

**PLANNING DEPARTMENT**  
**URBAN DESIGN & DEVELOPMENT DIVISION**  
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## **OFFICIAL NOTICE OF DECISION**

May 15, 2025

Consensus Planning, Inc.  
c/o Jacqueline Fishman & Margaret  
Ambrosino  
302 NW Eight St  
Albuquerque, NM 87102

**Plan # SP-2025-00023**  
Site Plan – EPC, Major Amendment

### **LEGAL DESCRIPTION:**

Consensus Planning, agent for Presbyterian Healthcare Services, requests a Major Amendment to a Site Plan-EPC, for all or a portion of Tracts A-2-A thru A-2-G, Inclusive Montgomery Crossing Addition Phase III, located at 8820/8900 Montgomery Blvd. NE, between General Chennault St. NE and Moon St. NE, containing approximately 3.7 acres. (G-20)  
Staff Planner: Daniel Soriano

On May 15, 2025, the Environmental Planning Commission (EPC) voted to APPROVE Plan # SP-2025-00023, a Site Plan – EPC, Major Amendment, based on the following Findings and subject to the following Conditions of Approval.

### **FINDINGS – SP-2025-00023 – Site Plan – EPC**

1. This request is for a Major Amendment to a Site Plan – EPC for an approximately 3.7-acre subject site, legally described as all or a portion of Plat of Tracts A-2-A thru A-2-G Inclusive Montgomery Crossing Addition Phase III, located at 8820/8900 Montgomery Blvd NE Albuquerque, NM 87111, between General Chenault St NE and Moon St NE (the “subject site”).
2. The EPC is hearing this case pursuant to IDO §[14-16-6-4\(Y\)](#) Amendments of Pre-IDO Approvals. Major amendments shall be reviewed by the decision-making body that issued the permit or approval being amended, following the procedures for the most closely equivalent decision in Part 14-16-6 (Administration and Enforcement). The amendment exceeds the thresholds found in IDO [Table 6-4-4](#): Allowable Minor Amendments; therefore, it is classified as a Major Amendment pursuant to IDO §[14-16-6-4\(Y\)\(1\)\(b\)](#).
3. The Montgomery Crossing III Site Development Plan consists of seven Tracts. Tracts A-2- A and A-2-B are zoned MX-L and are fully developed with an auto related retail store (A- 2-A) and credit union (A-2-B) on the respective lots. The primary focus of this request, Tracts A-2-C and A-2-D are zoned MX-L and mostly undeveloped. Tracts A-2-E, A-2-F and A-2-G are zoned R-T and are fully developed with Townhomes.

4. The requested Major Amendment would:
  - A. Amend the approved Montgomery Crossing III Site Development Plan to remove two proposed buildings on Tracts A-2-C and A-2-D.
  - B. Amend the Site Development Plan to add 109 off-street parking spaces to Tracts A-2-C and A-2-D, with modifications to the existing Landscaping, Grading and Drainage, and Utility Plans. The Parking Lot will serve the existing development on Site via an amended Shared Parking agreement and the medical offices adjacent to the Subject Site to the west. Parking will be allowed off-site, because it is within the premises of the use.
5. The Major Amendment of the subject site is to create additional parking spaces, primarily for the medical offices directly west of the subject site, which, due to shared ownership between Tracts A-1, A-2-C and A-2-D, would allow the parking to exist on the premises, pursuant to IDO §[14-16-5-5\(F\)\(1\)\(a\)10](#). While not on the Site Development Plan, Tract A- 1 shares the same ownership as Tracts A-2-C and A-2-D, creating a premise and allowing the off-street parking for the medical offices to exist on Tracts A-2-C and A-2-D.
6. There are currently 24 spaces on Tract A-2-A, with two ADA spaces and three bike spaces. There are 36 spaces on Tract A-2-B, with two ADA spaces and four bike spaces. Tract A-2-C currently has 12 parking spaces, and Tract A-2-D has 14.
7. The proposed reconfiguration of the parking lot will increase the total parking on Tracts A-2-C and A-2-D to 109 total. Combined with the required parking for the townhome tracts, the total parking provided in the proposed Site Development Plan Major Amendment will be 175. Pursuant to IDO §[14-16-5-5id\(d\)3](#), the applicant qualifies for a 10 percent parking reduction being located within 330 feet in any direction of a transit stop or station with peak service frequency between 15 and 45 minutes. Initial parking calculations for Tracts A-2-A and A-2-B were based on the now repealed Comprehensive Zoning Code requirement of one space per 200 square feet.
8. The area of the amendment, Tracts A-2-C and A-2-D, will have a total parking lot area of 59,289 SF, and due to having more than 50 parking spaces, will require 15% of the parking lot interior to be landscaped pursuant to IDO §[14-16-5-6\(F\)\(2\)\(a\)](#).
  - Total Parking Lot Area – 59,289 SF
  - Required Landscaping Area (15%) – 8,894 SF
  - **Provided Landscape Area – 17,893 SF**
9. The Major Amendment for the Montgomery Crossing III Site Development Plan will include the installation of 10 new lighting fixtures throughout the parking lot area. The fixtures will be built in the landscaped areas, and are strategically placed throughout the site to promote safety. The new light poles will be limited to a 16-foot maximum height due to being within 100-feet of residential zone districts, pursuant to IDO [Table 5-8-1](#).
10. The Major Amendment proposes new Stormwater Harvesting Areas within the proposed landscaped median to ease the deterioration of city drainage infrastructure and repurpose the saved water to assist with landscaping irrigation, reducing the subject site's water usage.
11. Any Montgomery Crossing III Site Development Plan design/development standards

would remain in effect and apply to the entire Site Development Plan area, and where silent, IDO standards under the MX-L zone district and applicable DPM standards would apply.

12. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
13. The subject site is located within an Area of Change and Montgomery Blvd. Major Transit Corridor as designated by the Comprehensive Plan, and is in the Mid Heights Community Planning Area (CPA).
14. The amended site plan has been evaluated for conformance with applicable Goals and Policies in the Comprehensive Plan, and other applicable Plans.
15. The request is consistent with the following Comprehensive Plan Goals and Policies regarding land use and development from Chapter 4: Community Identity.

A. GOAL 4.1 CHARACTER: Enhance, protect, and preserve distinct communities.

This request aims to enhance, protect and preserve distinct communities by developing Tracts A-2-C and A-2-D of the Montgomery Crossing III Site Development Plan, which has been an undeveloped dirt lot since the Site Development Plan's initial approval in 2000. The two tracts at the center of this request have suffered from various nuisance activities involving encampments, weeds and litter and illegal dumping. According to the City's records, the nuisance activities on the undeveloped lots have led to seven Code Enforcement investigations, resulting in approximately three notice of violations being sent to property owners for the various violations on the subject area. The tracts have had a clear negative impact on the residential community to the east and south of the site, and developing the lot into parking, including lighting, landscape buffers and additional trees will help curb this adverse impact while enhancing and protecting the area.

B. POLICY 4.1.4 NEIGHBORHOODS: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

The request to remove two undeveloped buildings from Tracts A-2-C and A-2-D from the Montgomery Crossing III Site Development Plan, and develop a parking lot will replace an undeveloped portion of the Site Development Plan which has had several complaints submitted to the City of Albuquerque's Code Enforcement Division. In developing the site as a parking lot, there will be a 15ft landscape buffer to the neighbors on both the south and east sides of the site, shielded lighting and provide a low impact use, protecting and preserving the abutting residential dwellings.

16. The request is consistent with the following Comprehensive Plan Goals and Policies regarding land use and development from Chapter 5: Land Use.
  - A. GOAL 5.3 EFFICIENT DEVELOPMENT PATTERNS: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The additional parking made possible by the major amendment will primarily support the expanding medical offices on Tract A-1, adjacent to the subject site and the surrounding businesses within the Montgomery Crossing III Site Development Plan. The subject site is within the Montgomery Blvd Major Transit Corridor, is serviced by public transportation facilities and has access to water and sewage infrastructure.

- B. POLICY 5.3.1 INFILL DEVELOPMENT: Support additional growth in areas with existing infrastructure and public facilities.

The subject site is nearly fully developed with the exception of Tracts A-2-C and A-2-D, and is supported by public transit, the Montgomery Blvd Major Transit Corridor and has existing utilities (water, sewer and sidewalks) that support the entire site. In developing the subject area as a parking lot, additional parking will be provided to the expanding medical offices on Tract A-1, not a part of the Site Development Plan, and support the businesses on the Montgomery Crossing III Site Development Plan. Supporting additional growth in an area that has existing infrastructure and public facilities.

- C. GOAL 5.6 CITY DEVELOPMENT AREAS: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The subject site is entirely within an Area of Change with Areas of Consistency to the East and South. The proposed parking lot is intended to support the expanding medical office to the west, along with the other businesses within the Site Development Plan. The development on Tracts A-2-C and A-2-D will have lighting and a 15ft landscape buffer that will reinforce and protect the character of the surrounding area, while removing a mostly undeveloped lot that has become a nuisance to the surrounding Areas of Consistency.

- D. POLICY 5.6.4 APPROPRIATE TRANSITIONS: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

The planned parking lot development on Tracts A-2-C and A-2-D will provide a 15ft landscape buffer between the parking lot and the Area of Consistency residential uses to the east and south. Providing a sufficient transition from the subject site to the abutting residential community

17. The request is consistent with the following Comprehensive Plan Goals and Policies regarding land use and development from Chapter 7: Urban Design

- A. GOAL 7.4 CONTEXT-SENSITIVE PARKING: Design parking facilities to match the development context and complement the surrounding built environment.

The Montgomery Crossing III Site Development Plan is mostly built aside from Tracts A-2-C and A-2-D., which currently contains a few parking spaces and an undeveloped dirt lot. With design and development standards of the Site Development Plan, IDO and DPM controlling the parking lot, the facilities proposed will complement the surrounding built environment by following the developmental standards, the shared parking agreement and incorporating a landscaping plan that exceeds the amount of landscaped area required, which includes more trees at the interior of the proposed parking and the surrounding

landscape buffer, ADA compliant pedestrian walkways and landscaped medians which would also function as a stormwater harvesting area.

- B. POLICY 7.4.3 OFF-STREET PARKING DESIGN: Encourage well-designed, efficient, safe and attractive parking facilities.

The proposed parking lot on Tracts A-2-C and A-2-D of the Montgomery Crossing III Site Development Plan will be required to follow the development standards in the IDO, DPM and Site Development Plan. In following these standards, the parking lot will provide ADA compliant, safe pedestrian pathways that connect to the existing buildings on the Site Development Plan and medical offices to the west. Included in the proposed project, is shielded lighting to promote a safe environment while avoiding excess light trespasses onto the surrounding residential dwellings. The required landscaping on the site will include landscaped medians to break up areas with a lot parking spaces, additional trees and stormwater harvesting areas to create a shaded, safe and attractive parking area.

- C. GOAL 7.5 CONTEXT-SENSITIVE SITE DESIGN: Design sites, buildings, and landscape elements to respond to the high desert environment.

The proposed landscape plan for the parking lot includes a variety of low to medium water use trees, shrubs, succulents and grasses meant to thrive in the high desert environment while complying with water conservation efforts. The proposed landscape plan exceeds the required landscaping for a parking lot area by nearly 9,000 SF. The project includes landscaped medians that will incorporate stormwater harvesting and offer additional trees other than those required through developmental standards to provide extra shade in our desert environment. Therefore, the required landscaping for a parking lot development is generally designed to respond to the high desert environment.

- D. POLICY 7.5.1 LANDSCAPE DESIGN: Encourage landscape treatments that are consistent with the high desert climate to enhance our sense of place.

The proposed landscaping plan accompanying the Major Amendment request, provides details on the types of vegetation that will be utilized. The provided plant schedule reflects a focus on City of Albuquerque and Water Authority approved xeriscape plants and trees. In following the Plant Palette guidelines, the applicant displays an intention to provide landscaping that is consistent with our high desert climate while incorporating water conservation friendly features.

- E. GOAL 7.6 CONTEXT SENSITIVE INFRASTRUCTURE: Match infrastructure design to intended densities and development patterns to minimize lifecycle costs and conserve natural resources.

The addition of a stormwater harvesting area to the proposed parking lot aligns with the context of this goal. The stormwater harvesting area will conserve water, allowing it to be utilized for irrigation while minimizing the risk of flooding and erosion to the surrounding area. The stormwater harvesting area will also reduce the volume of water runoff, protecting the city's drainage infrastructure and minimizing lifecycle costs for said infrastructure.

- F. POLICY 7.6.1 STORMWATER TREATMENTS: Match stormwater treatment techniques and practices to the density/intensity of land use and development context.

The proposed parking lot that will replace two office buildings on the approved Montgomery Crossing III Site Development Plan includes the addition of a large stormwater harvesting area within the landscaped median. The inclusion of these areas, along with the existing stormwater retention pond, will reduce water runoff, promote water conservation and increase cooling.

18. The request meets the Site Plan-EPC Review & Decision Criteria in IDO §[14-16-6-6\(I\)\(3\)](#) as follows:

6-6(I)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as amended.

As demonstrated by the policy-based analysis, the proposed Major Amendment to a Site Plan is consistent with applicable Comprehensive Plan Goals and policies.

6-6(I)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

The subject site is zone MX-L and not within any previously approved NR- SU or PD zoning covering the property. There is an existing Shared Parking Agreement per the Notice of Decision for the controlling Site Development Plan (Appendix F: Sheet 1 of Proposed SDP).

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

The Site Development Plan complies with all applicable provisions of the IDO, the DPM, and any other adopted City regulations, and shall comply with any conditions of approval required by planning staff and the EPC. The Site Development Plan will be reviewed by the Development Facilitation Team (DFT) to ensure compliance with applicable provisions of the Development Process Manual (DPM), ensure that infrastructure is sufficient, and the Shared Parking Agreement is updated. The shared parking agreement shall be updated prior to final sign-off of this request.

The subject site is controlled by the design/development standards on the Montgomery Crossing III Site Development Plan, and where silent, applicable use-specific standards, MX-L zone district standards and another other applicable IDO, DPM and other adopted City regulations shall be followed.

Pursuant to IDO [§14-16-6-4\(O\)](#), the decision-making body may impose conditions necessary to ensure compliance with the development standards of the IDO via the Site Plan – EPC Review and Decision Criteria in IDO [§14-16-6-6\(I\)](#).

Any future development would be subject to a minor amendment reviewed administratively, unless it exceeds the thresholds of a minor amendment, in which case a major amendment would be necessary.

- 6-6(I)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

The proposed amendment is in a fully developed area in the City of Albuquerque. The existing infrastructure has sufficient capacity to serve this development, and the project will connect to existing utilities to ensure there is no strain on existing infrastructure. The subject site is in the Montgomery Blvd. Major Transit Corridor, existing roadways and sidewalks are sufficient and will not be hindered by this project. The applicant intends to add Stormwater Harvesting Areas to landscaped medians in the parking lot to reduce the burden on existing storm water drainage infrastructure.

Any future capacity needs will be addressed administratively through the Development Facilitation team (DFT) and/or the building permit process

- 6-6(I)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

The request to remove two undeveloped lots in favor of additional parking will not create significant adverse impacts on the subject site, nor the surrounding area. The proposed parking lot will abide by the developmental standards set forth in the IDO and DPM, reducing the potential for such impacts and mitigating any such impacts to the maximum extent practicable by ensuring compliance to all of the city's adopted regulations.

Any future development on the subject site outside of this request can be reviewed by any of the following, the EPC, administratively or DFT, depending on whether a minor amendment or major amendment is necessary. The proposed parking lot development and future projects will be required to comply with the all development and use specific standards within the Site Development Plan, IDO and DPM, such as design standards, parking standards, buffering and landscaping requirements, which would help to mitigate any significant adverse impacts under the MX-L zone designation.

- 6-6(I)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

The subject property is not within a Master Development Plan.

- 6-6(I)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Development Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

The subject property is not within the Railroad and Spur Area, and no cumulative impact analysis is required.

- 6-6(I)(3)(h) If an outdoor or site lighting performance analysis is requested, the proposed lighting design must prove it will not adversely affect the lighting requirements of Section 14-16-5-2(E) without sufficient mitigation and benefits that outweigh the expected impacts.

An outdoor or site lighting performance analysis has not been requested. Because the request involves the development of a new parking lot, the project must meet outdoor and site lighting requirements pursuant to IDO [§14-16-5-8\(B\)\(1\)\(c\)](#), Activities that Trigger Outdoor and Site Lighting Requirements. The proposed Major Amendment will have a Lighting Designation of “Lz1”, and will be limited to 0.1 Foot Candles (fc), 1.0 Lux (lx) and 20 Luminance (cd/m2) to prevent excess Light Trespass per IDO [Table 5-8-3](#). The applicant has demonstrated compliance with the Outdoor and Site Lighting Standards of IDO [§14-16-5-8](#) on the proposed Light Detail Sheet (Appendix F: Sheet 10 of Proposed SDP).

19. According to the Office of Neighborhood Coordination there is one affected registered neighborhood association required to be notified, and they were notified as required. Property owners within 100 feet of the subject site were also notified as required.
20. As of this writing, staff has not received public comments in support or opposition to the request.
21. Staff has crafted conditions of approval needed to improve compliance moving forward.

#### Conditions of Approval

##### ***Plan #: SP-2025-00023 – Site Plan - EPC***

1. Pursuant to IDO [§14-16-6-4\(O\)\(4\)](#), any Conditions of Approval shall be met within 1 year of the approval, unless stated otherwise in the approval. If any conditions are not met within that time, the approval is void. The Planning Director may extend the time up to an additional 1 year.
2. The applicant shall coordinate with the Staff planner prior to submitting for a DFT final- sign off review to ensure conditions of approval have been met.
3. After approval by the Environmental Planning Commission (EPC), the applicant shall submit the proposed site plan to the Development Facilitation Team (DFT) for Final sign- off. The reviewer will be responsible for ensuring that all EPC Conditions have been satisfied and that the IDO, DPM, and all other applicable City requirements have been met.
4. Hydrology: For future development, prior to submitting for Building Permit, Site Plan approval or Building Permit, a licensed New Mexico civil engineer shall submit a revised Grading & Drainage Plan to Hydrology for review & approval if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).



5. Transportation:

- A. An approved Traffic Circulation Layout will be required prior to any individual site plan or building permit.
- B. A Traffic Scoping Form will be required to determine if an approved Traffic Impact Study will be required. If so, the study must be completed and approved prior to site plan approval.

APPEAL

If you wish to appeal, you must do so within 15 days of the EPC's decision or by **June 2, 2025**. The date of the EPC's decision is not included in this 15-day period. If the 15<sup>th</sup> day falls on a Saturday, Sunday, or Holiday, the next working day is considered the deadline for filing an appeal.

For more information regarding the appeal process, please refer to the Integrated Development Ordinance (IDO), §14-16-6-4(U) (Appeals). The IDO is available online here: <https://www.cabq.gov/ido>. A non-refundable fee is required to be paid when the appeal is filed. It is not possible to appeal EPC recommendations to the City Council, because a recommendation is not a final decision.

You will receive notification if anyone files an appeal. If the decision is not appealed, you can receive building permits any time after the appeal deadline, provided all conditions of approval associated with the decision and all other applicable regulations have been met.

Sincerely,



for Alan Varela  
Planning Director

AV/MJ/DS

cc: Eric Cornish, Presbyterian Healthcare Services, no e-mail provided

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EPC file