



February 6, 2026

Jay Rodenbeck
Development Facilitation Team
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

RE: Project No – 1010228; Major Amendment to a Site Plan – DRB

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

Dear Mr. Rodenbeck:

The purpose of this letter is to request the approval of a Major Amendment to the Site Plan-DRB (Project No - 1010228). The subject site is legally described as *Tract A-3-B Plat of Tracts A-3-A & A-3-B Legacy at Journal Center (A Replat of Tract A-3, Plat of Tract A-1, A-2 & A-3 Legacy at Journal Center) containing 1.405 acres and Tract A-3-A Plat of Tracts A-3-A & A-3-B Legacy at Journal Center (A Replat of Tract A-3, Plat of Tract A-1, A-2 & A-3 Legacy at Journal Center) containing 1.5728 acres.*

This amendment is based on the need to revise the property lot lines and the overall parking calculations and allotment for the restaurants on Tract A-3-B to match the recently approved replat (PR-2021-006236 / MINOR_PLT-2025-00049). This is responding to comments made by Jeff Palmer, City Code Enforcement, on the Capra Bank Phase 1 Site Plan:

Parking for Tracts A3-A (Capra) and A3-B (restaurants): The northeast portion of Lot A3-B is being eliminated by the replat and, in the interim, is being utilized for parking for the modular unit bank. Two issues to address here:

- *After the replat is completed, there needs to be a revision of the approved site plan for the restaurant businesses located on A3-B to reflect the new lot size AND the new parking allotment. Parking calculations will need to be changed, along with designated parking available for A3-B restaurants.*
- *Amendment of the Site Plan for Tract A3-B (restaurants): Note: This does not have to hold up Phase 1 progress. Prior to submittal of Phase 2 for permit, you must amend the site plan for A3-B, as noted above, to accurately reflect the changes that have been made to that prior approved site plan. I am willing to make this a Conditional Approval for Phase 1, so that you will have time to complete this without holding things up – but it must be done prior to Phase 2.*

We submitted an application for a Minor Amendment (SP-2025-00095) on November 21, 2025. The application was reviewed by City staff, and it was determined that, although the request to clarify the parking situation is minor, the calculations do not meet the Minor Amendment Criteria (less than 10% change) in the IDO and requires a Major Amendment/Site Plan DFT. The changes to the Site Plan include:

- Revision of property lines for A-3-B to match recently approved replat (see Figure 1). The northeast portion of A-3-B was replatted into A-3-A.

PRINCIPALS

James K. Strozier, FAICP

ASSOCIATES

Ken Romig, PLA, ASLA



This amendment meets the condition placed on the property by the plat and allow for the construction of a new bank facility.

6-5(G)(3) REVIEW and DECISION CRITERIA

An application for 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.

Applicant Response: *The Site Plan complies with all applicable standards related to the subject property. As previously stated, the proposed amendment is limited to the revision of the property lines in the northeast portion of A-3-B and the adjustments to parking calculations to reflect the parking required and provided on A-3-B. The current retail use is permissive in the NR-BP zone and the Site Plan has been designed in accordance with all applicable standards in the IDO and the DPM. The existing site development plan specifies the use, zoning, building setback and height, and parking requirements at the time of approval. The requested changes revises the interior property line and parking calculations to mirror the approved replat and meet the original requirements. These minor changes do not conflict with any regulations or requirements outlined in the previously approved Site Plan.*

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.

Applicant Response: *The Capra bank application obtained approval of a Traffic Circulation Layout plan from City Transportation; a Conceptual Grading and Drainage Plan from City Hydrology. The applicant obtained approval of a Fire 1 Plan from Albuquerque Fire Rescue through the previous approved plans. Documentation of these approvals has been provided as part of this submittal to the DFT. Phase 1 of the Capra project has received approval from Solid Waste. This has been provided as part of this submittal. There are no significant changes from the previously approved plan. The Solid Waste approval for Phase 2 is currently in progress with the Capra application.*

There is no Infrastructure Improvements Agreement required for this application as the changes are limited to adjusting the lot line and the parking calculations. The requested change is to match the recently approved replat of the subject property. The use is not changing, there are no changes to the existing building, parking remains adequate, and in excess of the parking requirements, and access and circulation to the site remains shared and unchanged. The requested change will not require major public infrastructure, significant changes to access to the subject property, or a traffic impact study. The subject property is served by well-established infrastructure capable of supporting the minor changes to the Site Plan.



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.

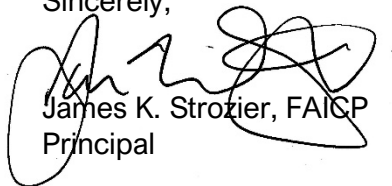
Applicant Response: *The subject property is not within an approved Master Development Plan.*

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.

Applicant Response: The subject property is not within an approved Framework Plan.

Based on the IDO Criteria and responses provided above, we respectfully request that the DFT review and approve the amendment to the Site Plan. Thank you for your consideration.

Sincerely,



James K. Strozier, FAICP
Principal