

January 20, 2026

City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87102

RE: Tractor Supply Company – 465 Coors Blvd., NW, Albuquerque, NM 87121
PreApplication Sketch Meeting for Site Plan Administrative Development Facilitation Team for Tractor Supply (Amendment to Site Plan - Pre-IDO/Post-IDO)

Dear Plan Reviewer,

The following is regarding the Tractor Supply located at 465 Coors Blvd., NW Albuquerque, NM 87121. This is a former Big Lots had an approved Site Plan when it was built. This is a renovation of a 31,064sf building for a Minor Amendment to an approved site plan for new tenant being Tractor Supply. There are no changes to footprint/structure. Parcel is 101005847008240613 and the current site use is Non-residential Business Park. The existing zoning current use is a retail store and the proposed use is Home Improvement. IDO §14-16-4-3(D)(37)(a) requires a Conditional Use Approval for outdoor storage or display in the NR-BP zone when associated with a General Retail use.

1. Three (3) sheets have been submitted as the exterior package.
 - Site Plan
 - Existing Conditions and Demolition Plan
 - Grading and Drainage plan

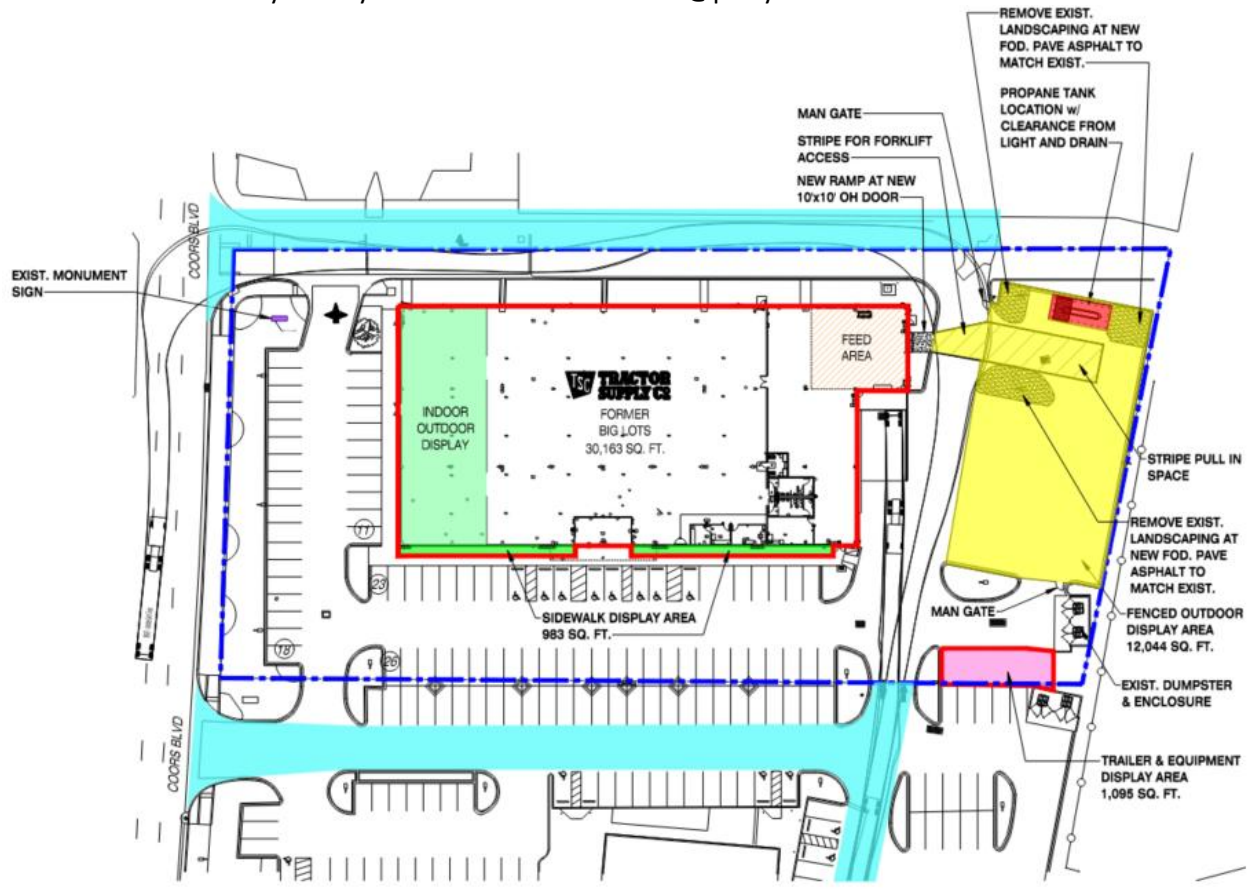
The current Site Plan is altered as per the City of Albuquerque Environmental Commission on October 15, 1992 which the Tractor Supply is included in the area in the boundaries of the Atrisco Business Park Master Plan. Since this is a remodel of the former Big Lots, the existing development of the site does comply with the revised standards. The revisions are as stated below and on the below outlined drawing and we will comply with the request per the criteria in IDO Section 14-16-6-4(Y)(1)(a.)

The scope of this project is as follows.

Add an exterior Fenced Outdoor Display area of 12,044sf. This will consist of a wrought iron fence 6ft H
Add gate and stripe for customer loading and shared access
Removed existing landscaping in FOD. Pave asphalt to match existing
Add ramp for new 10'x10' overhead door
Add propane pad for propane tank with bollards and clearance from light and drain
Stripe for forklift access
Indoor Outdoor display area of 5351sf
Feed Area of 2,070sf
Sidewalk Display of 983sf
Trailer & Equipment display area of 1095sf
Exterior pylon sign to be permitted by others

Refer to existing site conditions which shows that it is in the best interest of Tractor Supply to keep the site with the same standards. There currently is a minimum 20 foot landscape buffer between all property zoned for industrial use and residential zoning to create a reasonable visual separation. The current landscape is consistent with the requirement as stated on Sheet 3, Landscape Standards, Bullet #12 of the EPC Case No. Z-92-57 Atrisco Administrative Amendment. The trash enclosure is existing and compatible with the architectural theme of the site and not changing. Lighting standards of the Atrisco Business Park currently blend with the architectural character and building. The current ramps, sidewalks and parking area also noted.

Also, included is the site, grading and drainage plan and demo/existing from Aaron Hawkins, Quiditty and construction drawings from Dan Marta, Parkway Architects. Feel free to contact me on any additional documents you may need 972-626-2224 cwest@pkwycon.com



Thank you for your thorough review of the aforementioned items. Should you require any further clarifications or have additional inquiries, please do not hesitate to reach out to me.

Cathy West

Sincerely,

Christopher A. Rutledge AIA, Architect
William D. Pounds Jr. AIA, Architect
Ryan Elmer, Member

PKWY

PKWY Architects, LLC
972-626-2224