)(6)
  - \_\_\_ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
  - \_\_\_ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

**ZONING MAP AMENDMENT – EPC**

**ZONING MAP AMENDMENT – COUNCIL**


- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(F)(3) or Section 14-16-6-7(G)(3), as applicable
- Required notices with content per IDO Section 14-16-6-4(K)(6)
  - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
  - Proof of emailed notice to affected Neighborhood Association representatives
  - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- Sign Posting Agreement

**ANNEXATION OF LAND**

- \_\_\_ Application for Zoning Map Amendment *Establishment of zoning must be applied for simultaneously with Annexation of Land.*
- \_\_\_ Petition for Annexation Form and necessary attachments
- \_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(E)(3)
- \_\_\_ Board of County Commissioners (BCC) Notice of Decision

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

Signature: Regina Okoye Date: 3/4/2021  
 Printed Name: Regina Okoye  Applicant or  Agent

FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	



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

March 4, 2021

**RE: ZONE MAP AMENDMENT – EPC**  
**ADDRESS: 3101 MENAUL BLVD NE ALBUQUERQUE NM 87107**  
**LEGAL DESCRIPTION: BLOCK C PLAT FOR AMERICAN SQUARE CONT 5.9220 AC +/-**

Dear Mr. Chairman,

Modulus Architects, Inc., hereafter referred to as “Agent” for the purpose of this request, represents M&C Enterprises, hereafter referred to as “Applicant” and Cerdo En La Bolsa LLC, hereafter referred to as the “Property Owner.” The agent is requesting approval of a Zone Map Amendment for a parcel legally described as: BLOCK C PLAT FOR AMERICAN SQUARE CONT 5.9220 AC +/- . The parcel (the “subject site”) is +/- 5.9 acres in size, zoned Mixed-Use Medium Intensity Zone District (MX-M) and is located at 3101 Menaul Blvd. NE along Menaul Blvd. NE between Bryn Mawr Dr. NE and Richmond Dr. NE.

The purpose of this letter is to provide the very pertinent background, policy analysis and justification for the proposed Zone Map Amendment request. This request is for a Zone Map Amendment from MX-M to Non-Residential Commercial (NR-C). The American Crossing center is developed with approximately 76,000 square feet of gross building area, 66% of which, is now vacant (approximately 50,000 sf of vacant building area). A majority of the development has been vacant for several years after the former JC Penny’s “big box” retail user. The land use is classified as commercial retail. Adjacent to the north, south and west of the property is predominantly zoned NR-C. The NR-C zone is appropriate for this location and would allow the site to be developed in a manner more consistent with the goals and policies of the Comprehensive Land Use Plan and with the surrounding area.

This request will permit the vacant building to be redeveloped, while allowing greater flexibility in utilizing this vacant development. This request, if approved, would allow for the appropriate scale of development for the current market trends at this highly traveled corridor. In other words, it will allow for adaptive reuse of the existing building. The NR-C zone will facilitate additional non-residential options for this site. Since the existing development is so large it is proving extremely difficult to obtain any tenants in this current market to commit until a zone change is approved. There are no specific uses being proposed at this time. This will allow for a greater variety of commercial use options where residential is not appropriate or desired. The redevelopment of this vacant structure will serve as a catalyst for this area and to the goal of a walkable, vibrant, environment.

### **PROPOSAL**

This Zone Map Amendment request seeks to re-zone the subject property from MX-M to NR-C. The NR-C zone district is more in line with redeveloping the vacant building than the uses currently allowed and is



more advantageous to the community as articulated by the ABC Comp Plan goals and policies (*in italics*) and are furthered by the proposed zone change (**in bold**) noted in the “Policy Analysis” portion of this letter.

“The purpose of the MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors.”

“The 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.” This request is in line with the definition above. This community is largely characterized with commercial zoning and uses. Residential uses are not appropriate or desired at this location. The subject site is also located within an Activity Center, it would be advantageous to the existing residents for commercial development and services to be located on this site as opposed to residential uses that are currently permissive. Activity Centers are focused on providing “convenient services at a neighborhood scale, serving neighborhoods within a 20-minute walk or short bike ride.” The development of commercial uses will provide more jobs, services and convenient uses in this area. The site is in close proximity to a residential area, promoting walkability within the community. Neighborhoods with locally-serving businesses promote sustainable economic growth and reinvestment of local dollars. A range of amenities in neighborhoods reduces the need to drive, increasing active transportation opportunities. Additional commercial development will add to the existing uses in the community.

Changing demographics poses an opportunity for this region as preferences shift around the places people live and the transportation options they choose. In general, preferences are shifting toward places that give people more options to walk, bike, or take public transportation. Complete walkable neighborhoods with a range of housing and amenities make non-auto transportation options safer and more feasible. The Comprehensive Plan and IDO encourage mixed-use communities and responding to market demand rather than exerting restrictions as long as the permitted uses are not harmful to the adjacent communities. Further redevelopment is subject to IDO and DPM regulations for process and development standards.

#### **PERMITTED USES**

The requested NR-C zone will allow for redevelopment that is more consistent with the surrounding existing structures and zoning than the current MX-M zone. The land to the north, south, and west of the site are zoned NR-C and changing the zoning would be in line with the surrounding characteristics of the community.

A large portion of the building has remained vacant because the current zoning does not allow for the current market demands of commercial uses to develop in this area. It is anticipated that with the requested NR-C zone district, redevelopment will take place on this site based off the size of the lot, the size of the vacant structure, the market demands and the demands of the community. The requested NR-





C zone will allow for redevelopment of medium-scale retail, office, commercial, and institutional uses which will be more direct and consistent with the market demands that will benefit the existing community, than the current MX-M zone.

It is more appropriate for medium-scale retail, office, commercial, and institutional uses to develop on a site where additional residential uses are not desired or needed. The nearby uses are comparable and similar to the uses that will become permissive under the NR-C zone. As a result, the uses in the NR-C zone will not be harmful to this neighborhood.

There are no specific uses being proposed at this time. If this request is approved, it will allow the future of this site to develop per market demands and the demands of the surrounding community. There will be potential for appropriate scale of commercial development. The Use-Specific Standards and newly permissive uses will not cause any adverse effects on the surrounding community, rather, they will bring life to this vacant structure and provide community necessities and employment opportunities.

### **SUBJECT SITE BACKGROUND**

This site is within an area of change being largely within the boundary of the Menaul Blvd. Multi-Modal Corridor and within the American Square Activity Center. The site is also along an Urban Principal Arterial (Menaul Blvd.) and two Local Urban Streets (Richmond Dr. and Bryn Mawr Dr. NE). The subject site is also located within Mid Heights Community Planning Area. The area of change designation and the location within an activity center support this Zone Map Amendment.

The subject site was a part of a large overall Site Development Plan (American Square) that was approved by the Environmental Planning Commission (EPC) in case number Z-86-12 in 1986. The request also consisted of a zone change from C-3 and SU-1 to C-2. The Site Plan consisted of 57.13 acres and 2,488,582.8 sf of building area. There was a 6-story 171,000 sf hotel being proposed on the subject site at the time of approval. An administrative Amendment (AA) was approved that divided the Site Plan into Phase I and Phase II in 1987. There were multiple Administrative Amendments (AA) to the Site Plan that were approved in 1987, 1989 and in 1993. The amendments included parking lot details, landscaping, uses and infrastructure that didn't directly affect the subject site.

On November 21, 1996, the EPC voted to approve Z-96-129, a request that approved a Site Development Plan for Building Permit and an Amended Site Development Plan. This Site Plan was specific to the subject site that separated the site from the partially-developed 57-acre American Square complex. The Site Plans were delegated to the Development Review Board (DRB) for final sign off (DRB-96-590). The final plan was approved on August 12, 1997. The DRB approved 2 major attached buildings (50,000 sf and 20,000 sf) and approved a pad site (6,000 sf).

An AA was approved (AA-98-137) for the modification to the square footage to one of the proposed uses. There was an additional approved AA (AA-97-49) that included phasing on the subject site in 1997. The 50,000 sf building was a part of Phase I, the 20,000 sf building and the pad site were a part of Phase II.

In 1997, there was a request to the EPC for a Site Plan Development Amendment (file# Z-97-84). The request was to merge the corporate identity of a secured tenant into the design of the approved building elevations and prior approvals. This case was delegated to an AA procedure. In case number AA-97-49, the request was for the above mentioned action that was delegated to the AA procedure. The request was to relocate an entry point, add 4 concrete columns to the entry, a peaked roof with a decorative steel truss and building colors. Additionally, this request included a second phase for pad 2.

In 1998, AA-98-4 was submitted to the City to place a 100 sf freestanding ATM on the subject site. This ATM never got developed. The remainder of the site has developed per the approved City actions and case files mentioned above.

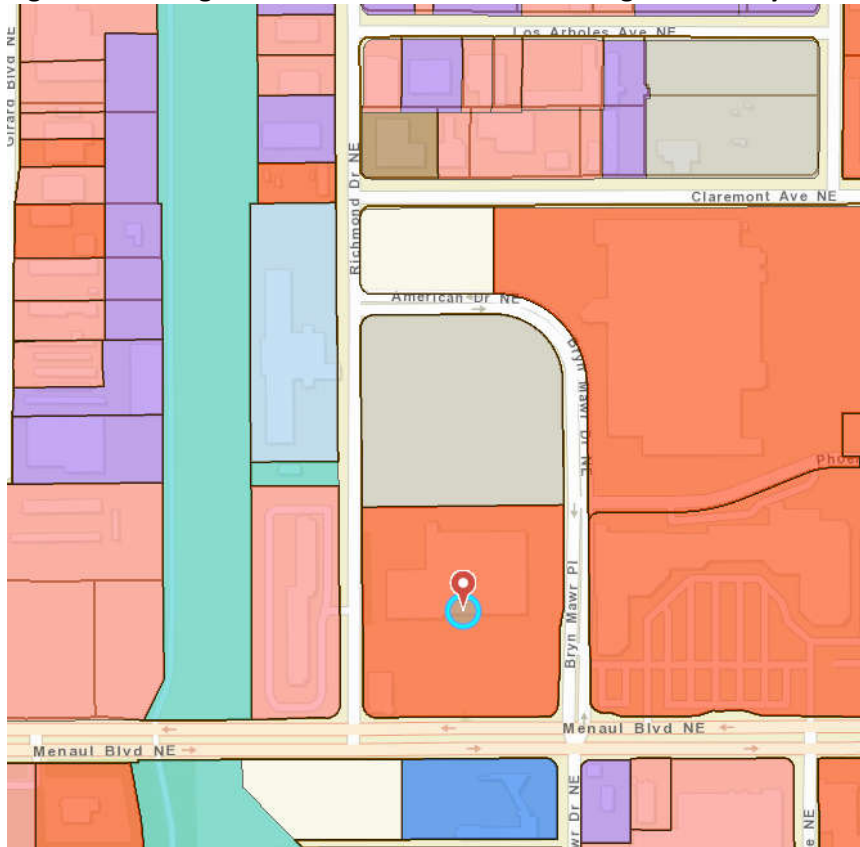
**LAND USE CONTEXT**

The surrounding areas are developed with a wide range of land uses (See Table 1 and Figure 1). The surrounding area, as shown below, contains a mix of commercial, retail, office and industrial uses.

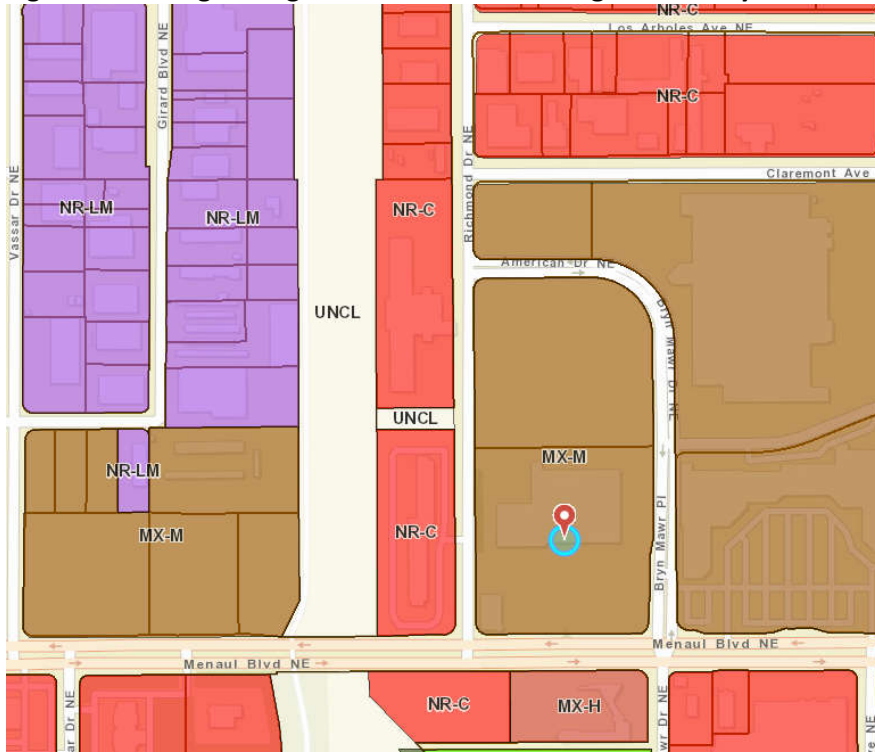
**Table 1: Surrounding Zoning & Land Use**

SITE	IDO ZONING	LAND USE
SUBJECT SITE	MX-M	Commercial Retail,
NORTH	MX-M, NR-C	Utilities (electric), Vacant, Office Commercial Services, Industrial
EAST	MX-M	Commercial Retail
SOUTH	NR-C, MX-H, NR-PO-A	Industrial, Vacant, Commercial Services, Community, Park and Open Space
WEST	NR-C, UNCL	Commercial Services, Industrial/Medical, Drainage

**Figure 1: Existing Land Use for Site and Surrounding Community**



**Figure 2: Existing Zoning for Site and Surrounding Community**



**Figure 3. Subject Site (Highlighted in Blue)**



**Figure 4: Subject Site Developed Land (North View)**



**Figure 5: Subject Site Developed Land (East View)**



**Figure 6: Subject Site developed Land (West View)**



**POLICY ANALYSIS**

**6-7(G) ZONING MAP AMENDMENT – EPC**

**6-7(G)(3) Review and Decision Criteria**

An application for a Zoning Map Amendment shall be approved if it meets all of the following criteria:

- 6-7(G)(3)(a) The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

**Response:**

**The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comprehensive Plan, as amended, and other applicable plans adopted by the City. Below is the in-depth analysis of the applicable Goals and Policies:**

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

*CHAPTER 4: CHARACTER*

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

**Response:**



This request would protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design because it will be regulated by the IDO and the DPM standards. Future redevelopment under the NR-C zoning will be subject to IDO requirements including neighborhood edges (14-16-5-9), the non-residential zone district dimensional standards (Table 5-1-3), buffer landscaping (14-16-5-6-(E)), and building design standards (14-16-5-11). These would help ensure appropriate scale and location of redevelopment and character of building design (the building exists and therefore is a part of the existing pattern). The request will be consistent with the non-residential nature of this area. The request furthers Policy 4.1.2.

*Goal 4.3 City Community Planning Area*

*Protect and enhance the natural and cultural characteristics and features that contribute to distinct identity and prioritize projects and programs to meet the needs of communities, neighborhoods, and sub-areas. [A]*

**Response:**

This request will protect and enhance the natural and cultural characteristics and features that contribute to distinct identity and prioritize projects and programs to meet the needs of communities, neighborhoods, and sub-areas because the Mid Heights CPA emphasizes commercial strips bordering major streets. Redevelopment of this site will help further the vision of this CPA because the site is along a major street and the request will strictly make commercial uses permissive. This request will help revitalize this important area and help to redevelop the largely vacant site. The NR-C zoning will allow for a wider array of development on the subject site and will be designed based on the IDO and the DPM. The IDO and the DPM will add additional protections to allow the site to redevelop with the distinct identity of the existing community. This project will allow for uses to emerge that will meet the needs of the community and nearby neighborhoods. The NR-C zone will also keep future redevelopment consistent in the area, while protecting and enhancing the surrounding community. The request further Goal 4.3.

*CHAPTER 5: LAND USE*

*GOAL 5.1 CENTERS & CORRIDOR*

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

**Response:**

This request will allow the area to grow as a community of strong Centers connected by a multi-modal network of Corridors because the site is located with an activity center and within a multi-modal corridor (Menaul BLVD). This request will encourage redevelopment of this largely vacant building and infill p within a Center and Corridor. This request furthers Goal 5.1.



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

**This request will encourage employment density, compact development, redevelopment, and infill in Centers and Corridors. This is because the area is appropriate to accommodate additional commercial growth over time and discourage the need for development at the urban edge. The area is largely characterized with existing non-residential uses in an area with existing infrastructure and road capacity that can handle the anticipated traffic patterns to support this type of redevelopment. There are multiple access points and will be able to use the existing street network to ensure that it does not adversely impact adjacent street or properties. According to the Mid-Region Council of Governments (MRCOG) 2019 traffic flows, the average annual weekday traffic for Menaul Blvd is 24,500+ vehicles. This site is more suitable for moderate to high intense uses that this request makes possible. This request furthers Goal 5.1 (c).**

*POLICY 5.1.2*

*Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable. [ABC]*

**Response:**

**This request will direct more intense growth to centers and corridors because this will redevelop the existing vacant building that is within a corridor and within a center. The zone change will also establish and maintain appropriate density and scale of development within areas that should be more stable because it will facilitate the addition of other appropriate commercial uses in the area. The surrounding area is completely non-residential and a significant amount of the surrounding properties are zoned NR-C. By converting to the NR-C it will eliminate residential uses that are not desired in this area. There is also a limitation on the existing building that would not be appropriate for residential uses and the character of the surrounding area. The change to non-residential zoning is appropriate and will further Policy 5.1.2.**

*POLICY 5.1.6*

*Activity Centers: Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses. [ABC]*

*(b): Provide neighborhood-oriented commercial, retail, institutional, and public services.*

**Response:**

**This request will foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses because the**



requested NR-C Zone will allow for medium-scale neighborhood-oriented retail, office, commercial, and institutional uses, that will be an appropriate size and density for the surrounding community. This site is an ideal location for an NR-C zone. The NR-C zone will provide more consistency and relevance in future land use and won't be in contrary to the purpose of the existing surrounding land zoning intent of the IDO. This request furthers Policy 5.1.6.

*POLICY 5.1.11*

*Multi-Modal Corridors: Design safe Multi-Modal Corridors that balance the competing needs of multiple modes of travel and become more mixed-use and pedestrian-oriented over time. [ABC]*

**Response:**

**This request will design safe Multi-Modal Corridors that balance the competing needs of multiple modes of travel because the subject site is within the Menaul Blvd Multi-Modal Corridor fostering high frequency transit service with pedestrian-oriented development minimizing negative impacts on nearby neighborhoods. This request will add and help the area become more pedestrian-oriented over time. This request furthers Policy 5.1.11.**

*GOAL 5.2 Complete Communities*

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

**Response:**

**This request furthers Goal 5.2 because the proposed zone change to the NR-C district would allow for the continuance of non-residential uses in close proximity to the residential area. As a result, residents can live, work, learn, shop and play all in the same community. A range of amenities in neighborhoods reduces the need to drive increasing active transportation opportunities. Neighborhoods with locally-serving businesses promote sustainable economic growth and reinvestment of local dollars. Commercial viability of the property is necessary to maintain productive use of the property and avoid the continued existence of an under-utilized property. This request furthers Goal 5.2.**

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

**Response:**

**This request will allow for a mixture of non-residential uses that will help create a healthy, sustainable and distinct community in an area of change because the characteristics of the community will be maintained since the requested zoning is will bring in complementary uses and since the building is existing, it is compatible in form and scale to the immediate surrounding developments. The continued commercial viability of the property is necessary to maintain productive use of the property and avoid the continued existence of an under-utilized property. This request furthers Policy 5.2.1.**





*(a): Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.*

**Response:**

This request will encourage redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents because it would make possible redevelopment of commercial uses in close proximity to the neighboring residential areas. This site is conveniently accessible from surrounding neighborhoods. This will encourage redevelopment that brings goods and services within walking and biking distance of these neighborhoods. This request furthers Policy 5.2.1 (a).

*(b) Encourage development that offers choice in transportation, work areas, and lifestyles. [ABC]*

**Response:**

This request will encourage development that offers choice in transportation, work areas, and lifestyles. This is proved through the commercial uses being in close proximity to the residential area. Changing demographics poses an opportunity for this region as preferences shift around the places people live and the transportation options they choose. In general, preferences are shifting toward places that give people more options to walk, bike, or take public transportation. Complete walkable neighborhoods with a range of housing and amenities make non-auto transportation options safer and more feasible. The location will offer choice transportation to services and employment. This request furthers Policy 5.2.1 (b).

*h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development. [ABC]*

**Response:**

This request will encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development because it will support redevelopment within an infill development area that is currently supported by commercial uses, existing infrastructure and public facilities. This request furthers Policy 5.2.1 (h).

*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*

**Response:**

This goal is furthered because the subject site is adjacent to existing NR-C zoning; therefore, the requested NR-C zone will maximize an efficient, development pattern of non-residential uses on an infill property, supporting the public good. This request furthers Goal 5.3.

*POLICY 5.3.1*



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

**Response:**

**This request will support additional growth in an area of change with existing infrastructure and public facilities because the property is well serviced by existing infrastructure and other public facilities including access roads, water and sewage. This request furthers Policy 5.3.1.**

*POLICY 5.3.2*

*Leapfrog Development: Discourage growth in areas without existing infrastructure and public facilities. [ABC]*

**Response:**

**This request furthers Policy 5.3.2 by allowing for redevelopment in an area where there is existing infrastructure and public facilities that will fully support the redevelopment. The site is not located at the urban fringe furthering Policy 5.3.2.**

*GOAL 5.6 City Development Areas*

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

**Response:**

**This request furthers Goal 5.6 because the subject property is located in an Area of Change and will direct growth and more intense development to this corridor where change is encouraged. The proposed zone change will encourage growth and high-quality future redevelopment in accordance with these policies in a Corridor and in an area with adequate infrastructure. The redevelopment of this site will provide employment opportunities in the area. The site is adjacent to an Area of Consistency and this amendment will reinforce the character and intensity of the surrounding area because the provisions that are set in place in both the IDO and the DPM. The IDO and the DPM will minimize potential negative impacts to the existing protected areas by creating a buffer and/or transition. This request furthers Goal 5.6.**

*POLICY 5.6.2*

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

*(b): Encourage development that expands employment opportunities.*

**Response:**

**This request will encourage development that expands employment opportunities because the redevelopment will create jobs within an existing developed area with a mix of non-residential uses. The designation of NR-C zoning will encourage commercial and institutional development**



that will expand employment opportunities in the area of change. This request furthers Policy 5.6.2.

*g) Encourage development where adequate infrastructure and community services exist.*

**Response:**

This request will encourage development where adequate infrastructure and community services exist because the redevelopment of this vacant building has all the necessary infrastructure to support the new use. This request furthers Policy 5.6.2 (g).

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

**Response:**

This request will encourage development in areas with a highly connected street grid and frequent transit service because this site is highly accessible to the surrounding neighborhoods with three different access points. The site has direct access to several non-residential local streets that are connected to Menaul just south, which is a principal arterial corridor. There is a transit stop immediately abutting the property. This request furthers Policy 5.6.2 (h).

*CHAPTER 7: URBAN DESIGN*

*GOAL 7.2 Pedestrian-Accessible Design: Increase walkability in all environments, promote pedestrian development in urban contexts, and increase pedestrian safety in auto-oriented context.*

**Response:**

This request will increase walkability in the environment, promote pedestrian development, and increase pedestrian safety in auto-oriented context because the existing building is greatly vacant and this request will bring in commercial uses that the area is currently lacking. This will bring in more convenient uses for the residential developments in the area, in turn promoting walkability for pedestrians. This request furthers Goal 7.2.

*POLICY 7.2.1: Walkability: Ensure convenient and comfortable pedestrian travel. [ABC]*

**Response:**

This request furthers Policy 7.2.1 because future redevelopment on site will allow residents in the community to have more community necessities. As a result, it will promote walking to this convenient location within their community. The redevelopment of this site will encourage a pedestrian-friendly community while ensuring convenient and comfortable pedestrian travel. This request furthers Policy 7.2.1.



## CHAPTER 8: ECONOMIC DEVELOPMENT

### *GOAL 8.1 Placemaking*

*Create places where business and talent will stay and thrive*

#### **Response:**

**This request will allow for businesses and local talent to move into this site and thrive because this is a location of Albuquerque where there is a lot of traffic coming in and out the area. In turn, bringing in a lot of business. This location would be a viable place for a business to stay, expand, and thrive. This request furthers Goal 8.1.**

### *POLICY 8.1.1 Diverse Places*

*Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.*

#### **Response:**

**This request furthers Policy 8.1.1 because this request for a Zone Map Amendment to NR-C will foster a range of interesting places and contexts with different intensities, densities, uses and building scale because its location is highly visible and accessible to all of Albuquerque for a opportunity to create a sense of “place” and encourage a diverse range of economic development opportunities in an Area of Change nestled with an Activity Center and largely within a Multi-modal Corridor. This request furthers Policy 8.1.1.**

### *POLICY 8.1.2*

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

#### **Response:**

**This request will encourage economic redevelopment efforts that will improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy by providing additional community needs. The NR-C zone district will in turn provide more beneficial commercial uses. This will allow the existing building to redevelop per market trends and market demands. By converting to the NR-C zone district it will make possible these opportunities for this community. There is no known uses at this time but with this amendment and future opportunities for redevelopment it will provide jobs, goods, and services which will improve the life for new and existing residents and contribute to a diverse and vibrant economy by redeveloping this largely vacant building with growth that is consistent with and enhances the character of the existing community. Future redevelopment of the property has the capability to provide an incentive for local business to expand and diversify employment. It will promote local hiring, promote higher wages and business will contribute to the economic base of the community and region. This will then in turn improve the quality of life for new and existing residents and foster a robust, resilient, and diverse economy. This type of economic redevelopment is best suited for infill locations supported by commercial corridors. This subject site encompasses all aspects of successful economic development and furthers Policy 8.1.2.**



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

### 6-7(G)(3) Review and Decision Criteria, Continued

6-7(G)(3)(b) If the subject property is located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria:

1. There was typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site.
3. A different zone district is more advantageous to the community as articulated by the ABC Com Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

**Response:**

**The subject property is not located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended). As a result, the above criterion are not applicable as the proposed amendment is wholly in an Area of Change as shown on the ABC Comp Plan.**

6-7(G)(3)(c) If the subject property is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets at least one of the following criteria:

1. There was typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.
3. A different zone district is more advantageous to the community as articulated by the ABC Com Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

**Response:**

**The subject property is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and this justification along with the application has demonstrated that the existing zoning is inappropriate because it meets criteria (3). A different zone district would be more advantageous to the community because many of the ABC Comp Plan goals and policies have been furthered as articulated in the "Policy Analysis" section above. This proposed zone change will allow for the implementation of redevelopment and implementation of patterns of land**



use that are consistent with the Comp Plan conditions and will promote connectivity and continued pedestrian travel along an Urban Principal Arterial street as a destination for employment and services. The NR-C zone district will also be consistent with the surrounding developments (to the north, south and west of the site), intensity and the access to existing infrastructure. The change in zoning would bring more commercial options to the community and will be consistent with the Area of Change. Lastly, the elimination of the permissive residential uses that that the MX-M allows is appropriate because it is not desired in this location.

6-7(G)(3)(d) The requested zoning does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in Section 16-16-4-3 associated with that use will adequately mitigate those harmful impacts.

**Response:**

The requested zoning does not include permissive uses that would be harmful to adjacent properties, the neighborhoods or the community, unless the Use-Specific Standards associated with that use will adequately mitigate those harmful impacts. The permissive uses between the MX-M zoning designation and the NR-C zoning designation that could be considered harmful to adjacent properties have Use-specific Standards in Section 16-16-4-3 associated with them that will adequately mitigate those harmful impacts. For discussion, provided below is a side-by-side analysis of the new permissive uses under the NR-C zoning district.

**Table 2. Side-by-Side Analysis of New Permissive Uses**

New Permissive Uses under NR-C Zoning	Existing IDO Use Status (MX-M Zoning)	Related IDO Development Standards That May Apply (Specific Use Standards 16-16-4-3)
Kennel	Conditional Primary	4-3(D)(4)
Nursery	Permissive Accessory	No use specific standards
Heavy vehicle and equipment sales, rental, fueling, and repair	Not Permissive	4-3(D)(16)
Construction contractor facility and yard	Not Permissive	4-3(D)(24)
Self-storage	Conditional Primary	4-3(D)(28)
Other outdoor entertainment	Permissive Accessory	4-3(D)(31)
Building and home improvement materials store	Not Permissive	4-3(D)(33)
General retail, large	Conditional Primary	4-3(D)(36)



Liquor retail	Conditional Primary	4-3(D)(38)
Cannabis cultivation	Not Permissive	4-3(E)(2)
Cannabis-infused products manufacturing	Not Permissive	4-3(E)(3)
Light manufacturing	Not Permissive	4-3(E)(4)
Recycling drop-off bin facility	Permissive Accessory	4-3(E)(13)
Warehousing	Conditional Primary	4-3(E)(18)
Wholesaling and distribution center	Conditional Primary	4-3(E)(19)

Permissive uses that could be construed as having possible harmful effects such as a liquor retail and the cannabis uses are regulated by local, state and federal requirements and must comply with all New Mexico state laws, including but not limited to any required spacing from other uses or facilities. These uses are also controlled by Specific-Use Standards found in the IDO to mitigate potential harmful effects on the surrounding area. The uses that would become permissive that are outlined above will be nonconsequential for the following reasons:

1. Heavy vehicle and equipment sales, rental, fueling, and repair - This use will become permissive under the NR-C zone district. This use is prohibited within 330ft of a Major Public Open Space. This use requires that repair, servicing and maintenance be conducted indoors. These provisions add extra safety to the surrounding community. Additional screening is required for this use. Fueling is highly regulated by the Federal EPA as well as State and Local agencies including the New Mexico Air Quality Control Board and the United States Environmental Protection Agency. Additional use-specific requirements defined in 4-3(D)(16) limit the use.
2. Construction contractor facility and yard - This use will become permissive under the NR-C zone district. Landscaping, buffering and screening is required for all outdoor equipment. Additional use-specific requirements defined in 4-3(D)(24) limit the use.
3. Building and home improvement materials store - This use will become permissive under the NR-C zone district. All storage, display, and sales areas outside must be screened from any adjacent residential uses. Because the size of the building additional Use-Specific Standards apply (4-3(D)(36)). To include, obtaining a CUP for outdoor storage or display. As well as, specific standards for site planning and building design. This use is highly regulated. Additional use-specific requirements defined in 4-3(D)(33) limit this use.
4. Liquor retail – This was a Conditional Primary use under the MX-M zone district. Meaning, the use would require a Conditional Use Permit (CUP) through the ZHE before becoming permissive. The use will become Permissive use the NR-C zoning district. There is not a major difference because the MX-M required an additional step and would have still be Permissive after the CUP was obtained. This does not constitute as a major change because the use is permissive in both zone districts. The establishment MUST comply with all New Mexico state law requirements. Liquor retail has extensive measures put in place for approval. A CUP for liquor retail is required when proposed within 500 feet of any Residential or NR-PO zone district or any group home. As a result, this use may require a CUP on the subject site because it is within 500 feet of a NR-



PO zone district which adds extra safety to the surrounding community. A CUP is put in place to review potential adverse impacts and any appropriate mitigation to minimize those impacts on nearby properties. This use would not be harmful to adjacent property, the neighborhood, or the community and the associated Use-specific Standards will adequately mitigate any potential harmful impacts. Additional use-specific requirements defined in 4-3(D)(38) limit the use.

5. Cannabis Cultivation – This is a new use under the IDO. This use will become permissive under the NR-C zone district. This establishment must comply with all New Mexico State law requirements, including but not limited to any required spacing from other uses or facilities. The use is prohibited within 330 feet of a residential zone district, school, or child day care. This site is within the 330ft of a school so this use may be regulated because of that close proximity to the protected area. Additional use-specific requirements defined in 4-3(E)(2) limit the use.
6. Cannabis-infused products manufacturing - This is a new use under the IDO. This use will become permissive under the NR-C zone district. A required air filtration plan approved by the City Environmental Health Department is required. This establishment must comply with all New Mexico State law requirements, including but not limited to any required spacing from other uses or facilities. The use is prohibited within 330 feet of a residential zone district, school, or child day care. This site is within the 330ft of a school so this use may be regulated because of that close proximity to the protected area. Additional use-specific requirements defined in 4-3(E)(3) limit the use.
7. Light manufacturing - This use will become permissive under the NR-C zone district. This use is required to be conducted indoors unless a CUP is obtained to conduct specific activities outside. The use must also comply with all edge buffer requirements. It must also comply with the setback requirements when abutting an arterial or collector street. This site must comply with the setback requirements due the adjacent road classifications. Additional use-specific requirements defined in 4-3(E)(4) limit the use.
8. Recycling drop-off bin facility - This was a Permissive Accessory use under the MX-M zone district. Meaning, it is permissive as long as it is subordinate in use, area, or purpose to a primary land use on the same lot or the same premises. The use will become permissive in the NR-C zoning district. Use-specific requirements are defined in 4-3(E)(13) limit the use.

Future redevelopment of this property and possible uses that could be considered harmful to adjacent property owners have been mitigated by Use-specific Standards (IDO Section 14-16-4-3) and regulations identified in the Integrated Development Ordinance. All uses shall comply with City ordinances regulating noise, odors, vibration, glare, heat, and other special nuisance conditions affecting other properties as well as use-specific standards.

The uses that could be considered harmful as listed above will in turn become nonconsequential for the reasons stated. Future redevelopment on the subject site under the NR-C zone district would be subject to IDO requirements including neighborhood edges (14-16-5-9), the non-residential zone district dimensional standards (Table 5-1-3), buffer landscaping (14-16-5-6-(E)), and building design standards (14-16-5-11). These would help ensure appropriate scale and location of redevelopment and character of building design. These Use-Standards include precautionary measures such as distance requirements, size restrictions, design standards, screening requirements and various other measures. Additionally, redevelopment of this





subject site must still go through a rigorous site planning approval process at which time the public will be fully engaged. The NR-C zone will allow for additional permissive commercial uses to allow the vacant building to develop per current market demands.

- 6-7(G)(3)(e) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 the following requirements:
1. Have adequate capacity to serve the development made possible by the change of zone.
  2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
  3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.
  4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City-approved Development Agreement between the City and the applicant.

**Response:**

The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meets requirement (1) because the City's existing infrastructure and public improvements currently have adequate capacity to serve the redevelopment made possible by the zone change. The existing infrastructure includes but is not limited to water, sewer, roadways, and storm facilities. As a result, the redevelopment does not require major or new city service expansion.

However, it is fully understood that redevelopment of this property may require upgraded infrastructure, both public and/or private to adequately service the needs of the redevelopment. Although specific improvements are unknown at this time, the applicant has sufficient resources to guarantee any work needed via the Infrastructure Agreement process with the City of Albuquerque.

- 6-7(G)(3)(f) The applicant's justification for the Zoning Map Amendment is not completely based on the property's location on a major street.

**Response:**

The justification for the Zoning Map Amendment provided herein is not completely based on the property's location along a major street, but rather on a preponderance of applicable Goals and Policies of the Comp Plan as outlined in the Policy Narrative. The policy analysis revealed that this request is consistent with the health, safety, and general welfare of the City. The property is located along an Urban Principal Arterial (Manual Blvd). The site's location is not the main reason for providing justification for commercial zoning; however, it does provide rationale for why this site is suitable for the proposed NR-C zoning and associated uses. This request is also about upgrading the site for the surrounding community, while bringing commercial developments and services that are in line with the surrounding area and that will add to the economic development.



This request will encourage redevelopment of this largely vacant building and will be a great infill project that will support the public good. This zone change seeks to provide use options that are in demand in the surrounding area and the City as a whole. The commercial uses will create additional jobs in the community. Neighborhoods with locally-serving businesses promote sustainable economic growth and reinvestment of local dollars. This location would be a viable place for businesses and local talent to stay, expand, and thrive. Lastly, the city's existing infrastructure and public improvements currently have adequate capacity to serve the redevelopment made possible by the zone change.

6-7(G)(3)(g) The applicant's justification is not based completely or predominantly on the cost of land or economic considerations.

**Response:**

This justification is not based completely or predominantly on the cost of land or other economic considerations and are not the determining factors for this zone change request. The justification is based on an in-depth analysis of the applicable Goals and Policies the Comp Plan demonstrated above. There are a variety of different and applicable Goals and Policies that are consistent with the health, safety, and general welfare of the City. The subject site under NR-C will be in line with the surrounding uses (to the north, south, and west of the site) and zoning designation. However, the economics associated with the redevelopment of the existing, vacant building are and should be important factor to both the applicant and the City since it efficiently uses existing improvements on the property.

6-7(G)(3)(h) The Zoning Map Amendment does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e. create a "spot zone") or to a strip of land along a street (i.e. create a "strip zone") unless the requested zoning will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least one of the following applies:

1. The subject property is different from surrounding land because it can function as a transition between adjacent zone districts.
2. The subject property is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
3. The nature of structures already on the subject property makes it unsuitable for the uses allowed in any adjacent zone district.

**Response:**

The Zone Map Amendment does not apply a zone different from surrounding zone districts to one small area or one premises (i.e. create a "spot zone") or to a strip of land along a street (i.e. create a "strip zone"). The NR-C district will be in line with the surrounding zoning to the north, south and west of the subject site.

**CONCLUSION**

This request is for a Zone Map Amendment (Zone Change) for an approximately +/-5.9-acre property located in the Mid Heights Community Planning Area, in an Area of Change, with a Multi-modal corridor (Menaul Blvd.), and within the American Square Activity Center. The current zoning request is to allow for



future NR-C uses. Future redevelopment permissible by the NR-C zone will further multiple goals and policies of the Comprehensive Plan and will serve as an excellent redevelopment opportunity. This zone change seeks to provide use options that are in demand in the surrounding area and the City as a whole. This community is not in need for additional residential uses in this area. Commercial uses are needed in the area to create jobs and convenient needs in close proximity to the residential area.

District 7 Coalition of Neighborhood Associations was notified of this request. No meetings were requested on the behalf of this neighborhood association. There was also no inquiring emails or phone calls received. The approval of this request for a Zone Map Amendment to the NR-C zone district for this subject property will ensure that this site remains a viable project prime for redevelopment. The redevelopment of the building will provide more employment and convenient services within the community. The NR-C zoning is consistent with the zoning pattern in the vicinity and represents a justifiable request for a Zone Map Amendment. The future redevelopment of the existing vacant building will be subject to NR-C zoning and subject to the IDO requirements including neighborhood edges (14-16-5-9), the non-residential zone district dimensional standards (Table 5-1-3), buffer landscaping (14-16-5-6-(E)), and building design standards (14-16-5-11). These requirements would help ensure appropriate scale and location of development and character of building design. Use-specific Standards include precautionary measures such as distance requirements, size restrictions, design standards, screening requirements, and various other measures.

Additionally, redevelopment of this subject site must still go through a review with the City of Albuquerque to ensure compliance and adherence to the standards of the IDO as well as the DPM. This requests will not have any negative effects on the surrounding community or its' residence. The requested NR-C zone will clearly help align the appropriate zone with goals and policies of the Comprehensive Plan.

The agent and applicant respectfully request that the EPC support this Zone Map Amendment with an approval.

Sincerely,

Regina Okoye  
Modulus Architects, Inc.  
100 Sun Ave NE, Suite 600  
Albuquerque, New Mexico 87109  
Office: 505.338.1499 ext. 1003  
Email: [rokoye@modulusarchitects.com](mailto:rokoye@modulusarchitects.com)

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

PA# 20-305 Date: 2/17/21 Time: N/A (sent via email to [awilliamson@modulusarchitects.com](mailto:awilliamson@modulusarchitects.com))

Address: 3101 Menaul NE

**AGENCY REPRESENTATIVES**

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

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

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

Transportation: Jeanne Wolfenbarger ([jwolfenbarger@cabq.gov](mailto:jwolfenbarger@cabq.gov))

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

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

Water Authority: David Gutierrez - [dggutierrez@abcwua.org](mailto: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:** Zone Map Amendment from MX-M to NR-C

**SITE INFORMATION:**

Zone: MX-M to NR-C

Size: 5.9 acres

Use: Commercial Retail

Overlay zone: x

Comp Plan Area of: Change

Comp Plan Corridor: x

Comp Plan Center: American Square/Activity

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 7 Coalition of NAs

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

**PROCESS:**

Type of Action: \*See Zoning Comments below

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

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

PA# 20-305 Date: 2/17/21 Time: N/A (sent via email)

Address: 3101 Menaul NE

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

Legal Description: BLOCK C PLAT FOR AMERICAN SQUARE CONT 5.9220 AC +-

1. How is the distance measured from uses? Is it from property line to property line or is it property line to the proposed use?
2. Since the site is within a landfill buffer area will it have to follow IDO section 14-16-6-4(S)(5)? Or does it have to be a former land fill to follow the stated IDO section?
3. Are there any IDO or DPM regulations that prohibit certain development next to a PNM facility?

### NOTES:

See the **Integrated Development Ordinance**

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

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

### File Submittal

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

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

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

PA# 20-305 Date: 2/17/21 Time: N/A (sent via email)

Address: 3101 Menaul NE

For Building Safety Plan Review, contact Building Safety at 924-3963. Website: <https://www.cabq.gov/planning/building-safety-permits>

### Zoning Comments

- Address: 3101 MENAUL BLVD NE
- Lot: C Block: C
- Subdivision: AMERICAN SQUARE
- **Name:** American Square
- **Type: Activity Center**
- Landfill Buffers (5-2): MENAUL/UNIVERSITY 2
- IDO Zoning: MX-M

### QUESTIONS

#### 1. Separation of Uses - Definition

In all instances where the IDO requires a separation of uses, zone districts, lots, or buildings, such distance shall be measured in a geometrically straight line using a scaled map, or a survey if necessary. Such measurement shall be made without regard to any intervening structures, objects, uses, the street grid, landforms, waterways, or any other topographical features.

1. Unless specified otherwise in this IDO, this distance shall be measured from the nearest point on the nearest lot line of the lot containing the regulated use to the nearest point on the nearest lot line of the lot containing the use, or in the zone district, from which the regulated use is required to be separated.

2. If the IDO requires a separation between a building containing a regulated use and a specified use or zone district, the distance shall be measured from the nearest point on the building containing the regulated use to the nearest point on the nearest lot line of the lot containing the specified use or in the specified zone district.

#### 2. 5-2(H) LANDFILL BUFFERS

Sensitive lands include landfill gas buffer areas, which comprise closed or operating landfills and the areas of potential landfill gas migration surrounding them. Development within landfill gas buffer areas, as established by Interim Guidelines for Development within City Designated Landfill Buffer Zones of the City Environmental Health Department and as shown on the Official Zoning Map, shall follow the Interim Guidelines to mitigate health hazards due to methane and other byproduct gases.

All development within a landfill gas buffer requires a Landfill Gas Mitigation Approval pursuant to Subsection 14-16-6-4(S)(5) to ensure that potential health and safety impacts are addressed.

#### 3. 4-3(E)(8) Electric Utility

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

PA# 20-305 Date: 2/17/21 Time: N/A (sent via email)

Address: 3101 Menaul NE

4-3(E)(8)(a) All uses and facilities shall be subject to those terms and conditions in the Facility Plan for Electric System Transmission and Generation, as amended.

4-3(E)(8)(b) Where this use includes geothermal or solar energy generation, the provisions of Subsections 14-16-4-3(E)(9) or 14-16-4-3(E)(10) apply.

4-3(E)(8)(c) Electric Generation Facilities, as identified in the Facility Plan for Electric System Transmission and Generation, are of a larger scale and more industrial in nature. This facility type is only allowed in the NR-GM zone district.

4-3(E)(9)(d) Where this use is listed as Permissive Primary, it may include utility-scale or private energy generation. Where this use is listed as Permissive Accessory, it must be for private energy generation

- 5-1(H) UTILITY CLEARANCE

Walls and fences that run parallel to and are contained within utility easements are prohibited. In addition to the building setbacks and encroachments in this Section 14-16-5-1, the Development Process Manual (DPM) or the Facility Plan for Electric System Transmission and Generation, as amended, may have additional requirements for development near utility facilities. See those documents for details.

- 5-4(I)(4) Safety Clearances from Buildings and Other Structures Safety clearances are required by the National Electric Safety Code (NESC) to ensure utility worker and public safety. Refer to the Public Service Company of New Mexico (PNM) Electric Service Guide for all structure clearance requirements
- 5-4(L)(3) Utility easements may be required along any lot line, with some exceptions for water and sanitary sewer easements, or as specified in the DPM.
- 5-4(L)(4) Development adjacent to electric utility easements and/or distribution facilities must comply with safety clearance requirements in Section 14-16-5-4(I)(4) (Safety Clearances from Buildings and Other Structures).

4. 5-6(C)(10) Planting near Utilities

5. 5-6(C)(15) Installation

6. Electric Utility - Definition

A facility used or designed to provide electricity services to the city or part of the city that is regulated as a public utility by the New Mexico Public Regulation Commission and that is included in the Facility Plan for Electric System Transmission and Generation, as amended. See also Major Utility.

7. Major Utility - Definition

A facility sized or designed to serve the entire city, or a wide area of the city, and regulated as a public utility or common carrier by the State or other relevant jurisdiction or agency, including but not limited to major telephone facilities, natural gas facilities, water treatment plants, sewage treatment plants, and similar public services, but not including mass transit or railroad depots or terminals or any similar traffic generating activity, any facility that provides wireless telecommunications services to the public,

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

PA# 20-305 Date: 2/17/21 Time: N/A (sent via email)

Address: 3101 Menaul NE

or any use listed separately in Table 4-2-1. See also Drainage Facility, Electric Utility, and Major Public Infrastructure.

### PROCESS

- 6-6(J) SITE PLAN – EPC
- 6-7(G) for zone change

*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

#### List of General Guidelines for Transportation Development

For additional information contact Jeanne Wolfenbarger (924-3991)

#### Curb Cuts

- 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.



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

PA# 20-305 Date: 2/17/21 Time: N/A (sent via email)

Address: 3101 Menaul NE

- 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

1. See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination.
2. A proposed new traffic signal needs to A) follow guidelines for traffic signal spacing, B) meet the requirements for a traffic signal warrant study to be in operation and C) be approved by both Planning and by Traffic Operations.

### Platting and Public Infrastructure Requirements for Roadways

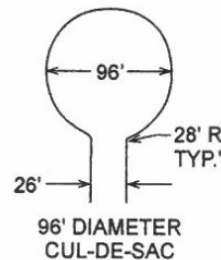
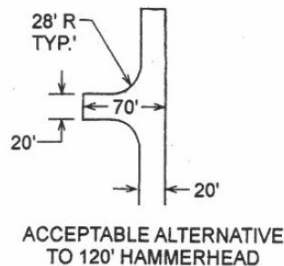
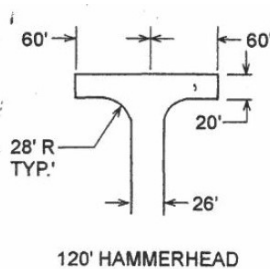
1. When submitting to DRB, all public roadway improvements that are required shall be shown on an infrastructure list. Public improvements must be included on a public work order set of drawings.
2. All public roadway facilities must be within public right-of-way including the entire width of the public 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. There is a Bikeway Master Plan that is prepared MRCOG which lays out proposed bicycle facilities including bicycle trails, bike lanes, and bike routes. The site would be required to provide such facilities along the site frontage if they have not been constructed yet. Right-of-way dedication would likely be required.
5. Depending on site's use of an adjacent alleyway and on type of use for proposed site, alleyway improvements are required. This would include paving and/or proper right-of-way dedication to meet current width standards.

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

PA# 20-305 Date: 2/17/21 Time: N/A (sent via email)

Address: 3101 Menaul NE

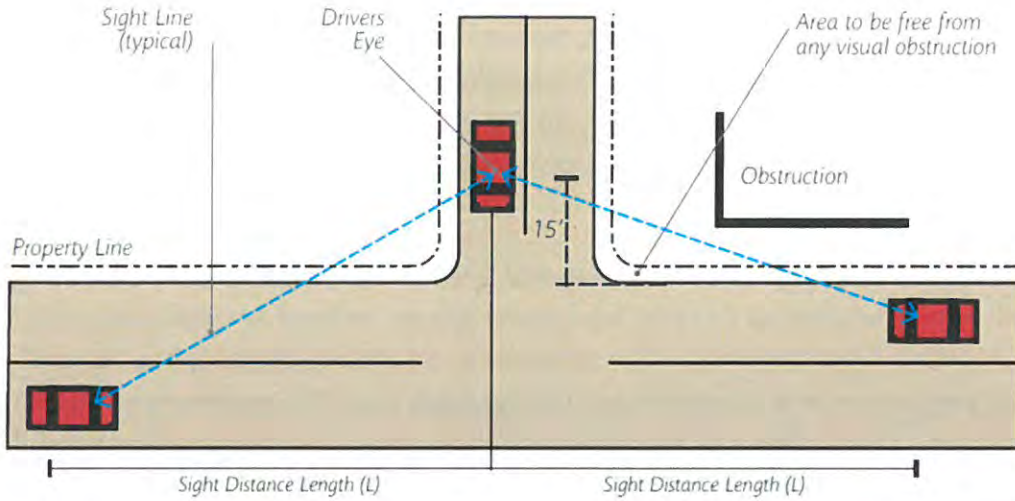
6. Follow DPM and MRCOG's Long Range Master Plan for roadway width requirements. Provide roadway cross-section. (New roadway requirements and roadway widening is also coordinated with Department of Municipal Development, depending on what plans or projects they may have on a specific roadway.)
7. If 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:



8. For any private access easements on plats, all beneficiaries and maintenance responsibilities must be listed.
9. 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.
10. Any private structures that are located within public right-of-way such as fences and walls shall either be removed or else a revocable permit with the City is required in which an annual fee is paid per year, based on square footage of the encroachment.

If you would have additional questions or would like to schedule a follow-up conference call meeting please contact Linda Rumpf at [lrumpf@cabq.gov](mailto:lrumpf@cabq.gov)

**Figure 3.9.5-2 Intersection Sight Distance**



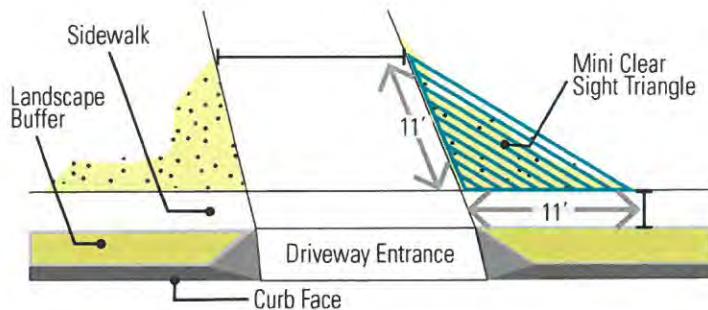
**Table 3.9.5-2 Minimum Intersection Sight Distance**

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

#### 3.9.5.4 Mini Clear Sight Triangle

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

**Figure 3.9.5-3 Mini Clear Sight Triangle**



#### 3.9.5.5 Visibility for Site Entrances and Driveways

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

#### 3.9.5.6 Sight Distance Note

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

#### 3.9.5.7 Objects Permitted in the Clear Sight Triangle

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


City of Albuquerque  
Environmental Planning Commission  
Plaza Del Sol, 600 Second Street NW  
Albuquerque, NM 87102

**RE: AGENT AUTHORIZATION NOTICE – ZONE MAP AMENDMENT REQUEST – 3101 MENAUL BLVD. NE – ALBUQUERQUE, NEW MEXICO**

To Whom It May Concern,

Cerdo En La Bolsa LLC., hereby authorizes Angela Williamson, CEO with Modulus Architects, Inc., to perform as the Agent of Record with the City of Albuquerque. This Agent Authorization is for the property located at the 3101 Menaul BLVD. NE, Albuquerque NM, 87107 and legally described as: BLOCK C PLAT FOR AMERICAN SQUARE CONT 5.9220 AC +/- . This authorization is valid until further written notice from Cerdo En La Bolsa LLC. or Angela Williamson, CEO with Modulus Architects, Inc. (Agent). Please direct all correspondence and communication to our Agent for the purpose of this request for the Environmental Planning Commission.

Sincerely,

  
*Managing Member*

Cerdo En La Bolsa LLC  
PO Box 7817  
Albuquerque, NM 87107

City of Albuquerque  
Environmental Planning Commission  
Plaza Del Sol, 600 Second Street NW  
Albuquerque, NM 87102

**RE: AGENT AUTHORIZATION NOTICE – ZONE MAP AMENDMENT REQUEST – 3101 MENAUL BLVD. NE –  
ALBUQUERQUE, NEW MEXICO**

To Whom It May Concern,

M&C Enterprises hereby authorizes Angela Williamson, CEO with Modulus Architects, Inc., to perform as the Agent of Record with the City of Albuquerque. This Agent Authorization is for the property located at the 3101 Menaul BLVD. NE, Albuquerque NM, 87107 and legally described as: BLOCK C PLAT FOR AMERICAN SQUARE CONT 5.9220 AC +/- . This authorization is valid until further written notice from M&C Enterprises or Angela Williamson, CEO with Modulus Architects, Inc. (Agent). Please direct all correspondence and communication to our Agent for the purpose of this request for the Environmental Planning Commission.

Sincerely,



M&C Enterprises  
1907 Buena Vista Dr. SE #100  
Albuquerque, NM 87106



# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 07/2020)

**Project Title:** \_\_\_\_\_

Building Permit #: \_\_\_\_\_ Hydrology File #: \_\_\_\_\_

Zone Atlas Page: H-16-Z DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: BLOCK C PLAT FOR AMERICAN SQUARE CONT 5.9220 AC +-

Development Street Address: 3101 Menaul Albuquerque NM 87107

**Applicant:** Modulus Architects Contact: Regina Okoye

Address: 100 Sun Ave Suite 600, Albuquerque NM 87109

Phone#: 505-338-1499 Fax#: \_\_\_\_\_

E-mail: rokoye@modulusarchitects.com

### Development Information

Build out/Implementation Year: \_\_\_\_\_ Current/Proposed Zoning: MX-M/NR-C

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

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

Describe development and Uses:

Zone Map Amendment from MX-M to NR-C. No uses are known or being proposed at this time.

Days and Hours of Operation (if known): \_\_\_\_\_

### Facility **Unknow existing facility details**

Building Size (sq. ft.): N/A

Number of Residential Units: N/A

Number of Commercial Units: N/A

### Traffic Considerations

ITE Trip Generation Land Use Code Unknown

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

Expected Number of Employees (if known):\* \_\_\_\_\_

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

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

Driveway(s) Located on: Street Name Menaul Blvd NE, Bryn Mawr Dr NE, Richmond Dr

Adjacent Roadway(s) Posted Speed: Street Name Menual Blvd NE Posted Speed 45 MPH  
Street Name Richmond Dr Posted Speed 25 MPH  
Bryn Mawr Dr NE 25 MPH  
*\* If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required*

**Roadway Information (adjacent to site)**

Comprehensive Plan Corridor Designation/Functional Classification: Menual Blvd – Urban Principal Arterial  
Richmond DR NE – Local Urban Streets  
Bryn Mawr Dr NE - Local Urban Streets  
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: American Square Activity Center  
(urban center, employment center, activity center)

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

Adjacent Roadway(s) Traffic Volume: 24500 - Menual Volume-to-Capacity Ratio (v/c): \_\_\_\_\_  
(if applicable)  
On a Major Transit Corridor

Adjacent Transit Service(s): Bus Route 8 Nearest Transit Stop(s): Bus Stop Route 8

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: none  
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Current - Along Menual Blvd, Richmond DR NE, Bryn Mawr Dr NE

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

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

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

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

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

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

**TIS Determination**

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

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

When the Property is developed/re-developed evaluation of the need for a TIS will be required.

Thresholds Met? Yes [ ] No

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

Notes:

*M. P. E.*

2/4/2021



TRAFFIC ENGINEER

DATE

---

### **Submittal**

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

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

### **Site Plan/Traffic Scoping Checklist**

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

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

## STAFF INFORMATION

**From:** [Lozoya, Sergio](#)  
**To:** ["Regina Okoye"](#)  
**Subject:** Project Memo  
**Date:** Friday, March 19, 2021 4:50:09 PM

---

Hello Regina,

Please see attached project memo.

We will meet and discuss on Monday March 22<sup>nd</sup>.

If anything comes up from here to then we can discuss during the meeting.

Thanks,



**SERGIO LOZOYA**

current planner

urban design & development

o 505.924.3349

e [slozoya@cabq.gov](mailto:slozoya@cabq.gov)

[cabq.gov/planning](http://cabq.gov/planning)

March 19, 2021

TO: Regina Okoya and Angela Williamson, Modulus Architects Inc.  
FROM: Sergio Lozoya, Planner  
City of Albuquerque Planning Department  
TEL: (505) 924-3935  
RE: American Square Zone Change

---

I've completed a first review of the proposed zoning map amendment (zone change) application. As expressed previously via e-mail, I will need additional information and a revised justification letter. I have some questions about the request, and would also like to discuss the requirements for a zone change request and how those are typically responded to. I am available to answer questions you might have. Please provide the following:

⇒ A revised zone change justification letter pursuant to the zone change criteria in the IDO (one copy) by:

**9 am on Monday, March 29, 2021.**

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

1) Introduction:

- A. Though I've done my best for this review, additional items may arise as the case progresses. If so, I will inform you immediately.
- B. This is what I have for the legal description: Lot C, Block C, American Square Addition, located at 3101 Menaul Blvd. NE, between Bryn Mawr Pl. and Richmond Dr. NE, approximately 6 acres (H-16-Z) Is this correct?

2) Resources:

- A. Note: The City has a publically available GIS based map viewer that you can use to query a variety of land use and zoning topics:  
<http://www.cabq.gov/gis/advanced-map-viewer>
- B. The Albuquerque-Bernalillo County Comprehensive Plan is located online here:  
<http://www.cabq.gov/planning/plans-publications>

3) Information Needed:

- A. The revised zone changes justification letter that responds to the criteria in IDO 14-16-6-7(G)(3)

4) Topics & Questions:

- A. Please tell me about the development that the proposed zone change would facilitate.
- B. Is the building currently vacant?

C. How would you describe the character of this area?

5) 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 April is the 15<sup>th</sup>. Final staff reports will be available one week prior, on April 8<sup>th</sup>.
- C. A pre-application review team (PRT) meeting is required. I saw the PRT notes in the file.
- D. Note that, if a zone change request is denied, you cannot reapply again for one year.
- E. Agency comments will be distributed around Wednesday, March 24<sup>th</sup>. I will email you a copy of the comments and will forward any late comments to you.

6) Notification & Neighborhood Issues:

*Notification requirements for a zone change are found in Table 6-1-1 and are explained in Section 6-4(K), Public Notice.*

- A. The offer of a neighborhood meeting required pursuant to 14-16-6-4(C) appears to be correct and complete.
- B. Please provide copies of each individual letter sent out to property owners and Neighborhood Associations.
- C. Please send a short summary of the project letter to the surrounding property owners and Neighborhood Associations. Please include a short paragraph summarizing your request to the EPC.
- E. I didn't see a response from the Neighborhood Association Representatives, did they send anything to you?

7) Zone Map Amendment (zone change) - General :

- A. A zone change justification is all about the requirements of the zone change criteria in IDO 14-16-6-7(G)(3) and how a request can be demonstrated to fulfill them.
- B. Please address each associated sub-policy in the justification portion of the project letter.

8) Zoning Map Amendment (zone change)- Section by Section:

- A. Criterion A (refine): Generally, the words of the Goal or policy cited need to be incorporated into your responses; otherwise, they are not sufficiently tied together and the link is not strong.
  - A response by the applicant, explaining how the request furthers/fulfills/makes reality a cited Goal or policy, is required. Furthering a preponderance of applicable Goals and policies is how consistency with health, safety, and welfare is shown.

- Devil's advocate: matching the zoning nearby isn't a really strong argument in A, but it can come into play in the responses to C and G.
- Tip: please do not choose Goals and policies that have to do with site design, because a site plan is not a part of the request, unless you can tie them to IDO requirements in some way.
- Explain how the proposed change contributes to the goal or policy by specifically addressing the language found in the goals or policies. Do not use the definition of the goal or policy to justify how the zone change furthers the goal or policy.
- Be precise in the language used in the policy analysis, less policies with stronger connections are better than more policies with weak connections. We will discuss a few examples during our meeting.
- Be sure to include a conclusory statement regarding the entirety of Criterion A.

B. Criterion B (good): This portion is sufficient to meet requirement.

C. Criterion C (good): This portion is sufficient to meet requirement.

D. Criterion D (refine): This portion was well done however, the discussion on whether or not building and home improvement materials store would be harmful to adjacent property, the neighborhood, or the community was left out. Please add that to the discussion.

E. Criterion E (good): This portion is sufficient to meet requirement.

F. Criterion F (refine): This portion is good, though the CPA discussion is not relevant as the CPA assessments have not yet been completed. Focus on being more precise in the response. Arguments based on infill, economic development, and existing infrastructure are stronger and more precise (in general).

G. Criterion G (Refine): Be more precise in the language and description. The paragraph could be refined and the discussion of the NR-C zone and surrounding NR-C zone could be shortened, and stated simply.

H. Criterion H (good): This portion is sufficient to meet requirement.

## NOTIFICATION



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



<b>PART I - PROCESS</b>	
Use <a href="#">Table 6-1-1</a> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: Zoning Map Amendment - EPC	
Decision-making Body: EPC	
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>Note: if yes, see second page</b>
<b>PART II – DETAILS OF REQUEST</b>	
Address of property listed in application: 3101 Menaul Albuquerque NM 87107	
Name of property owner: Cerdo En La Bolsa LLC	
Name of applicant: Cerdo En La Bolsa LLC	
Date, time, and place of public meeting or hearing, if applicable:	
April 15, 2021, 8:30am, VIA Zoom	
Address, phone number, or website for additional information:	
Planning Department at devhelp@cabq.gov or call 505-924-3860	
<b>PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE</b>	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input checked="" type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
<b>IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO <a href="#">SUBSECTION 14-16-6-4(K)</a> OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.</b>	

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

Regina Okaya (Applicant signature) 2/5/20 (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**

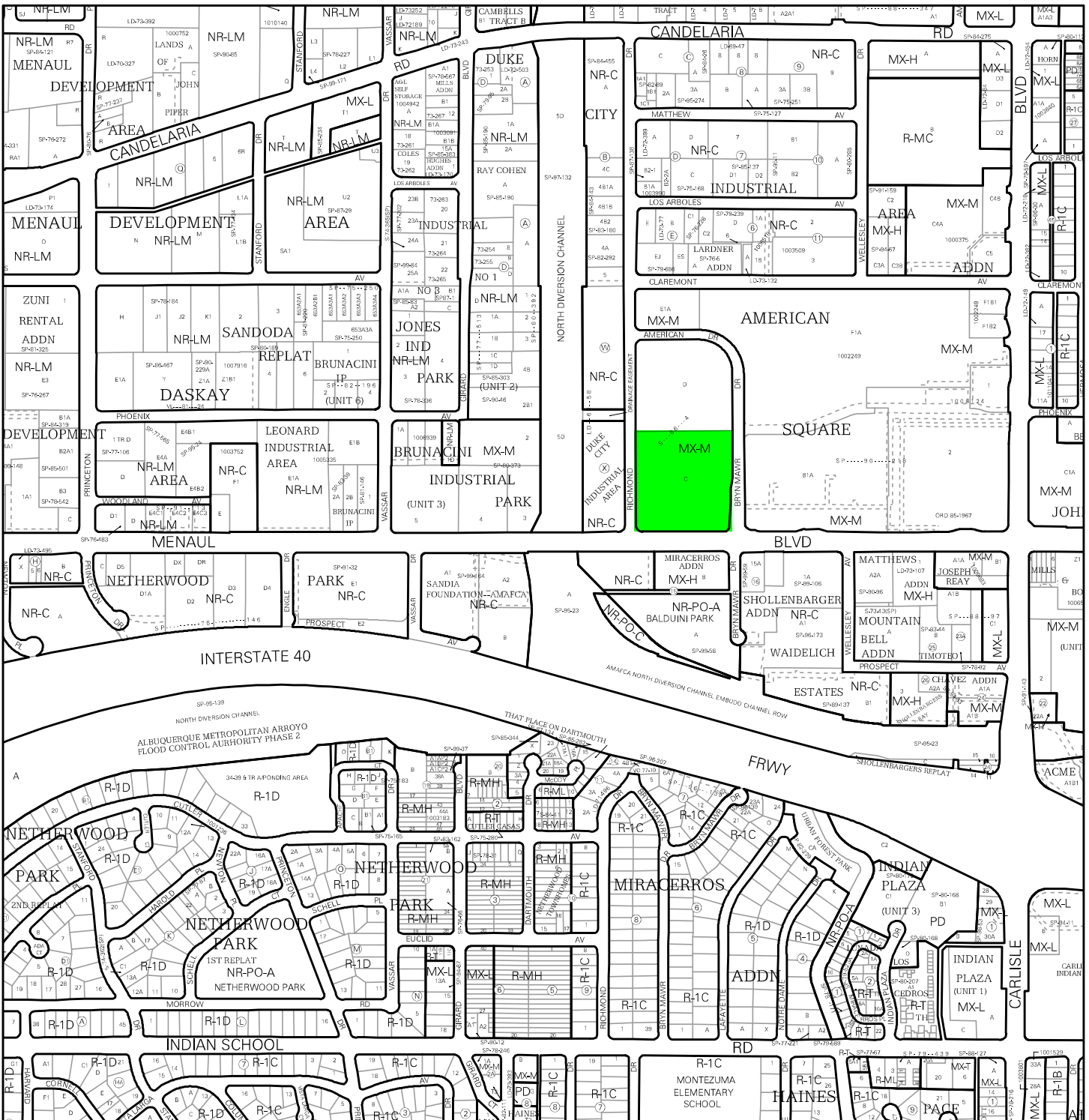


**PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY**

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.


**\*Included in all Neighborhood Notices**



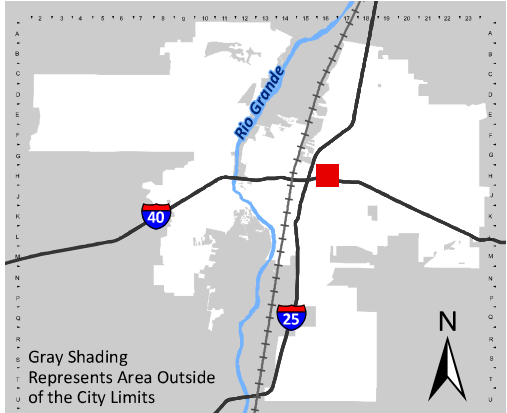
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## 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:  
**H-16-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

**Regina Okoye**

---

**From:** Carmona, Dalaina L. <dlcarmona@cabq.gov>  
**Sent:** Monday, March 1, 2021 10:43 AM  
**To:** Regina Okoye  
**Subject:** 3101 MENAUL BLVD NE Public Notice Inquiry  
**Attachments:** IDOZoneAtlasPage\_H-16-Z.PDF

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
District 7 Coalition of Neighborhood Associations	David	Haughawout	davidh.d7@comcast.net	2824 Chama Street NE	Albuquerque	NM	87110	5055141965	5058884424
District 7 Coalition of Neighborhood Associations	Lynne	Martin	lmartin900@aol.com	1531 Espejo NE	Albuquerque	NM	87112	5059804107	5052940435

You will need to e-mail each of the listed contacts and let them know that you are applying for a permit for your project. You can use this online link to find template language if you're not sure what information you need to include in your e-mail. <https://www.cabq.gov/planning/urban-design-development/public-notice>

If your permit application or project requires a neighborhood meeting, you can click on this link to find template language to use in your e-mail notification: <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If you have questions about what type of notification is required for your particular project, please click on the link below to see a table of different types of projects and what notification is required for each: <https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

Once you have e-mailed the contact individuals in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your permit application and submit it to the Planning Department for approval. **PLEASE NOTE:** The ONC does not have any jurisdiction over any other aspect of your permit application beyond the neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, or project plans, so we encourage you to contact the Planning Department at: 505-924-3860 or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

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

Thanks,



*Dalaina L. Carmona*  
Senior Administrative Assistant  
Office of Neighborhood Coordination  
Council Services Department  
1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor

Albuquerque, NM 87102  
505-768-3334  
[dlcarmona@cabq.gov](mailto:dlcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)  
Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



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

---

**From:** webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov  
**Sent:** Friday, February 26, 2021 11:45 AM  
**To:** Office of Neighborhood Coordination <rokoye@modulusarchitects.com>  
**Cc:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Subject:** Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Environmental Planning Commission

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

Contact Name

Regina Okoye

Telephone Number

15052677686

Email Address

[rokoye@modulusarchitects.com](mailto:rokoye@modulusarchitects.com)

Company Name

Modulus Architects

Company Address

100 Sun Ave NE

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

BLOCK C PLAT FOR AMERICAN SQUARE CONT 5.9220 AC +/-

Physical address of subject site:

3101 MENAUL BLVD NE 87107

Subject site cross streets:

Menaul BLVD NE and Richmond DR NE

Other subject site identifiers:

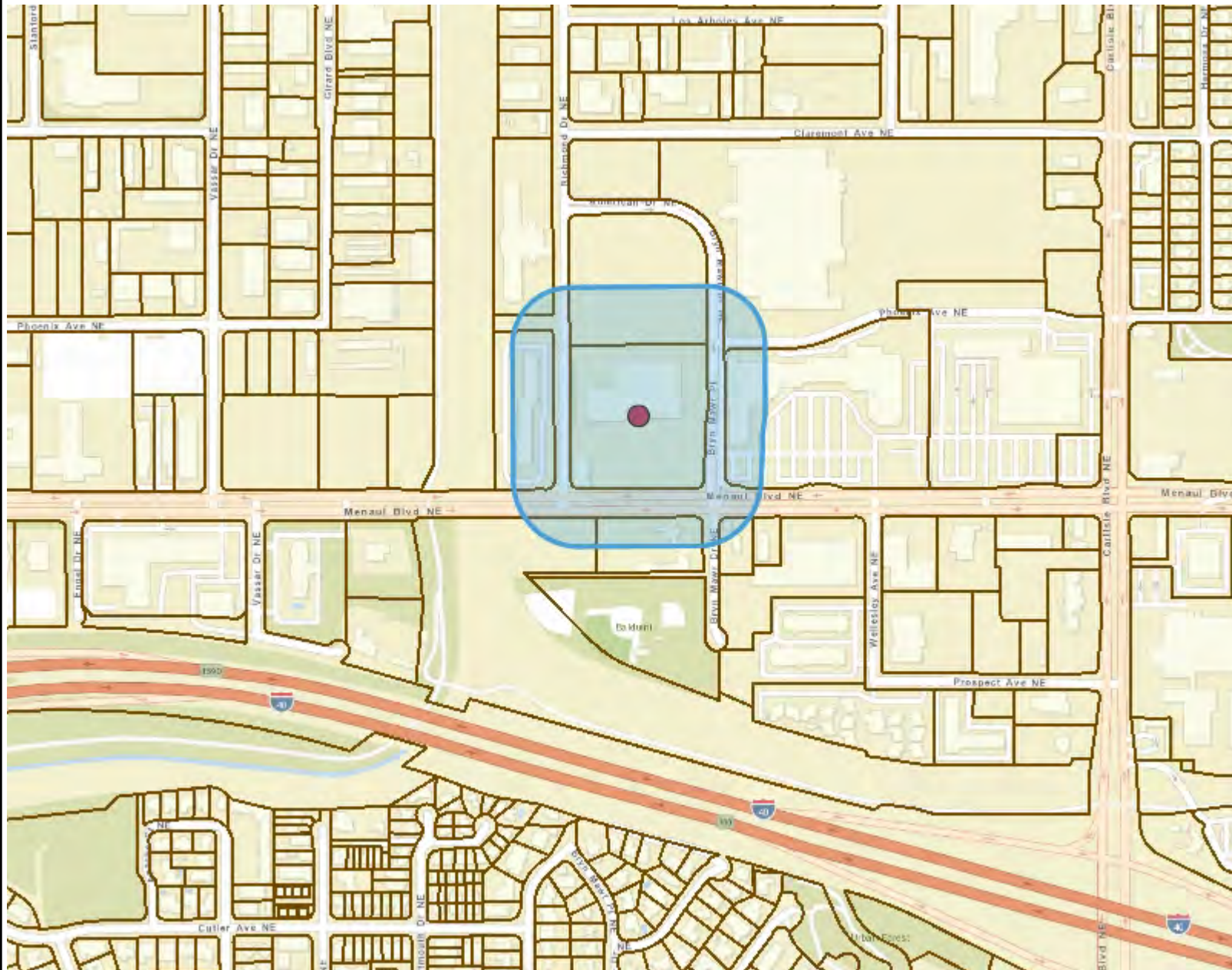
This site is located on the following zone atlas page:

H-16-Z

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



# 3101 Menaul NE

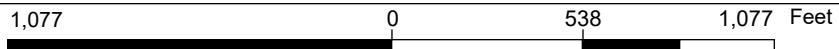


## Legend

□ Bernalillo County Parcels

## Notes

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



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
2/26/2021 © City of Albuquerque

1: 6,460

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**

ANM HEALTHCARE INVESTORS LLC  
2540 CAMINO DIABLO SUITE 200  
WALNUT CREEK CA 94597

DOS VIENTOS LLC  
PO BOX 26207  
ALBUQUERQUE NM 87125-6207

AMAFCA  
2600 PROSPECT AVE NE  
ALBUQUERQUE NM 87107-1836

HPT CW II PROPERTIES TRUST C/O  
THOMSON PROP TAX SERVICES  
PO BOX 847  
CARLSBAD CA 92018

CERDO EN LA BOLSA LLC  
PO BOX 7817  
ALBUQUERQUE NM 87194

JULIAN GARCIA HERITAGE FOUNDATION  
C/O EDWARD GARCIA  
PO BOX 26207  
ALBUQUERQUE NM 87125-6207

BLUE GROUND LLC & ETAL C/O COLLIERS  
INTERNATIONAL  
5051 JOURNAL CENTER BLVD NE SUITE 200  
ALBUQUERQUE NM 87109-5914

WAL-MART STORES INC C/O WAL-MART  
PROP TAX DEPT MS 0555  
PO BOX 8050  
BENTONVILLE AR 72716-8055

DISTRICT 7 COALITION OF NA  
DAVID HAUGHAWOUT  
2824 CHAMA STREET NE  
ALBUQUERQUE, NM 87710

DISTRICT 7 COALITION OF NA  
LYNNE MARTIN  
1531 ESPEJO NE  
ALBUQUERQUE, NM 87112

**Regina Okoye**

---

**From:** Regina Okoye  
**Sent:** Wednesday, March 3, 2021 12:19 PM  
**To:** 'davidh.d7@comcast.net'; 'lmartin900@aol.com'  
**Cc:** Angela Williamson  
**Subject:** Public Hearing for a Proposed Project in the City of Albuquerque  
**Attachments:** IDOZoneAtlasPage\_H-16-Z.PDF; Address Report — City of Albuquerque.pdf; CABQ-Official\_public\_notice\_form-2019.pdf; Zoom Hearing Information.pdf

**Tracking:**

<b>Recipient</b>	<b>Read</b>
'davidh.d7@comcast.net'	
'lmartin900@aol.com'	
Angela Williamson	Read: 3/3/2021 12:33 PM

**Public Notice of a Proposed Project in the City of Albuquerque**

Date of Notice: 3/3/2021

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

Neighborhood Association (NA): District 7 Coalition of Neighborhood Associations  
Name of NA Representative: David Haughawout, Lynne Martin  
Email Address or Mailing Address of NA Representative: [davidh.d7@comcast.net](mailto:davidh.d7@comcast.net), [lmartin900@aol.com](mailto:lmartin900@aol.com)

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

1. Subject Property Address: 3101 Menaul Blvd. NE, Albuquerque, NM 87107  
Location Description: located along Menaul Blvd. NE between Bryn Mawr Dr. NE and Richmond Dr. NE
2. Property Owner: Cerdo En La Bolsa, LLC
3. Agent/Applicant [if applicable]: Modulus Architects, Inc./M&C Enterprises (future owners)
4. Application(s) Type per IDO Table 6-1-1 [mark all that apply]:

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

**X Zoning Map Amendment**  
Other: \_\_\_\_\_  
Summary of project/request:

I am very pleased to send this letter to let you know that I have been hired by the property owner to pursue a Zone Map Amendment for this property. The purpose of this is to allow for redevelopment of the vacant building on this 5.9-acre parcel. This request is for a zone change from MX-M to NR-C. There are no uses being proposed at this time. This request, if approved, would allow for the appropriate scale of redevelopment for this location that is in line with the current market demands.

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

Zoning Hearing Examiner (ZHE)  
Development Review Board (DRB)  
Landmarks Commission (LC)

**X** Environmental Planning Commission (EPC)  
City Council

**Date/Time:** 4/15/21 at 8:30 am  
**Location:** Via Zoom see attached "Zoom Hearing Information"

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>  
To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at (505) 924-3860

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

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

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

1. Zone Atlas Page(s): H-16-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project: N/A  
Deviation(s)  
Variance(s)  
Waiver(s)  
Explanation: \_\_\_\_\_
4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1: **X YES** NO

Summary: District 7 Coalition of Neighborhood Associations was notified of this request. No meeting was requested on behalf of this neighborhood association.

**Additional Information:**

1. From the IDO Zoning Map:
  - a. Area of Property [typically in acres]: 5.9 acres
  - b. IDO Zone District: Mixed-use- medium intensity zone district (MX-M)
  - c. Overlay Zone(s): NA
  - d. Center or Corridor Area: American Square Activity Center/Multi-Modal Corridor (Menaul Blvd.)
2. Current Land Use(s) [vacant, if none]: Category: 03 | Commercial Retail, Description: 03 | General retail, size not-specified

**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](mailto: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: District 7 Coalition of Neighborhood Associations



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

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

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

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

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

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

**REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER**

**MODULUS ARCHITECTS & LAND USE PLANNING, INC.**

100 Sun Avenue NE, Suite 600

Albuquerque, NM 87109

Office 505.338.1499 (Ext. 1003)

Mobile + Text 505.267.7686



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

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

**EXAMPLE - Property owners were changed per "List of Property Owner" information**

**Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner**

Date of Notice\*: 3/3/2021

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

Property Owner within 100 feet\*: ANM HEALTHCARE INVESTORS LLC

Mailing Address\*: 2540 CAMINO DIABLO SUITE 200 WALNUT CREEK CA 94597

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

1. Subject Property Address\* 3101 Menaul BLVD NE Albuquerque NM 87107

Location Description located along Menaul Blvd NE between Bryn Mawr Dr NE and Richmond DR NE.

2. Property Owner\* Cerdo En La Bolsa LLC

3. Agent/Applicant\* [if applicable] Modulus Architects, Inc./M&C Enterprises (Future Owners)

4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]

Zoning Map Amendment

Other: \_\_\_\_\_

Summary of project/request<sup>1\*</sup>:

I am very pleased to send this letter to let you know that I have been hired by the property owner to pursue a Zone Map Amendment for this property. The purpose of this is to allow for redevelopment of the vacant building on this 5.9-acre parcel. This request is for a zone change from MX-M to NR-C. There are no uses being proposed at this time. This request, if approved, would allow for the appropriate scale of redevelopment for this location that is in line with the current market demands.

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

Environmental Planning Commission (EPC)  City Council

This application will be first reviewed and recommended by:

Environmental Planning Commission (EPC)  Landmarks Commission (LC)

Not applicable (Zoning Map Amendment – EPC only)

Date/Time\*: April 15, 2021 at 8:30am

Location\*<sup>2</sup>: VIA Zoom, See Attached "Zoom Hearing Information"

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

<sup>2</sup> Physical address or Zoom link

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

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>3</sup>:

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

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

1. Zone Atlas Page(s)\*<sup>4</sup> H-16-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*: N/A  
 Deviation(s)       Variance(s)       Waiver(s)

Explanation\*:  
N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:  
**District 7 Coalition of Neighborhood Associations was notified of this request. No meeting was requested on behalf of this neighborhood association.**  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant  
<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 5.9 acres
2. IDO Zone District Mixed-use- medium intensity zone district (MX-M)
3. Overlay Zone(s) [if applicable] N/A
4. Center or Corridor Area [if applicable] American Square Activity Center/Multi-modal Corridor (Mensual Blvd)

Current Land Use(s) [vacant, if none] Category: 03 | Commercial Retail  
Description: 03 | General retail, size not-specified

**NOTE:** For Zoning Map Amendment – EPC only, 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 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](mailto: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>

---

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

\*Included in all Neighborhood Notices



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: Zoning Map Amendment - EPC
Decision-making Body: EPC
Pre-Application meeting required: [X] Yes [ ] No
Neighborhood meeting required: [X] Yes [ ] No
Mailed Notice required: [X] Yes [ ] No
Electronic Mail required: [X] Yes [ ] No
Is this a Site Plan Application: [ ] Yes [X] No Note: if yes, see second page
PART II - DETAILS OF REQUEST
Address of property listed in application: 3101 Menaul BLVD Albuquerque NM 87107
Name of property owner: Cerdo En La Bolsa LLC
Name of applicant: M&C Enterprises (Future Owners)
Date, time, and place of public meeting or hearing, if applicable:
April 15, 2021, 8:30am, VIA Zoom
Address, phone number, or website for additional information:
Planning Department at devhelp@cabq.gov or call 505-924-3860
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
[X] Zone Atlas page indicating subject property.
[ ] Drawings, elevations, or other illustrations of this request.
[X] Summary of pre-submittal neighborhood meeting, if applicable. N/A, No meet was requested
[X] 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.

Rogina Okaya (Applicant signature) 3/3/21 (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.



**City Address: 3101 MENAUL BLVD NE**

**County Address: 3035 MENAUL NE**

2/26/2021

[www.cabq.gov/gis](http://www.cabq.gov/gis)

City of Albuquerque Property Report

---

Ownership Data from [Bernalillo County Assessor](#)

(County Assessor's data for tax year 2018)

**Owner Name:** CERDO EN LA BOLSA LLC

**Owner Address:** PO BOX 7817, ALBUQUERQUE NM 87194

**UPC:** 101605934830210110

**Tax Year:** 2018 **Tax District:** A1A

**Legal Description:** BLOCK C PLAT FOR AMERICAN SQUARE CONT 5.9220 AC +-

**Property Class:** C **Document Number:** 2014030531 040114 SM -

**Acres:** 5.97

City Zoning and Services

**IDO Zone District:** MX-M

**IDO District Definition:** Moderate Intensity

**Old Zoning Designation:** C-2

**Old Zoning Description:**

**Land Use:** 03 | Commercial Retail

**Lot:** C **Block:** C **Subdivision:** AMERICAN SQUARE

**Police Beat:** 411 **Area Command:** NORTHEAST

**Jurisdiction:** ALBUQUERQUE

**Zone Atlas Page:** [H16](#) (opens in new window)

**City Neighborhood Association:** N/A

**Residential Trash Pickup:**

Political Districts

**City Council District:** [7 - Diane G. Gibson](#)

**County Commission District:** 3 - Adriann Barboa

**NM House of Representatives:** Gail Chasey

**NM Senate:** Gerald P. Ortiz y Pino

School Districts

**Elementary:** MONTEZUMA

**Middle:** MCKINLEY

**High School:** DEL NORTE

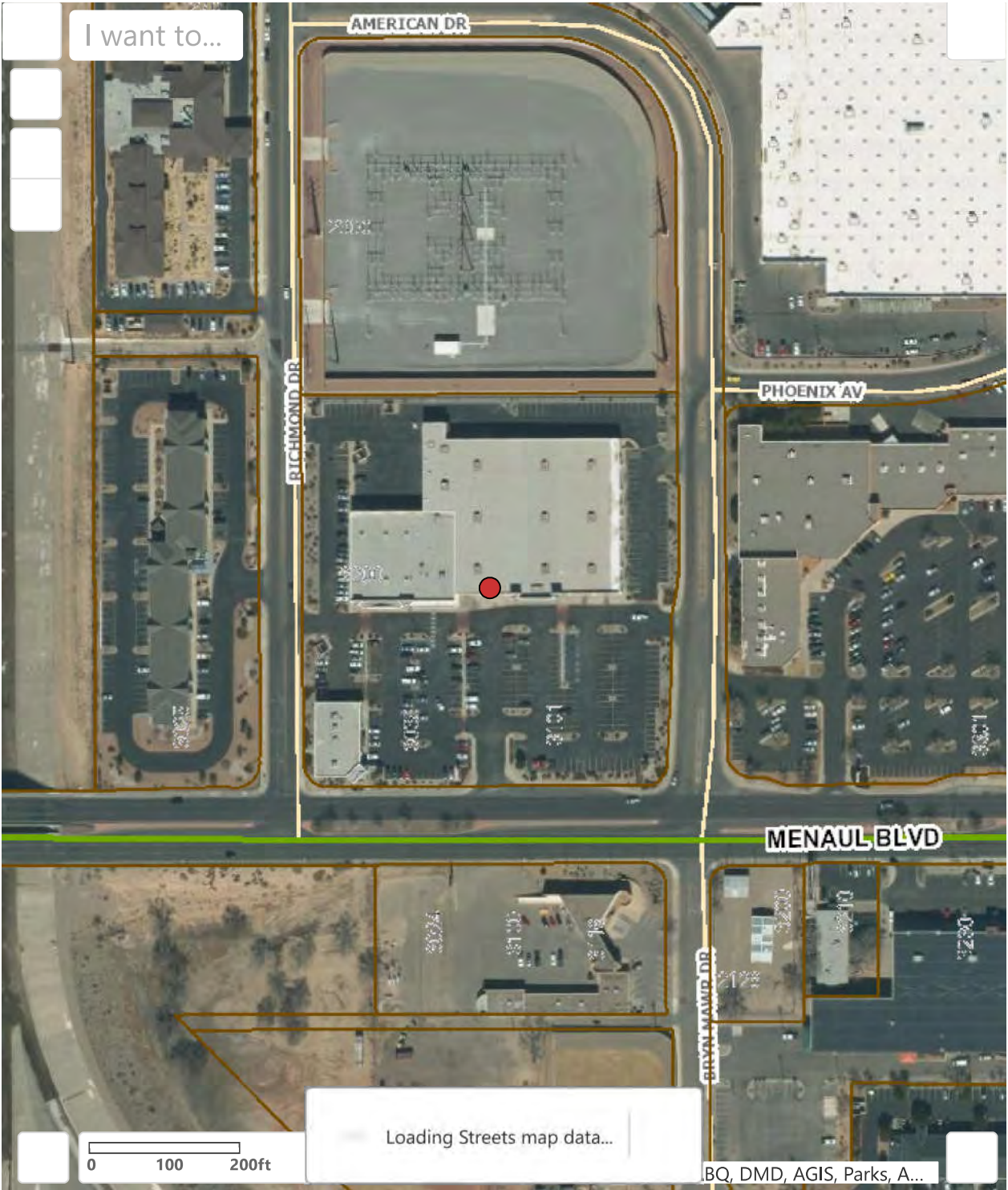
**FEMA Flood Zone:** X

For questions about floodplain information, please contact the COA Floodplain Manager at 924-3986 or email [ccherne@cabq.gov](mailto:ccherne@cabq.gov)

**Run another Search [here](#)**

This report was created by the GIS group of DTI. Please send comments to [GIS@cabq.gov](mailto:GIS@cabq.gov).  
Please wait while the map loads below...

I want to...



Loading Streets map data...

BQ, DMD, AGIS, Parks, A...



## **\*Included in Hearing Notices**

Zoom Hearing Information

Date: April 15, 2021

Time: 8:30am

Join Zoom Meeting

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

Meeting ID: 226 959 2859

One tap mobile

+12532158782,,2269592859# US (Tacoma)

+13462487799,,2269592859# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

Meeting ID: 226 959 2859

Find your local number: <https://cabq.zoom.us/u/abeuj1Ao7>

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



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



JULIAN GARCIA HERITAGE FOUNDATION  
C/O EDUARDO GARCIA  
PO BOX 26207  
ALBUQUERQUE, NM 87125-6207

ANIM HEALTHCARE INVESTORS LLC  
2540 CAMINO DIABLO SUITE 200  
WALNUT CREEK, CA 94597

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



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



BLUE GRICOUND LLC & ETAL C/O COLLERS  
INTERNATIONAL  
5051 JOURNAL CENTER BLVD NE SUITE 200  
ALBUQUERQUE, NM 87109-5914

CENOA EN LA BOLSA LLC  
PO BOX 7817  
ALBUQUERQUE, NM 87194

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



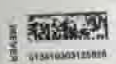
MODULUS ARCHITECTS INC.  
100 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87109



WAL-MART STORES INC C/O WAL-MART  
PRCP TAX DEPT MS 0555  
PO BOX 8050  
BENTONVILLE, AR 72716-8055

DOS VIENTOS LLC  
PO BOX 26207  
ALBUQUERQUE, NM 87125-6207

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



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



DISTRICT COLULTION DE MA  
DAVID HARRINGTON  
2824 CHAMPA STREET NE  
ALBUQUERQUE, NM 87110

AMAFCA  
2600 PROSPECT AVE NE  
ALBUQUERQUE, NM 87107-1835

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



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



DISTRICT COLULTION DE MA  
LYNN WAKTU  
1811 BRUNNEN  
ALBUQUERQUE, NM 87112

HPI CW II TRUSTEES TRUST C/O  
THORNDIKE SMITH TAX SERVICES  
100 ECHO BAY  
CARLSBAD, CA 92008



ACADEMY

5255 SAN ANTONIO DR NE  
ALBUQUERQUE, NM 87109-9998  
(800)275-8777

05/03/2021

12:58 PM

Product	Qty	Unit Price	Price
Forever Postage Stamp	10	\$0.55	\$5.50
<b>Grand Total:</b>			<b>\$5.50</b>
<b>Credit Card Remitted</b>			<b>\$5.50</b>
Card Name, VISA			
Account #: XXXXXXXXXX1529			
Approval #: 049256			
Transaction # 342			
Receipt #: 000342			
AID: A0000000001610			
AL: VISA CREDIT			
PIN: Not Required			
			Chip
			CAPITAL ONE VISA

\*\*\*\*\*  
 USPS is experiencing unprecedented volume increases and limited employee availability due to the impacts of COVID-19. We appreciate your patience.  
 \*\*\*\*\*

Preview your Mail  
 Track your Packages  
 Sign up for FREE @  
[www.info.meddelivery.com](http://www.info.meddelivery.com)

Earn rewards on your business account purchases of Priority Mail labels with the USPS Loyalty program by using Click and Ship. Visit [www.usps.com/smallbizloyalty](http://www.usps.com/smallbizloyalty) for more info.

All sales final on stamps and postage. Refunds for guaranteed services only. Thank you for your business.

Tell us about your experience. Go to <https://postalexperience.com/ssk> or scan this code with your mobile device.



UFN: 340128-9552  
 Receipt #: 840-18520494-1-3762958-1  
 Clerk: 00

# 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.

Regina Okoye  
(Applicant or Agent)

3/4/2021  
(Date)

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

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

**Regina Okoye**

---

**From:** Carmona, Dalaina L. <dlcarmona@cabq.gov>  
**Sent:** Thursday, February 4, 2021 4:07 PM  
**To:** Regina Okoye  
**Subject:** 3101 MENAUL BLVD NE Neighborhood Meeting Inquiry  
**Attachments:** IDOZoneAtlasPage\_H-16-Z.PDF

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
District 7 Coalition of Neighborhood Associations	Lynne	Martin	lmartin900@aol.com	1531 Espejo NE	Albuquerque	NM	87112	5059804107	5052940435
District 7 Coalition of Neighborhood Associations	David	Haughawout	davidh.d7@comcast.net	2824 Chama Street NE	Albuquerque	NM	87110	5055141965	5058884424

You will need to e-mail each of the listed contacts and let them know that you are applying for a permit for your project. You can use this online link to find template language if you're not sure what information you need to include in your e-mail. <https://www.cabq.gov/planning/urban-design-development/public-notice>

If your permit application or project requires a neighborhood meeting, you can click on this link to find template language to use in your e-mail notification: <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If you have questions about what type of notification is required for your particular project, please click on the link below to see a table of different types of projects and what notification is required for each: <https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

Once you have e-mailed the contact individuals in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your permit application and submit it to the Planning Department for approval. **PLEASE NOTE:** The ONC does not have any jurisdiction over any other aspect of your permit application beyond the neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, or project plans, so we encourage you to contact the Planning Department at: 505-924-3860 or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

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

Thanks,



*Dalaina L. Carmona*  
Senior Administrative Assistant  
Office of Neighborhood Coordination  
Council Services Department  
1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor

Albuquerque, NM 87102  
505-768-3334  
[dlcarmona@cabq.gov](mailto:dlcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)  
Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



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

---

**From:** webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov  
**Sent:** Thursday, February 04, 2021 1:39 PM  
**To:** Office of Neighborhood Coordination <rokoye@modulusarchitects.com>  
**Cc:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Subject:** Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:

Environmental Planning Commission

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

Contact Name

Regina Okoye

Telephone Number

15052677686

Email Address

[rokoye@modulusarchitects.com](mailto:rokoye@modulusarchitects.com)

Company Name

Modulus Architects

Company Address

100 Sun Ave NE

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

BLOCK C PLAT FOR AMERICAN SQUARE CONT 5.9220 AC +/-

Physical address of subject site:

3101 MENAUL BLVD NE

Subject site cross streets:

Manual Blvd NE and Richmond Dr NE

Other subject site identifiers:

This site is located on the following zone atlas page:

H-16-Z

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

**Regina Okoye**

---

**From:** Regina Okoye  
**Sent:** Friday, February 5, 2021 11:10 AM  
**To:** 'davidh.d7@comcast.net'; 'lmartin900@aol.com'  
**Cc:** Angela Williamson  
**Subject:** Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque  
**Attachments:** CABQ-Official\_public\_notice\_form-2019.pdf; IDOZoneAtlasPage\_H-16-Z.PDF

<b>Tracking:</b>	<b>Recipient</b>	<b>Delivery</b>
	'davidh.d7@comcast.net'	
	'lmartin900@aol.com'	
	Angela Williamson	Delivered: 2/5/2021 11:11 AM

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

Date of Request: 2/5/2021

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

Neighborhood Association (NA): District 7 Coalition of Neighborhood Associations  
Name of NA Representative: David Haughawout, Lynne Martin  
Email Address or Mailing Address of NA Representative: [davidh.d7@comcast.net](mailto:davidh.d7@comcast.net) and [lmartin900@aol.com](mailto:lmartin900@aol.com)

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

Email address to respond yes or no: Yes

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above (02/05/2021), unless you agree to an earlier date.

**Meeting Date/Time/Location: Before Monday, February 22, 2021**

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

1. Subject Property Address: 3101 Menaul Blvd. NE, Albuquerque, NM 87107  
Location Description: NW corner of Menaul Blvd. NE and Bryn Mawr Pl.
2. Property Owner: Cerdo En La Bolsa LLC
3. Agent/Applicant [if applicable]: Modulus Architects, Inc./Cerdo En La Bolsa LLC
4. Application(s) Type per IDO Table 6-1-1 [mark all that apply]:

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

**X Zoning Map Amendment**

Other: \_\_\_\_\_

Summary of project/request:

I am very pleased to send this letter to let you know that I have been hired by the property owner to pursue a Zone Map Amendment for this property. The purpose of this is to allow for redevelopment of this 5.9-acre parcel. This request is for a zone change from MX-M to NR-C. There are no uses being proposed at this time. This request, if approved, would allow for the appropriate scale of development for this location.

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)

**X** Environmental Planning Commission (EPC)  
City Council

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

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

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

1. Zone Atlas Page(s): H-16-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project: N/A  
Deviation(s)  
Variance(s)  
Waiver(s)  
Explanation: \_\_\_\_\_
4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1: **X YES** NO
5. For Site Plan Applications only, attach site plan showing, at a minimum:
  - a. Location of proposed buildings and landscape areas.
  - b. Access and circulation for vehicles and pedestrians.
  - c. Maximum height of any proposed structures, with building elevations.
  - d. For residential development: Maximum number of proposed dwelling units.
  - e. For non-residential development  
Total gross floor area of proposed project  
Gross floor area for each proposed use

**Additional Information:**

1. From the IDO Zoning Map:
  - a. Area of Property [typically in acres]: 5.9 acres
  - b. IDO Zone District Planned development: Mixed-Use – medium intensity zone district
  - c. Overlay Zone(s): NA
  - d. Center or Corridor Area: American Square Activity Center/Multi-modal Corridor (Manual Blvd)
2. Current Land Use(s) [vacant, if none]: Category: 03 | Commercial Retail Description: 03 | General retail, size not-specified

**Useful Links**



**Integrated Development Ordinance (IDO)**

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

**IDO Interactive Map**

<https://tinyurl.com/!DOzoningmap>

cc: District 7 Coalition of Neighborhood Associations

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

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

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

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant.

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

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

**REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER**

**MODULUS ARCHITECTS & LAND USE PLANNING, INC.**

100 Sun Avenue NE, Suite 600

Albuquerque, NM 87109

Office 505.338.1499 (Ext. 1003)

Mobile + Text 505.267.7686



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

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

## Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice\*: 3/3/2021

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

Property Owner within 100 feet\*: AMAFCA

Mailing Address\*: 2600 PROSPECT AVE NE ALBUQUERQUE NM 87107-1836

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

1. Subject Property Address\* 3101 Menaul BLVD NE Albuquerque NM 87107  
Location Description located along Menaul Blvd NE between Bryn Mawr Dr NE and Richmond DR NE.
2. Property Owner\* Cerdo En La Bolsa LLC
3. Agent/Applicant\* [if applicable] Modulus Architects, Inc./M&C Enterprises (Future Owners)
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]

Zoning Map Amendment

Other: \_\_\_\_\_

Summary of project/request<sup>1\*</sup>:

I am very pleased to send this letter to let you know that I have been hired by the property owner to pursue a Zone Map Amendment for this property. The purpose of this is to allow for redevelopment of the vacant building on this 5.9-acre parcel. This request is for a zone change from MX-M to NR-C. There are no uses being proposed at this time. This request, if approved, would allow for the appropriate scale of redevelopment for this location that is in line with the current market demands.

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

Environmental Planning Commission (EPC)  City Council

This application will be first reviewed and recommended by:

Environmental Planning Commission (EPC)  Landmarks Commission (LC)

Not applicable (Zoning Map Amendment – EPC only)

Date/Time\*: April 15, 2021 at 8:30am

Location\*<sup>2</sup>: VIA Zoom, See Attached "Zoom Hearing Information"

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

<sup>2</sup> Physical address or Zoom link

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

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found<sup>\*3</sup>:

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

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

1. Zone Atlas Page(s)<sup>\*4</sup> H-16-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project<sup>\*</sup>: N/A

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

Explanation<sup>\*</sup>:

N/A

---

---

---

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

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

**District 7 Coalition of Neighborhood Associations was notified of this request. No meeting was requested on behalf of this neighborhood association.**

---

---

---

---

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

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

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

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 5.9 acres
2. IDO Zone District Mixed-use- medium intensity zone district (MX-M)
3. Overlay Zone(s) [if applicable] N/A
4. Center or Corridor Area [if applicable] American Square Activity Center/Multi-modal Corridor (Mensual Blvd)

Current Land Use(s) [vacant, if none] Category: 03 | Commercial Retail  
Description: 03 | General retail, size not-specified

**NOTE:** For Zoning Map Amendment – EPC only, 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 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](mailto: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>

---

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

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

## Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice\*: 3/3/2021

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

Property Owner within 100 feet\*: ANM HEALTHCARE INVESTORS LLC

Mailing Address\*: 2540 CAMINO DIABLO SUITE 200 WALNUT CREEK CA 94597

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

1. Subject Property Address\* 3101 Menaul BLVD NE Albuquerque NM 87107  
Location Description located along Menaul Blvd NE between Bryn Mawr Dr NE and Richmond DR NE.
2. Property Owner\* Cerdo En La Bolsa LLC
3. Agent/Applicant\* [if applicable] Modulus Architects, Inc./M&C Enterprises (Future Owners)
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]

Zoning Map Amendment

Other: \_\_\_\_\_

Summary of project/request<sup>1\*</sup>:

I am very pleased to send this letter to let you know that I have been hired by the property owner to pursue a Zone Map Amendment for this property. The purpose of this is to allow for redevelopment of the vacant building on this 5.9-acre parcel. This request is for a zone change from MX-M to NR-C. There are no uses being proposed at this time. This request, if approved, would allow for the appropriate scale of redevelopment for this location that is in line with the current market demands.

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

Environmental Planning Commission (EPC)  City Council

This application will be first reviewed and recommended by:

Environmental Planning Commission (EPC)  Landmarks Commission (LC)

Not applicable (Zoning Map Amendment – EPC only)

Date/Time\*: April 15, 2021 at 8:30am

Location\*<sup>2</sup>: VIA Zoom, See Attached "Zoom Hearing Information"

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

<sup>2</sup> Physical address or Zoom link

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

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>3</sup>:

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

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

1. Zone Atlas Page(s)\*<sup>4</sup> H-16-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*: N/A
  - Deviation(s)
  - Variance(s)
  - Waiver(s)

Explanation\*:  
N/A

---

---

---

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

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

**District 7 Coalition of Neighborhood Associations was notified of this request. No meeting was requested on behalf of this neighborhood association.**

---

---

---

---

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

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

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

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 5.9 acres
2. IDO Zone District Mixed-use- medium intensity zone district (MX-M)
3. Overlay Zone(s) [if applicable] N/A
4. Center or Corridor Area [if applicable] American Square Activity Center/Multi-modal Corridor (Mensual Blvd)

Current Land Use(s) [vacant, if none] Category: 03 | Commercial Retail  
Description: 03 | General retail, size not-specified

**NOTE:** For Zoning Map Amendment – EPC only, 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 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](mailto: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>

---

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

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

## Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice\*: 3/3/2021

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

Property Owner within 100 feet\*: BLUE GROUND LLC & ETAL C/O COLLIERS INTERNATIONAL

Mailing Address\*: 5051 JOURNAL CENTER BLVD NE SUITE 200 ALBUQUERQUE NM 87109-5914

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

1. Subject Property Address\* 3101 Menaul BLVD NE Albuquerque NM 87107  
Location Description located along Menaul Blvd NE between Bryn Mawr Dr NE and Richmond DR NE.
2. Property Owner\* Cerdo En La Bolsa LLC
3. Agent/Applicant\* [if applicable] Modulus Architects, Inc./M&C Enterprises (Future Owners)
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]

Zoning Map Amendment

Other: \_\_\_\_\_

Summary of project/request<sup>1\*</sup>:

I am very pleased to send this letter to let you know that I have been hired by the property owner to pursue a Zone Map Amendment for this property. The purpose of this is to allow for redevelopment of the vacant building on this 5.9-acre parcel. This request is for a zone change from MX-M to NR-C. There are no uses being proposed at this time. This request, if approved, would allow for the appropriate scale of redevelopment for this location that is in line with the current market demands.

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

Environmental Planning Commission (EPC)  City Council

This application will be first reviewed and recommended by:

Environmental Planning Commission (EPC)  Landmarks Commission (LC)

Not applicable (Zoning Map Amendment – EPC only)

Date/Time\*: April 15, 2021 at 8:30am

Location\*<sup>2</sup>: VIA Zoom, See Attached "Zoom Hearing Information"

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

<sup>2</sup> Physical address or Zoom link



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

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>3</sup>:

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

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

1. Zone Atlas Page(s)\*<sup>4</sup> H-16-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*: N/A
  - Deviation(s)
  - Variance(s)
  - Waiver(s)

Explanation\*:  
N/A

---

---

---

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

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

**District 7 Coalition of Neighborhood Associations was notified of this request. No meeting was requested on behalf of this neighborhood association.**

---

---

---

---

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

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

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

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 5.9 acres
2. IDO Zone District Mixed-use- medium intensity zone district (MX-M)
3. Overlay Zone(s) [if applicable] N/A
4. Center or Corridor Area [if applicable] American Square Activity Center/Multi-modal Corridor (Mensual Blvd)

Current Land Use(s) [vacant, if none] Category: 03 | Commercial Retail  
Description: 03 | General retail, size not-specified

**NOTE:** For Zoning Map Amendment – EPC only, 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 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](mailto: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>

---

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

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

## Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice\*: 3/3/2021

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

Property Owner within 100 feet\*: CERDO EN LA BOLSA LLC

Mailing Address\*: PO BOX 7817 ALBUQUERQUE NM 87194

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

1. Subject Property Address\* 3101 Menaul BLVD NE Albuquerque NM 87107  
Location Description located along Menaul Blvd NE between Bryn Mawr Dr NE and Richmond DR NE.
2. Property Owner\* Cerdo En La Bolsa LLC
3. Agent/Applicant\* [if applicable] Modulus Architects, Inc./M&C Enterprises (Future Owners)
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]

Zoning Map Amendment

Other: \_\_\_\_\_

Summary of project/request<sup>1\*</sup>:

I am very pleased to send this letter to let you know that I have been hired by the property owner to pursue a Zone Map Amendment for this property. The purpose of this is to allow for redevelopment of the vacant building on this 5.9-acre parcel. This request is for a zone change from MX-M to NR-C. There are no uses being proposed at this time. This request, if approved, would allow for the appropriate scale of redevelopment for this location that is in line with the current market demands.

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

Environmental Planning Commission (EPC)  City Council

This application will be first reviewed and recommended by:

Environmental Planning Commission (EPC)  Landmarks Commission (LC)

Not applicable (Zoning Map Amendment – EPC only)

Date/Time\*: April 15, 2021 at 8:30am

Location\*<sup>2</sup>: VIA Zoom, See Attached "Zoom Hearing Information"

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

<sup>2</sup> Physical address or Zoom link

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

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>3</sup>:

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

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

1. Zone Atlas Page(s)\*<sup>4</sup> H-16-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*: N/A
  - Deviation(s)
  - Variance(s)
  - Waiver(s)

Explanation\*:  
N/A

---

---

---

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

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

**District 7 Coalition of Neighborhood Associations was notified of this request. No meeting was requested on behalf of this neighborhood association.**

---

---

---

---

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

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

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

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 5.9 acres
2. IDO Zone District Mixed-use- medium intensity zone district (MX-M)
3. Overlay Zone(s) [if applicable] N/A
4. Center or Corridor Area [if applicable] American Square Activity Center/Multi-modal Corridor (Mensual Blvd)

Current Land Use(s) [vacant, if none] Category: 03 | Commercial Retail  
Description: 03 | General retail, size not-specified

**NOTE:** For Zoning Map Amendment – EPC only, 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 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](mailto: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>

---

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

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

## Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice\*: 3/3/2021

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

Property Owner within 100 feet\*: DOS VIENTOS LLC

Mailing Address\*: PO BOX 26207 ALBUQUERQUE NM 87125-6207

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

1. Subject Property Address\* 3101 Menaul BLVD NE Albuquerque NM 87107  
Location Description located along Menaul Blvd NE between Bryn Mawr Dr NE and Richmond DR NE.
2. Property Owner\* Cerdo En La Bolsa LLC
3. Agent/Applicant\* *[if applicable]* Modulus Architects, Inc./M&C Enterprises (Future Owners)
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*

Zoning Map Amendment

Other: \_\_\_\_\_

Summary of project/request<sup>1\*</sup>:

I am very pleased to send this letter to let you know that I have been hired by the property owner to pursue a Zone Map Amendment for this property. The purpose of this is to allow for redevelopment of the vacant building on this 5.9-acre parcel. This request is for a zone change from MX-M to NR-C. There are no uses being proposed at this time. This request, if approved, would allow for the appropriate scale of redevelopment for this location that is in line with the current market demands.

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

Environmental Planning Commission (EPC)  City Council

This application will be first reviewed and recommended by:

Environmental Planning Commission (EPC)  Landmarks Commission (LC)

Not applicable (Zoning Map Amendment – EPC only)

Date/Time\*: April 15, 2021 at 8:30am

Location\*<sup>2</sup>: VIA Zoom, See Attached "Zoom Hearing Information"

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

<sup>2</sup> Physical address or Zoom link

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

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>3</sup>:

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

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

1. Zone Atlas Page(s)\*<sup>4</sup> H-16-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*: N/A  
 Deviation(s)       Variance(s)       Waiver(s)

Explanation\*:  
N/A

---

---

---

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

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

District 7 Coalition of Neighborhood Associations was notified of this request. No meeting was requested on behalf of this neighborhood association.

---

---

---

---

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

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

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

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 5.9 acres
2. IDO Zone District Mixed-use- medium intensity zone district (MX-M)
3. Overlay Zone(s) [if applicable] N/A
4. Center or Corridor Area [if applicable] American Square Activity Center/Multi-modal Corridor (Mensual Blvd)

Current Land Use(s) [vacant, if none] Category: 03 | Commercial Retail  
Description: 03 | General retail, size not-specified

**NOTE:** For Zoning Map Amendment – EPC only, 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 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](mailto: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>

---

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



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

## Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice\*: 3/3/2021

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

Property Owner within 100 feet\*: HPT CW II PROPERTIES TRUST C/O THOMSON PROP TAX SERVICES

Mailing Address\*: PO BOX 847 CARLSBAD CA 92018

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

1. Subject Property Address\* 3101 Menaul BLVD NE Albuquerque NM 87107  
Location Description located along Menaul Blvd NE between Bryn Mawr Dr NE and Richmond DR NE.
2. Property Owner\* Cerdo En La Bolsa LLC
3. Agent/Applicant\* [if applicable] Modulus Architects, Inc./M&C Enterprises (Future Owners)
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]

Zoning Map Amendment

Other: \_\_\_\_\_

Summary of project/request<sup>1\*</sup>:

I am very pleased to send this letter to let you know that I have been hired by the property owner to pursue a Zone Map Amendment for this property. The purpose of this is to allow for redevelopment of the vacant building on this 5.9-acre parcel. This request is for a zone change from MX-M to NR-C. There are no uses being proposed at this time. This request, if approved, would allow for the appropriate scale of redevelopment for this location that is in line with the current market demands.

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

Environmental Planning Commission (EPC)  City Council

This application will be first reviewed and recommended by:

Environmental Planning Commission (EPC)  Landmarks Commission (LC)

Not applicable (Zoning Map Amendment – EPC only)

Date/Time\*: April 15, 2021 at 8:30am

Location\*<sup>2</sup>: VIA Zoom, See Attached "Zoom Hearing Information"

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

<sup>2</sup> Physical address or Zoom link

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

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>3</sup>:

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

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

1. Zone Atlas Page(s)\*<sup>4</sup> H-16-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*: N/A
  - Deviation(s)
  - Variance(s)
  - Waiver(s)

Explanation\*:  
N/A

---

---

---

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

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

**District 7 Coalition of Neighborhood Associations was notified of this request. No meeting was requested on behalf of this neighborhood association.**

---

---

---

---

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant  
<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 5.9 acres
2. IDO Zone District Mixed-use- medium intensity zone district (MX-M)
3. Overlay Zone(s) [if applicable] N/A
4. Center or Corridor Area [if applicable] American Square Activity Center/Multi-modal Corridor (Mensual Blvd)

Current Land Use(s) [vacant, if none] Category: 03 | Commercial Retail  
Description: 03 | General retail, size not-specified

**NOTE:** For Zoning Map Amendment – EPC only, 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 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](mailto: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>

---

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

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

## Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice\*: 3/3/2021

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

Property Owner within 100 feet\*: JULIAN GARCIA HERITAGE FOUNDATION C/O EDWARD GARCIA

Mailing Address\*: PO BOX 26207 ALBUQUERQUE NM 87125-6207

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

1. Subject Property Address\* 3101 Menaul BLVD NE Albuquerque NM 87107  
Location Description located along Menaul Blvd NE between Bryn Mawr Dr NE and Richmond DR NE.
2. Property Owner\* Cerdo En La Bolsa LLC
3. Agent/Applicant\* [if applicable] Modulus Architects, Inc./M&C Enterprises (Future Owners)
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]

Zoning Map Amendment

Other: \_\_\_\_\_

Summary of project/request<sup>1\*</sup>:

I am very pleased to send this letter to let you know that I have been hired by the property owner to pursue a Zone Map Amendment for this property. The purpose of this is to allow for redevelopment of the vacant building on this 5.9-acre parcel. This request is for a zone change from MX-M to NR-C. There are no uses being proposed at this time. This request, if approved, would allow for the appropriate scale of redevelopment for this location that is in line with the current market demands.

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

Environmental Planning Commission (EPC)  City Council

This application will be first reviewed and recommended by:

Environmental Planning Commission (EPC)  Landmarks Commission (LC)

Not applicable (Zoning Map Amendment – EPC only)

Date/Time\*: April 15, 2021 at 8:30am

Location\*<sup>2</sup>: VIA Zoom, See Attached "Zoom Hearing Information"

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

<sup>2</sup> Physical address or Zoom link

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

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>3</sup>:

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

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

1. Zone Atlas Page(s)\*<sup>4</sup> H-16-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*: N/A
  - Deviation(s)
  - Variance(s)
  - Waiver(s)

Explanation\*:  
N/A

---

---

---

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

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

**District 7 Coalition of Neighborhood Associations was notified of this request. No meeting was requested on behalf of this neighborhood association.**

---

---

---

---

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

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

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

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 5.9 acres
2. IDO Zone District Mixed-use- medium intensity zone district (MX-M)
3. Overlay Zone(s) [if applicable] N/A
4. Center or Corridor Area [if applicable] American Square Activity Center/Multi-modal Corridor (Mensual Blvd)

Current Land Use(s) [vacant, if none] Category: 03 | Commercial Retail  
Description: 03 | General retail, size not-specified

**NOTE:** For Zoning Map Amendment – EPC only, 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 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](mailto: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>

---

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

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

## Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice\*: 3/3/2021

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

Property Owner within 100 feet\*: WAL-MART STORES INC C/O WAL-MART PROP TAX DEPT MS 0555

Mailing Address\*: PO BOX 8050 BENTONVILLE AR 72716-8055

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

1. Subject Property Address\* 3101 Menaul BLVD NE Albuquerque NM 87107  
Location Description located along Menaul Blvd NE between Bryn Mawr Dr NE and Richmond DR NE.
2. Property Owner\* Cerdo En La Bolsa LLC
3. Agent/Applicant\* [if applicable] Modulus Architects, Inc./M&C Enterprises (Future Owners)
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]

Zoning Map Amendment

Other: \_\_\_\_\_

Summary of project/request<sup>1\*</sup>:

I am very pleased to send this letter to let you know that I have been hired by the property owner to pursue a Zone Map Amendment for this property. The purpose of this is to allow for redevelopment of the vacant building on this 5.9-acre parcel. This request is for a zone change from MX-M to NR-C. There are no uses being proposed at this time. This request, if approved, would allow for the appropriate scale of redevelopment for this location that is in line with the current market demands.

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

Environmental Planning Commission (EPC)  City Council

This application will be first reviewed and recommended by:

Environmental Planning Commission (EPC)  Landmarks Commission (LC)

Not applicable (Zoning Map Amendment – EPC only)

Date/Time\*: April 15, 2021 at 8:30am

Location\*<sup>2</sup>: VIA Zoom, See Attached "Zoom Hearing Information"

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

<sup>2</sup> Physical address or Zoom link

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

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>3</sup>:

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

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

1. Zone Atlas Page(s)\*<sup>4</sup> H-16-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*: N/A
  - Deviation(s)
  - Variance(s)
  - Waiver(s)

Explanation\*:  
N/A

---

---

---

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

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

**District 7 Coalition of Neighborhood Associations was notified of this request. No meeting was requested on behalf of this neighborhood association.**

---

---

---

---

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

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



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

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 5.9 acres
2. IDO Zone District Mixed-use- medium intensity zone district (MX-M)
3. Overlay Zone(s) [if applicable] N/A
4. Center or Corridor Area [if applicable] American Square Activity Center/Multi-modal Corridor (Mensual Blvd)

Current Land Use(s) [vacant, if none] Category: 03 | Commercial Retail  
Description: 03 | General retail, size not-specified

**NOTE:** For Zoning Map Amendment – EPC only, 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 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](mailto: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>

---

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

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

## Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed/Emailed to a Neighborhood Association

Date of Notice\*: 3/3/2021

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

Neighborhood Association (NA)\*: District 7 Coalition of Neighborhood Associations

Name of NA Representative\*: Lynne Martin, David Haughawout

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: lmartin900@aol.com and davidh.d7@comcast.net

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

1. Subject Property Address\* 3101 Menaul BLVD NE Albuquerque NM 87107  
Location Description located along Menaul Blvd NE between Bryn Mawr Dr NE and Richmond DR NE.
2. Property Owner\* Cerdo En La Bolsa LLC
3. Agent/Applicant\* [if applicable] Modulus Architects, Inc./M&C Enterprises (Future Owners)
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]

Zoning Map Amendment

Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>\*:

I am very pleased to send this letter to let you know that I have been hired by the property owner to pursue a Zone Map Amendment for this property. The purpose of this is to allow for redevelopment of the vacant building on this 5.9-acre parcel. This request is for a zone change from MX-M to NR-C. There are no uses being proposed at this time. This request, if approved, would allow for the appropriate scale of redevelopment for this location that is in line with the current market demands.

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

Environmental Planning Commission (EPC)

City Council

This application will be first reviewed and recommended by:

Environmental Planning Commission (EPC)

Landmarks Commission (LC)

Not applicable (Zoning Map Amendment – EPC only)

<sup>1</sup> 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.

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

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

Date/Time\*: April 15, 2021 at 8:30am

Location\*<sup>3</sup>: VIA Zoom, See Attached "Zoom Hearing Information"

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>4</sup>:  
Contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call 505-924-3860 and ask to speak to the case planner associated with the relevant decision-making body for more information.

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

- 1. Zone Atlas Page(s)\*<sup>5</sup> H-16-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project\*: N/A  
 Deviation(s)       Variance(s)       Waiver(s)

Explanation\*:  
N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:  
District 7 Coalition of Neighborhood Associations was notified of this request. No meeting was requested on behalf of this neighborhood association.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
<sup>3</sup> Physical address or Zoom link  
<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant  
<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

**Additional Information [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

- 1. Area of Property [typically in acres] 5.9 acres
- 2. IDO Zone District Mixed-use- medium intensity zone district (MX-M)
- 3. Overlay Zone(s) [if applicable] N/A
- 4. Center or Corridor Area [if applicable] American Square Activity Center/Multi-modal Corridor (Manual Blvd)

Current Land Use(s) [vacant, if none] Category: 03 | Commercial Retail  
Description: 03 | General retail, size not-specified

**NOTE:** For Zoning Map Amendment – EPC only, 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 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](mailto: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: District 7 Coalition of Neighborhood Associations [Other Neighborhood Associations, if any]

---



---



---



---



---



---



---



---

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



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

March 4, 2021

**RE: ZONE MAP AMENDMENT – EPC**  
**ADDRESS: 3101 MENAUL BLVD NE ALBUQUERQUE NM 87107**  
**LEGAL DESCRIPTION: BLOCK C PLAT FOR AMERICAN SQUARE CONT 5.9220 AC +-**

Dear Mr. Chairman and members of the Environmental Planning Commission,

District 7 Coalition of Neighborhood Associations was notified of this request. No meetings were requested on the behalf of this neighborhood association. There was also no inquiring emails or phone calls received as of this submittal date (March 4, 2021).

Sincerely,

Regina Okoye  
Modulus Architects, Inc.  
100 Sun Ave NE, Suite 600  
Albuquerque, New Mexico 87109  
Office: 505.338.1499 ext. 1003  
Email: [rokoye@modulusarchitects.com](mailto:rokoye@modulusarchitects.com)



March 23, 2021

**RE: PUBLIC NOTICE OF EPC ZOOM VIDEO CONFERENCE**

To Whom It May Concern,

Modulus Architects, Inc. on behalf of Cerdo En La Bolsa LLC (Property Owner) and M&C Enterprises (Future Property Owner) has submitted an application to the Environmental Planning Commission (EPC) for approval of Zone Map Amendment from the current Mixed-Use Medium Intensity Zone District (MX-M) to Non-Residential Commercial (NR-C). We have proposed the following:

**MX-M vs. NR-C**

<b>MX-M Purpose:</b>
The purpose of the MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors. Allowable uses are shown in Table 4-2-1.
<b>NR-C Purpose:</b>
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.

Follow link below name "Integrated Development Ordinance (IDO)" to see allowable uses shown in Table 4-2-1 (page 143-148).

**Below is the zone atlas map with the entire site outlined with the existing zoning labeled.**



## Project or Development Proposal

3101 Menaul BLVD NE  
Albuquerque, NM 87107  
Modulus Architects, Inc.

## Contact Information

Regina Okoye, Entitlements Project Manager  
Modulus Architects, Inc.  
100 Sun Ave NE, Suite 600  
Albuquerque, NM 87109  
Office (505) 338-1499 ext. 1003  
[rokoye@modulusarchitects.com](mailto:rokoye@modulusarchitects.com)



**Due to COVID-19 this meeting is a Public Zoom Video Conference that will be held on April 15, 2021. Members of the public may attend via the web at this address:**

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

**Meeting ID: 226 959 2859**

**One tap mobile**

**+12532158782,,2269592859# US (Tacoma)**

**+13462487799,,2269592859# US (Houston)**

**Dial by your location**

**+1 253 215 8782 US (Tacoma)**

**+1 346 248 7799 US (Houston)**

**+1 669 900 6833 US (San Jose)**

**+1 301 715 8592 US (Washington DC)**

**+1 312 626 6799 US (Chicago)**

**+1 646 558 8656 US (New York)**

**Meeting ID: 226 959 2859**

**Find your local number: <https://cabq.zoom.us/u/abeuj1Ao7>**

If you have any questions or need additional information regarding this matter, you can contact Modulus Architects (agent) or the City planner assigned to this project at the following information:

**SERGIO LOZOYA**

**Current planner**

**Urban design & development**

**O 505.924.3349**

**E [slozoya@cabq.gov](mailto:slozoya@cabq.gov)**

**[cabq.gov/planning](http://cabq.gov/planning)**

Useful Links

Integrated Development Ordinance (IDO)

[IDO-2019-Effective-2020-11-02.pdf \(cabq.gov\)](#)

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Sincerely,

Regina Okoye, Entitlements Project Manager

Modulus Architects, Inc.

100 Sun Ave NE, Suite 600

Albuquerque, NM 87109

Office (505) 338-1499 ext. 1003

[rokoye@modulusarchitects.com](mailto:rokoye@modulusarchitects.com)



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



ANM HEALTHCARE INVESTORS LLC  
2540 CAMINO DIABLO SUITE 200  
WALNUT CREEK CA 94597

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



JULIAN GARCIA HERITAGE FOUNDATION  
C/O EDWARD GARCIA  
PO BOX 26207  
ALBUQUERQUE NM 87125-6207

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



DOS VIENTOS LLC  
PO BOX 26207  
ALBUQUERQUE NM 87125-6207

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



BLUE GROUND LLC & ETAL C/O COLLIERS  
INTERNATIONAL  
5051 JOURNAL CENTER BLVD NE SUITE 200  
ALBUQUERQUE NM 87109-5914

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



AMAFCA  
2600 PROSPECT AVE NE  
ALBUQUERQUE NM 87107-1836

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



WAL-MART STORES INC C/O WAL-MART  
PROP TAX DEPT MS 0555  
PO BOX 8050  
BENTONVILLE AR 72716-8055

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



HPT CW II PROPERTIES TRUST C/O  
THOMSON PROP TAX SERVICES  
PO BOX 847  
CARLSBAD CA 92018

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



DISTRICT 7 COALITION OF NA  
DAVID HAUGHAWOUT  
2824 CHAMA STREET NE  
ALBUQUERQUE, NM 87710

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



CERDO EN LA BOLSA LLC  
PO BOX 7817  
ALBUQUERQUE NM 87194

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



DISTRICT 7 COALITION OF NA  
LYNNE MARTIN  
1531 ESPEJO NE  
ALBUQUERQUE, NM 87112



ACADEMY  
 6255 SAN ANTONIO DR NE  
 ALBUQUERQUE, NM 87109-9998  
 (800)275-8777

03/23/2021

09:43 AM

Product	Qty	Unit Price	Price
---------	-----	------------	-------

Forever® Postage Stamp	10	\$0.55	\$5.50
------------------------	----	--------	--------

Grand Total: \$5.50

Credit Card Remitted \$5.50

Card Name: VISA  
 Account #: XXXXXXXXXXXXX1521  
 Approval #: 09429G  
 Transaction #: 713  
 Receipt #: 000713  
 AID: A0000000031010 Chip  
 AL: VISA CREDIT  
 PIN: Not Required CAPITAL ONE VISA

\*\*\*\*\*  
 USPS is experiencing unprecedented volume increases and limited employee availability due to the impacts of COVID-19. We appreciate your patience.  
 \*\*\*\*\*

Preview your Mail  
 Track your Packages  
 Sign up for FREE @  
<https://informedelivery.usps.com>

Earn rewards on your business account purchases of Priority Mail labels with the USPS Loyalty program by using Click and Ship. Visit [www.usps.com/smallbizloyalty](http://www.usps.com/smallbizloyalty) for more info.

All sales final on stamps and postage.  
 Refunds for guaranteed services only.  
 Thank you for your business.

Tell us about your experience.  
 Go to: <https://postalexperience.com/ssk>  
 or scan this code with your mobile device,



UFN: 340128-9553  
 Receipt #: 840-18520505-1-2223844-1  
 Clerk: 00