



Environmental Planning Commission

Agenda Number: 4
Project #: PR-2018-001924
Case #: RZ-2018-00063
Hearing Date: May 09, 2019

Staff Report

<i>Agent</i>	Land Development Consultants, LLC
<i>Applicant</i>	Circle K Stores, Inc.
<i>Request</i>	Zone Map Amendment (zone change)
<i>Legal Description</i>	Tract A and Tract B, a plat of Tracts, A, B, and C, Lands of Romero-Page Etal.
<i>Location</i>	between Bridge Blvd. SW and San Ygnacio Rd. SW (1100 Old Coors Dr. SW)
<i>Size</i>	Approximately 4.5 acres
<i>Existing Zoning</i>	MX-L
<i>Proposed Zoning</i>	NR-C

Staff Recommendation

DENIAL of RZ-2018-00063, based on the Findings beginning on Page 18.

***Staff Planner
Catalina Lehner, AICP-Senior Planner***

Summary of Analysis

The request is for a zone change for an approximately 4.5 acre site at the SE corner of Old Coors Dr. SW and Bridge Blvd. SW. The smaller tract contains a light vehicle fueling station; the larger and is vacant. This request was deferred for 30 days at the April 11, 2019 hearing.

The subject site was zoned MX-L upon adoption of the Integrated Development Ordinance (IDO). The applicant wants to change the subject site's zoning to NR-C to facilitate development of a convenience store with a fueling station and liquor retail.

The subject site is in an Area of Change as designated by the Comprehensive Plan. The zone map amendment has not been adequately justified pursuant to the IDO zone change criteria.

The affected neighborhood organizations are the Alamosa Neighborhood Association (NA), the Westside Coalition, the South Valley Coalition, and the SW Alliance of Neighborhoods, which was notified as required. Property owners within 100 feet of the subject site were also notified as required. The applicant attended the Alamosa NA's annual meeting. There is opposition. Concerns include alcohol sales, alcohol sales, light pollution, traffic, noise, and crime. Staff recommends denial.



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I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	MX-L	Area of Change	Light vehicle fueling station (Tract A), vacant (Tract B)
North	NR-C, R-1B	Area of Change, Area of Consistency	Funeral home, single-family residential
South	County M-1	Developing Urban Bridge Boulevard Sector Development Plan	County fire department facility
East	County C-N	Developing Urban Bridge Boulevard Sector Development Plan	Mobile homes, drainage pond
West	County C-1	Developing Urban Bridge Boulevard Sector Development Plan	Boarded-up building (church), vacant

Request

The request is for a zone map amendment (zone change) for an approximately 4.5 acre site known as Tract A and Tract B, a plat of Tracts, A, B, and C, Lands of Romero-Page Etal. (the “subject site”). The subject site is located at the SE corner of the intersection of Old Coors Dr. SW and Bridge Blvd. SW.

The approximately 0.8 acre Tract A, which is smaller than Tract B and located at the hard corner of the intersection, contains an existing light vehicle fueling station. Tract B contains approximately 3.6 acres and is vacant. This request was deferred for 30 days at the April 11, 2019 hearing to allow additional time to strengthen the zone change justification letter.

The subject site is zoned MX-L, which it received upon adoption of the Integrated Development Ordinance (IDO) as a conversion from the C-1 zone. The applicant is requesting a zone change to NR-C (Non-Residential Commercial zone) in order to re-develop the subject site with a new convenience store, additional fueling pumps, and liquor retail. The NR-C zone allows a wide variety of retail and commercial uses intended to serve neighborhood and area-wide needs, as well as some industrial uses.

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 situated on the SE corner of the intersection of Old Coors Blvd. SW and Bridge Blvd. SW, in an area characterized by a variety of land uses that are in the City and unincorporated Bernalillo County. North of the subject site, across Bridge Blvd. SW, is a mortuary and single-family homes of the Los Altos neighborhood. East of the subject site is a mobile home development in the County. South of the subject site is a Bernalillo County fire department facility, also in the County. West of the subject site, across Old Coors Rd. NW, is a boarded-up church and vacant land in the County.

The subject site is not located in a designated Activity Center, though the Tower Employment Center is to the west. The Tower Employment Center is recognized as an Employment Center by both the City and the County. For the City, it's designated in the Comprehensive Plan (see Figure 5-4). For the County, it's part of the Bridge Boulevard Sector Development Plan.

History

In April 1992, the Environmental Planning Commission (EPC) heard a request for annexation of the subject site (Z-91-61/AX-91-7, see attachments). At that time, the subject site consisted of three parcels (A, B, and C) and was zoned County C-1 and CN (a neighborhood commercial zone). The impetus for annexation was the applicant's desire to obtain City water and sewer to facilitate development of a light vehicle fueling station. The EPC voted to forward a recommendation of approval of the annexation to the City Council.

The annexation request was heard by the Land Use Planning and Zoning (LUPZ) committee on January 15, 1992. The LUPZ committee voted to forward its recommendation of approval to the City Council, 5-0. The City Council acted on the request at its February 3, 1992 meeting. Bill No. O-7 became effective on February 16, 1992.

The light vehicle fueling station developed on Tract A. At some point, Tracts B and C were consolidated into Tract B. Tract B remained undeveloped as it is today.

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. Old Coors Blvd. SW is a Minor Arterial and Bridge Blvd. SW is a Community Principal Arterial.

Comprehensive Plan Corridor Designation

The subject site fronts Bridge Blvd. SW, which the Comprehensive Plan designates as a Major Transit Corridor. Major Transit Corridors are anticipated to be served by high-frequency and local transit, and prioritize transit above other modes to ensure a convenient and efficient transit system. Walkability is the key to providing a safe and attractive pedestrian environment. Development along Major Transit Corridors should be transit and pedestrian-oriented near transit stops, while auto-oriented for much of the corridor (see Comprehensive Plan, p. 5-17).

Trails/Bikeways

A designated bicycle lane runs along the northern side of Bridge Blvd. SW, which abuts the subject site to the north. A paved trail, as part of the 50 Mile Loop project, is proposed along the southern side of Bridge Blvd. SW. A bicycle lane exists along Old Coors Blvd. north of the subject site. South of the intersection, however, the bicycle lane on Old Coors Blvd. is proposed.

Transit

Albuquerque Ride Route #54-Bridge/Westgate, serves the subject site. This route offers both weekday and weekend service, running from early morning to the evening during the week and on Saturdays. There is a bus shelter in the ROW abutting the subject site.

Public Facilities/Community Services

Please refer to the Public Facilities Map (see attachment), 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

General Retail: An establishment providing for the retail sale of general merchandise or food to the general public for direct use and not for wholesale; including but not limited to sale of general merchandise, clothing and other apparel, flowers and household plants that are not grown on-site, dry goods, convenience and specialty foods, hardware and similar consumer goods, or other retail sales not listed as a separate use in Table 4-2-1. See also Adult Retail, Building and Home Improvement Materials Store, Large Retail Facility, Liquor Retail, and Grocery Store.

General retail is divided into 3 categories based on the size of the establishment or use (not the size of the structure):

1. General Retail, Small: An establishment with no more than 10,000 square feet of gross floor area.
2. General Retail, Medium: An establishment of more than 10,000 square feet of gross floor area and no more than 50,000 square feet of gross floor area.
3. General Retail, Large: An establishment of more than 50,000 square feet of gross floor area. See also *Large Retail Facility*.

Liquor Retail: A retail sales establishment licensed by the state selling packaged alcoholic liquors (including beer, wine, and spirituous liquors) for consumption off-site. Establishments that operate under a Small Brewer's, Winegrower's, or Craft Distiller's license are not considered Liquor Retail. See also General Retail and Tap Room or Tasting Room.

Zoning

The subject site is currently zoned MX-L [Mixed-Use Low Intensity Zone District, IDO 14-16-2-4(B)], which was assigned upon adoption of the IDO. Primary land uses are non-destination retail and commercial uses, townhouses, low-density multi-family residential dwellings, and

civic and institutional uses to serve the surrounding area. Specific permissive uses are listed in Table 4-2: Allowable Uses, IDO p. 130.

The MX-L zone is roughly the IDO equivalent of the former C-1 Neighborhood Commercial zone, the subject site's former zoning upon annexation. The former Zoning Code allowed retail sales of gasoline subject to site design standards that limited fuel dispensers to four, number of vehicle access points to one per street, limited vehicle stacking, and required additional buffer landscaping when contiguous to a residential zone.

The request proposes to change the subject site's zoning to NR-C (Non-Residential Commercial Zone District, IDO 14-16-2-5(A)). The purpose of the NR-C zone 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 Table 4-2 of the IDO. The NR-C zone is the IDO equivalent of the old C-2 and C-3 commercial zones.

Comparison of MX-L and NR-C

There are some notable differences between the MX-L and the NR-C zones. The following uses are not allowed in the MX-L zone but are permissive in the NR-C zone: hospital, nursery, catering service, night club, heavy vehicle and equipment sales rental fueling and repair, grocery store, personal and business services large, general retail medium, general retail large, light manufacturing, warehousing, and wholesaling and distribution center.

A key difference between the MX-L and the NR-C zones is liquor retail. In the MX-L zone, liquor retail is an accessory use. The IDO contains use-specific standards for liquor retail [see 4-3(D)(36)(a through h), p. 159]. Standard (e) states that liquor retail is prohibited in the MX-L zone, but it allowed as an accessory use only in conjunction with a grocery store in certain, mapped areas. The NR-C zone allows liquor retail as a permissive use.

The following uses are conditional uses in the MX-L zone but are permissive uses in the NR-C zone: overnight shelter, sports field, university or college, kennel, tap room, bar, light vehicle fueling station, light vehicle sales and rental, mortuary, pawn shop, self-storage, and transit facility. The light vehicle fueling station that exists on the subject site was allowed permissively by the former Zoning Code, so it can continue to operate without obtaining a conditional use.

Use-Specific Standards

The use-specific standards for Liquor Retail [see 4-3(D)(36)(a through h), p. 159] specify in Standard (c) that a conditional use is required when a proposed liquor retail use is within 500 feet of any residential or NR-PO zone district or any group home use. The subdivision across Bridge Blvd. SW, north of the subject site, is zoned R-1B and is within 500 feet of the subject site.

Therefore, if a zone change is approved, the applicant would still need to seek a conditional use approval for the liquor retail use. A conditional use is subject to a hearing before the Zoning Hearing Examiner (ZHE). If the conditional use is obtained, the next step would be a hearing before the liquor board, which is run by the State.

The IDO also contains use-specific standards for Light Vehicle Fueling Station [see 4-3(D)(17)(a through n), p. 147] that regulate items such as access points, canopies, and screening. (D)(17)(i) states that a conditional use is required for a Light Vehicle Fueling Station when this use is located adjacent to any residential zone district. Adjacent east of the subject site is a mobile home development, but it is zoned C-N (County Neighborhood Commercial zone). C-N is not a residential zone, so a conditional use would not be required.

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. The Goals and policies listed below are cited by the applicant in the zone change justification letter dated April 25, 2019 (see attachment). Staff does not provide analysis or additional citations other than what the applicant provided because, pursuant to the IDO Subsection 6-4(F)(2), the applicant bears the burden of providing a sound justification for the request, based on substantial evidence.

Chapter 4: Community Identity

Policy 4.1.2-Identity and Design

Chapter 5: Land Use

Goal 5.1-Centers & Corridors

Policy 5.1.10- Major Transit Corridors

Goal 5.2-Complete Communities

Policy 5.2.1-Land Uses

Goal 5.3-Efficient Development Patterns

Policy 5.3.1-Infill Development

Goal 5.4 Jobs-Housing Balance

Policy 5.4.2 -West Side Jobs

Goal 5.5- County Development Areas [BC]

Policy 5.5.5-Developing and Established Urban Areas [BC]

Goal 5.6- City Development Areas

Policy 5.6.2- Areas of Change

Chapter 6-Transportation

Policy 6.5.2 -ADA

Policy 6.6.4-Redevelopment

Chapter 7-Urban Design

Policy 7.1.2-Development Form:

Policy 7.3.4-Infill
Policy 7.5.1-Landscape Design

Economic Development

Policy 8.1.2-Resilient Economy

Integrated Development Ordinance (IDO) 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 pursuant to Subsection 6-4(F)(2).

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.

Justification & Analysis

The zone change justification letter analyzed here, received on April 26, 2019, is a response to Staff's request for a revised justification (see attachment). The subject site is currently zoned MX-L (Mixed-Use Low Intensity Zone). The requested zoning is NR-C (Non-Residential Commercial Zone). The reason for the request is to allow re-development of the subject site with a convenience store, fuel pumps, and liquor retail.

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

- A. A proposed zone change must be found to be 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: The proposed zone change is consistent with the health, safety, and general welfare by furthering the applicable Goals and Policies of the ABC Comp Plan. The zone change will be consistent as all properties approximately .25 miles north of the parcels are zoned NR-C along the west and east of Old Coors Drive SW. Under **MX-L**, light fueling is a conditional use and liquor retail is prohibited per **4-3(D)(36)(e)** of the IDO. Under **NR-C** light fueling is a permissible use and liquor retail is a permissible use; however, a conditional use is required when within 500 feet of any residential. Per above, the zone*

change does not include permissible uses that would be harmful to adjacent properties, neighborhood, or community as it is in line with the existing use of the properties.

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 conflict with them. The applicant has not adequately demonstrated that the request would be consistent with the City's health, safety, morals and general welfare by not fully analyzing and showing conformance with all applicable Comprehensive Plan Goals and policies. The response to Criterion A is insufficient.

Applicable citations: *Policy 4.1.2-Identity and Design; Goal 5.1-Centers and Corridors; Policy 5.1.10-Major Transit Corridors; Goal 5.2-Complete Communities; Policy 5.2.1-Land Uses; Goal 5.3-Efficient Development Patterns; Policy 5.3.1-Infill Development; Goal 5.4-Jobs-Housing Balance; Policy 5.4.2-Westside Jobs; Goal 5.6-City Development Areas; Policy 5.6.2- Areas of Change; Policy 7.3.4-Infill; Policy 8.12-Resilient Economy.*

Non-applicable citations: *Goal 5.5-County Development Patterns; Policy 5.5.5-Developing and Established Urban Areas; Policy 6.5.2-ADA; Policy 6.6.4-Redevelopment; Policy 7.1.2-Development Form; Policy 7.5.1-Landscape Design; various objectives.*

The applicant's policy analysis focuses on the convenience store expansion more so than the NR-C zone, though a zone change would allow all permissive uses in the requested zone. Though in general the request could facilitate infill development, there are a couple of significant issues with respect to the Major Transit Corridor designation of Bridge Blvd. that create policy conflicts. The applicant did not address the Goals cited in the justification, and generally did not create strong connections between the request and the applicable Comprehensive Plan Goals and policies to demonstrate that a preponderance of them would be furthered.

The intent of a Major Transit Corridor designation is to prioritize transit and walkability; development should be transit and pedestrian oriented near transit stops, such as the transit shelter on the subject site. Some significant auto-oriented uses that would be allowed in the NR-C zone, on the subject site, are light vehicle fueling station (the intended use), light vehicle sales and rental, and self-storage. Furthermore, the NR-C zone does not allow residential uses that could help promote transit usage along the Corridor.

- B. If the proposed amendment is located wholly or partially 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:

- There was typographical or clerical error when the existing zone district was applied to the property.
- There has been a significant change in neighborhood or community conditions affecting the site.
- 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 criteria is not applicable as the proposed amendment is wholly in an Area of Change as shown in the ABC Comp Plan.

Staff: The subject site is located wholly in an Area of Change, so this criterion does not apply. The response to Criterion B is sufficient.

C. If the proposed amendment 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 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 proposed NR-C zone district change is more advantageous to the community as it is more cohesive with the proposed land use patterns by the ABC Comp Plan and surrounding existing land uses. Inclusively all properties north of the parcels abutting Old Coors Dr. SW for approximately 0.25 miles, are designated as NR-C. The zone change to NR-C would also eliminate the current "spot zone" generated by current MX-L zone district.

Staff: The subject site is located in an Area of Change. The applicant chooses #3, that a different zone district is more advantageous to the community, as articulated by the ABC Comp Plan, than the current zoning. Though the proposed zone change would allow for a larger variety of retail, service, and industrial uses in the area, the applicant has not adequately demonstrated that the request would be more advantageous as articulated in the Comprehensive Plan. The request furthers some applicable Comprehensive Plan Goals and policies, but conflicts with others, especially with respect to the intent of a Major Transit Corridor designation of Bridge Blvd.

Upon annexation, the subject site was given C-1 Neighborhood Commercial zoning purposefully, to be consistent with its former zoning of County C-1 and C-N. The C-1 zoning converted to MX-L under the IDO. The purpose of the MX-L zone is to provide for neighborhood-scale shopping needs and low-density multi-family residential. The existing zoning north of Bridge Blvd. SW was established as C-3 many years ago, and therefore converted to NR-C. Though the subject site’s annexation resulted in a spot zone, in this case there is no connection between eliminating a spot zone and being more advantageous to the community. The response to criterion C is insufficient because all applicable Comprehensive Plan Goals and policies have not been addressed.

- 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 zone change does not include permissive uses that would be harmful to the adjacent property, neighborhood, or the community, unless the Use Specific standards in Section 16-16.4.3 associated with the use will adequately mitigate those harmful impacts. The table below lists the uses that are now permissive under the proposed NR-C zoning.

P = Permissive Primary C = Conditional Primary A = Permissive Accessory Blank Cell = Not Allowed

Permissive uses with NR-C zoning different from MX-L		
Land Use	MX-L	NR-C
CIVIC AND INSTITUTIONAL USES		
Hospital		P
Sports field	C	P
University or college	C	P
COMMERCIAL USES		
Agriculture and Animal-related		
Kennel	C	P
Nursery		P
Food, Beverage, and Indoor Entertainment		
Auditorium or theater	A	P
Bar	C	P
Catering service		P
Nightclub		P
Motor Vehicle-related		
Heavy vehicle and equipment sales, rental, fueling, and repair		P
Light vehicle fueling station	C	P
Offices and Services		
Mortuary	C	P
Retail Sales		
Building and home improvement		P

<i>materials store</i>		
<i>General retail, medium</i>		<i>P</i>
<i>General retail, large</i>		<i>P</i>
<i>Liquor retail</i>	<i>A</i>	<i>P</i>
<i>Transportation</i>		
<i>Transit facility</i>	<i>C</i>	<i>P</i>
<i>INDUSTRIAL USES</i>		
<i>Manufacturing, Fabrication, and Assembly</i>		
<i>Light manufacturing</i>		<i>P</i>
<i>Waste and Recycling</i>		
<i>Recycling drop-off bin facility</i>	<i>A</i>	<i>P</i>
<i>Wholesaling and Storage</i>		
<i>Warehousing</i>		<i>P</i>
<i>Wholesaling and distribution center</i>		<i>P</i>

CIVIC AND INSTITUTIONAL USES

Hospital, Sports Field, University or College: These land uses although permissible, the uses are not contemplated for this site because the property is not large enough to accommodate these uses.

COMMERCIAL USES

Kennel, Nursery: The land uses are not contemplated for this site because the intent of the project is to redevelop the existing convenience store facilities with a new convenience store. However, if these uses are contemplated for the remaining 1.5 acres the new Circle K development would mitigate potential impacts to neighboring residential. The Circle K development would act as a barrier between the residential community on the north side of Bridge Blvd. Which is greater than the minimum 45 foot required separation.

Auditorium or theater, Bar, Catering Service, Nightclub: The land uses are not contemplated for this site because the intent of the project is to redevelop the existing convenience store facilities with a new convenience store. However, if these uses are contemplated for the remaining 1.5 acres the new Circle K development would mitigate potential impacts to neighboring residential. The Circle K development would act as a barrier between the residential community on the north side of Bridge Blvd. Which is greater than the minimum 45-foot required separation.

Heavy vehicle and equipment sales, rental, fueling, and repair: The land use is not contemplated for the site; however, the use would not be harmful because auto oriented uses are encouraged along Major Transit Corridors.

Light vehicle fueling station: Under MX-L this is a conditional use and it is the existing development land use. Under NR-C light fueling is a permissible use: however, a conditional use is required when within 500 feet of any residential.

Mortuary: The land use is a conditional use under MX-L and will be permissible under NR-C.

Building and home improvement materials store, General retail, medium, General retail, large: Although permissible uses under NR-C; the proposed establishment is required to be a minimum of 10,000 SF gross area. These land uses could be contemplated for the remaining 1.5 acres; however, the small lot size mitigates the implementation of these uses.

Liquor retail: The land use is an accessory use under MX-L and will be permissible under NR-C and would not be harmful to the adjacent property.

Transit facility: is a conditional use under MX-L and will be permissible under NR-C. This land use could be contemplated for the remaining 1.5 acres; however, the small lot size mitigates the implementation of this use.

Light manufacturing: The land uses are not contemplated for this site because the intent of the project is to redevelop the existing convenience store facilities with a new convenience store. However, if these uses are contemplated for the remaining 1.5 acres the new Circle K development would mitigate potential impacts to neighboring residential. The Circle K development would act as a barrier between the residential community on the north side of Bridge Blvd. Which is greater than the minimum 45-foot required separation.

Recycling drop-off bin facility: The land uses are not contemplated for this site because the intent of the project is to redevelop the existing convenience store facilities with a new convenience store. However, if these uses are contemplated for the remaining 1.5 acres the new Circle K development would mitigate potential impacts to neighboring residential. The Circle K development would act as a barrier between the residential community on the north side of Bridge Blvd. Which is greater than the minimum 45-foot required separation.

Warehousing, Wholesaling and distribution center: Although permissible uses under NR-C; the proposed establishment is required to be a minimum of 50,000 SF gross area. These land uses could be contemplated for the remaining 1.5 acres; however, the small lot size mitigates the implementation of these uses.

Per above, the zone change does not include permissible uses that would be harmful to adjacent property, neighborhood, or community as the proposed use is line with the existing use of the properties.

Staff: The applicant provided a thorough listing of the uses that would become allowed under the NR-C zone, with a statement that the subject site's relatively small size could possibly preclude some of the uses. Some uses, such as kennel, nursery, auditorium or theatre, bar, catering service, nightclub, and liquor retail could fit on the subject site and would become permissive uses.

Staff is not convinced that these uses would be without harmful impacts to adjacent property, the neighborhood, or the community. Front setbacks in NR-C are 5-15 feet front and 0 side. The Neighborhood Edges requirements would not apply to the mobile homes to the east because they are not in a residential zone. Furthermore, a conditional use is required for liquor retail within 500 feet of a residential zone district (R-1B is across the street) in order to mitigate potential harm caused by the use which, under the NR-C zone, would become permissive. The response to Criterion D is insufficient because the applicant has not adequately addressed the issue of potential harm to the neighborhood and the community.

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: Per coordination with the City and County Traffic Engineering departments the existing infrastructure and public improvements have adequate capacity to serve the development made possible by the change of zone. The City does not have any public improvement requirements as the abutting streets of the site are both County right-of-way. The county is currently developing plans for the Bridge Blvd. expansion which has incorporated the future Circle K access drive to placed further east of the intersection to increase vehicular safety.

Staff: Requirement 1 applies. The applicant states that existing infrastructure and public improvements would have adequate capacity to serve development made possible by the proposed zone change. 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 requested zone change is not solely based on the property's location on a major street but rather because a preponderance of applicable Goals and Policies of the Comp Plan are met and exceeded as previously indicated under Criterion A.

Staff: The subject site is located on Bridge Blvd. SW, a Community Principal Arterial, and Old Coors Blvd. SW, a Minor Arterial. The applicant's justification is not completely based on the property's location on major streets. The response to Criterion F is sufficient.

- G. The applicant's justification is not based completely or predominantly on the cost of land or economic considerations.

Applicant: The justification provided is not based completely or predominantly on the cost of land economic consideration, but rather because the preponderance of applicable Goals and Policies of the Comp Plan as previously indicated have been met or exceeded.

Staff: Economic considerations are a factor. Since the applicant has not adequately demonstrated that the request furthers a preponderance of applicable Comprehensive Plan policies, it has not been proven that the justification is not completely or predominantly based on the cost of land or economic considerations. The response to Criterion G is insufficient.

- 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: The zone change does not create a "spot zone", the rezoning will eliminate the existing spot zone of MX-L. The zone change will be consistent as all properties approximately .25 miles north of the parcels are zoned NR-C along the west and east of Old Coors Drive SW.

Staff: The request would not result in a spot zone. Although the subject site is one premises, there is other NR-C zoning in the immediate area. The response to Criterion H is sufficient.

III. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other interested agencies reviewed this application from 3/4/2019 to 3/19/2019. Few agency comments were received. Long Range Planning Staff note that the site is located within the Bridge/Tower Blvd Major Transit Corridor Area, and that the proposed use, light vehicle fueling station, is allowable in both the MX-L and NR-C zones. Long Range Planning recommends that the EPC carefully consider the purpose of each zone district and the surrounding transportation, land use, and zoning patterns to determine which zone district is most appropriate for this location.

The Water Utility Authority stated that an availability statement is required before new service to the site can be permitted. Agency comments begin on p. 21.

Neighborhood/Public

The Alamosa Neighborhood Association (NA), the Southwest Alliance of Neighbors (SWAN), the Westside Coalition of NAs, and the South Valley Coalition of NAs were required to be notified, which the applicant did (see attachments). The Los Altos Civic Association, which includes the Los Altos subdivision across the street north of the subject site, had lost its recognition status and therefore was not included on the list provided to the applicant by the City's Office of Neighborhood Coordination (ONC).

Property owners within 100 feet of the subject site were also notified, as required (see attachments). Note that the 100 feet does not include the right-of-way of Bridge Blvd. SW or Old Coors Blvd. SW, so the buffer around the subject site was approximately 230 feet.

The applicant attended a regular meeting of the Alamosa Neighborhood Association on February 11, 2019 (see attachment). Seventeen people attended. No notes were provided for the record, so it's unknown exactly what was discussed. A facilitated meeting during the EPC process was neither requested nor held.

As of this writing, Staff has received six letters of opposition (see attachments). All are from residents of the Los Altos subdivision, which is north of the subject site across Bridge Blvd. SW. Residents are mostly concerned about alcohol sales, but are also concerned about issues such as light pollution, potential for increased traffic, traffic control, noise, and crime.

IV. CONCLUSION

The request is for a zone change for an approximately 4.5 acre site located at the SE corner of Old Coors Dr. SW and Bridge Blvd. SW (the "subject site"). The hard corner (Tract A) contains an existing light vehicle fueling station. Tract B contains approximately 3.6 acres and is vacant.

The subject site is zoned MX-L. The applicant is requesting a zone change to NR-C (Non-Residential Commercial zone) in order to re-develop the subject site with a new convenience store, additional fueling pumps, and liquor retail. The NR-C zone allows a wide variety of retail and commercial uses intended to serve neighborhood and area-wide needs, as well as some industrial uses.

The zone map amendment has not been adequately justified pursuant to the IDO Review and Decision criteria for zone changes 6-7(F)(3). The policy analysis does not sufficiently demonstrate that the request furthers a preponderance of applicable Goals and policies and does not conflict with them.

The affected neighborhood organizations are the Alamosa Neighborhood Association (NA), the Southwest Alliance of Neighbors (SWAN), the Westside Coalition of NAs, and the South Valley Coalition of NAs, which was notified as required. Property owners within 100 feet of the subject site were also notified as required. The applicant attended a regular meeting of the Alamosa Neighborhood Association in February. A facilitated meeting during the EPC process was neither requested nor held.

As of this writing, Staff has received six letters of opposition from residents of the Los Altos subdivision north of the subject site. Concerns include alcohol sales, light pollution, traffic, noise, and crime.

Staff recommends denial.

FINDINGS - RZ-2019-00015, May 09, 2019- Zone Map Amendment (Zone Change)

1. The request is for a zone map amendment (zone change) for an approximately 4.5 acre site known as Tract A and Tract B, a plat of Tracts, A, B, and C, Lands of Romero-Page Etal. (the “subject site”). The subject site is located at the southeast corner of the intersection of Old Coors Dr. SW and Bridge Blvd. SW (1100 Old Coors Dr. SW).
2. The approximately 0.8 acre Tract A, which is smaller than Tract B and located at the hard corner of the intersection, contains an existing light vehicle fueling station. Tract B contains approximately 3.6 acres and is vacant.
3. The subject site is zoned MX-L, which it received upon adoption of the Integrated Development Ordinance (IDO) as a conversion from the C-1 zone. The applicant is requesting a zone change to NR-C (Non-Residential Commercial zone) in order to re-develop the subject site with a new convenience store, additional fueling pumps, and liquor retail. The NR-C zone allows a wide variety of retail and commercial uses intended to serve neighborhood and area-wide needs, as well as some industrial uses.
4. The subject site is in an area that the Comprehensive Plan has designated an Area of Change. Bridge Blvd. SW is designated as a Major Transit Corridor.
5. 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.
6. The request conflicts with the following, applicable Comprehensive Plan Goal and policy:
 - A. Goal 5.1-Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The subject site, located at the southeastern corner of the intersection of Bridge Blvd. SE and Old Coors Blvd., is not in a designated Activity Center (the Tower Employment Center lies to the west). Bridge Blvd. SE is designated as a Major Transit Corridor and there is a transit shelter on the subject site. The request would facilitate development of permissive uses in the NR-C (non-residential commercial) zone, but the uses would be smaller scale and would be outside of a designated activity center, so the ability to support transit along this major transit corridor would be limited, especially since the NR-C zone does not allow residential uses.

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

Bridge Blvd. SW is a designated Major Transit Corridor. The request would allow permissive uses in the NR-C zone, which is intended to accommodate medium-scale retail, office, commercial, and institutional uses. Major Transit Corridors are intended to

prioritize transit; development should be transit and pedestrian oriented near transit stops though auto-oriented along much of the corridor. Residential uses (especially multi-family) are generally desirable along Major Transit Corridors because they could result in more people using transit and walking along the corridor as intended. The NR-C zone does not allow residential uses and allows more auto-oriented uses than the current MX-L zoning.

7. The applicant has not adequately justified the request pursuant to the Integrated Development Ordinance (IDO) Section 6-7(F)(3)-Review and Decision Criteria for Zone 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 a preponderance of applicable Comprehensive Plan Goals and policies and does not conflict with them. The applicant did not address the Goals cited, and generally did not create strong connections between the request and the Goals and policies to demonstrate that a preponderance of them would be furthered. The policy analysis does not focus sufficiently on the NR-C zone; a zone change would allow all permissive uses in the requested zone.

There are a couple of significant issues with respect to the Major Transit Corridor designation of Bridge Blvd. that create policy conflicts. The intent of a Major Transit Corridor designation is to prioritize transit and walkability; development should be transit and pedestrian oriented near transit stops, such as the transit shelter on the subject site. Some significant auto-oriented uses that would be allowed in the NR-C zone, on the subject site, are light vehicle fueling station (the intended use), light vehicle sales and rental, and self-storage. Furthermore, the NR-C zone does not allow residential uses that could help promote transit usage along the Corridor.

- 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 applicant states that a different zone district is more advantageous to the community, as articulated by the ABC Comp Plan, than the current zoning. Though the proposed zone change would allow for a larger variety of retail, service, and industrial uses in the area, the applicant has not adequately demonstrated that the request would be more advantageous as articulated in the Comprehensive Plan. The request furthers some applicable Comprehensive Plan Goals and policies, but conflicts with others, especially with respect to the intent of a Major Transit Corridor designation of Bridge Blvd.

Upon annexation, the subject site was given C-1 Neighborhood Commercial zoning purposefully, to be consistent with its former zoning of County C-1 and C-N. The C-1 zoning converted to MX-L under the IDO. Though the subject site's annexation resulted in a spot zone, in this case there is no connection between eliminating a spot zone and being more advantageous to the community. The response is insufficient because all applicable Comprehensive Plan Goals and policies have not been addressed.

- D. Criterion D: The applicant provided a thorough listing of the uses that would become allowed under the NR-C zone, with a statement that the subject site's relatively small size could preclude some uses. Other uses, such as kennel, nursery, auditorium or theatre, bar, catering service, nightclub, and liquor retail could fit on the subject site and would become permissive uses.
- These uses would not be without harmful impacts to adjacent property, the neighborhood, or the community. The response is insufficient because the applicant has not adequately addressed the issue of potential harm to the neighborhood and the community.
- E. Criterion E: Requirement 1 applies. The applicant states that existing infrastructure and public improvements would have adequate capacity to serve development made possible by the proposed zone change.
- F. Criterion F: The subject site is located on Bridge Blvd. SW, a Community Principal Arterial, and Old Coors Blvd. SW, a Minor Arterial. The applicant's justification is not completely based on the property's location on major streets.
- G. Criterion G: Economic considerations are a factor. Since the applicant has not adequately demonstrated that the request furthers a preponderance of applicable Comprehensive Plan Goals and policies, it has not been proven that the justification is not completely or predominantly based on the cost of land or economic considerations.
- H. Criterion H: The request would not result in a spot zone. Although the subject site is one premises, there is other NR-C zoning in the immediate area.
8. The applicant's policy analysis does not adequately demonstrate that the request furthers a preponderance of applicable Goals and policies in the Comprehensive Plan, and does not conflict with them, because the applicant did not fully analyze and show conformance with applicable Comprehensive Plan Goals and policies. Therefore, one cannot conclude that the proposed zone category would be more advantageous to the community than the current zoning.
9. The affected neighborhood organizations are the Alamosa Neighborhood Association (NA), the Southwest Alliance of Neighbors (SWAN), the Westside Coalition of NAs, and the South Valley Coalition of NAs, which were notified as required. Property owners within 100 feet of the subject site were also notified as required.
10. The applicant attended a regular meeting of the Alamosa Neighborhood Association on February 11, 2019. Seventeen people attended. As of this writing, meeting notes were provided for the record. A facilitated meeting during the EPC process was neither requested nor held.

11. As of this writing, Staff has received six letters of opposition. All are from residents of the Los Altos subdivision, which is north of the subject site across Bridge Blvd. SW. Residents are mostly concerned about alcohol sales, but are also concerned about issues such as light pollution, potential for increased traffic, traffic control, noise, and crime.

RECOMMENDATION - RZ-2018-00063, May 09, 2019

DENIAL of Project #: 2018-001924, Case #: 2018-00063, a zone change from MX-L to NR-C, for Tract A and Tract B, a plat of Tracts, A, B, and C, Lands of Romero-Page Etal., an approximately 4.5 acre site located on between Bridge Blvd. SW and San Ygnacio Rd. SW(1100 Old Coors Dr. SW), based on the preceding Findings.

***Catalina Lehner, AICP
Senior Planner***

Notice of Decision cc list:

Circle K Stores Inc., 5500 South Quebec St., #100, Greenwood Village, CO 80111
Sofia Hernandez, Land Development Consultants, 11811 N. Tatum Blvd. #1051, Phoenix, AZ 85028
Alamosa NA, Jeanette Baca, 901 Field SW, ABQ, NM 87121
Alamosa NA, Jerry Gallegos, 5921 Central Ave., NW, ABQ, NM 87105
SW Alliance of NAs, SWAN Coalition, Johnny Pena, 6525 Sunset Gardens, ABQ, NM 87121
SW Alliance of NAs, SWAN Coalition, Jerry Gallegos, 5921 Central Ave NW, ABQ, NM 87105
Westside Coalition of NAs, Rene Horvath, 5515 Palomino Dr., NW, ABQ, NM 87120
Westside Coalition of NAs, Harry Hendriksen, 10592 Rio del Sol NW, ABQ, NM 87114
South Valley, Coalition of NAs, Marcia Fernandez, 2401 Violet SW, ABQ, NM 87105
South Valley Coalition of NA's, Rod Mahoney, 1838 Sadora Rd SW, ABQ, NM 87105
Alan Varela, avarela@cabq.gov

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Office of Neighborhood Coordination

Long Range Planning

The site contains two parcels containing 4.32 acres. The existing uses include a Circle K convenience store and fuel facilities. Circle K Stores Inc. would like to raze and rebuild existing facilities with a 4,968 SF building and a fuel canopy with a single stack for cars. Although the entire site includes 4.32 acres, Circle K will only be developing 1.98 acres. The site is currently zoned MX-L, with NR-C and R-1B zones to the north across Bridge Blvd. The rest of the property is surrounded by unincorporated Bernalillo County. The site is located within the Bridge/Tower Blvd Major Transit Corridor Area.

Light vehicle fueling is conditional in MX-L. Because the use was existing, IDO Subsection 14-16-4-1(E)(1) specifies that the use would be considered an approved conditional use. Light vehicle fueling has use-specific standards in IDO Subsection 14-16-4-3(D)(17). Note that per IDO Subsection 14-16-4-3(D)(17)(i), this use requires a conditional use approval in any zone district if located adjacent to any Residential zone district. IDO Subsection 14-16-4-3(D)(17)(k) requires that the new building would have a maximum setback of 15 feet.

Because the proposed use is allowable in both MX-L and NR-C, EPC should carefully consider the purpose of each zone district and the surrounding transportation, land use, and zoning patterns to determine which zone district is most appropriate for this location.

- The purpose of the MX-L zone is “to provide for neighborhood-scale convenience shopping needs, primarily at the corners of collector intersections. Primary land uses include non-destination retail and commercial uses, as well as townhouses, low-density multi-family residential dwellings, and civic and institutional uses to serve the surrounding area, with taller, multi-story buildings encouraged in Centers and Corridors.
- The purpose of the NR-C zone 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.”

MX-L is intended for more walkable, urban areas, such as Major Transit Corridors. NR-C is intended for areas where employment is the priority and residential development is not appropriate or desired, which is true of many West Side areas. The property is located in an Area of Change.

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

- a) Create walkable places that provide opportunities to live, work, learn, shop, and play.
- g) Encourage residential infill in neighborhoods adjacent to Centers and Corridors to support transit ridership.
- h) Encourage all new development, especially in designated Centers and Corridors, to address transit connections, linkages, and opportunities within the proposed development.

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

- b) Minimize negative impacts on nearby neighborhoods by providing transitions between development along Transit Corridors and abutting single-family residential areas.
- c) Encourage mixed-use development in Centers and near intersections.

ABC Comprehensive Plan 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.

- a) Encourage the redevelopment of aging auto-oriented commercial strip development into a more mixed-use, pedestrian-oriented environment.

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

- 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.
- b) Encourage development that offers choice in transportation, work areas, and lifestyles.
- e) Create healthy, sustainable communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

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

ABC Comprehensive Plan Policy 5.4.2 West Side Jobs: Foster employment opportunities on the West Side.

ABC Comprehensive Plan 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.

- b) Encourage development that expands employment opportunities.
- f) Minimize potential negative impacts of development on existing residential uses with respect to noise, stormwater runoff, contaminants, lighting, air quality, and traffic.

ABC Comprehensive Plan Policy 6.1.2 Transit-Oriented Development: Prioritize transit-supportive density, uses, and building design along Transit Corridors.

ABC Comprehensive Plan Policy 8.1.1 Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

- a) Support a variety of lower-density, lower-intensity services, jobs, and housing outside of Centers.

CITY ENGINEER

Transportation Development

Hydrology Development

New Mexico Department of Transportation (NMDOT)

NMDOT has no comments at this time.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

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

Identification: UPC – 101105627532040736 and 101105628530440723

1. RZ-2018-00063 – Zone Map Amendment (Zone Change)
 - a. No adverse comment to the proposed zone change.
 - b. From the “Request Description” it is understood that the intent is to raze the existing building onsite and construct a new building on site. An availability statement is required before new service to the site can be permitted. Requests can be made at the link below:
 - i. http://www.abcwua.org/Availability_Statements.aspx
 - ii. Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

No CEPTED comments on the zone changes.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no objections.

ALBUQUERQUE PUBLIC SCHOOLS

No adverse impacts.

MID-REGION COUNCIL OF GOVERNMENTS

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

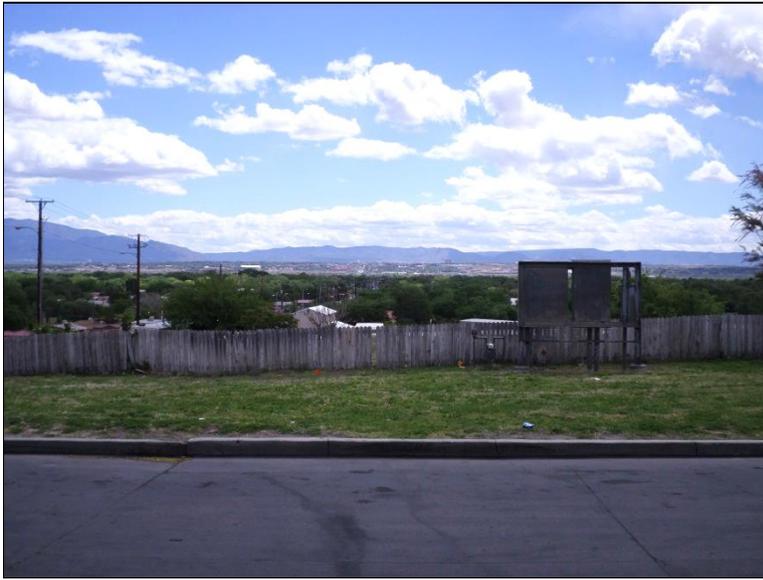


Figure 1: Looking east while standing on the subject site.

Figure 2: Looking east from the edge of the subject site. Note the significant slope.



Figure 3: Looking west while standing on the subject site.



Figure 4: Looking north while standing on the subject site.



Figure 5: Looking northwest, at the intersection of Old Coors and Bridge Boulevards, while standing on the subject site.



Figure 6: Looking northeast while standing on the subject site.

Figure 7: Looking south, down Old Coors Blvd., while standing on the southwest corner of the subject site.



Figure 8: Looking east, down Bridge Blvd. SE.

ZONING

Please refer to the Integrated Development Ordinance (IDO)
for specifics regarding the MX-L and NR-C zones

HISTORY

CITY OF ALBUQUERQUE



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

OFFICIAL NOTIFICATION OF DECISION

April 11, 2019

Circle K Stores Inc.
5500 South Quebec St., #100
Greenwood Village, CO 80111

Project #2018-001924
RZ-2018-00063 – Zone Map Amendment (Zone Change)

LEGAL DESCRIPTION:

The above action for Tract A and Tract B, a plat of Tracts, A, B, and C, Lands of Romero-Page Etal., zoned M-XL, to NR-C, located at 1100 Old Coors Dr. SW, between Bridge Blvd. SW and San Ygnacio Rd. SW, containing approximately 4.5 acres. (L-11)

Staff Planner: Catalina Lehner

On April 11, 2019 the Environmental Planning Commission (EPC) voted to DEFER Project# 2018-001924/RZ-2018-00063, a Zone Map Amendment (Zone Change), for one month to the May 09, 2019 hearing.

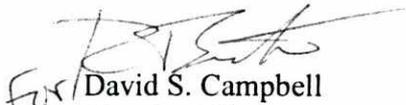
Albuquerque

NM 87103

www.cabq.gov

DSC/CL

Sincerely,


For David S. Campbell
Planning Director

cc: Circle K Stores Inc., 5500 South Quebec St., #100, Greenwood Village, CO 80111
Sofia Hernandez, 11811 N. Tatum Blvd. #1051, Phoenix, AZ 85028
Alamosa NA, Jeanette Baca, 901 Field SW, ABQ, NM 87121
Alamosa NA, Jerry Gallegos, 5921 Central Ave., NW, ABQ, NM 87105
SW Alliance of NAs, SWAN Coalition, Johnny Pena, 6525 Sunset Gardens, ABQ, NM 87121
SW Alliance of NAs, SWAN Coalition, Jerry Gallegos, 5921 Central Ave NW, ABQ, NM 87105
Westside Coalition of NAs, Rene Horvath, 5515 Palomino Dr., NW, ABQ, NM 87120
Westside Coalition of NAs, Harry Hendriksen, 10592 Rio del Sol NW, ABQ, NM 87114
South Valley, Coalition of NAs, Marcia Fernandez, 2401 Violet SW, ABQ, NM 87105
South Valley Coalition of NA's, Rod Mahoney, 1838 Sadora Rd SW, ABQ, NM 87105
John DuBois, jdubois@cabq.gov



City of Albuquerque

ALBUQUERQUE, ALBUQUERQUE, NEW MEXICO 87103

April 1, 1992

Barbara Page and Mathias Romero
c/o Trujillo-Gibson & Company
Albuquerque, NM 87110

REF: AX-91-7 The Environmental Planning Commission recommends approval of
Z-91-61 annexation and establishment of C-2 zoning for an unplatted tract of land located in Sec.26,T10N,R2E,NMPM, presently zoned County C-1 and CN, located on the southeast corner of Bridge Boulevard SW and Coors Boulevard SW, containing approximately 4.29 acres. (L-11) (ORIGINAL REQUEST SUBMITTED BY NINO TRUJILLO, AGENT FOR PAGE, ROMERO et al)

Dear Sir:

Enclosed is a copy of the publication on your above referenced request. The annexation and simultaneous establishment of zoning is effective five (5) days after publication of the Ordinance.

If you have any questions, please feel free to contact this office at 768-3860.

Sincerely,

Loretta Nararajo
Board Secretary

LN/894
Enclosure

xc: Nino Trujillo, 2329 Wisconsin NE, Suite 100;87110
Los Altos Civic Assoc., Fred Ortiz, 2909 Rio Vista Ct., SW
John Johns, 2903 Rio Vista Ct. SW
Ron Bohannon, 4605 Carlisle NE
Rod Lofstrom, 1304 Park Avenue SW

LAND USE PLANNING AND ZONING COMMITTEE

OF THE

CITY COUNCIL

January 15, 1980

Mr. President:

Your Land Use, Planning and Zoning Committee to whom has been referred

Bill No. O-7, Annexation 91-7, 4.3 Acres Located on the Southeast Corner of Coors
and Bridge Boulevards, S.W. (Gailagos)

has had it under consideration and by a vote of 5 FOR AND 0 AGAINST recommends that it

DO PASS

A summary of the actions by and before the Committee, including a record of the vote is attached hereto.

Respectfully submitted,

Alan B. Armijo, Chairman
Land Use, Planning and Zoning Committee

Adopted: _____ Not Adopted: _____
Clerk of the Council Clerk of the Council
Date: _____

ORDINANCE

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Underscored Material - New
[Bracketed Material] - Deletion

ANNEXING 4.3 ACRES MORE OR LESS, LOCATED GENERALLY ON THE
SOUTHEAST CORNER OF COORS BOULEVARD SW AND BRIDGE BOULEVARD
SW, TO THE CITY OF ALBUQUERQUE; AMENDING THE ZONE MAP TO
ESTABLISH C-1 ZONING.

BE IT ORDAINED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
ALBUQUERQUE:

Section 1. AREA PROPOSED FOR ANNEXATION. The owner of a
majority of the area annexed hereby presented a properly signed petition to
annex the following territory: 4.3865 acres more or less, located generally
southeast corner of Coors Boulevard, SW, and Bridge Boulevard SW a map of
which is attached as Exhibit "A" and more particularly described as follows:

A. An unplatted tract of land is Sec.26,TION,R2E,NMPM. The
above described territory is contiguous to the City of Albuquerque.

Section 2. ANNEXATION ACCEPTED. The petition and the area specified
in Section 1 above are accepted and the above territory is hereby annexed.

Section 3. ZONE MAP AMENDED. The zone map adopted by Article 7-14
R.O. 1974 is hereby amended, establishing C-1 Neighborhood Commercial
zoning for the area described in Section 1 and Exhibit "A" hereof.

Section 4. SEVERABILITY CLAUSE. If any section, paragraph, sentence,
clause, word or phrase of this ordinance is for any reason held to be invalid or
unenforceable by any court of competent jurisdiction, such decision shall not
affect the validity of the remaining provisions of this ordinance. The Council
hereby declares that it would have passed this ordinance and each section,
paragraph, sentence, clause, word or phrase thereof irrespective of any provision
being declared unconstitutional or otherwise invalid.

0000854

1 PASSED AND ADOPTED THIS 3rd DAY OF FEBRUARY, 1992.

2 BY A VOTE OF 9 FOR AND 0 AGAINST.

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Pauline K. Gubbels
Pauline K. Gubbels, President
City Council

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APPROVED THIS 16th DAY OF FEBRUARY, 1992.

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Louis E. Saavedra
Louis E. Saavedra, Mayor
City of Albuquerque

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ATTEST:
[Signature]
City Clerk

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Underscored Material - New
[Bracketed Material] - Deletion

APPLICATION INFORMATION



Circle K Stores Inc.
5500 South Quebec Street, Suite 100
Greenwood Village, CO 80111

December 18th, 2018

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

RE: Letter of Authorization

To whom it may concern:

This letter hereby authorizes Land Development Consultants, LLC (LDC) to act on behalf of Circle K Stores Inc., with regards to the City of Albuquerque Development Review processes.

If you have any questions or concerns, please feel free to contact me (254) 913-8657.

Sincerely,

A handwritten signature in black ink that reads "Rick Hughes". The signature is written in a cursive, flowing style.

Rick Hughes
Real Estate Development Manager
(254) 913-8657

Authorization of Property Owner

Property Address: 2900 Bridge Blvd SW, Albuquerque, NM 87105

Current Zoning (C-1): C-1 to be changed to C-2

Proposed Use: Circle K convenience store with alcohol and gas station

By my signature below, I swear and affirm that I am the owner of the property. As the owner of the property, I give Circle K Stores Inc. permission to submit all necessary documentation in support of applications required by the County of Bernalillo and City of Albuquerque for the above-listed proposed use of the property and to serve as my representative for this request.

PROPERTY OWNER

WESTERN ALBUQUERQUE LAND HOLDINGS LLC, a Delaware limited liability company

By: C-III Asset Management LLC, a Delaware limited liability company

Its: Special Servicer

By: *Deborah Bacon*
Its: SERVICING OFFICER

Date: 3-2-2018



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	<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)	Policy Decisions
<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)
Decisions Requiring a Public Meeting or Hearing	<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)	Appeals
<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)

APPLICATION INFORMATION

Applicant: <u>Sofia Hernandez</u>		Phone: <u>480 414 2420</u>
Address: <u>11811 N. Tatum Boulevard Suite 1051</u>		Email: <u>sofia @ ldeaz.com</u>
City: <u>Phoenix</u>	State: <u>AZ</u>	Zip: <u>85028</u>
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:		List <u>all</u> owners:

BRIEF DESCRIPTION OF REQUEST

Rezone for parcels 101105627532040736 and 101105628530440723 from current IDO Zone District MX-L to NR-C

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.:	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): <u>L-11-2</u>	Existing Zoning: <u>MX-L</u>	Proposed Zoning: <u>NR-C</u>
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres): <u>4.32</u>

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 1100 Old Coors Dr Sw Between: _____ and: _____

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature:	Date: <u>12.21.18</u>
Printed Name: <u>Sofia Hernandez</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees
<u>RZ-2018-00063</u>	<u>ZMA</u>	<u>\$760</u>
Meeting/Hearing Date: February 14, 2018 <u>March 14, 2019</u>	Fee Total: <u>\$760</u>	
Staff Signature:	Date: <u>12-27-18</u>	Project # <u>PR-2018-001924</u>



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	<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)	Policy Decisions
<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)
Decisions Requiring a Public Meeting or Hearing	<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)	Appeals
<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)

APPLICATION INFORMATION

Applicant: Circle K Stores Inc.		Phone: (720) 758 6223
Address: 5500 S. Quebec St. Suite 100		Email: DArchuleta@CircleK.com
City: Greenwood Village	State: CO	Zip: 80111
Professional/Agent (if any): Land Development Consultants, LLC		Phone: (480) 414-2420
Address: 11811 N. Tatum Boulevard Suite 1051		Email: Sofia@ldcaz.com
City: Phoenix	State: AZ	Zip: 85028
Proprietary Interest in Site:	List <u>all</u> owners:	

BRIEF DESCRIPTION OF REQUEST

Rezone for parcels 101105627532040736 & 1011056285330440723 from current IDO zone district MX-L to NR-C

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.:	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): L-11-2	Existing Zoning: MX-L	Proposed Zoning: NR-C
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres): 4.32

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 1100 Old Coors Dr SW	Between:	and:
---	----------	------

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature:	Date: March 29, 2019
Printed Name: Sofia Hernandez	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

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 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? No 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

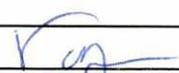
Need hearing date

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:  Date: **December 21, 2018**
 Printed Name: **Sofia Hernandez** Applicant or Agent

FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
PR-2018-001924	RZ-2018-00063
Staff Signature: 	
Date: 12-27-18	



CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Land Development Consultants, LLC DATE OF REQUEST: 3/22/19 ZONE ATLAS PAGE(S): L-11-2

CURRENT:

ZONING MX-L
PARCEL SIZE (AC/SQ. FT.) 4.32 Acres

LEGAL DESCRIPTION:

LOT OR TRACT # _____ BLOCK # _____
SUBDIVISION NAME _____

REQUESTED CITY ACTION(S):

ANNEXATION []
ZONE CHANGE [x]: From MX-L To NR-C
SECTOR, AREA, FAC, COMP PLAN []
AMENDMENT (Map/Text) []

SITE DEVELOPMENT PLAN:

SUBDIVISION* [] AMENDMENT []
BUILDING PERMIT [] ACCESS PERMIT []
BUILDING PURPOSES [] OTHER []

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT []
NEW CONSTRUCTION []
EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION:

OF UNITS: _____
BUILDING SIZE: 5187 (sq. ft.)

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

APPLICANT OR REPRESENTATIVE W. L. Lomen DATE 3/22/19

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [x] BORDERLINE []

THRESHOLDS MET? YES [] NO [x] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []

Notes: *TIS not required for zone change. When this site is ready for development a new TIS form will be required to determine if a TIS is required at that time.*

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

[Signature]
TRAFFIC ENGINEER

3/22/19
DATE

Required TIS **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / / _____
-FINALIZED / / TRAFFIC ENGINEER DATE



April 25, 2019

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

Re: Zone Map Amendment – (Previous Case #18-009)

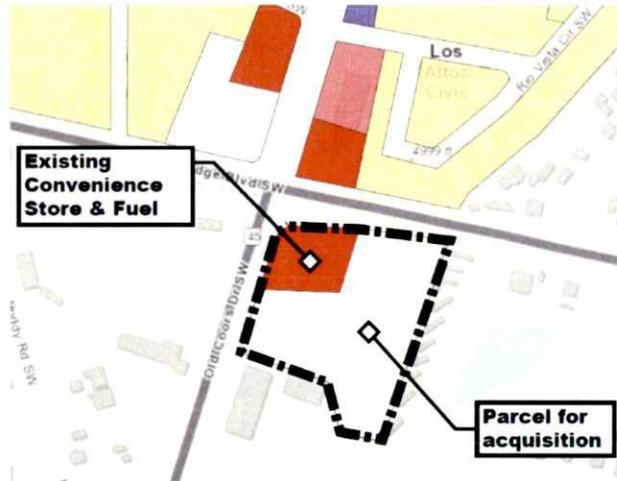
Environmental Planning Commission:

Land Development Consultants, on behalf of our client, Circle K Stores Inc., is requesting a zone map amendment for parcels **101105627532040736** and **101105628530440723**. Both properties will be referred to as “parcels” throughout the letter. The zone district change request is for **NR-C** (Non-residential Commercial) from the current **MX-L** (Mixed-Use Low Intensity) which was implemented when the new IDO was adopted in May 2018. The parcels and properties to the north are within the City of Albuquerque jurisdiction and the adjacent properties to the east, west and south are within Bernalillo County jurisdiction.

Circle K Stores Inc. is proposing to raze and rebuild the existing convenience store and fuel facilities located at the southeast corner of Bridge Blvd and Old Coors Dr. SW with address 1100 Old Coors Dr. SW. The project will consist of two parcels. The existing convenience store and fuel canopy occupy the 0.803-acre parcel which is owned by Circle K Stores Inc. The second parcel is 3.531 acres of vacant land. Circle K Stores is under contract to acquire this parcel for the project. The proposed site will consist of a 4,968 SF building with a single stack fuel canopy and will be developed on approximately 2 acres. The remaining 2.3 acres will be utilized for a detention basin and a future commercial user. One major design component will affect the future uses for the remaining acreage. The existing storm sewer system has limited capacity for new developments. Due to this, a larger volume of stormwater will be required to be detained on site resulting in a larger detention basin. The size of the basin will reduce the amount of acreage for future uses to a little over 1.5 acres. As a result, large scale commercial retail will not be ideal as a future use for the remaining acreage; however, will be ideal for smaller uses.

Speaking with community members, they would like a coffee program. The larger store footprint allows for the implementation of a larger coffee program, frozen/fresh food options, as well as expanded grocery items and liquor retail. Circle K’s new “Bean to Cup” program will offer neighboring communities’ access to a wide variety of coffee from traditional coffee, to lattes and cappuccinos with the press of a button.

Redevelopment of the site will also allow for the installation of a fuel canopy with twice the number of existing dispensers, which will reduce the current waiting time for fueling. The parcel map below illustrates the properties for which a Zone Map Amendment is being requested.



IDO Criteria

The NR-C zone district requested is more advantageous to the community as articulated by the ABC Comp Plan and pursuant to the review criteria identified in Section 14-16-6-7(F)(3) of the IDO. “An application for a Zoning Map Amendment shall be approved if it meets all of the following criteria”.

Criterion 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.*

The proposed NR-C zone change is consistent with the health, safety and general welfare by furthering the applicable Goals and Policies of the ABC Comp Plan. The zone change will be consistent as all properties approximately .25 miles north of the parcels are zoned NR-C along the west and east of Old Coors Drive SW. Under **MX-L**, light fueling is a conditional use and liquor retail is prohibited per **4-3(D)(36)(e)** of the IDO. Under **NR-C** light fueling is a permissible use and liquor retail is a permissible use; however, a conditional use is required when within 500 feet of any residential. Per above, the zone change does not include permissible uses that would be harmful to adjacent properties, neighborhood, or community as it is in line with the existing use of the properties.

The following goals and policies (*in italics*) noted below are furthered by the proposed zone change (**in bold**) as follows:

Albuquerque and Bernalillo County Comprehensive Plan, 2017

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

The identity and cohesiveness of the neighborhood will be protected by the proposed zone change by adopting the proposed NR-C zone which correlates to the previous C-1 zoning designation as summarized by Table 2-2 per Section 14-16-2. The correlation between the zones will result in

similar permissive land uses ensuring the appropriate scale and location of development, mix uses, and character of building design is maintained.

Due to the stormwater design requirements, the available acreage for the second future user will limit large scale development on the property which will protect the cohesiveness of the surrounding neighborhood. For example, under the current MX-L zoning large and medium general are not allowed. General Retail, Medium is any establishment over 10,000 SF in gross area. Under the proposed NR-C zoning general retail, medium and large are permissible uses; however, the future use is constricted due to the remaining lot size of approximately 1.5 acres. Due to ordinance design requirements only establishments less than 10,000 SF may be developed.

Additionally, the site is adjacent to the proposed Bernalillo County Employment Center which is intended to remain predominantly industrial, business and retail centers, which, usually tend to be auto-oriented.

The redevelopment of the site will also provide an enhanced and improved streetscape. Along with articulated architecture for both the convenience store and fuel canopy which only enhances the cohesiveness of the neighborhood as the character of the new development will be enhanced.

GOAL 5.1 Centers & Corridors -*Grow as a community of strong Centers connected by a multi-modal network of Corridors.*

POLICY 5.1.10 Major Transit Corridors: *Foster corridors that prioritize high frequency transit service with pedestrian oriented development.*

(b) *Minimize negative impacts on nearby neighborhoods by providing transitions between development along Transit Corridors and abutting single-family residential areas.*

The requested rezoning is in line with Policy 5.1.10 because the project is within a Major Transit Corridors which prioritizes high frequency transit with pedestrian oriented development. The redevelopment will incorporate ADA access throughout the site and provided a wider range of goods and services than are offered at the current retail facility.

The rezoning will minimize negative impacts on nearby neighborhoods by providing more enhanced transition buffer than exists today, by provided substantially increased landscaping throughout the project and a more modern and inviting retail facility.

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

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

(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 zone change will allow for land uses necessary to provide a mix of uses that are conveniently accessible to the surrounding neighborhoods. This application supports Policy

The proposed NR-C zoning district change is more advantageous to the community as it is in line with Policy 5.42 because it will ensure adequate capacity of land zoned for commercial uses west of the Rio Grande to support additional job growth. The zone change is more cohesive with the proposed land use patterns by the ABC Comp Plan and surrounding existing land uses. All properties north of the site along the Coors Drive frontage are all zoned NR-C for at least a quarter mile. The zone change to NR-C would also eliminate the current "spot zone" generated by current MX-L zone district which is not ideal for residential. The Bernalillo County Fire Shop is located due south and the Gabaldon Mortuary is located due north of the parcels.

By granting the rezoning it to NR-C it will grant Circle K Stores the incentive and support to redevelop the site to provide base employment on the West Side. The new store will employ at least twice as many employees as the current store. This increase provides employment opportunities on the west side of the Rio Grande and will satisfy Policy 5.4.2.

GOAL 5.5 County Development Areas - Use Development Areas to foster the distinctness of communities in the unincorporated County by guiding their form, character, and density.

POLICY 5.5.5 Developing and Established Urban Areas: Create a quality urban environment that perpetuates the tradition of identifiable, individual, compact, but integrated communities within the metropolitan area and that offers variety and maximum choice in housing, transportation, work areas, and lifestyles, while creating a visually pleasing built environment.

(n) Encourage urban and site design that maintains and enhances unique vistas and improves the quality of the visual environment.

Although the project is within City of Albuquerque jurisdiction, it is bound by unincorporated county to the west, east and south. The site is identified as an urban area under the ABC Comp Plan and is in conformance with Policy 5.5.5. The proposed redevelopment will create a more visually appealing convenience store and fuel canopy and improved streetscape. The project will encourage urban and site design that maintains and enhances unique vistas and will improve the quality of the visual environment.

The proposed site layout will provide better site circulation for both vehicles and pedestrians and will encompass the adjacent parcel which has been vacant to date. The new project will have (8) fuel dispensers where service will be more convenient for customers and reduce current wait times with the current (4) fuel dispensers.

Per coordination with the City and County Traffic Engineering departments, the existing infrastructure and public improvements have adequate capacity to serve the larger development made possible by the change of zone.

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.

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.*

- (b) Encourage development that expands employment opportunities.
- (g) Encourage development in areas where adequate infrastructure and community services exist.

The property is identified within an Area of Change. Rezoning and redevelopment of the parcels satisfies Policy 5.6.2 as it encourages direct growth and more intense development of Centers and Corridors. The site is adjacent to an identified Employment Center and is within a Major Transit Corridor. The redevelopment, as explained above, expands employment opportunities for nearby residents with the larger convenience store and fuel services that will be provided.

The rezoning will encourage a development where adequate infrastructure and community services exist because the redevelopment will be for the same existing use a convenience store with fuel services.

POLICY 6.5.2 *ADA: Exceed the minimum requirements of Americans with Disabilities Act in order to provide reliable and comfortable mobility options.*

- (a) Provide barrier-free sidewalks and curb ramps

The rezoning of the site will allow Circle K to redevelop a site which per Policy 6.5.2 will exceed the minimum requirements of Americans with Disabilities Act in order to provide reliable and comfortable mobility options. Circle K's design standard is to provide a "zero curb" design which provides barrier-free sidewalks and curb ramps.

POLICY 6.6.4 *Redevelopment: Leverage transportation investments to spur redevelopment and private investment along commercial corridors and Interstates.*

- (a) Encourage streetscape and landscape design that provides a positive image at interchanges and access points.

Policy 6.6.4 is satisfied by the project because the redevelopment of the Circle K will spur private investment along the commercial corridor where the site is located. Bernalillo County will be expanding Bridge Boulevard prior to Circle K redeveloping the site. When the rezoning request is approved for the site it will encourage a streetscape and landscape design along Bridge Blvd. that will provide a positive image at this intersection.

POLICY 7.1.2 *Development Form: Prioritize elements of development form for each Center and Corridor.*

- (b) Follow the Development Form Matrix in Table 7-4 for development within 660 feet of Premium Transit Corridors and elsewhere along Corridors outside of Centers.

Policy 7.1.2 is met by the proposed project because the site is identified to be within a Major Transit and is within 660 feet of an Employment Center across Old Coors Dr. Per the

Development Form Matrix in Table 7-4, within Major Transit Corridors priority for Employment incentives is HIGH. The redevelopment of the Circle K will approximately employ twice as many employees than the existing store.

***POLICY 7.3.4** Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.*

The proposed zone change will promote infill development that enhances the built environment by maintaining the economic viability of a commercial property with facilities specific to the existing use. It will also allow for future development on the remaining parcel for another commercial use which will enhance the built environment.

***POLICY 7.5.1** Landscape Design: Encourage landscape treatments that are consistent with the high desert climate to enhance our sense of place.*

- (a) Design landscape and site improvements to complement the individual site, the overall appearances of the corridor, and surrounding land uses.
- (b) Incorporate Xeric site design principles to establish an oasis area and transition areas, identify beneficial placement for plant species and maximize shade in the summer months.

The redevelopment will satisfy Policy 7.5.1 because it will encourage landscape treatments that are consistent with the high desert climate. Circle K will be incorporating xeriscape landscaping which will establish an oasis area and will also plant species which will maximize shade especially during summer months. The landscape design will complement the individual site and overall appearance within the Major Transit Corridor.

***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 divers economy.*

The proposed zone change will encourage economic development that will provide jobs, goods and services which will improve life for new and existing residents. Circle K's expanded food offering, bean to cup program will enhance the community's goods that are currently available. Additionally, the larger facilities will offer greater employment opportunities for the neighboring residents.

In all, the above goals and polices defined by the ABC Comp Plan are in line with the requested rezoning and proposed redevelopment of the existing Circle K store. The new project has been welcomed by the community and Circle K is ready to invest in the project which will provide new employment opportunities for the neighboring community.

Criterion B: *If the proposed amendment is located wholly or partially 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.*

Non-Applicable to this request.

2. *There has been a significant change in neighborhood or community conditions affecting the site.*

Non-Applicable to 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).*

The criteria is not applicable as the proposed amendment is wholly within the Area of Change as shown on the ABC Comp Plan.

Criterion C: *If the proposed amendment 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:*

The proposed amendment is wholly located within the Area of Change as shown in the ABC Comp Plan, as amended and meets criteria 3. The ABC Comp Plan, highlights this intersection area as a “Major Transit Corridor”. Per the ABC Comp Plan, it states development along Major Transit Corridors should be transit and pedestrian oriented near transit stops, while auto-oriented for much of the corridor. The proposed redevelopment of the Circle K is an auto-oriented business which is in line with the preferred development along the Major Transit Corridor.

1. *There was typographical or clerical error when the existing zone district was applied to the property.*

Non-Applicable to this request.

2. *There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.*

Non-Applicable to 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).*

The proposed NR-C zone district change is more advantageous to the community as it is more cohesive with the proposed land use patterns by the ABC Comp Plan and surrounding existing

land uses. Inclusive all properties north of the parcels abutting Old Coors Dr. SW for approximately 0.25 miles, are designated as NR-C. The zone change to NR-C would also eliminate the current “spot zone” generated by current MX-L zone district.

Criterion 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.*

The zone change does not include permissive uses that would be harmful to the adjacent property, neighborhood, or the community, unless the Use Specific standards in Section 16-16.4.3 associated with the use will adequately mitigate those harmful impacts. The table below lists the uses that are now permissive under the proposed NR-C zoning.

P = Permissive Primary C = Conditional Primary A = Permissive Accessory Blank Cell = Not Allowed

Permissive uses with NR-C zoning different from MX-L		
Land Use	MX-L	NR-C
CIVIC AND INSTITUTIONAL USES		
Hospital		P
Sports field	C	P
University or college	C	P
COMMERCIAL USES		
Agriculture and Animal-related		
Kennel	C	P
Nursery		P
Food, Beverage, and Indoor Entertainment		
Auditorium or theater	A	P
Bar	C	P
Catering service		P
Nightclub		P
Motor Vehicle-related		
Heavy vehicle and equipment sales, rental, fueling, and repair		P
Light vehicle fueling station	C	P
Offices and Services		
Mortuary	C	P
Retail Sales		
Building and home improvement materials store		P
General retail, medium		P
General retail, large		P
Liquor retail	A	P
Transportation		
Transit facility	C	P
INDUSTRIAL USES		
Manufacturing, Fabrication, and Assembly		
Light manufacturing		P
Waste and Recycling		

Recycling drop-off bin facility	A	P
Wholesaling and Storage		
Warehousing		P
Wholesaling and distribution center		P

CIVIC AND INSTITUTIONAL USES

Hospital, Sports Field, University or College: These land uses although permissible, the uses are not contemplated for this site because the property is not large enough to accommodate these uses.

COMMERCIAL USES

Kennel, Nursery: The land uses are not contemplated for this site because the intent of the project is to redevelop the existing convenience store facilities with a new convenience store. However, if these uses are contemplated for the remaining 1.5 acres the new Circle K development would mitigate potential impacts to neighboring residential. The Circle K development would act as a barrier between the residential community on the north side of Bridge Blvd. Which is greater than the minimum 45 foot required separation.

Auditorium or theater, Bar, Catering Service, Nightclub: The land uses are not contemplated for this site because the intent of the project is to redevelop the existing convenience store facilities with a new convenience store. However, if these uses are contemplated for the remaining 1.5 acres the new Circle K development would mitigate potential impacts to neighboring residential. The Circle K development would act as a barrier between the residential community on the north side of Bridge Blvd. Which is greater than the minimum 45-foot required separation.

Heavy vehicle and equipment sales, rental, fueling, and repair: The land use is not contemplated for the site; however, the use would not be harmful because auto oriented uses are encouraged along Major Transit Corridors.

Light vehicle fueling station: Under MX-L this is a conditional use and it is the existing development land use. Under NR-C light fueling is a permissible use: however, a conditional use is required when within 500 feet of any residential.

Mortuary: The land use is a conditional use under MX-L and will be permissible under NR-C.

Building and home improvement materials store, General retail, medium, General retail, large: Although permissible uses under NR-C; the proposed establishment is required to be a minimum of 10,000 SF gross area. These land uses could be contemplated for the remaining 1.5 acres; however, the small lot size mitigates the implementation of these uses.

Liquor retail: The land use is an accessory use under MX-L and will be permissible under NR-C and would not be harmful to the adjacent property.

Transit facility: is a conditional use under MX-L and will be permissible under NR-C. This land use could be contemplated for the remaining 1.5 acres; however, the small lot size mitigates the implementation of this use.

Light manufacturing: The land uses are not contemplated for this site because the intent of the project is to redevelop the existing convenience store facilities with a new convenience store. However, if these uses are contemplated for the remaining 1.5 acres the new Circle K development would mitigate potential impacts to neighboring residential. The Circle K development would act as a barrier between the residential community on the north side of Bridge Blvd. Which is greater than the minimum 45-foot required separation.

Recycling drop-off bin facility: The land uses are not contemplated for this site because the intent of the project is to redevelop the existing convenience store facilities with a new convenience store. However, if these uses are contemplated for the remaining 1.5 acres the new Circle K development would mitigate potential impacts to neighboring residential. The Circle K development would act as a barrier between the residential community on the north side of Bridge Blvd. Which is greater than the minimum 45-foot required separation.

Warehousing, Wholesaling and distribution center: Although permissible uses under NR-C; the proposed establishment is required to be a minimum of 50,000 SF gross area. These land uses could be contemplated for the remaining 1.5 acres; however, the small lot size mitigates the implementation of these uses.

Per above, the zone change does not include permissible uses that would be harmful to adjacent property, neighborhood, or community as the proposed use is in line with the existing use of the properties.

Criterion 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.*

Per coordination with the City and County Traffic Engineering departments the existing infrastructure and public improvements have adequate capacity to serve the development made possible by the change of zone. The City does not have any public improvement requirements as the abutting streets of the site are both County right-of-way. The county is currently developing plans for the Bridge Blvd. expansion which has incorporated the future Circle K access drive to be placed further east of the intersection to increase vehicular safety.

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

The justification for the requested zone change is not solely based on the property's location on a major street but rather because a preponderance of applicable Goals and Policies of the Comp Plan are met and exceeded as previously indicated under Criterion A.

***Criterion G:** The applicant's justification is not based completely or predominantly on the cost of land or economic considerations.*

The justification provided is not based completely or predominantly on the cost of land economic consideration, but rather because the preponderance of applicable Goals and Policies of the Comp Plan as previously indicated have been met or exceeded.

***Criterion 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.*

The zone change does not create a "spot zone", the rezoning will eliminate the existing spot zone of MX-L. The zone change will be consistent as all properties approximately .25 miles north of the parcels are zoned NR-C along the west and east of Old Coors Drive SW.

The area of the zone change is not is not a function of transition between zoning districts as the property is bound by unincorporated County to the east, west, and south. Inclusively, surrounding uses are mostly commercial use.

In all, the above goals defined by the ABC Comp Plan are in line with the requested rezoning and proposed redevelopment of the existing Circle K store. The new project has been welcomed by the community and Circle K is ready to invest in the project which will provide new employment opportunities for the neighboring community.

If there are any questions or additional information is needed for this matter please feel free to contact me. I appreciate your time and consideration for this matter and look forward to a successful outcome.

Sincerely,

Sofia Hernandez

Included with this Submittal:

- Letter of Authorization from owner appointing Sofia Hernandez as agent of record
- Zone Atlas Map outlining property
- ABC Comp Plan Major Transit Corridor
- Land Use Map
- Office of the Neighborhood Coordination notice of inquire and response

PRE-APPLICATION REVIEW TEAM (PRT) MEETING REQUEST

Pre-application Review Team (PRT) Meetings are available to help applicants identify and understand the allowable uses, development standards, and processes that pertain to their request. ***PRT Meetings are for informational purposes only; they are non-binding and do not constitute any type of approval.*** Any statements regarding zoning at a PRT Meeting are not certificates of zoning. The interpretation of specific uses allowed in any zone district is the responsibility of the Zoning Enforcement Officer (ZEO). When you submit PRT notes to meet a Pre-application Meeting requirement in Table 6-1-1, you will be charged a \$50 PRT fee.

PA#: <u>18-308</u>	Received By: <u>A Delgado</u> <small>Official Use only</small>	Date: <u>10/18/18</u>
APPOINTMENT DATE & TIME: <u>Oct. 23, 2018 @ 2:00pm</u>		

Applicant Name: Sofia Hernandez Phone#: 480-414-2420 Email: Sofia@LDCAZ.COM

PROJECT INFORMATION:

For the most accurate and comprehensive responses, please complete this request as fully as possible and submit any relevant information, including site plans, sketches, and previous approvals.

Size of Site: 4.32 Existing Zoning: MX-L Proposed Zoning: _____

Previous case number(s) for this site: 18-009

Applicable Overlays or Mapped Areas: _____

Residential – Type and No. of Units: _____

Non-residential – Estimated building square footage: 4,968 No. of Employees: 3

Mixed-use – Project specifics: _____

LOCATION OF REQUEST:

Physical Address: 1100 Old Coors Dr. SW Zone Atlas Page (Please identify subject site on the map and attach) _____

BRIEFLY DESCRIBE YOUR REQUEST (What do you plan to develop on this site?)

Propose a raze and rebuild of existing Circle K facilities. New store will be a 4,968 SF convenience store with a single stack fuel canopy.

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

- Zone Map Amendment at Environmental Planning Commission (EPC)
- NR-C or MX-M allows liquor retail
- Zone Map Amendment criteria in IDO §14-16-6-7(F)
- Pre-Application Neighborhood Association notification and Neighborhood meeting (14-16-6-6)
- Minor Subdivision at Development Review Board (DRB)

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 18-308 Date: 18 Oct 2018 Time: 1:30 pm

Address: _____

AGENCY REPRESENTATIVES AT MEETING:

Planning: Russell Brito

Code Enforcement: Jacobo Martinez

Fire Marshall: _____

Transportation: _____

Other: _____

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 Change, Subdivision,
Conditional Uses (2)

SITE INFORMATION:

Zone: MX-L Size: _____

Use: _____ Overlay Zone: _____

Comp Plan Area Of: Change Comp Plan Corridor: _____

Comp Plan Center: _____ MPOS or Sensitive Lands: _____

Parking: _____ MR Area: _____

Landscaping: _____ Street Trees: _____

Use Specific Standards: _____

Dimensional Standards: _____

*Neighborhood Organization/s: _____

**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.*

PROCESS:

Type of Action: Zone Change, Subdivision, Cond. Uses

Review and Approval Body: EPC, DPO, ZHE Is this PRT a requirement? yes, yes, yes

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 18-308 Date: 23 Oct 2018 Time: 1:30 pm

Address: _____

- NOTES:
- Raquel Michel, Senior Engineer, Transportation
(505) 924-3991
 - Ernest Armijo, Senior Engineer, Hydrology
(505) 924-3633
 - Minor Subdivision - Tuesday Norm submittal deadline to the DRB
 - Zone Change - submittal deadline is final Thursday of month for hearing in approx. 6 week - see schedule on cabq.gov
 - Impact fees, Tony Loyd
(505) 924-3934
 - Site Plan - Administrative for building permit
 - Liquor Retail - Use Specific Standards 14-16-4-3(D)
 - requires a Conditional Use approval from the Zoning Hearing Examiner (ZHE)
 - same notification process as any other public meeting/hearing
 - Fire Marshall - visit ASAP - Plaza del Sol building, 4th Floor
 - Landscape - 14-16-5-6
 - Light Vehicle Fueling - Conditional Use per the Use Specific Standards

STAFF INFORMATION

April 09, 2019

TO: Sofia Hernandez, Land Development Consultants, LLC
FROM: Catalina Lehner, Senior Planner
City of Albuquerque Planning Department
TEL: (505) 924-3935
RE: **Project #2018-001924, RZ-2018-00063**, Bridge/Old Coors Zone Change

I reviewed the file for this case, including the March 28, 2019 version (v.4) of the response to zone change criteria letter, in an effort to ensure completeness and provide feedback regarding the zone change letter.

Please provide the following:

⇒ A revised zone change justification letter pursuant to the zone change criteria in the IDO (one copy) by: **5 pm MST on Thursday, April 23, 2019**. If you have trouble with this deadline, please let me know.

1) Application:

A. The Letter of Authorization, though now from the property owner of record, is from March, 2018. It's over a year old and needs to be updated. It also appears that it was from a different case; the zoning requested is from C-1 to C-2.

2) Notification & Neighborhood Issues:

I reviewed the property owner notification documents send last week and believe that notification to be complete. However, I have a couple of questions.

A. There are two post office receipts in the file. They aren't labeled so I can't tell what they correspond to. I'm sending them as two attachments "return receipts 12-20-2019" and "return receipts 3-15-2019" to this e-mail. Please take a look at them and clarify what they are for.

B. Original notification for this project was in December 2018, which was three months ago. Did you ever contact Vicente Quevedo vquevedo@cabq.gov in the Office of Neighborhood Coordination (ONC) regarding the following?:

- i) if an updated ONC response letter is needed (sometimes contacts change), and
- ii) if so, the updated letter will need to be cross checked to see if any contacts have changed. Any new contacts in the updated letter will need to be notified.

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

Note: I'm happy to assist you as much as I can, although I cannot write the justification or do the thinking part on behalf of a private party. Please re-review the following points:

- A. A zone change justification is all about the requirements of the zone change criteria in the IDO at 6-7(F)(3) and how a request can be demonstrated to fulfill them. The merits of the project itself and neighborhood support are not included in the criteria.
- B. The task is to choose applicable Goals and policies from the Comprehensive Plan and show how the request furthers the chosen Goals and policies. How does the request relate to the Goal or policy and make it a reality? How and why?
- C. Responding the Criteria A-H of the zone change criteria is both a legal exercise and a planning exercise. It is critical to “hit the nail on the head” conceptually and in terms of form. This can be done by:
- i. responding to each requirement in the customary way (see examples).
 - ii. using conclusory statements such as “because _____”.
 - iii. re-phrasing the requirement itself in the response, and
 - iv. choosing an option when needed to respond to a requirement (ex. Criterion B, E, and H).
- D. Please study examples of how the zone change criteria are required to be responded to. You can take a look at the applicants’ justifications (in the attachments), the Staff evaluation of the responses (in the Staff report), and the Staff policy analysis (in the Staff report). These can be found online at:
- <http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

4) Zone Map Amendment (zone change)- Section by Section:

The following comments are made based on Version 2 (v.4) of the zone change justification, dated March 28, 2019. Please address and incorporate the following to provide a strengthened, approvable response to the IDO zone change criteria.

- A. Criterion A (re-do): Generally, the words of the Goal or policy cited need to be incorporated into the responses; the keywords have to be there. Otherwise, the requirement and the response are not sufficiently tied together and the link is not strong, so your case is not proven (see also 7.c of this memo).

Note: the requirement in A refers only to Goals and policies, not objectives, so you don’t need to include objectives. They will not be evaluated.

- Goals are cited but not discussed (For example, Goal 5.2, etc.)
- Policy 4.1.2: Not sure how the proposed zone “correlates” to the former zoning, or how this is relevant to the request.
- Policy 5.1.1: Would the request result in “regional growth”?
- Policy 5.1.5: Is the subject site in a designated Center or along a Corridor?

B. Criterion B: OK

C. Criterion C: OK

D. Criterion D (re-do): To properly answer this test requires a discussion of all of the permissive uses in the proposed zone, as compared with the permissive uses of the current zone. Please list them (tabular format is often used) and discuss, with emphasis on whether or not they would be harmful to adjacent property, the neighborhood, or the community. Please see examples of how this criterion is responded to.

E. Criterion E: OK. Might be a good idea to provide documentation for the file in case a commissioner asks about this.

F. Criterion F: OK

G. Criterion G: OK

H. Criterion H: OK

March 25, 2019

TO: Sofia Hernandez, Land Development Consultants, LLC
FROM: Catalina Lehner, Senior Planner
City of Albuquerque Planning Department
TEL: (505) 924-3935
RE: **Project #2018-001924, RZ-2018-00063**, Bridge/Old Coors Zone Change

I reviewed the March 22, 2019 version of the response to zone change criteria. Now that the response (justification letter) is complete, I can review it for substance, as was mentioned in item #9 on p. 4 of the first deficiency memo.

Please note that I'm still missing some items, so the application is incomplete. The items I have not received are listed in this memo. Application completeness is required before the case can be heard.

Note: Deferral (for 30, 60, or 90 days) is an available option to provide additional time to gather the materials and strengthen the justification.

Please provide the following:

⇒ A revised zone change justification letter pursuant to the zone change criteria in the IDO (one copy) by: **12 pm on Friday, March 29, 2019**. If you have trouble with this deadline, please let me know.

2) Application Submittal Deficiencies:

A. The Traffic Impact Study (TIS) form (available online at: <http://www.cabq.gov/planning/online-forms>) is required on the Form Z checklist.

3) Substantive Deficiencies:

- A. The Letter of Authorization must be from the property owner of record; land use actions run with the land and affect property rights.
- B. Please fill out the Development Review application form again to indicate that you are the agent and who the applicant is. I can go downstairs to get the rest filled in as it was.
- C. The sign posting agreement will need to be updated to reflect the sign posting period (item 4) that corresponds with the April 2019 hearing.
- D. A response letter from the Office of Neighborhood Coordination (ONC) indicating the contact information for neighborhood representatives, the letter sent, and proof of first class mailing (see Form Z checklist).

- E. Notifying letter associated with the buffer map and proof of first class mailing (see Form Z checklist). There is a receipt in the file, but I'm not sure what it corresponds to.

6) Notification & Neighborhood Issues:

Notification requirements for a zone change are found in Table 6-1-1 (IDO, p. 328) and are explained in Section 6-4(K), Public Notice (IDO, p. 345).

- A. The application has two deficiencies with respect to notification. Please see 3.D and 3.E, above. Please provide the items requested so I can determine if notification is complete.
- B. The original notification for this project was in December 2018, which was three months ago. Please check in with Vicente Quevedo vquevedo@cabq.gov regarding: i) if an updated ONC response letter is needed (sometimes contacts change) and ii) if so, the updated letter will need to be cross checked to see if any contacts have changed. Any new contacts in the updated letter will need to be notified.

7) Zone Map Amendment (zone change)- General: Please revisit this section.

Please note: I'm happy to assist you as much as I can, although I cannot write the justification or do the thinking part on behalf of a private party.

- A. A zone change justification is all about the requirements of the zone change criteria in the IDO at 6-7(F)(3) and how a request can be demonstrated to fulfill them. The merits of the project itself and neighborhood support are not included in the criteria.
- B. The task is to choose applicable Goals and policies from the Comprehensive Plan and show how the request furthers the chosen Goals and policies. How does the request relate to the Goal or policy and make it a reality? How and why?
- C. Responding the Criteria A-H of the zone change criteria is both a legal exercise and a planning exercise. It is critical to "hit the nail on the head" conceptually and in terms of form. This can be done by:
- i. responding to each requirement in the customary way (see examples).
 - ii. using conclusory statements such as "because _____".
 - iii. re-phrasing the requirement itself in the response, and
 - iv. choosing an option when needed to respond to a requirement (ex. Criterion B, E, and H).
- D. Please use the GIS map tool previously mentioned to identify if the subject site is located in a designated Center or along a designated Corridor.

8) Zone Map Amendment (zone change)- Concepts & Research: Please revisit this section.

- A. One way to learn what is expected of zone change applicants is to review zone change cases and see how other applicants have presented their justifications (though of course, each case is different). Old EPC cases are publically available online at:

<http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

The links are listed by hearing date. Each contains a Staff report and attachments. The applicant's justification essay, which is evaluated in the associated Staff report, is found in the attachments.

- B. Please review a recent zone change case and note how the criteria were responded to. Here is a link to a Staff report I wrote: <http://documents.cabq.gov/planning/environmental-planning-commission/april-2018/agenda-6-1011513-palomas-barstow-zc-sup-2.pdf> Note that it was heard prior to the effective date of the IDO, so the zone change criteria are in a different order. Please focus on the analysis of Sections C (goals and policies) and E (permissive uses and if harmful).

Here is a more recent Staff report, written by a colleague- Project #2018-001426, for the September 13, 2018 hearing: http://documents.cabq.gov/planning/environmental-planning-commission/August2018/Agenda%203_2018-001426_ZC_Mountain.pdf

The Staff reports explain in detail regarding why the responses are sufficient or insufficient, so please read the analysis in each and incorporate this understanding into your own justification.

9) Zone Map Amendment (zone change)- Section by Section:

The following comments are made based on Version 2 (v.2) of the zone change justification, which I received on March 22, 2019 (please change the date at the top to make tracking versions easier). Please address and incorporate the following to provide a strengthened, approvable response to the IDO zone change criteria.

- A. Criterion A (re-do): Generally, the words of the Goal or policy cited need to be incorporated into the responses; the keywords have to be there. Otherwise, the requirement and the response are not sufficiently tied together and the link is not strong, so your case is not proven (see also 7.c of this memo).

Note: the requirement in A refers only to Goals and policies, not objectives, so you don't need to include objectives. They will not be evaluated.

- Additional citations of Goals and policies are needed.
- Is the subject site in a designated Activity Center or along a designated Corridor?
- If so, please choose the Goals and policies that correspond with the designation.
- Policy 5.1.1: Would the request result in "regional growth"?
- Policy 5.1.5: Is the subject site in a designated Center or along a Corridor?
- Policy 5.2.1: the last three sentences (i.e.-the "selling" the project language, goes better in the project letter).

- p. 5- the map and the two sentences make sense, but which Goal and/or policy do you intend them to be associated with?
- Be sure to include a conclusory statement regarding the entirety of Criterion A.

B. Criterion B: OK

C. Criterion C (re-do): Note: I checked the AGIS map and it looks like the subject site is not located in the Employment Center to the west.

The third criteria, first sentence reads "...as articulated by the ABC Comp Plan" yet the response doesn't talk about the Comp Plan or the policy analysis for the request.

p. 8, beginning with "per": This information about neighborhood meeting results does not belong in a zone change justification, as none of the criterion in a-h mentions or requests it. Move this information to the project letter (and re-draft the project letter) or delete.

D. Criterion D (re-do): To properly answer this test requires a discussion of the permissive uses in the proposed zone, as compared with the permissive uses of the current zone. Please list them (tabular format is often used) and discuss, with emphasis on whether or not they would be harmful to adjacent property, the neighborhood, or the community.

E. Criterion E: OK. Might be a good idea to add some documentation.

F. Criterion F (strengthen): Words are missing after the word "rather", add a because.....

G. Criterion G (strengthen): Same as F, above. Language is missing after the "rather".

H. Criterion H: OK

March 11, 2019

TO: Sofia Hernandez, Land Development Consultants, LLC
FROM: Catalina Lehner, Senior Planner
City of Albuquerque Planning Department
TEL: (505) 924-3935
RE: **Project #2018-001924, RZ-2018-00063**, Bridge/Old Coors Zone Change

I've completed a first review of the proposed zone map amendment (zone change) request. The application is incomplete; this is necessary before we can proceed regarding the substance of the request.

This first deficiency memo outlines required, missing information, establishes timeframes, and provides general information about requirements for a zone change request. I am available to answer questions. Please provide the following:

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

5 pm on Monday, March 18, 2019.

Note: If you have trouble 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: Tracts A and B, plat of Tracts A, B-7, and C Lands of Romero-Page Etal. Is this correct?
- C. 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>

2) Application Submittal Deficiencies:

- A. The Traffic Impact Study (TIS) form (available online at: <http://www.cabq.gov/planning/online-forms>) is required on the Form Z checklist.
- B. Please re-do the February 28, 2019 letter and make it into a letter about the project only. See also C, below.
- C. An essay justifying the zone change request by applying the zone change criteria is required pursuant to the Integrated Development Ordinance (IDO). Please see section 6-7(F), p. 426. The review and decision are found in 6-7 (F)(3), p. 427. This is separate from the project letter mentioned in B, above.

3) Substantive Deficiencies:

- A. The Letter of Authorization must be from the property owner of record; land use actions run with the land and affect property rights.
- B. Please fill out the Development Review application form again to indicate that you are the agent and who the applicant is. I can go downstairs to get the rest filled in as it was.
- C. The sign posting agreement will need to be updated to reflect the sign posting period (item 4) that corresponds with the April 2019 hearing.
- D. A response letter from the Office of Neighborhood Coordination (ONC) indicating the contact information for neighborhood representatives, the letter sent, and proof of first class mailing (see Form Z checklist).
- E. Notifying letter associated with the buffer map and proof of first class mailing (see Form Z checklist). There is a receipt in the file, but I'm not sure what it corresponds to.

4) Questions:

- A. What is intended to be developed, immediately and in the future?
- B. Why are both tracts (A and B) listed in the legal description?
- C. Why is the NR-C zone being requested, and did you discuss this with anyone in the Planning Department?

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 11th. Final staff reports will be available one week prior, on April 4th.
- 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 20th. 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 (IDO, p. 328) and are explained in Section 6-4(K), Public Notice (IDO, p. 345).

- A. The application has two deficiencies with respect to notification. Please see 3.D and 3.E, above. Please provide the items requested so I can determine if notification is complete.

- B. The original notification for this project was in December 2018, which was three months ago. Please check in with Vicente Quevedo vquevedo@cabq.gov regarding: i) if an updated ONC response letter is needed (sometimes contacts change) and ii) if so, the updated letter will need to be cross checked to see if any contacts have changed. Any new contacts in the updated letter will need to be notified.
- C. Have any neighborhood representatives or members of the public contacted you? Are you aware of any concerns? As of this writing, no one has contacted me.

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

Please note: I'm happy to assist you as much as I can, although I cannot write the justification or do the thinking part on behalf of a private party.

- A. A zone change justification is all about the requirements of the zone change criteria in the IDO at 6-7(F)(3) and how a request can be demonstrated to fulfill them. The merits of the project itself and neighborhood support are not included in the criteria.
- B. The task is to choose applicable Goals and policies from the Comprehensive Plan and show how the request furthers the chosen Goals and policies. How does the request relate to the Goal or policy and make it a reality? How and why?
- C. Responding the Criteria A-H of the zone change criteria is both a legal exercise and a planning exercise. It is critical to “hit the nail on the head” conceptually and in terms of form. This can be done by:
 - i. responding to each requirement in the customary way (see examples).
 - ii. using conclusory statements such as “because _____”.
 - iii. re-phrasing the requirement itself in the response, and
 - iv. choosing an option when needed to respond to a requirement (ex. Criterion B, E, and H).
- D. Please use the GIS map tool previously mentioned to identify if the subject site is an Area of Change or Area of Consistency, and if it is located in a designated Center or along a designated Corridor.

8) Zone Map Amendment (zone change)- Concepts & Research:

- A. One way to learn what is expected of zone change applicants is to review zone change cases and see how other applicants have presented their justifications (though of course, each case is different). Old EPC cases are publically available online at: <http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>
The links are listed by hearing date. Each contains a Staff report and attachments. The applicant’s justification essay, which is evaluated in the associated Staff report, is found in the attachments.
- B. Please review a recent zone change case and note how the criteria were responded to. Here is a link to a Staff report I wrote: <http://documents.cabq.gov/planning/environmental-planning-commission/april-2018/agenda-6-1011513-palomas-barstow-zc-sup-2.pdf> Note that it was heard prior to the effective date of the IDO, so the zone change criteria are in a different order.

Please focus on the analysis of Sections C (goals and policies) and E (permissive uses and if harmful).

Here is a more recent Staff report, written by a colleague- Project #2018-001426, for the September 13, 2018 hearing: http://documents.cabq.gov/planning/environmental-planning-commission/August2018/Agenda%203_2018-001426_ZC_Mountain.pdf

The Staff reports explain in detail regarding why the responses are sufficient or insufficient, so please read the analysis in each and incorporate this understanding into your own justification.

9) Zone Map Amendment (zone change)- Section by Section:

As soon as I receive Version 1 (v.1) of the zone change justification, I can provide detailed feedback. The feedback below, for another project, is an example of what you will receive.

EXAMPLE

Please address and incorporate the following to provide a strengthened, approvable response to the IDO zone change criteria.

- A. Criterion A (re-do): 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.
- Additional citations of Goals and policies are needed.
 - Is the subject site in a designated Activity Center or along a designated Corridor?
 - Devil’s advocate: the rehabilitation and site improvements could occur without the zone change.
 - Tip: do not choose Goals and policies that have to do with site design, because a site development plan is not a part of the request, unless you can tie them to IDO requirements in some way.
 - Be sure to include a conclusory statement regarding the entirety of Criterion A.
- B. Criterion B (re-do): The criterion requires a demonstration that the new zone would “clearly reinforce or strengthen the established character...” since the subject site is in an Area of Consistency, where stability is expected. This is a rigorous test. Please choose one of the criteria listed and elaborate a more thorough response, being sure to re-state the requirement in the response.
- C. Criterion C: OK
- D. Criterion D (re-do): To properly answer this test requires a discussion of the permissive uses in the proposed zone. Please list them and discuss, with emphasis on whether or not they would be harmful to adjacent property, the neighborhood, or the community.
- E. Criterion E: OK
- F. Criterion F (strengthen): Re-state the requirement in the response. Is Griegos Rd. considered a major street? What is its designation?

- G. Criterion G (clarify): Re-state the requirement in the response. It appears that the request is predominantly for economic reasons because, if it was not, then it would be acceptable to wait for the City-sponsored zone change process (which would be free).
- H. Criterion H (re-do): The first part of the question is about facilitating implementation of the Comp Plan. Please respond. Then choose 1, 2, or 3 and respond accordingly.

Claiming that another group of properties is a spot zone doesn't help your case. Also, please check the definition of spot zone in the context of the regulation. What other MX-T zoning is in the area?

NEIGHBORHOOD INFORMATION

Alamosa NA Meeting Documents

ANA MTG: 2/11/19 - SIGN-IN

NAME	PH# / E-MAIL
Ron Kemp	327-6740
Mary Lou Hall	836-2392
Aleena Palmer	899-0284
Lita Preciado	710-1530 / upreciado1@unm.edu
Emel Woodley	831-6946
Marylou Martin	6424 Derwickow SW
Johann Pava	
Sofia Hernandez	480) 414-2420 sofia@LDCAZ.COM
Rick Hughes	254) 913-8057 RHughes3@CIRELOV.COM
Michael Scarborough	602) 684-5210 mike@LDCAZ.COM
CS HEITZMAN	505 831-4705 cheitzman@cabq.gov
Timothy R. Espinosa	(505) 250-8731 tespinosa@cabq.gov
Nicholas Newlin	(202) 413-1841 nicholas.newlin@gmail.com
Evan Vigil	5949 Kungsten 83661121
Chris Romero	314-014 / CROMERO@BEANS.GOV
Rianne Escobedo	arteescobedo@gmail.com
Jerry Gallegos	505-385-5809 / jgallegoswccdy@gmail.com

AGENDA
ALAMOSA NEIGHBORHOOD ASSOCIATION
ANNUAL MEETING
FEBRUARY 11, 2019- 6PM
TED GALLEGOS COMMUNITY CENTER

1. Welcome and Introductions
2. Moment of Silence
3. Pledge of Allegiance
4. Approval of Agenda
5. Approval of Minutes from last meeting
6. Approval of Treasurer's Report
- ~~7.~~ Board of Director's Officers
8. Guests:
 - ~~A.~~ APD Southwest Area Commander Tim Espinosa
 - ~~B.~~ Bernalillo County Sheriff's South Area Commander Chris Romero
 - c. Land Development Consultants Michael Scarbrough & Sofia Hernandez
 - d. South Valley Main Street Director Bianca Encinias
9. Old Business/New Business
9. Adjourn

MINUTES

2/11/19 - ANA MTG - CENTER

JEANETTE, Jerry, Johnny, Gloria,
- Cecilia

1. Agenda - 1st: Cece 2nd: JER
2. Minutes - 1st: Johnny 2nd: Ce
3. T. Report - 1st: John 2nd: JER

4. Board: Elections:

Pres: JEANETTE BACA

U/P: ~~JEANETTE~~ Cecilia Romero

T.: MARY LEE HALL

S: JERRY GALLEGOS

→ Ernie Woodley - Board
→ Aleena Palmer - Board

Guests:

LT. ESPINOSA - CC/SW NPD -
- NO MAJOR CHANGE IN STATS FROM
LAST YR. - Intro: RESPONSE Tm
- Press conf: 2/12/19 - STELLA/CORNELL
- CASA TACO - 1:30 PM

3/23/19 - SW Safety Day - @ Smith's
PARKING TEAM - Large Event
10 - 2 PM - 12 DEPTS

SITE. Needle P/Up @ 311 CALL...
→ SHARP CONTAINER - @ SUB/STATION

* Comm. K - ANNOUNCED some upcoming
EVENTS / DEFINED FITNESS / NUEVO
ARTISCO / VISITOR'S CTR... / CAMERA
@ CTR / SECURITY...

* CPT. CHRIS ROUSPO - BERNCO SHEARIFF'S
OFFICE... / OPEN SPACE PATROLS - VALLEY
& BOSQUE. COMM. ACCION TEAMS... -
IN COOPERATION w/ APD...

→
* LAND DEVELOPMENT / - CONSULTANTS
→ WORKING ON BEHALF OF GRADE-K
ON OLD COORS / BRIDGE SW →
REPLACING THE OLD VALENO TO A NEW
GRADE K → SEE GRAPHS
CURRENT: MULTI USE / LOW DENSITY
NEW: NRC / NO SELL WINE / LIQUOR
ONLY ALANOSA NA ASKED FOR A
MEETING... FORMAL PRESENTATION
EPC - 4/15/19... HEARING...

* BENJAMIN EWING → ARTES ES-
CONDIDO - PROJECT. SEE FLYER -
→ GAVE A BRIEF PRESENTATION ON THE
PROPOSAL - 2/12/19 → 5:30 - 6:30 PM
- mtg w/ ARTISTS... THE ART WILL BE

Placed on street banners; a \$200 - stipend will be also given...

1st Friday in May... An art show to be shown @ WCCDC office...

- Duration of banners to be determined...

Depending on success / project could go on for a few yrs...

- All submittals are digital -> a database will be existing...

-> Note from PRIN. U/RIKE - \$35K
Awanosa School -> Goulds Grant
- ASK J for notes...

(-> MTG: 7:03 end)

From: [Quevedo, Vicente M.](#)
To: [Sofia Hernandez](#)
Subject: Neighborhood Meeting Inquiry, 1100 Old Coors Dr SW, EPC
Date: Monday, October 29, 2018 2:06:14 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[IDO Zone Atlas Page L11 - PDF](#)
[Neighborhood Meeting Inquiry, 1100 Old Coors Dr SW, EPC.xlsx](#)

Sofia,

See list of associations below and attached regarding your EPC submittal. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Alamosa NA	Jeanette	Baca	jetbac@aol.com	901 Field SW	Albuquerque	NM	87121	5053792976	
Alamosa NA	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Central Avenue NW	Albuquerque	NM	87105	5053855809	5058360668
South West Alliance of Neighborhoods (SWAN Coalition)	Johnny	Pena	johnnypena@comcast.net	6525 Sunset Gardens SW	Albuquerque	NM	87121	5053213551	5058390372
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Central Avenue NW	Albuquerque	NM	87105	5053855809	5058360668
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard10@juno.com	5515 Palomino Drive NW	Albuquerque	NM	87120		5058982114
Westside Coalition of Neighborhood Associations	Harry	Hendriksen	hihen@comcast.net	10592 Rio del Sol NW	Albuquerque	NM	87114	5052214003	5058903481
South Valley Coalition of Neighborhood Associations	Marcia	Fernandez	mbfernandez1@gmail.com	2401 Violet SW	Albuquerque	NM	87105		5058779727
South Valley Coalition of Neighborhood Associations	Rod	Mahoney	rmahoney01@comcast.net	1838 Sadora Road SW	Albuquerque	NM	87105	5056813600	5058425140

IDO – Public Notice Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/public-notice>

IDO – Neighborhood Meeting Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

IDO - Administration & Enforcement section: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Respectfully,

Vicente M. Quevedo, MCRP
 Neighborhood Liaison
 Office of Neighborhood Coordination
 City of Albuquerque – City Council
 (505) 768-3332

Website: www.cabq.gov/neighborhoods



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From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Monday, October 29, 2018 1:40 PM
To: 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
 Sofia Hernandez
 Telephone Number
 4804142420
 Email Address
Sofia@ldcaz.com
 Company Name
 Land Development Consultants
 Company Address
 11811 N Tatum Boulevard, Suite 1051
 City
 Phoenix
 State
 AZ
 ZIP
 85028
 Legal description of the subject site for this project
 Physical address of subject site:
 1100 Old Coors Dr SW, Albuquerque, NM
 Subject site cross streets:
 Old Coors Dr SW & Bridge Blvd SW
 Other subject site identifiers:
 Existing Circle K
 This site is located on the following zone atlas page:
 L11

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

From: **Will Hannen** Will@ldcaz.com
Subject: Neighborhood Meeting About Future Development Application
Date: December 19, 2018 at 11:19 AM
To: jetbac@aol.com, jgallegoswccdg@gmail.com
Cc: Sofia Hernandez sofia@ldcaz.com



Dear Mr. Gallegos and Mrs. Baca,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(C) Neighborhood Meeting**, we are providing you an opportunity to discuss a **Zoning Map Amendment- EPC** proposed in or near your neighborhood before we submit an application. This would be an informal meeting where Land Development Consultants would present the proposal, and we could discuss any ideas or concerns you may have.

Contact Information

Sofia Hernandez
Cell: 480-414-2420 | Sofia@ldcaz.com

Project or Development Proposal

1100 Old Coors Dr SW Albuquerque, NM 87121
Land Development Consultants
Amendment to Zoning Map- EPC
The application(s) is for a proposed zone change of parcels **101105627532040736** and **101105628530440723**.

Per the IDO, you have 15 days from December 19th, 2018 to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We should like to submit our application on 12/27.

If you would like to meet, please let us know when your regular neighborhood meeting is scheduled or provide a few alternative dates that fall within 30 days of your response to this email. If more than one neighborhood association would like to meet, we would like to propose a joint meeting that all could attend.

Before submitting our application, we will send Mailed and/or Emailed Public Notice as required by IDO Table 6-1-1 to make you aware of the public hearing at which the project will be reviewed and decided by the City.

The following is what we are currently proposing for this development: Rezone for parcels 101105627532040736 and 101105628530440723 from current IDO Zoning District MX-L to NR-C for future raze and rebuild of the existing convenience store. The new store will be 4,968 SF with single start fuel canopy.

Sincerely,

Will Hannen

Land Development Consultants
11811 N. Tatum Boulevard, Suite 1051
Phoenix, Arizona 85028
Cell: 602.803.9167
Fax: 602.997.9807

From: **Will Hannen** Will@ldcaz.com
Subject: Neighborhood Meeting about Future Development Application
Date: December 19, 2018 at 11:21 AM
To: hlhen@comcast.net, aboard10@juno.com
Cc: Sofia Hernandez sofia@ldcaz.com



Dear Mr. Hendriksen and Mrs. Horvath,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(C) Neighborhood Meeting**, we are providing you an opportunity to discuss a **Zoning Map Amendment- EPC** proposed in or near your neighborhood before we submit an application. This would be an informal meeting where Land Development Consultants would present the proposal, and we could discuss any ideas or concerns you may have.

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Sofia Hernandez
Cell: 480-414-2420 | Sofia@ldcaz.com

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1100 Old Coors Dr SW Albuquerque, NM 87121
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Sincerely,

Will Hannen

Land Development Consultants
11811 N. Tatum Boulevard, Suite 1051
Phoenix, Arizona 85028
Cell: 602.803.9167
Fax: 602.997.9807

From: **Will Hannen** Will@ldcaz.com
Subject: Neighborhood Meeting about Future Development Application
Date: December 19, 2018 at 11:20 AM
To: johnnyepena@comcast.net, jgallegoswccdg@gmail.com
Cc: Sofia Hernandez sofia@ldcaz.com



Dear Mr. Pena and Mr. Gallegos,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(C) Neighborhood Meeting**, we are providing you an opportunity to discuss a **Zoning Map Amendment- EPC** proposed in or near your neighborhood before we submit an application. This would be an informal meeting where Land Development Consultants would present the proposal, and we could discuss any ideas or concerns you may have.

Contact Information

Sofia Hernandez
Cell: 480-414-2420 | Sofia@ldcaz.com

Project or Development Proposal

1100 Old Coors Dr SW Albuquerque, NM 87121
Land Development Consultants
Amendment to Zoning Map- EPC
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Sincerely,

Will Hannen

Land Development Consultants
11811 N. Tatum Boulevard, Suite 1051
Phoenix, Arizona 85028
Cell: 602.803.9167
Fax: 602.997.9807

From: **Will Hannen** Will@ldcaz.com
Subject: Neighborhood Meeting about Future Development Application
Date: December 19, 2018 at 11:23 AM
To: rmahoney01@comcast.net, mbfernandez1@gmail.com
Cc: Sofia Hernandez sofia@ldcaz.com



Dear Mr. Mahoney and Mrs. Fernandez,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(C) Neighborhood Meeting**, we are providing you an opportunity to discuss a **Zoning Map Amendment- EPC** proposed in or near your neighborhood before we submit an application. This would be an informal meeting where Land Development Consultants would present the proposal, and we could discuss any ideas or concerns you may have.

Contact Information

Sofia Hernandez
Cell: 480-414-2420 | Sofia@ldcaz.com

Project or Development Proposal

1100 Old Coors Dr SW Albuquerque, NM 87121
Land Development Consultants
Amendment to Zoning Map- EPC
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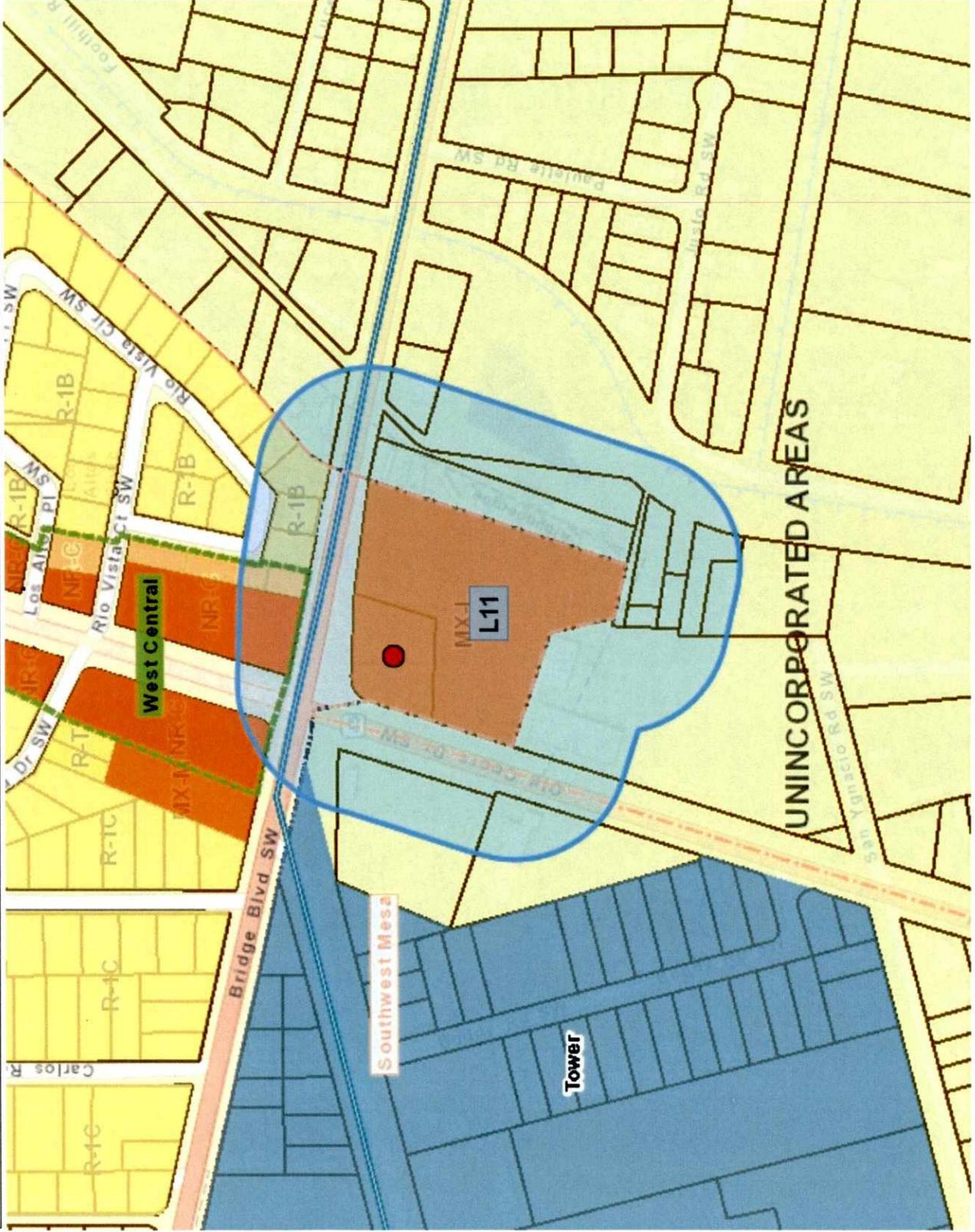
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Sincerely,

Will Hannen
Land Development Consultants
11811 N. Tatum Boulevard, Suite 1051
Phoenix, Arizona 85028
Cell: 602.803.9167
Fax: 602.997.9807

1100 Old Coors Dr. SW



Legend

Zone Grid

Metropolitan Redevelopment A

(APO) - Airport Protection Over

Support Air Space Protection Sub-ε

Double Eagle II Air Space Protectio

Runway Protection Sub-area

Noise Contour Sub-area 75 LdN

Noise Contour Sub-area 65 LdN

(CPO) - Character Protection C

Barelas - CPO-1

Coors Boulevard - CPO-2

Downtown Neighborhood Area - C

East Downtown - CPO-4

High Desert - CPO-5

High Desert - CPO-5, Highlands S

High Desert - CPO-5, Panhandle S

Los Duranes - CPO-6

Martineztown/Santa Barbara - CPC

Nob Hill/Highland - CPO-8

Nob Hill/Highland - CPO-8, Buildin

Nob Hill/Highland - CPO-8, Buildin

Buildings

Nob Hill/Highland - CPO-8, Buildin

Nob Hill/Highland - CPO-8, Buildin

Nob Hill/Highland - CPO-8, Buildin

North I-25 Area - CPO-9

North I-25 Area - CPO-9, Building I

North I-25 Area - CPO-9, Alameda

Notes

Buffer: 230ft.

ROW: Bridge Blvd. 130ft.

601 Feet

300

0

601

WESTERN ALBUQ LAND HOLDINGS LLC
% GARRETT DEV CORP/JEFF GARRETT
PO BOX 56790
ALBUQUERQUE NM 87187

SMI - ABQ RE LLC
16801 GREENSPOINT PARK DR SUITE
376
HOUSTON TX 77060-2310

COUNTY OF BERNALILLO C/O COUNTY
MANAGER
1 CIVIC PLAZA NW
ALBUQUERQUE NM 87102-2109

NEW MEXICO STATE HIGHWAY DEPT
PO BOX 1149
SANTA FE NM 87503

ZAHM CHERYL L & SUSAN K DANIELS
TRUSTEES ZAHM & DANIELS RVT
932 RIO VISTA CIR SW
ALBUQUERQUE NM 87105-3324

SHOEMAKER JERROLD LYNN
936 RIO VISTA CIR SW
ALBUQUERQUE NM 87105-3324

STEVENS DENISE LIBO
920 RIO VISTA CIR SW
ALBUQUERQUE NM 87105

MARTINEZ JOSE ALFREDO & AILDA
3500 BAREBACK PL SW
ALBUQUERQUE NM 87105

CASTILLO TED R
2826 BRIDGE BLVD SW
ALBUQUERQUE NM 87105

SANDOVAL ABENICIO & CHRISTINA P
2903 BRIDGE BLVD SW
ALBUQUERQUE NM 87105

BACA FLORENCIO
923 RIO VISTA CIR SW
ALBUQUERQUE NM 87105-3323

DIAMOND SHAMROCK STATIONS INC
C/O AD VALOREM TAX DEPARTMENT
PO BOX 690110
SAN ANTONIO TX 78269-0110

COUNTY OF BERNALILLO C/O COUNTY
MANAGER
1 CIVIC PLAZA NW
ALBUQUERQUE NM 87102-2109

IGLESIA DE CRISTO MIEL-
ALBUQUERQUE
1119 OLD COORS DR SW
ALBUQUERQUE NM 87121

STATE HWY DEPT OF NEW MEXICO
PO BOX 1149
SANTA FE NM 87501

BACA FLORENCIO
923 RIO VISTA CIR SW
ALBUQUERQUE NM 87105-3323

HASTINGS JOSEPH L & JASMIN N
85 EGRI RD
TAOS NM 87571

SANDOVAL ABENICIO & CHRISTINA P
2903 BRIDGE BLVD SW
ALBUQUERQUE NM 87105

STATE HWY DEPT OF NEW MEXICO
PO BOX 1149
SANTA FE NM 87501

GAMBOA HUMBERTO C
2260 MAYFLOWER DR SW
ALBUQUERQUE NM 87105

NM DEPT OF TRANSPORTATION
PO BOX 1149
SANTA FE NM 87504-1149

CIRCLE K STORES INC
5500 S QUEBEC ST SUITE 100
GREENWOOD VILLAGE CO 80111-1914

=====
 CPU PARADISE VALLEY
 6401 E LINCOLN DR
 PARADISE VALLEY
 AZ
 85253-4328
 037659-5563
 (800)275-8777
 03/15/2019 11:17 AM
 =====

Product Description	Sale Qty	Final Price
First-Class Mail Letter (Domestic) (ALBUQUERQUE, NM 87105) (Weight:0 Lb 0.70 Oz) (Estimated Delivery Date) (Monday 03/18/2019)	1	\$0.55
First-Class Mail Letter (Domestic) (ALBUQUERQUE, NM 87105) (Weight:0 Lb 0.70 Oz) (Estimated Delivery Date) (Monday 03/18/2019)	1	\$0.55
First-Class Mail Letter (Domestic) (ALBUQUERQUE, NM 87121) (Weight:0 Lb 0.70 Oz) (Estimated Delivery Date) (Monday 03/18/2019)	1	\$0.55
First-Class Mail Letter (Domestic) (ALBUQUERQUE, NM 87120) (Weight:0 Lb 0.70 Oz) (Estimated Delivery Date) (Monday 03/18/2019)	1	\$0.55
First-Class Mail Letter (Domestic) (RIO RANCHO, NM 87144) (Weight:0 Lb 0.70 Oz) (Estimated Delivery Date) (Monday 03/18/2019)	1	\$0.55
First-Class Mail Letter (Domestic) (ALBUQUERQUE, NM 87105) (Weight:0 Lb 0.70 Oz) (Estimated Delivery Date) (Monday 03/18/2019)	1	\$0.55
First-Class Mail Letter (Domestic) (ALBUQUERQUE, NM 87121) (Weight:0 Lb 0.70 Oz) (Estimated Delivery Date) (Monday 03/18/2019)	1	\$0.55

 Total \$3.85

 Credit Card Remitd \$3.85

All sales final on stamps and postage.
 Thank you for your business.

=====
CPU PARADISE VALLEY
6401 E LINCOLN DR
PARADISE VALLEY

AZ
85253-4328
037659-5563
(800)275-8777
12/20/2018 2:12 PM
=====

Product Description	Sale Qty	Final Price
First-Class Mail Letter (Domestic) (ALBUQUERQUE, NM 87105) (Weight:0 Lb 0.40 Oz) (Estimated Delivery Date) (Monday 12/24/2018) Cert of Mail (Affixed Amount:\$0.00)	1	\$0.50
First-Class Mail Letter (Domestic) (ALBUQUERQUE, NM 87105) (Weight:0 Lb 0.30 Oz) (Estimated Delivery Date) (Monday 12/24/2018) Cert of Mail (Affixed Amount:\$0.00)	1	\$1.40
First-Class Mail Letter (Domestic) (ALBUQUERQUE, NM 87105) (Weight:0 Lb 0.30 Oz) (Estimated Delivery Date) (Monday 12/24/2018) Cert of Mail (Affixed Amount:\$0.00)	1	\$0.50
First-Class Mail Letter (Domestic) (ALBUQUERQUE, NM 87114) (Weight:0 Lb 0.40 Oz) (Estimated Delivery Date) (Monday 12/24/2018) Cert of Mail (Affixed Amount:\$0.00)	1	\$1.40
First-Class Mail Letter (Domestic) (ALBUQUERQUE, NM 87120) (Weight:0 Lb 0.30 Oz) (Estimated Delivery Date) (Monday 12/24/2018) Cert of Mail (Affixed Amount:\$0.00)	1	\$0.50
First-Class Mail Letter (Domestic) (ALBUQUERQUE, NM 87105) (Weight:0 Lb 0.30 Oz) (Estimated Delivery Date) (Monday 12/24/2018) Cert of Mail (Affixed Amount:\$0.00)	1	\$1.40
First-Class Mail Letter (Domestic) (ALBUQUERQUE, NM 87121) (Weight:0 Lb 0.30 Oz) (Estimated Delivery Date) (Monday 12/24/2018) Cert of Mail (Affixed Amount:\$0.00)	1	\$0.50
First-Class Mail Letter (Domestic) (ALBUQUERQUE, NM 87105) (Weight:0 Lb 0.30 Oz) (Estimated Delivery Date) (Monday 12/24/2018) Cert of Mail (Affixed Amount:\$0.00)	1	\$1.40
First-Class Mail Letter (Domestic) (ALBUQUERQUE, NM 87121) (Weight:0 Lb 0.30 Oz) (Estimated Delivery Date) (Monday 12/24/2018) Cert of Mail (Affixed Amount:\$0.00)	1	\$0.50

Total \$15.20

Credit Card Remitd \$15.20

All sales final on stamps and postage
Thank you for your business

Note: Priority Mail Express refund
restrictions in effect for mailing
dates Dec. 22 - 25

Bill #: 840-28520462-1-1180538-2
Login ID: TERESA

Mail Letter		
(Domestic)		
(TAGS, NM 87571)		
(Weight:0 Lb 0.60 Oz)		
(Estimated Delivery Date)		
(Monday 03/25/2019)		
Certified	1	\$3.50
(®®USPS Certified Mail #)		
(7018036000085482392)		
First-Class Mail Letter	1	\$0.55
(Domestic)		
(ALBUQUERQUE, NM 87121)		
(Weight:0 Lb 0.60 Oz)		
(Estimated Delivery Date)		
(Monday 03/25/2019)		
Certified	1	\$3.50
(®®USPS Certified Mail #)		
(7018036000085482385)		
First-Class Mail Letter	1	\$0.55
(Domestic)		
(ALBUQUERQUE, NM 87105)		
(Weight:0 Lb 0.70 Oz)		
(Estimated Delivery Date)		
(Monday 03/25/2019)		
Certified	1	\$3.50
(®®USPS Certified Mail #)		
(7018036000085482378)		
First-Class Mail Letter	1	\$0.55
(Domestic)		
(ALBUQUERQUE, NM 87105)		
(Weight:0 Lb 0.70 Oz)		
(Estimated Delivery Date)		
(Monday 03/25/2019)		
Certified	1	\$3.50
(®®USPS Certified Mail #)		
(7018036000085482361)		
First-Class Mail Letter	1	\$0.55
(Domestic)		
(HOUSTON, TX 77060)		
(Weight:0 Lb 0.60 Oz)		
(Estimated Delivery Date)		
(Monday 03/25/2019)		
Certified	1	\$3.50
(®®USPS Certified Mail #)		
(7018036000085482354)		
First-Class Mail Letter	1	\$0.55
(Domestic)		
(SANTA FE, NM 87504)		
(Weight:0 Lb 0.70 Oz)		
(Estimated Delivery Date)		
(Monday 03/25/2019)		
Certified	1	\$3.50
(®®USPS Certified Mail #)		
(7018036000085482347)		
First-Class Mail Letter	1	\$0.55
(Domestic)		
(ALBUQUERQUE, NM 87105)		
(Weight:0 Lb 0.70 Oz)		
(Estimated Delivery Date)		
(Monday 03/25/2019)		
Certified	1	\$3.50
(®®USPS Certified Mail #)		
(7018036000085482330)		
First-Class Mail Letter	1	\$0.55
(Domestic)		
(ALBUQUERQUE, NM 87102)		
(Weight:0 Lb 0.70 Oz)		
(Estimated Delivery Date)		
(Monday 03/25/2019)		
Certified	1	\$3.50
(®®USPS Certified Mail #)		
(7018036000085482323)		
Total		\$64.80
Credit Card Remitd		\$64.80

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit www.usps.com USPS Tracking or call 1-800-222-1811.

All sales final on stamps and postage. Thank you for your business.

Bill #: 840-28520482-1-1424710-2
Login ID: TERESA

CORRESPONDENCE

Lehner, Catalina L.

From: Luis Carrillo <51luis.carrillo@gmail.com>
Sent: Friday, April 26, 2019 11:30 AM
To: Lehner, Catalina L.
Subject: Re : Liquor license application at Velcro gas station at the intersection of Bridge and Coors drive sw

This letter is written in strongly objecting to give a liquor license to valero or circle k. We want to keep our neighbor hoods safe and quite. We have had bad experiences with previous bars near the neighborhood. Thank you for listening to our concerns

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This message has been analyzed by Deep Discovery Email Inspector.

Lehner, Catalina L.

From: HUGO COTTER <kvcotter@comcast.net>
Sent: Wednesday, May 01, 2019 11:31 AM
To: Lehner, Catalina L.
Subject: Fwd: Los Altos Civic Association Member-Proposed Liquor dispensing location

Good morning Ms. Lehner:

I am writing concerning a proposed new structure to be erected on the corner of Bridge & Old Coors. I have taken the liberty of attaching a copy of the two letters I have sent to LAND DEVELOPMENT Consultants, LIC. (a/k/a Cirice K) concerning their second attempt at placing a structure in our immediate area.

As I am sure you are aware, a like attempt was made a few years back on the **SW** corner of Bridge & Coors. This change was not allowed and we were successful in preventing the new site.. The new proposed site is on the corner of Bridge & Coors, **SE** corner, merely attempting to make a change on the opposite corner from the original attempt.

We are concerned we have not, as residents of Los Altos, received any notice of this proposed zone change/liquor license sales and are rightfully entitled to same.

I have made two attempts to contact LAND DEVELOPMENT, to no avail. We are most anxious to see that we are given the opportunity to be heard and hopefully prevent this new structure from selling alcohol.

I would very much appreciate any input you might have and but of course, ANY suggestions to help us keep up to date on upcoming hearings regarding zone changes and keep this from becoming a reality. This neighborhood has been here since the 50's and we have always been protective of our area and will continue to be vigilant where our safety and life style is concerned.

Please feel free to contact me if you have any questions, I am more than happy to sit down and talk with you if there is any further information I can share with you. Our main concern has been the fact that only ONE home has been contacted concerning the proposed changes and she like the rest of us, is wondering WHY the other neighbors were not duly notified.

I look forward to hearing from you and being brought up to date on what exactly is proposed and how we can take steps to prevent this intrusion into our area.

Have a nice day and thank you for your time, I look forward to hearing from you.

Regards,

KAREN COTTER

kvcotter@comcast.net

505-242-5636

----- Original Message -----

From: HUGO COTTER <kvcotter@comcast.net>

To: Sofia@ldcaz.com

Date: May 1, 2019 at 10:54 AM

Subject: Fwd: Los Altos Civic Association Member-Proposed Liquor dispensing location

Ms. Sofia:

I am sending along an e-mail I sent to you on the 26th of April and am very curious to know why I have NOT received an answer.

As I am sure you can appreciate, we are very concerned about your proposed site for a new gas station which will also house a store selling alcohol and we know that legally, we are entitled to notice and the opportunity to show up and plead our case against such an establishment so close to our neighborhood. As I am sure you are aware and was pointed out before, we responded to your last attempt to put in a structure selling alcohol some time ago across the street from your NOW proposed new site. This site was disallowed and we intend to let our feelings be known about your newest selection of locale but for some reason you seem disinclined to give us the proper notice and time frame with in which to respond. Said notice should be sent to all in the neighborhood in question not to just a select few..

Would you be so kind as to respond to me this day either by e-mail (kvcotter@comcast.net) or telephone, 505-242-5636.

Your prompt attention is appreciated.

Karen Cotter

LOS ALTOS CIVIC ASSOCIATION

kvcotter@comcast.net

505-242-5636

----- Original Message -----

From: HUGO COTTER <kvcotter@comcast.net>

To: Sofia@ldcaz.com

Date: April 26, 2019 at 11:04 AM

Subject: Los Altos Civic Association Member-Proposed Liquor dispensing location

Good morning:

My name is Karen Cotter and I have been a resident of Los Altos since 1977. I live at 815 Rio Vista Circle SW.

I have been perusing your letter concerning the proposed introduction of liquor sales at the VALERO station, SEC corner of Bridge and Old Coors.

As I am sure you are aware an attempt was made some time ago to erect a Circle K on the opposite corner from your newly proposed area for sale of alcoholic merchandise. At the time our entire neighborhood voiced opposition to the possibility of having a store with alcohol sales so close to our homes. Seems we are now being faced with this possibility again. As a resident of Los Altos/Bernalillo County resident and a concerned citizen, I am once again raising my objections to such a move. I have received no notice of such intent. Furthermore, I understand from the majority of my neighbors that they have not received such a notice allowing us the opportunity to object to such an establishment. Is it your intention to notify the remainder of our neighbors of such an establishment? If so, could you please give us legal notice so we can attend the meeting and let our voices be heard?

Please feel free to contact me at 242-5636.

Regards,

KAREN COTTER

815 Rio Vista Circle SW

Albuquerque, NM 87105

505-242-5636

kvcotter@comcast.net

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This message has been analyzed by Deep Discovery Email Inspector.

Susan Daniels and Cheryl Zahm

932 Rio Vista Circle SW
Albuquerque, NM 87105

► **Catalina Lehner**

Albuquerque Environmental Planning Commission
505-924-3935

April 25, 2019

Dear Ms. Lehner,

We are writing regarding the request for a zoning change for the southeast corner of Old Coors and Bridge Blvd. We have come to understand that this location has been purchased by Circle K, and the request will allow them to sell Alcohol. This raises multiple concerns for us as our residence is immediately north of the business, across Bridge Blvd., in the Los Altos Neighborhood. Our backyard faces Bridge street, and we frequently experience loud stereo noise from vehicles that are parked at the current business, to the extent that the windows in our home rattle due to the noise. Having a convenience store that sells alcohol will only add to the noise, and especially if that location is open 24 hours a day.

The zoning committee should be aware that there is a church located directly across the street on Old Coors, south of Bridge, as well as a day-care approximately 1 mile east on Bridge street. The intersection at Old Coors and Bridge has been identified as one of the most dangerous intersections in the city and having a store that sells alcohol will make this intersection more dangerous. This information was presented just 2 years ago when Circle K attempted to purchase the location immediately west on the southwest corner of the Old Coors – Bridge intersection.

Another major concern, especially for our neighborhood, is the light pollution created by the existing gas station and convenience store. This is exacerbated by the extreme slope of Bridge street from Foothill Rd. to Old Coors. Consequently, we are eye-level with the canopy of the gas station, which causes our back-yard and the back of our house to be lit-up at night. We have invested in raising our wall, as have our neighbors; planted over \$1000 worth of trees in order to assist in blocking out the light. Because of the light and the noise, we have had to change our sleeping habits, and have turned to utilizing ear plugs and sleep masks – neither of which is desirable for us. Our neighbors have done the same.

We have lived in this location for 36 years and have gone from having dark skies and quiet streets to dealing with disruptive noise and lights and dread the thought of dealing with this 24/7. We are requesting that the zoning change is denied. This area is an overwhelmingly residential, and this zone change will significantly impact the quality of life of the residents. We feel like this area has plenty of opportunities for liquor sales including a convenience store on Old Coors, just north of Gonzales Rd, as well as a liquor store on the corner of Goff and Bridge Street. There is also an Albertsons, Smiths and Walgreens at Central and Coors Blvd., as well as several

other convenience stores and a Kelly Liquors at Coors and Arenal.

Respectfully,

Susan Daniels and Cheryl Zahm

Lehner, Catalina L.

From: sunsculpt <sunsculpt@zoho.com>
Sent: Friday, April 26, 2019 10:15 AM
To: Lehner, Catalina L.
Subject: CircleK
Attachments: 20190408_121150.jpg

Catalina, We will be attending the next meeting regarding CircleK selling alcohol.

We have a serious problem in our neighborhood already regarding drugs and alcohol.

We often have cars parked in our neighborhood doing drug deals.

Just last night, April 25th, a man staggered past my house on Rio Vista Court heading towards Old Coors and later that evening, in front of my home, a car parked with other people going in and out of the car.

We've had people passed out in our yards, a naked and confused woman wandering our street.

The alley off of Los Altos Place is a common drinking spot. The photo is from the alley looking at my back yard.

We are opposed to any alcohol sales near our neighborhood.

Thanks, for listening; Bruce and Patti Stouter 2909 Rio Vista Court SW

We have people passed out in our yards, we've had people so confused that they stand naked in

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This message has been analyzed by Deep Discovery Email Inspector.

Lehner, Catalina L.

From: Richard D. Van Dongen <rdvandongen@comcast.net>
Sent: Friday, April 26, 2019 2:25 PM
To: Lehner, Catalina L.
Cc: cabingrl54@gmail.com
Subject: Public hearing Circle K at 1100 Old Coors Dr SW 87121

Ms Lehner:

Points to address relating to proposed development relating to residential neighborhood (Los Altos) directly adjacent south side of Bridge Blvd at Old Coors Dr.

1. What lighting can best meet residents' needs as well as proposed store and heavy traffic at this intersection? The elevation on Bridge Blvd creates a need for lighting that does not shine directly into residents which are on the hill on the north side of Bridge. Currently street lights beam directly against sides of residences.
2. What is the impact of the planned County design for the intersection of Old Coors and Bridge diverting west bound Bridge traffic to Tower rather than Bridge immediately on the west side of the intersection?
3. What steps will city take to control traffic speeding, racing, and roaring motors of vehicles (including motorcycles) at all hours particularly evenings throughout the night?
4. Several establishments selling alcohol and open late hours have been closed on Old Coors on both sides of the intersection because of disturbances and crime.
5. Los Altos neighborhood is a seventy year-old stable diverse neighborhood of approx. 35 homes that has retained its traditional Southwest character contributing to Albuquerque traditions of adobe homes by one of the historically important builders (Leon Watson) and of cultural traditions of luminarias displays.

Richard Van Dongen
2821 Rio Vista Ct SW
ALBUQUERQUE, NM 87105

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This message has been analyzed by Deep Discovery Email Inspector.

Lehner, Catalina L.

From: spiro@vassilopoulos.com
Sent: Friday, April 26, 2019 10:33 AM
To: Lehner, Catalina L.
Cc: Sofia@1dcaz.com
Subject: RE: Liquor license application at the Valero gas Station at the intersection of Bridge and Coors Drive SW

Good morning:

This email provided to strenuously object to the granting of a liquor licence to the current, or future occupant, of the above described location.

The reason for this objection arises from our experience of past years when there was a bar called the A MI Gusto across the street from the current Valero station - now apparently owned by Circle K. People would buy alcohol and proceed to come to our neighborhood to drink it. The preferred parking location during nights was in front of our house at 909 Rio Vista Circle, SW. On many occasions I had to be picking up beer cans and bottles in the mornings following the previous nights' drunken party in front of our house. This all stopped when a murder occurred at the A Mi Gusto bar and Bernalillo County closed down the place.

Our neighborhood is ideal for parking because it does not have street lights. The reason is because we abide by the tradition of all the houses participating in the Christmas eve luminaria display.

In closing, on July 1st of this year we have owned this property for 39 years. It goes without saying that I am in no mood to have to again deal with the hostile drunks along with their garbage.

Spiro Vassilopoulos
909 Rio Vista Circle, SW
Albuquerque, NM 87105.

Spiro G. Vassilopoulos

M: 505-400-2399

