

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, Albuquerque, NM 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339



OFFICIAL NOTIFICATION OF DECISION

December 21, 2023

A Management Corporation
4461 Irving Blvd. NW
Albuquerque, NM 87114

Project # PR-2023-009105
RZ-2023-00028 - Zoning Map Amendment (Zone Change)
SI-2023-01377- Site Plan-EPC, Major Amendment

LEGAL DESCRIPTION:

Tierra West LLC, agent for A Management Corporation, requests a Site Plan – EPC Major Amendment and a Zoning Map Amendment from MX-T to MX-L and for MX-L to MX-T, for two portions of Lots 2-A and 2-B; a Site Plan-EPC Major Amendment and a Site Plan-EPC for all or a portion of Lots 2-A, 2-B, 2-C and 2-D, (Being a Replat of Tract 2, Cottonwood Crossing Phase II) and Lots 1, 2, 3, 4 5 and 6, Plat of Lots 1, 2, 3, 4, 5 & 6 (Being a Replat of Tracts 14-A & 14-B Black Ranch), Cottonwood Crossing Phase II, located east of Coors Blvd. at the intersection of Coors Blvd. NW and 7 Bar Loop Rd. NW, zoned MX-T, MX-L, and NR-PO-B, approximately 10 acres.

Staff Planner: Megan Jones

On December 21, 2023 the Environmental Planning Commission (EPC) voted to APPROVE Project # PR-2023-009105, RZ-2023-00028 - Zoning Map Amendment (Zone Change), based on the following Findings and subject to the Condition of Approval:

1. This request is for a Zoning Map Amendment for lots 2-A and 2-B, containing approximately 3.1-acres (The “subject site”) of a 10-acre site legally described as Lots 2-A, 2-B, 2-C and 2-D, (Being a Replat of Tract 2, Cottonwood Crossing Phase II) and Lots 1, 2, 3, 4 5 and 6, Plat of Lots 1, 2, 3, 4, 5 & 6 (Being a Replat of Tracts 14-A & 14-B Black Ranch), Cottonwood Crossing Phase II, located east of Coors Blvd. at the intersection of Coors Blvd. NW and 7 Bar Loop Rd. NW(the “subject area”).
2. The subject site is zoned MX-L (Mixed-use – low intensity), MX-T (Mixed-Use – transition), and NR-PO-B (Non-Residential Park and Open Space, Major Public Open Space Zone District), zoning designations received upon adoption of the IDO. The subject site was formerly zoned SU-1 for C-1 and Restaurant with Full-service liquor and SU-1 for O-1, office.
3. The EPC is hearing the request because zone changes require EPC review and approval regardless of site size in the City pursuant to IDO 14-16-6-7(G). 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 make then make the final decision. The request is a quasi-judicial matter

4. The subject site contains a floating zone line that splits Lots 2-A and 2-B between MX-L (Mixed-Use – Low Intensity) and MX-T (Mixed-Use - Transition). The request would change the zoning on a 20,366 SF portion of Lots 2-A and 2-B from MX-T to MX-L and a 6,856 SF portion of Lot 2-B from MX-L to MX-T.
5. The request would result in relocating the existing zone boundary line to the east to correspond with the future plat, which is reflected on the proposed major amendment to be reviewed as a separate Site Plan-EPC associated with this request. The zone change would facilitate development of a mixed-use development of townhomes, cannabis retail, office, and a restaurant
6. Upon approval by the EPC, the zone boundary line would be required to correspond with the boundaries established via a future replat for the subject site and an official zoning certificate would not be issued until approval of a Final Plat is granted.
7. The zoning map amendment and concurrent major amendment are mutually supportive of one another.
8. The subject site is located in an Area of Change and within 660-feet of Seven Bar Loop Rd Major Transit Corridor and Coors Blvd. NW Major Transit Corridor as designated by the Comprehensive Plan.
9. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
10. The request furthers the following Comprehensive Plan Policy 4.1.2 Identity and Design from Chapter 4: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The request would generally protect the identity and cohesiveness of neighborhoods nearby because the existing MX-L and MX-T land uses would be preserved, therefore ensuring future development that is appropriate in scale, use, and design as intended for the subject site. The proposed major amendment would facilitate future mixed-use development that would be cohesive with retail, restaurant, and office uses in the surrounding area, which would help to protect the character of building design in the area.

11. The request furthers the following Comprehensive Plan Goal and Policies regarding Centers and Corridors from Chapter 5: Land Use:
 - A. Goal 5.1 Centers and Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The request could facilitate growth of a mixed-use development near an existing employment center and within two major transit corridors. The subject site is within 660-feet of Seven Bar Loop Rd. Major Transit Corridor and along the Coors Blvd. Major Transit Corridor. It is

adjacent to the Cottonwood Employment Center, across Coors Blvd. to the west, but not within it.

- 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 could facilitate growth along two major transit corridors that would remain consistent with the MX-L and MX-T zoning to the north of the subject site, therefore proving a sustainable development pattern with the surrounding area. The request does not guarantee regional growth in a center, but the proposed major amendment would facilitate development that would encourage employment density on an infill site within a corridor, which is defined as an appropriate area to accommodate growth over time.

- 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.

The subject area is located in an Area of Change adjacent to the Cottonwood Employment Center and is within 660-feet of two Major Transit Corridors. The request would facilitate development along a Corridor where growth is desired. The MX-L and MX-T zone districts would ensure appropriate density and scale of development within the area.

- D. Policy 5.1.10 Major Transit Corridors: Foster corridors that prioritize high frequency transit service with pedestrian-oriented development.

The subject site is located within 660-feet of the Seven Bar Loop Rd. Major Transit Corridor and along the Coors Blvd. Major Transit Corridor. The request to allow the proposed uses would facilitate development of the associated Site Plan-EPC, being heard and reviewed by the EPC following this request. The proposed future development meets access and connectivity standards and is designed to be pedestrian friendly.

12. The request furthers the following Comprehensive Plan Goal and Policy regarding Complete Communities from Chapter 5: Land Use

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

The request would facilitate a mixed-use development where residents could live, work, shop, and play together because the proposed amendment would allow townhomes, a restaurant, office space, and cannabis retail uses on one 3-acre portion of 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 contribute to a healthy, sustainable, and distinct community because it would facilitate a mixed-use development that is zoned to be consistent in scale with the surrounding community. The subject site is located along a designated Major Transit Corridor, adjacent to the Cottonwood Employment Center, and is conveniently accessible to pedestrians, bicyclists, and transit users nearby via sidewalks and bike routes.

13. The request furthers the following Comprehensive Plan Goal and Policy regarding Development Patterns from 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 request would generally promote efficient use of land because the subject site is connected to existing infrastructure and public facilities, which the future development associated with this request would utilize.

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

The request would facilitate a future mixed-use development, associated with this request, on an infill site that is located in an area served by existing infrastructure and public facilities.

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

The request would direct future growth to an area of change where development is expected and desired while reinforcing the character and intensity of the existing MX-L and MX-T zoning on site due to the adjacent areas of consistency abutting the site.

- D. 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 zone change and major amendment would direct future growth to the subject site, which is located adjacent to the Cottonwood Employment Center and within the Seven Bar Loop Rd. Major Transit Corridor and along the Coors Blvd. Major Transit Corridor where change is encouraged.

14. The request generally furthers Comprehensive Plan Goal, 8.1 Placemaking from Chapter 8 - Economic Development: Create places where business and talent will stay and thrive.

The request would facilitate a future mixed-use development that would bring businesses to an infill site with residential uses. The site is along a designated corridor, which could contribute to the businesses thriving near an established Employment center.

15. 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 6-7(G)(3)(a): The applicant's policy-based response adequately demonstrates that the request furthers a preponderance of applicable Goals and Policies. The request generally furthers goals and policies regarding Community Character, Major Transit Corridors, Land Uses, City Development Areas, Diverse Places, Resilient Economy and Infill Development and does not present any significant conflicts with the Comprehensive Plan. Therefore, the request is consistent with the City's health, safety, and general welfare.
- B. Criterion 6-7(G)(3)(b): Lots 2-A and 2-B are the subject of the zone change, which are located wholly in an Area of Change. Therefore, this criterion does not apply.
- C. Criterion 6-7(G)(3)(c): The applicant has adequately demonstrated that the request would generally meet Criteria 3. The proposed zone change would be more advantageous to the community as articulated by the ABC Comp Plan as amended because the applicant adequately demonstrates that the request furthers a preponderance of applicable Goals and Policies regarding land use, corridors, infill development, and economic development in an Area of Change where growth is expected and desired.

The proposed zone change would remain consistent with the existing permissive land uses on the subject site because it would result in relocating the floating zone line to the east to change a portion of Lots 2-A and 2-B from MX-T to MX-L would correspond with the center line of the street on the proposed future site plan associated with this request. This would allow the subject site to be re-platted to facilitate development of the site plan. The zone change would facilitate mixed use development of commercial services, retain and residential and uses outside of an activity center. The request would not permit development that is significantly different through infill development, utilization of existing utilities and infrastructure and maintain the development patterns of the surrounding area

- D. Criterion 6-7(G)(3)(d): The purpose of the zone change is to re-establish the location of the floating zone line between the MX-L and MX-T zone districts on the subject site to correspond with the associated Site Plan-EPC. Upon approval, the applicant would be able to replat the site via the Site Plan zone boundary line. The zoning map amendment would not change the existing zoning on the site; rather it would move the MX-T zone boundary line to the east, expanding the MX-L zone boundary to facilitate a future mixed use-development. The zone change would not change existing permissive uses, therefore would not allow uses that would be harmful to adjacent property, the neighborhood, or the community.

The applicant has adequately demonstrated how potential negative impacts to the adjacent Corrales Acequia by maintaining the MX-T transition zone on the eastern portion of the subject site. Future development could be mitigated through IDO development standards, use-specific standards and other applicable city development requirements in the MX-T zone district.

Staff generally agrees with the discussion and that any potential harm to the surrounding properties, the neighborhood, or the community could be mitigated.

- E. Criterion 6-7(G)(3)(e): The request meets the requirement that the City's existing infrastructure and public improvements adequately serve the subject site and have adequate capacity to serve the development made possible by the zone change. The applicant has a traffic impact study in

process, and mitigation measures will be addressed with potential impacts on traffic prior to building permit.

- F. Criterion 6-7(G)(3)(f): The applicant's justification is not solely based on the subject site's location in proximity to a major transit corridor. The applicant adequately justifies the request based on applicable Comprehensive Plan goals and policies.
 - G. Criterion 6-7(G)(3)(g): Economic considerations are not the sole factor for the requested zone change. The applicant's justification is based on permitting land uses for future development on a vacant infill site on the west side, which could promote job growth and contribute to a mixed-use community, furthering applicable Comprehensive Plan Goals.
 - H. Criterion 6-7(G)(3)(h): The zone change would not create spot zone because the request would maintain the existing MX-L and MX-T zone designations on site and would not create a zone district different than the surrounding properties.
16. The applicant notified property owners within 100 feet of the subject site as, required. The applicant contacted the City ONC and there were no affected Neighborhood Associations to notify.
17. A facilitated meeting was requested by a resident of the Bosque del Acres Neighborhood Association (NA) and held on December 12, 2023. Community members of the NA are concerned about the proposed uses associated with the zone change and future development made possible by this request.
18. Staff has been contacted by the West Side Coalition of Neighborhood Associations with concerns about the proposed cannabis use.
19. Staff is unaware of any opposition to the zone change at the time of this writing.

CONDITION OF APPROVAL: RZ-2023-00028

- 1. Upon approval by the EPC, the applicant shall submit a request for a re-plat through the DHO (Development Hearing Officer). The zone boundary line shall correspond with the boundaries established via the replat for the subject site and an official zoning certificate would not be issued until approval of a Final Plat is granted.

On December 21, 2023 the Environmental Planning Commission (EPC) voted to APPROVE Project # PR-2023-009105, SI-2023-01377- EPC, Major Amendment, based on the following Findings and subject to the Conditions of Approval:

- 1. The request is for a Site Plan EPC, Major Amendment for an approximately 10-acre site legally described as Lots 2-A, 2-B, 2-C and 2-D, (Being a Replat of Tract 2, Cottonwood Crossing Phase II) and Lots 1, 2, 3, 4 5 and 6, Plat of Lots 1, 2, 3, 4, 5 & 6 (Being a Replat of Tracts 14-A & 14-B Black Ranch), Cottonwood Crossing Phase II, located east of Coors Blvd. at the intersection of Coors Blvd. NW and 7 Bar Loop Rd. NW(the "subject site")

2. The subject site is zoned MX-L (Mixed-use – low intensity), MX-T (Mixed-Use – transition), and NR-PO-B (Non-Residential Park and Open Space, Major Public Open Space Zone District), zoning designations received upon adoption of the IDO. The subject site was formerly zoned SU-1 for C-1 and Restaurant with Full-service liquor and SU-1 for O-1, office.
3. The EPC is hearing the request because it exceeds the thresholds for a minor amendment in IDO section 14-16-6-4(Y)(2). In this case, the request would 1) increase the number of dwelling units in the development form what is shown on the existing site plan [6-4(Y)(2)5], 2) increases the traffic accessing the site form local streets [6-4(Y)(2)8], 3) affects property in an overlay zone, in which case amendments may be granted per the original approval process for the Site Plan governing the site,[6-4(Y)(2)11], and 4) approves a land use that was not authorized by the prior approval [6-4(Y)(2)12], therefore, it is a Major Amendment.
4. The request would amend the controlling Site Development Plans to allow new uses consisting of townhomes, cannabis retail, an office building, and a restaurant. The proposed Site Plan associated with this request would change access and circulation to the site, parking requirements, landscaping requirements, grading and drainage, and utilities on approximately 3.1 acres (lots 2-A and 2-B) of the 10-acre subject area.
5. The amendment would facilitate development of the proposed future Site Plan being reviewed by the EPC as a separate request at the December 21, 2023 hearing (PR-2023-009105/SI-2023-01402).
6. The elements that would amend the controlling site development plans as part of the Major Amendment request have been analyzed by staff for compliance with the IDO zone districts, overlay zones, and use specific standards.
7. The proposed future Site Plan associated with this request would be analyzed for compliance with IDO standards and regulations. This amendment is to allow the proposed uses on the 10-acre site.
8. The zoning map amendment and concurrent major amendment are mutually supportive of one another.
9. The subject site is located in an Area of Change and within 660-feet of Seven Bar Loop Rd. Major Transit Corridor and Coors Blvd. NW Major Transit Corridor as designated by the Comprehensive Plan.
10. The subject site is located in the Coors Blvd. View Protection overlay zone (VPO-1) and Coors Blvd. Character Protection Overlay Zone (CPO-2). The Major Amendment and future Site Plan-EPC are required to comply with the standards set forth in IDO sections 14-16-3-4(C) CPO-2 and IDO Section 3-6(D) VPO-1.
11. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
12. The request is consistent with the following Comprehensive Plan Policy 4.1.2 Identity and Design from Chapter 4: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The request would generally protect the identity and cohesiveness of neighborhoods nearby because the existing MX-L and MX-T land uses would be preserved, therefore ensuring future development that is appropriate in scale, use, and design as intended for the subject site. The proposed major amendment would facilitate future mixed-use development that would be cohesive with retail, restaurant, and office uses in the surrounding area, which would help to protect the character of building design in the area.

13. The request is consistent with the following Comprehensive Plan Goal and Policies regarding Centers and Corridors from Chapter 5: Land Use:

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

The request could facilitate growth of a mixed-use development near an existing employment center and within two major transit corridors. The subject site is within 660-feet of Seven Bar Loop Rd. Major Transit Corridor and along the Coors Blvd. Major Transit Corridor. It is adjacent to the Cottonwood Employment Center, across Coors Blvd. to the west, but not within it.

- 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 could facilitate growth along two major transit corridors that would remain consistent with the MX-L and MX-T zoning to the north of the subject site, therefore proving a sustainable development pattern with the surrounding area. The request does not guarantee regional growth in a center, but the proposed major amendment would facilitate development that would encourage employment density on an infill site within a corridor, which is defined as an appropriate area to accommodate growth over time.

- 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.

The subject area is located in an Area of Change adjacent to the Cottonwood Employment Center and is within 660-feet of two Major Transit Corridors. The request would facilitate development along a Corridor where growth is desired. The MX-L and MX-T zone districts would ensure appropriate density and scale of development within the area.

- D. Policy 5.1.10 Major Transit Corridors: Foster corridors that prioritize high frequency transit service with pedestrian-oriented development.

The subject site is located within 660-feet of the Seven Bar Loop Rd. Major Transit Corridor and along the Coors Blvd. Major Transit Corridor. The request to allow the proposed uses would facilitate development of the associated Site Plan-EPC, being heard and reviewed by the EPC following this request. The proposed future development meets access and connectivity standards and is designed to be pedestrian friendly.

14. The request is consistent with the following Comprehensive Plan Goal and Policy regarding Complete Communities from Chapter 5: Land Use

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

The request would facilitate a mixed-use development where residents could live, work, shop, and play together because the proposed amendment would allow townhomes, a restaurant, office space, and cannabis retail uses on one 3-acre portion of 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 contribute to a healthy, sustainable, and distinct community because it would facilitate a mixed-use development that is zoned to be consistent in scale with the surrounding community. The subject site is located along a designated Major Transit Corridor, adjacent to the Cottonwood Employment Center, and is conveniently accessible to pedestrians, bicyclists, and transit users nearby via sidewalks and bike routes.

15. The request is consistent with the following Comprehensive Plan Goal and Policy regarding Development Patterns from 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 request would generally promote efficient use of land because the subject site is connected to existing infrastructure and public facilities, which the future development associated with this request would utilize.

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

The request would facilitate a future mixed-use development, associated with this request, on an infill site that is located in an area served by existing infrastructure and public facilities.

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

The request would direct future growth to an area of change where development is expected and desired while reinforcing the character and intensity of the existing MX-L and MX-T zoning on site due to the adjacent areas of consistency abutting the site.

- D. 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 zone change and major amendment would direct future growth to the subject site, which is located adjacent to the Cottonwood Employment Center and within the Seven Bar Loop Rd.

Major Transit Corridor and along the Coors Blvd. Major Transit Corridor where change is encouraged.

16. The request is generally consistent with Comprehensive Plan Goal, 8.1 Placemaking from Chapter 8 Economic Development: Create places where business and talent will stay and thrive

The request would facilitate a future mixed-use development that would bring businesses to an infill site with residential uses. The site is along a designated corridor, which could contribute to the businesses thriving near an established Employment center.

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

- A. 14-16-6-6(I)(3)(a) As demonstrated by the policy analysis, the request is consistent with applicable Comprehensive Goals and Policies.
- B. 14-16-6-6(I)(3)(b) The subject site is zoned MX-L and MX-T and is within the boundaries of the controlling Site Development Plan for Subdivision and Site Development Plan for Building Permit.
- C. 14-16-6-6(I)(3)(c) The uses proposed in the major amendment are compliant with the MX-T and MX-L zone districts and the changes to parking and landscaping are consistent with the IDO the IDO, the DPM, other adopted City regulations, including any development standards in the controlling site plan for subdivision.
- D. 14-16-6-6(I)(3)(d) The applicant has demonstrated that a TIS in underway, which would ensure negative impacts to the surrounding areas transportation infrastructure for future development associated with the proposed major amendment. The subject site has adequate sidewalk infrastructure. The future Site Plan will be required to be approved by various city divisions which demonstrate that the City's existing Infrastructure has adequate capacity to serve the proposed development.
- E. 14-16-6-6(I)(3)(e) The proposed major amendment would facilitate future mixed-use development of townhomes, cannabis retail, restaurant, and an office. The associated future Site Plan would be required to mitigate impacts on the adjacent Corrales Acequia (AMAFCA North Coors Drainage- Calabacillas Outlet) by maintaining MX-T zone district boundaries and meeting MPOS Standards. The proposed development is adjacent to the Cottonwood crossings Detention basin to the south, which is classified as a FEMA floodway zone, therefore the grading and drainage plan will be required to be in compliance with applicable standards to mitigate potential impacts. Comments were received from City Parks and Open Space regarding development abutting the existing MPOS archeological site on the northern edge of the proposed development. The applicant is working with City Open Space to mitigate negative impacts on the protected site. The future development made possible by this request would be required to comply with IDO, DPM, and other City Regulations to ensure the proposed Site Plan would mitigate adverse impacts on the surrounding area to the greatest extent practicable.
- F. 14-16-6-6(I)(3)(f) The subject property is not within the boundaries of an approved Master Development Plan, but it is within the boundaries of a previously approved Site Plan for subdivision and building permit, which is being amended as a part of this request to include the proposed uses.

- G. 14-16-6-6(I)(3)(g) The subject property is not within the Railroad and Spur Area and no cumulative impact analysis is required.
18. The applicant notified property owners within 100 feet of the subject site as, required. The applicant contacted the City ONC and there were no affected Neighborhood Associations to notify.
19. A facilitated meeting was requested by a resident of the Bosque del Acres Neighborhood Association (NA) and held on December 12, 2023. Community members of the NA are concerned about the proposed uses associated with the zone change and future development made possible by this request.
20. Staff has been contacted by the West Side Coalition of Neighborhood Associations with concerns and opposition to the proposed cannabis use

CONDITIONS OF APPROVAL SI-2023-001377

1. Upon approval of the Major Amendment by the EPC, the proposed Site Plan associated with this request shall be reviewed and decided by the EPC. Once approved, the future site Plan contingent upon this request shall go to the Development Facilitation Team (DFT) for final sign-off. The reviewer will be responsible for ensuring that the EPC Conditions have been satisfied and that other applicable City requirements have been met.
2. The applicant shall coordinate with the Staff Planner prior to submitting to the DFT to ensure that EPC Conditions have been met.
3. Major Amendment Sheet:
 - A. Parking Calculations shall be updated. The SF on the Table does not reflect the SF of buildings in the layout. The IDO requires parking totals to be rounded down to the nearest whole number. For example: For building A only 15 spaces would be required.
 - B. The note on the parking table shall be updated to state that a 10% parking reduction is requested, not required, pursuant to IDO 5-5(C)(5)c for proximity to transit.
 - C. A note shall be added to indicate that there is an associated Site Plan-EPC request (PR-2023-009105/SI-2023-01402).

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **January 5, 2023**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(V) of the Integrated Development Ordinance (IDO), Administration and Enforcement. A Non-Refundable filing fee will be

calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal an EPC Recommendation to the City Council since this is not a final decision.

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

Sincerely,



for Alan M. Varela,
Planning Director

AV/MJ

cc: A management Corporation, pierre@amestoy.net
Tierra West LLC, Derek Bohannon, dbohannon@tierrawestllc.com
Tierra West LLC, Sergio Lozoya, SLozoya@tierrawestllc.com
Jane Baechle, Jane.Baechle@gmail.com
Renee Horvath, aboard111@gmail.com
Sharon Decatur, decature45@gmail.com
Legal, dking@cabq.gov
EPC File