

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

## OFFICIAL NOTICE OF DECISION

Douglas Peterson  
2325 San Pedro NE Suite 2A  
Albuquerque, NM 87121

**Project# PR-2019-002380**  
**Application#**  
**SP-2025-00047 SITE PLAN ADMINISTRATIVE DFT**

### LEGAL DESCRIPTION:

For all or a portion of:

**LT 2A BLK 1 PLAT OF LOT 2-A, BLOCK 1 LANDS  
OF THE ATRISCOGRANT (A REPLAT OF LOTS 1-  
A AND 2, BLOCK 1) CONT 8.6669 AC zoned  
NR-C, located at 10000 CENTRAL AVE SW  
containing approximately 8.6669 acre(s). (L-09)**

On September 3, 2025, the Development Facilitation Team (DFT) administratively approved a site plan concerning the above-referenced application based on the Findings and Conditions of Approval noted below:

1. This is a request for a Major Amendment to the original Site Plan, SI-2019-00219, at 10000 Central Ave SW, that was originally approved in December 2019 by the Development Review Board (DRB).
  - A Minor Amendment was approved administratively on November 27, 2023, featuring the following proposed revisions (in italics):

*Modifications to previously-approved Building G: Building split into (2) separate buildings (G-1 & G-2); reduction in square footage from 48,835-sf to 44,089-sf (total reduction of 9.7%); slight reduction in parking and landscaping reduction to accommodate square footage reduction; site still compliant with applicable IDO provisions and original approval; no changes to site access or circulation.*

- The proposed Site plan (the current request) features ten (10) buildings for a total of 55,616 SF. The proposed Site Plan features revisions to the original Site Plan and Minor Amendment as follows (in italics):
    - a) *Building A1: replaces Building A (3,366 SF) which was a drive-thru restaurant with Building A1 (3,482 SF) which is to be a drive-thru bank with two drive-thru lanes.*
    - b) *Building A2: is an additional building (4,922 SF) for retail/restaurant use.*
    - c) *Building B: replaces the old Building A (3,366 SF) with a new Building B (2,788 SF) for a drive-thru restaurant in this location.*
    - d) *Building C: moves the old Building B (3,459 SF) service station to a new Building C (3,316 SF) for a service station.*
    - e) *Building E: replaces the old Building E (5,225 SF) retail use with the new Building E (8,974 SF) with retail and a grocery store with drive-thru pickup.*
    - f) *Building F1 (7,650 SF) and Building F2 (8,100 SF): replaces the old Building F (10,054 SF) retail market. These buildings are to be for commercial use (possible office/warehouse spaces). The recessed loading dock is being replaced by a loading area behind each building.*
  - Buildings D, G1 and G2 were not reviewed for changes in this request as they are currently under construction or constructed, permissive with the 2023 Minor Amendment.
2. The Applicant provided the required public notice as outlined in Table 6-1-1 of the IDO.
  3. The subject property is zoned NR-C (Non-Residential – Commercial Zone District). Development is subject to the standards and provisions within the IDO and DPM. The property is within a MT-Major Transit Corridor and an Area of Change. The proposed use(s) as depicted on the Site Plan are permissive uses per the zone district.
  4. Per 6-5(G)(1)(b) of the IDO, A Site Plan – Administrative may be approved for property with a prior-approved Site Plan, regardless of whether the prior approved Site Plan is still valid pursuant to Subsection 14-16-6-4(W) of the IDO.
  5. Pursuant to 6-5(G)(3) Review and Decision Criteria: An application for a Site Plan – Administrative shall be approved if it meets all of the following criteria:

*6-5(G)(3)(a) The Site Plan complies with all applicable standards in this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.*

Per IDO 4-2, Allowable Uses, table 4-2-1, the proposed uses of buildings: A1, A2, B, C, E, F1 and F2 are permissive uses in the zoning designation (NR-C).

Per IDO 4-3, Use Specific Standards for Bank 4-3(D)(23), Retail D(37), Restaurant D(8), & Drive-Through, Grocery store, per table 4-2-1, all of the proposed commercial uses are in compliance.

Per IDO 5-1 Dimensional Standards, for NR-C, the Site Plan as proposed meets the dimensional standards for the NR-C zone district, including setbacks, and building height requirements.

Per IDO 5-3 Access and Connectivity, adequate on-site pedestrian connections and walkways are provided.

Per IDO 5-5 , Parking and Loading, the parking provided meets or exceeds the requirements of the IDO with the amount of spaces provides that incorporate: ADA, motorcycle, bicycle and EV charging stations. The proposed development requires 240 parking spaces, while 341 parking spaces have been provided. Seventeen Electric Vehicles charging station are required and are being provided.

Per IDO 5-6, Landscaping, Buffering, and Screening, ***see conditions***.

Per IDO 5-8, Outdoor and Site Lighting, the Site Plan is compliant with Light Zone 1, and Plan sheets were submitted which meet the requirements of Section 5-8 of the IDO.

Per 5-11(E), Building Design, building and façade design, windows, and articulations, are compliant with the IDO. Details were included with elevation drawings.

Signs were not changed, nor reviewed for this amendment, as they were part of a previous Site Plan approval.

*6-5(G)(3)(b) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development or the applicant has agreed to install required infrastructure and public improvements pursuant to Subsection 14-16-1-7(B)(2) and 14-16-5-4(N) and/or a signed an Infrastructure Improvements Agreement (IIA) pursuant to Subsection 14-16-5-4(O) to add adequate capacity.*

The City's existing infrastructure and public improvements will ensure adequate capacity to serve the proposed development.

*6-5(G)(3)(c) If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any IDO standards applicable in the zone district the subject property is in.*

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

*6-5(G)(3)(d) If the subject property is within an approved Framework Plan, the Site Plan shall meet any relevant standards in the Framework Plan in addition to any IDO standards applicable to the type of development.*

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

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## CONDITIONS

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### Planning

1. The Landscape Plan sheets must be signed and sealed by a landscape architect in the state of New Mexico.
2. The trees on the Landscape Plan must match the approved palette list.
3. The calculations of trees do not meet the requirements of 5-6 Landscape, buffering and screening of the IDO.

### Parks and Recreation

4. The Landscape Plan is to comply with 5-6(D)(2) regarding additional frontage landscaping along 98th street.
5. Chitalpa and Purple Robe Locust are not a recommended tree; please select a different tree species.
6. Street trees will be required along 98th street, Sunset Gardens, and Central Ave per the IDO and the Street tree Ordinance. Calculations must be shown on the landscape plan.
7. A tree planting detail must be provided and must comply with 5-6 (C)(5)(e) of the IDO.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DFT's decision or by **SEPTEMBER 19, 2025**. The date of the DFT's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section § 14-16-6-4(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted electronically to [ABQ-PLAN](#) (*place mouse cursor over hyperlink, right-click, choose "open hyperlink"*). A Non-Refundable filing fee will be calculated by staff in the Development Review Services Division of the City of Albuquerque Planning Department and will be payable online at [ABQ-PLAN](#) (*place mouse cursor over hyperlink, right-click, choose "open hyperlink"*). The appeal fee must be paid in full no later than 48 hours after the appeal deadline, or the appeal will be rejected as untimely.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,

A handwritten signature in black ink that reads "Jay Rodenbeck". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

for Robyn Rose,  
Associate Director of Planning

am/jr

Martin Grummer, 331 Wellesley PL NE, Albuquerque, NM 87106